



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

1 Zoom Meeting Instructions

A. **Meeting Attendance Instructions:**

Please click the link below to join the webinar:

<https://zoom.us/j/231713831>

Or iPhone one-tap :

US: +16699006833,,231713831# or +13462487799,,231713831#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782

Webinar ID: 231 713 831

International numbers available: <https://zoom.us/j/231713831>

2 Roll Call

3 Receipt of the Minutes

A. February 25, 2020 Minutes

4 Comments from citizens appearing for items not on the agenda

5 Continued Items

- A. 07-20 Consideration of a request to Rezone a parcel from RH-Residential High Density to M2-mixed use commercial central core zone district. The property is Lot 11B, Glenwood Meadows No. to a Minor Resubdivision of Glenwood Meadows No 4 Lot Line Adjustment, County of Garfield, State of Colorado (PIN 2185-081-41-004)

6 New Items

- A. 04-20 Consideration of a Major Site/Architectural Plan Review, Rezoning from RH Residential High-Density to RT Residential Transitional, and Variance applications for the construction of 100 Multifamily apartment units in 6 buildings on approximately 5.8 acres (PIN 2185-153-04-001, 2185-153-02-008, and 2185-211-00-002)
- B. 06-20 Consideration of a Special Use Permit for a Retail Marijuana establishment at 2114 Grand Avenue (PIN: 2185-164-00-095)
- C. 11-20 Consideration of various amendments to Municipal Code Title 070 Sections 070.030, 070.040 and 070.070 regarding Use Regulations; Accessory Uses; Hillside Development; Landscaping, Screening and Fencing; Off-street Parking; Residential Site and Building Design Storage requirements; Signs; and Rules of Construction and Definitions

7 Commissioner Comments

8 Director Comments

9 Adjournment

10 Continued Items

11 Meeting Participation

A. Meeting Participation

April 28, 2020

The Planning and Zoning Commission will hear staff and applicant presentations on each of the agenda items, and take public comment via Zoom or telephone. The Planning & Zoning Commission will not vote on any of the agenda items. All applications will be continued to May 5, 2020.

April 29 through May 4, 2020

Additional written comments will be accepted using one of the following methods:

US Mail. Address your letter to -
City Hall
Community Development Department
101 W. 8th Street
Glenwood Springs, CO 81601

Utility Drop Box. Drop your letters in one of the Utility drop boxes located at City Hall. Address your letter to the Community Development Department.

Email. Send your comments to Gretchen.Ricehill@cogs.us

May 5, 2020

6 PM: The Planning and Zoning Commission will reconvene via Zoom to take additional public comment on each of the April 28, 2020 agenda items. Zoom meeting instructions will be posted on the City of Glenwood Springs website at <http://cogs.us/205/Planning-Zoning>.



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
February 25, 2020
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00PM

1. Roll Call

Present at roll call were Commissioners: Amber Wissing, Marco Dehm, Kathryn Grosscup, Carolyn Cipperly, Dean Kinkel and Ben West

Absent: Ingrid Wussow, George Shaver, and Sumner Schachter

Also present were: Jenn Ooton, Asst. City Manager, Director Gretchen Ricehill, Assist. Director Hannah Klausman, AICP, Senior Planner Trent Hyatt, Senior Planner Anna S. Itenberg, City Attorney's Office Kathleen Michel, Admin. Assistant

2. Receipt of [Minutes January 28, 2020](#)

Motion: On motion of Commissioner Cipperly, seconded by Commissioner Wissing, the minutes were accepted as written. Motion carried by voice vote.

3. Comments from citizens appearing for items not on the agenda. No citizens were present.

4. Election of Chairman and Vice-chairman

Nomination: Commissioner Grosscup, seconded by Commissioner Cipperly, nominated Marco Dehm as chair and Sumner Schachter as vice chair. Carried by voice vote.

Continued Items

5. 20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks.

Trent Hyatt presented the staff report;

- The proposal was previously considered in 2018 and 2019 by Planning & Zoning Commission and City Council.
- Following staff meeting September 2019, staff hired High Country Engineering to evaluate the peak flow of the rivers.
- Found that flow was greater than anticipated for several areas.
- Staff then hired SGM to study the actual flow rates at specific locations and prepare flood plain models.
- Impact was less than anticipated
- Nonconforming use regulations
- Flood plain regulations in Municipal Code apply
- Intent: added statement to include “protect human drinking water”
- Applicability was added for additional uses such as boat ramps as well as other public or private uses
- Standards definition of OHWM set using USACE definition
- Options: Further revise setback from OHWM, disturbance area allowed, additional non-conforming use regulation revisions
- New recommendations from the public acknowledged
- Staff recommends adoption of code amendment

Questions to staff

Commissioners discussed the proposed regulations and compared to surrounding jurisdictions including those of Garfield County; flood plain mapping, and funding of a riparian survey.

Commissioner Dehm asked about setback and application to three specific properties: the airport, former Raymond property which is currently city owned, and Two Rivers Park. Dehm asked for what the biggest change would be in the standards and Hyatt explained that new regulations would prevent removal of vegetation from protected area.

Comments from River Commission invited:

Ashley Moffatt, 509 Maple Street, chair, noted that the code does not provide any measurement for cooling river waters. High river temperatures and algae blooms have occurred with the rivers. Other jurisdictions are replanting riparian habitat areas to help cool waters. Also commented on how neighboring jurisdictions regulate setback of the riparian area.

Scott Schreiber, vice chair of the River Commission, spoke in favor of the passing the proposed amendment.

Chad Rudow, 1201 Mountain Drive, Glenwood Springs. Mr. Rudow was representing the Roaring Fork Conservancy which has served as a technical advisor. The Conservancy is a science-based organization that speaks about the health of rivers. Stated that scientific studies show that riparian setbacks help to preserve the health of watersheds. Referenced a study from 2014 that states that buffers of greater to or equal to 30 meters were the most

effective. Garfield County arrived at its 30-foot setback as a compromise between 50 feet and no setback. Voiced support for the passing of this amendment.

Laurie Rink from Middle Colorado Watershed Council spoke about flood damage in Colorado and programs to protect property from damage. The Council is currently working on an integrated watershed management program for the region, including a fluvial hazard delineation which will cover the Glenwood Springs area. The Middle Colorado Watershed Council voices their support for the passing of the proposed amendment.

6:43 p.m. Opened hearing to public comment.

Dan Angeloro, 612 Cowdin Drive expressed opposition to the proposed amendment on the grounds that the proposed amendment would severely impact how he uses his property and believes it would negatively affect his property value.

Dr. Paul Salmen, 1504 Midland Avenue spoke about the proposal as a reasonable measure to protect the rivers. Salmen expressed support of the amendment and believes protection of the river will enhance home values.

Michael Blair, 1204 Sprucewood Lane, was concerned about the proposal as property owners have the right to use their properties. Many chemicals in river come from anywhere upstream before it even reaches Glenwood Springs. Support more education on use of river properties, plantings, and how to provide access to the river without harming the riverbank rather than the proposed amendment which controls private use of property.

Hailey Carmer, 901 Grand Avenue, used combined time of four property owners to speak in opposition of amendment. Questioned whether these regulations are necessary, especially in prohibiting removal of riparian area plantings.

Gary Vick, 614 Cowdin Drive representing himself and the Friends of the Roaring Fork. Mr. Vick spoke representing himself and seven others. Spoke in opposition to the amendment and claimed devaluation of properties adjacent to the river. He presented two proposed motions for Commission consideration and requested to have a stakeholder meeting to redraft this ordinance.

7:26 p.m. closed public comment.

Commission Cipperly asked if an engineer was required to plan removal of any vegetation. Trent Hyatt confirmed that this was not the expectation of the amendment.

Trent Hyatt confirmed that non-conforming uses would be allowed to continue under the proposed amendment in recognition that property owners retain use of the river.

Ms. Ooton explained that this came from the development code revision. River Commission became involved through the review process.

Scott Schreiber addressed the restoration of riparian areas to reduce river temperatures in Steamboat Springs.

Ashley Moffatt also spoke about Steamboat Springs program.

Chairman Dehm questioned Mr. Hyatt about public outreach completed by the City. Commissioner Dehm asked how the proposed amendment would apply to current property owners. Mr. Hyatt explained that the amendment would only affect the use of chemicals and removal of additional plantings in the future. Hyatt also explained that there were exceptions included in the proposed amendment which include: proving that activity will not result in increased water quality degradation, stream bank erosion or a reduction of the function and quality of a riparian area or wetland.

Commissioner Grosscup asked about the language concerning proposed activity descriptions.

Discussion: Based on public input, Commissioner Grosscup recommended that the limit of 10% for removal of vegetation was too low. City should be held to its own regulations, as there have been projects that have not been great in terms of relationship with the river. Wanted greater distance for application of chemicals. Also, there was a request for a provision for revegetation of riparian area after construction work, and discussion regarding non-conformities.

Chad Rudow, Roaring Fork Conservancy, stated that they often receive calls from concerned citizens but knows who to contact with those concerns. River users are good stewards of the river. We receive information from rafters, fishing guides, other river users.

Commissioner Cipperly also mentioned that education for property owners would be necessary.

Motion: Item 20-19 to approve the proposed Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian with the following changes: the area of native vegetation removal be changed from “not to exceed 10%” to “not to exceed 50%”; change “activity” in Paragraph 4 (iii) to “improvements”, and adding language to the non-conforming section of the Code to address existing nonconforming structures. Motion by Commissioner Grosscup, seconded by Commissioner Cipperly. Motion carried unanimously.

Break at 8:15 p.m. Resumed meeting at 8:20 p.m.

New Items

6. Item 02-20 – Consideration of a Variance request from a required 20-foot rear yard setback.

Applicant: Steven B. Pittman
Owner: Steven B. Pittman and Patricia J. Pittman
Address: 604 N. Traver Trail
Zone District: R/2-Multi-Family-Oasis Creek Planned Unit Development

Gretchen Ricehill presented the staff report.

- The proposed bedroom encroaches approximately 7 feet into the 20-foot setback
- Variance would allow wheelchair access to main floor bedroom
- A 2007 variance was allowed for a deck into east side setback

- In 2018, the property boundary line was adjusted to address deck encroachment
- Historical encroachments due to angled placement of home on the lot
- Complied with the variance criteria and staff recommended approval
- Reviewing agencies did not raise questions

Steve Pittman, 604 Traver Trail, spoke briefly regarding his application.

Public Comment: No one appeared.

Motion: Commissioner Cipperly moved to approve the item with findings and conditions on page 8 of the staff report. Commissioner Grosscup seconded. Motion carried unanimously.

7. Item 01-20: Amending ADU Standards 070.040.080

Hannah Klausman presented the staff report and summarized the proposed Code changes as follows:

- Increasing size of units from 850 to 1,000 square feet
- Allowing detached ADUs in front and at sides of primary dwelling
- Altering design standards
- Changing percentage from 49% to 55% of the principal dwelling and altering method of how ADU size is measured

Commissioners asked about implications for existing nonconforming structures and conversions to ADUs; proposed increase of maximum size; total lot coverage requirements; addition of design standards.

Motion: Commissioner Grosscup moved, seconded by Commissioner Cipperly, to approve the proposed Code changes with the addition of the requirement that ADUs provide two architectural features from the four-sided design requirement listed in Section 070.040.080 (e)-Residential Building Design and Character. The motion carried unanimously.

- 8. Item 48-19 – Location & Extent Review-** construction of a 5-bay 2250 square foot garage/shop building; 3150 square foot covered storage building; 1140 square foot wash bay, fuel station with above ground storage tanks and 6-foot tall black chain link fence.

Applicant: City of Glenwood Springs
 Owner: City of Glenwood Springs
 Address: 2222 Devereux Road
 Zone District: I2-River Industrial

Gretchen Ricehill presented the staff report.

Commissioners asked about visibility of structures from Highway 6 and I-70; and applicability of sidewalk requirements.

Motion: Commissioner Kinkel moved to approve Item 48-19; Commissioner Wissing seconded with conditions on page 5. Carried unanimously.

- 9. Extending Meeting Motion”** Made to extend meeting to 11:00 p.m. by Commissioner Grosscup, seconded by Commissioner Wissing. Motion carried by voice vote.
- 10. Nomination for Chair and Vice-Chair of Planning & Zoning Commission.** Commissioner Wussow nominated Commissioner Dehm as Chair and Commissioner Schachter as Vice Chair. Commissioner Cipperly seconded. Motion carried by voice vote.
- 11. Planning Commission work sessions –** There has been a request for additional work sessions on items such as solar panels, housing, parking, comprehensive plan update, landscaping, and other items.

12. Commissioner Comments

Commissioner Kinkel felt the Commission made progress this evening.

Commissioner Cipperly was glad to have completed riparian amendment, would like to see more riparian vegetation installed by the City. Was also happy to have passed the new ADU requirements.

Commissioner Grosscup: Mentioned that the Housing Commission would be going on a tour of valley to see examples of affordable housing on March 11th.

Commissioner Wissing: Expressed thanks for former Commissioner Malloy's service.

Commissioner West: Thanked Commission for allowing opportunity to serve on the Commission.

13. Director Comments

14. Adjournment 10:22 PM



Planning & Zoning Commission Staff Report

Date: April 28, 2020

To: Planning & Zoning Commission

From: Gretchen Ricehill, Asst. Director Community Development Dept.

Subject: Consideration a request to rezone Lot 11B, Glenwood Meadows No. 5, from RH-residential high density to M2-mixed use core commercial

REQUEST	Consideration of a request to rezone a parcel from RH-residential high density to M2-mixed use core commercial
APPLICANT	Christopher Hawkins, Alpine Planning LLC
OWNER	Glenwood Meadows LLC
ZONE	R/H-Residential High Density
LOCATION:	TBD – Wulfsohn Rd; Lot 11B-Glenwood Meadows No.5
SURROUNDING LAND USES	North: Lodging South: Multi-family residential; open space East: Community Center; open space West: Multi-family residential
LOT SIZE	17,816 square feet

ACTION ITEM SUMMARY

Action 1: Consideration of a request to rezone a parcel from RH-residential high density to M2-mixed use core commercial.

Staff Recommendation: Staff recommends that the Planning and Zoning Commission approve the rezoning request with findings and conditions on page 8 of this report.

REVIEW PROCESS

Rezoning applications are approved by City Council following review and recommendation by the Planning and Zoning Commission. All rezoning actions involve City Council review and approval of an Ordinance, which requires two hearings before that body.

PROJECT SUMMARY

The proposal calls for rezoning Lot 11B which is a 0.4 acre parcel of land located on the southeast corner of Wulfsohn Road and Flat Tops View Drive from RH-residential high density (formerly R/3) to M2-mixed use downtown core (formerly C/2).

Rezoning applications require hearings before both the Planning and Zoning Commission and City Council. When considering such requests, the Commission and Council shall consider whether:

1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;
2. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;
3. Substantial changes in the subject area warrant a zoning change; and/or

4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Attached for the Commission's review is the applicant's narrative which addresses each of the four rezoning criteria; site plan; topographic map; comparison of zoning district standards; and conceptual image of a building on the site. Following is background information about the property and staff's analysis of the rezoning request.

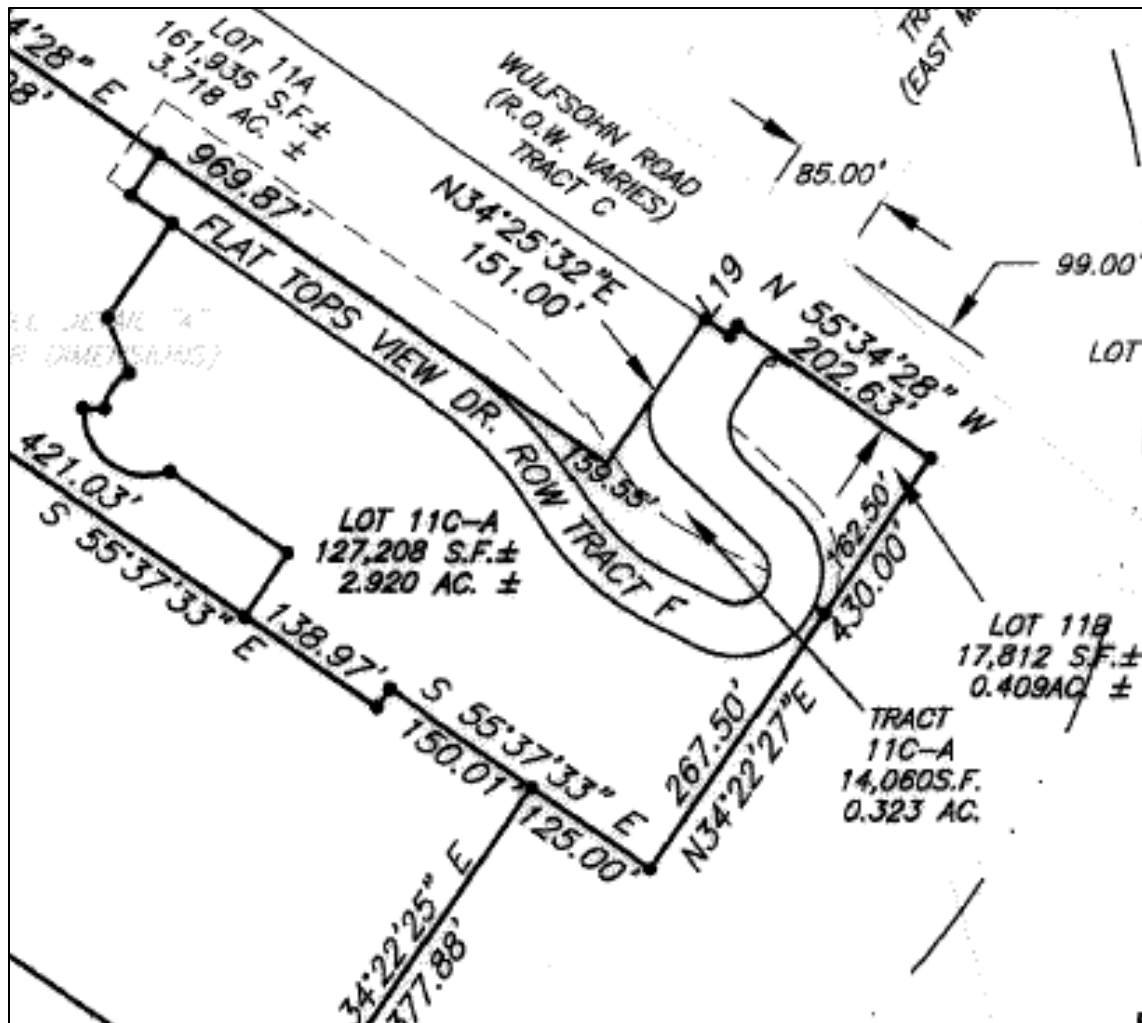
Background

Glenwood Meadows was annexed into the city limits in 2002 following lengthy negotiations. The terms of these negotiations were memorialized in the Glenwood Meadows Annexation and Development Agreement and Zoning and Development Plan (ADA). Among other things, the ADA divided the Meadows into separate zoning districts, listed land uses within each district, and created specific design requirements beyond what was required under the city's Municipal Code at that time.

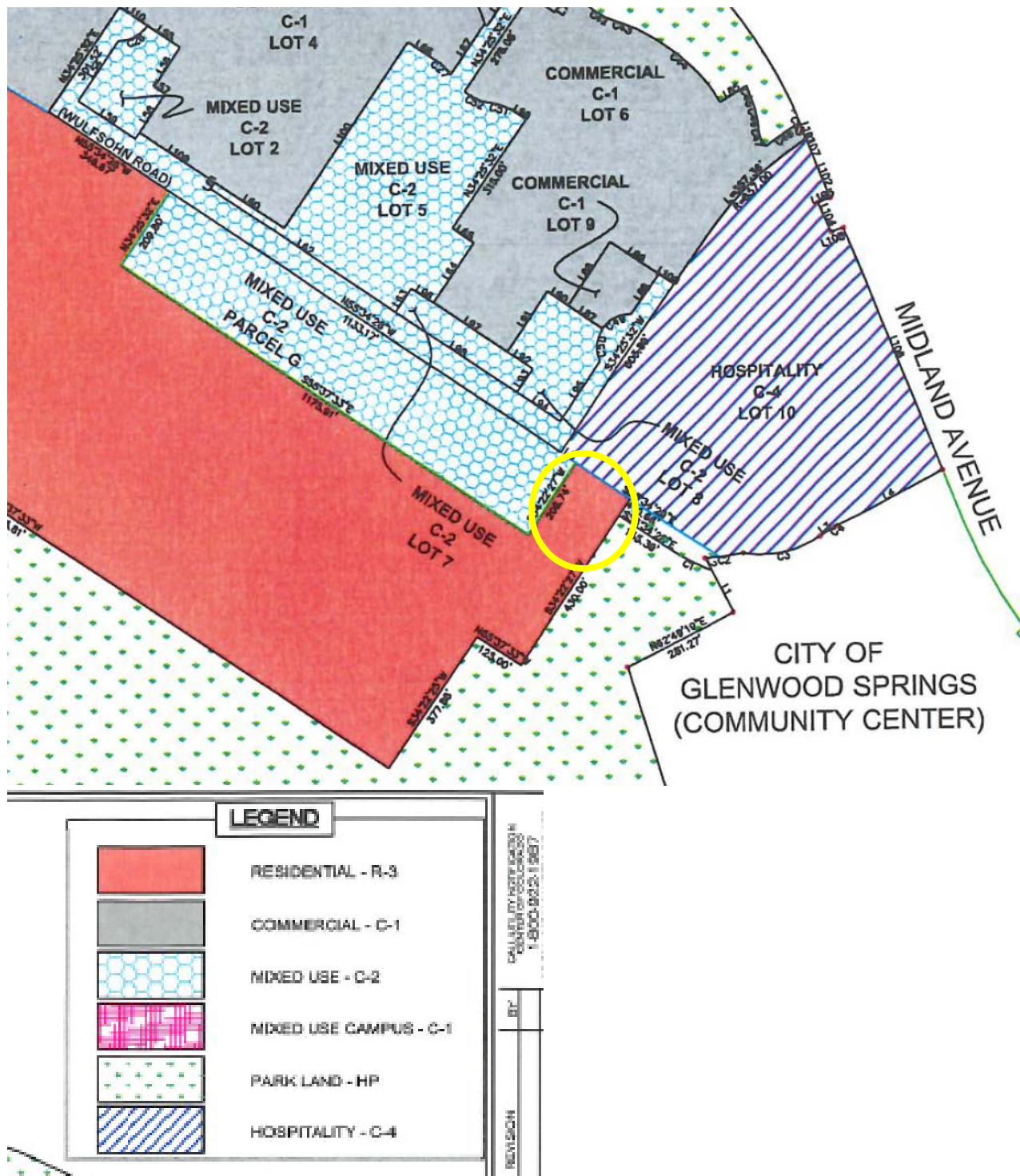
Lot 11B, the subject of this rezoning request, was originally part of a larger, nearly 58-acre parcel which extended from the Municipal Operation Center on the west to the Community Center on the east. In 2009 Lot 11B was subdivided from this larger parcel as were Lots 11A and 11C. Lot 11B in 2009 consisted of 46,890 square feet. Then, in 2011 through a lot boundary adjustment, it was further reduced in size to 36,490 square feet. In 2012, the lot was reduced to its current 17,816 square foot size with the development of the Glenwood Green apartments and the construction of Flat Tops View Drive.



Portion of plat showing 2011 lot boundary adjustment.



Portion of Glenwood Meadows #5 Plat showing creation of Flat Tops View Drive (tract F) through Lot 11B, which was reduced in size to 17,812 square feet. Plat filed 2012.



Glenwood Meadows Zoning Map showing Lot 11B- R/3 residential zoning classification. Note: During the 2018 adoption of the new land use code, all zoning classifications changed. R/3 became RH- residential high density.

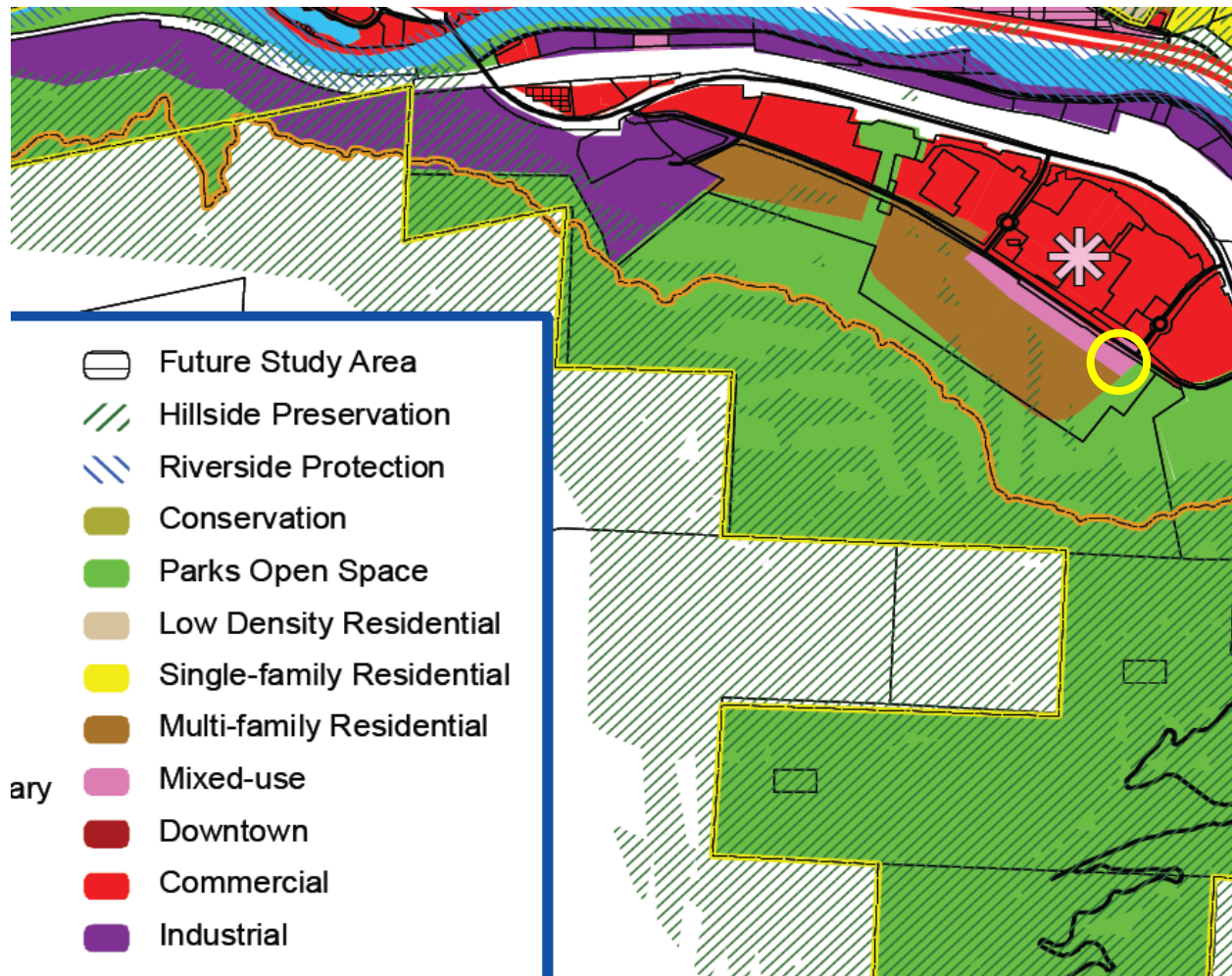
As previously indicated, the ADA included a list of allowed land uses within each of the Meadows zoning districts. A comparison of uses allowed in each zoning district is attached to this report.

REZONING CRITERIA

Below is staff's analysis of the rezoning request

Rezoning is consistent with the City's comprehensive plan and purpose of the Code

The applicant noted that the rezoning is consistent with the Comprehensive Plan's Future Land Use map as shown below. The map classifies the property as appropriate for mixed-use development which includes commercial, retail. Office, restaurant, entertainment and multi-family housing coexisting through design either in a horizontal or vertical fashion.



According to the narrative, the intent of the rezoning is to construct a two-story, mixed-use building that includes ground floor commercial and upper floor residential. This development type conforms to the Comprehensive Plan's mixed-use classification.

Additionally, the project narrative includes an analysis of how the proposed rezoning conforms to many of the Comprehensive Plan's goal statements. These include:

- Maintaining small town character which includes compact development with essential services and many amenities within walking distance

The applicant noted that this 0.4-acre lot which will only allow for a small, compact commercial/mixed-use building. The lot is located in proximity to the Community Center, the Glenwood Meadows commercial area, and within easy walking distance to downtown.

- Direct development to locations and forms that are cost-effective to serve
- Direct Development into a compact form: infill and redevelopment

The property does not require the extension of utility services. It is located at the intersection of Wulfsohn Road and Flat Tops View Drive and is immediately adjacent to water, sewer, gas, electric and telecommunication services.

Rezoning is consistent with the purpose statement of the M2 zoning district

According to Municipal Code Title 070 the M2-mixed use core district is intended to accommodate a walkable and active mix of residential and nonresidential development within Glenwood's core commercial areas. The M2 district places an emphasis on high-quality building and site design, as well as the surrounding streetscape.

The proposed rezoning is intended to support the development of a two-story mixed-use building which meets the purposes of the M2 zoning district. Building design, landscaping and other site improvements will be required to comply with Municipal Code and Glenwood Meadows development standards.

Substantial changes in the subject area warrant a zoning change

As indicated in the applicant's narrative, the rezoning request is warranted due to the fact that this parcel has been substantially reduced in size since its original creation. The 0.4 acre site is not efficient for its current designation as high density residential development.

The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

The rezoning request is not expected to have adverse impacts on the surrounding neighborhood. The size of the building that will be constructed on this parcel is expected to be much smaller in scale and mass than existing developments to the west and north of this lot. This is due to the small lot size; existing easements; off-street parking requirements; landscaping, sidewalk and other site improvement requirements which will limit the intensity of development on this parcel.

REVIEWING AGENCY COMMENTS

The application was distributed to the reviewing agencies. No comments/concerns were received.

REQUIRED ACTIONS

Action 1:

Consideration of a request to rezone a parcel from RH-residential high density to M2-mixed use core commercial.

Action Alternatives

The Planning and Zoning Commission shall review the rezoning application and recommend approval or denial in accordance with the rezoning review criteria; or the Planning and Zoning Commission may continue the hearing with a request for additional information necessary to determine compliance with the approval criteria.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission **approve** the rezoning request **with findings and conditions on page 8 of this report.**

Suggested Findings:

1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;
2. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;
3. Substantial changes in the subject area warrant a zoning change; and/or
4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Suggested Conditions:

1. The applicant/owner shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised and approved by the Community Development Director.
2. Prior to recording the Ordinance memorializing the rezoning, the applicant/owner shall provide a written legal description of Lot 11B.

APPENDIX

Allowed Uses Comparison - Glenwood Meadows RH (R3) and M2 (C2) Zoning Districts

	Allowed
	Special Review
	Prohibited

Use	M2 (formerly C2) Mixed Use	RH (formerly R3 Residential neighborhood)
Accessory Uses		
Apartments		
Auto Rental		
Auto Repair		
Auto Parking		
Auto Sales		
Auto Service		
Auto Washing/polishing facility		
Banks with drive thru/accessory ATM facilities		
Bed & Breakfast		
Child Care Home		
Commercial Indoor Cinema		
Daycare Facilities		
Sanitariums, rest homes, homes for the aged, convalescent homes		
Emergency Service facilities		
Golf Course		
Gas Sales		
Governmental facilities and non-governmental health and human service facilities		
Government or public utility service		
Commercial Health and Fitness Centers		
Home Improvement and Garden Supply		
Hospitals and their related facilities		
Hotels		
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 and building components		
Personal service such as photo shop, tailor, dry cleaning, barber		
Single family detached dwellings		
Single family attached housing e.g. townhouses		
Roughhouses		
Skating rinks, public recreational and sports facilities		
Small animal hospitals and clinics		

Transient housing/boarding houses		
Transit park and ride/bus station		
Utility substations		



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

Applicant/Property Owner Information:			
Applicant		Owner	
Alpine Planning, LLC		Glenwood Meadows, LLC	
Relationship to Owner		Owner	
Agent to Owner and Buyer		Michael C. Maple & Robert Macgregor C/O Dunreene Management	
Applicant Address		Owner Address	
PO Box 654	Ridgway, CO 81432-0654	710 E. Durant Ave. Ste. W-6	Aspen, CO 81611
Phone (970) 964-7927	Email Address chris@alpineplanningllc.com	Phone (970) 925-9046	Email Address mmaple@dunreene.com, rmac@dunreene.com

Property Information:	
Address	Parcel Number
TBD Wulfsohn Road	218508141004
Subdivision	Lot and Block Number
Glenwood Meadows No. 5, A Minor Subdivision of Glenwood Meadows No. 4 Lot Line Adjustment	11B
Zone District RH - Residential High Density	Existing Land Use Vacant Undeveloped Land

General Project Description:
Rezoning from the RH Zone District to the M2 Zone District

Signatures:		
The owner or applicant must be present at the hearing. All public hearings must be properly 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.	Chris Hawkins	Digitally signed by Chris Hawkins Date: 2020.02.20 14:36:55 -07'00'
	Applicant Chris Hawkins	1/30/2020
	Owner Glenwood Meadows LLC	Date
	Owner Michael Maple	1/20/2020

Glenwood Meadows, LLC
by: Its Manager,
Dunreene Management, Inc.

SPECIAL WARRANTY DEED

Doe 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 16 October, 1998.
~~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 10th day of July, 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~~.

expirés.
MARGARET R. JOY
NOTARY PUBLIC
STATE OF COLORADO
- Expires 12/2

NOVA
STATE OF COLORADO
My Commission Expires 12/23/2000

Return to Tom Hartert ⁷⁰⁰
802 Grand
GWS, CO 8160.

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 ACQUISITION; THAT PORTION OF THE NW1/2NW1/4 OF SECTION 9 LOCATED SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY ACQUISITION; 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 ACQUISITION 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 ACQUISITION; 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 ACQUISITION 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 PARTICULARLY DESCRIBED BY NOTES AND BOUNDS FOR ACRES 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 20'21" 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 ACQUISITION; 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 886.00 FEET, THE CHORD OF WHICH BEARS S 72 DEGREES 00'20" E. A DISTANCE OF 570.45 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 233.77 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 31'25" E. A DISTANCE OF 23.12 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 23'12" 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 78.06 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 271.37 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

6/21/2005

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 12'25" 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 55'05" 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 1/6 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 NW1/16 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 1369.98 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 SLM 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 (2) COURSES: THENCE S 83 DEGREES 38'11" W 901.40 FEET; THENCE N 82 DEGREES 19'49" W 183.30 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 ACQUISITION 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 56'33" 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 32'27" E 193.75 FEET; THENCE N 60 DEGREES 23'10" E 285.42 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 21'45" 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 209.30 FEET; THENCE S 80 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 (DARGO) 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 DARGO 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

6230043

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 BOUNDARY THE FOLLOWING (10) COURSES; S 25 DEGREES 05'32" E 163.12 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET AND AN ARC DISTANCE OF 250.42 FEET, THE CHORD OF WHICH BEARS S 42 DEGREES 39'59" E 249.83 FEET; THENCE S 50 DEGREES 13'26" E 91.26 FEET; THENCE S 39 DEGREES 16'34" W 10.00 FEET; THENCE S 50 DEGREES 13'26" E 12.00 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 138.66 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 18 DEGREES 48'57" W ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 361.88 FEET

THENCE LEAVING SAID SOUTHERLY LINE W 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 15'22" 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 42.67 FEET)

3. S 50 DEGREES 12'40" E 131.37 FEET

4. S 43 DEGREES 25'51" E 229.36 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 114.00 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



MEMO

Date: January 27, 2020
To: Gretchen Ricehill, Assistant Economic and Community Development Director
Subject: **Glenwood Meadows Lot 11B Rezoning Neighborhood Meeting Summary**

The purpose of this memo is to document the required neighborhood meeting for the proposed rezoning of Glenwood Meadows #5, Lot 11B. The neighborhood meeting was conducted on January 23rd at 1:00 pm in the Glenwood Springs Community Center with notice of such meeting provided 15 days prior to the meeting. The proof of public notice is shown in Exhibit A. Materials presented in the meeting are shown in Exhibit B.

There was only one attendee at the meeting, Scott D Goldammer with Miller Real Estate Investments that owns and manages the large shopping center to the northwest of Lot 11B. Items discussed during this meeting included the proposed rezoning land uses; building height; access; site topography; geotechnical considerations (from Scott); sidewalks; and similar matters. Scott was most interested in the end use of Lot 11B relative to his firm's commercial interests. We discussed the average rents for commercial and rental housing units; construction costs and similar matters that relate to the development of the property. Scott did not express any concerns at the meeting requesting to get copies of the rezoning submittal and plans that I showed him at the meeting.

PROOF OF PUBLIC NOTICE
PRE-APPLICATION NEIGHBORHOOD MEETING

I hereby affirm that Public Notice requirements of the Municipal Code of Glenwood Springs have been met for the Pre-Application Neighborhood Meeting held:

at the Glenwood Springs Community Center
(Location)

on January 23, 2020
(Date)

Attached are:

1. A list of names and addresses of owners of record of all property within 300 feet of the subject property and registered neighborhood groups that have boundaries including the proposed project site.

Date mailed: January 7, 2020;

2. A list of the meeting attendees; Scott Goldammer
3. A summary of the meeting. Please see cover memo.

Name: [Signature]
Applicant Chris Hawkins dba Alpine Planning, LLC

Date: January 28, 2020

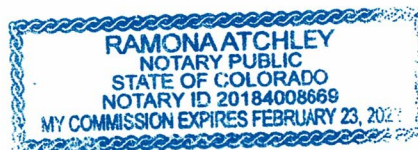
Subscribed and sworn to before me, a notary public in and for the County of
San Miguel, State of Colorado, this 28 day of
January 2020, A.D.

Witness my hand and official seal

(SEAL)

[Signature]
Notary Public

My commission expires: 2/23/22



Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com



January 7, 2020

RE: Pre-Application Neighborhood Meeting Public Notice

Dear Adjacent Property Owner,

You are receiving this letter as the required public notice for a pre-application neighborhood meeting regarding the proposed rezoning of a property that is legally described as follows:

LOT 11B, GLENWOOD MEADOWS NO. 5, A MINOR RESUBDIVISION OF GLENWOOD MEADOWS NO. 4 LOT LINE ADJUSTMENT, COUNTY OF GARFIELD, STATE OF COLORADO ("**Property**").

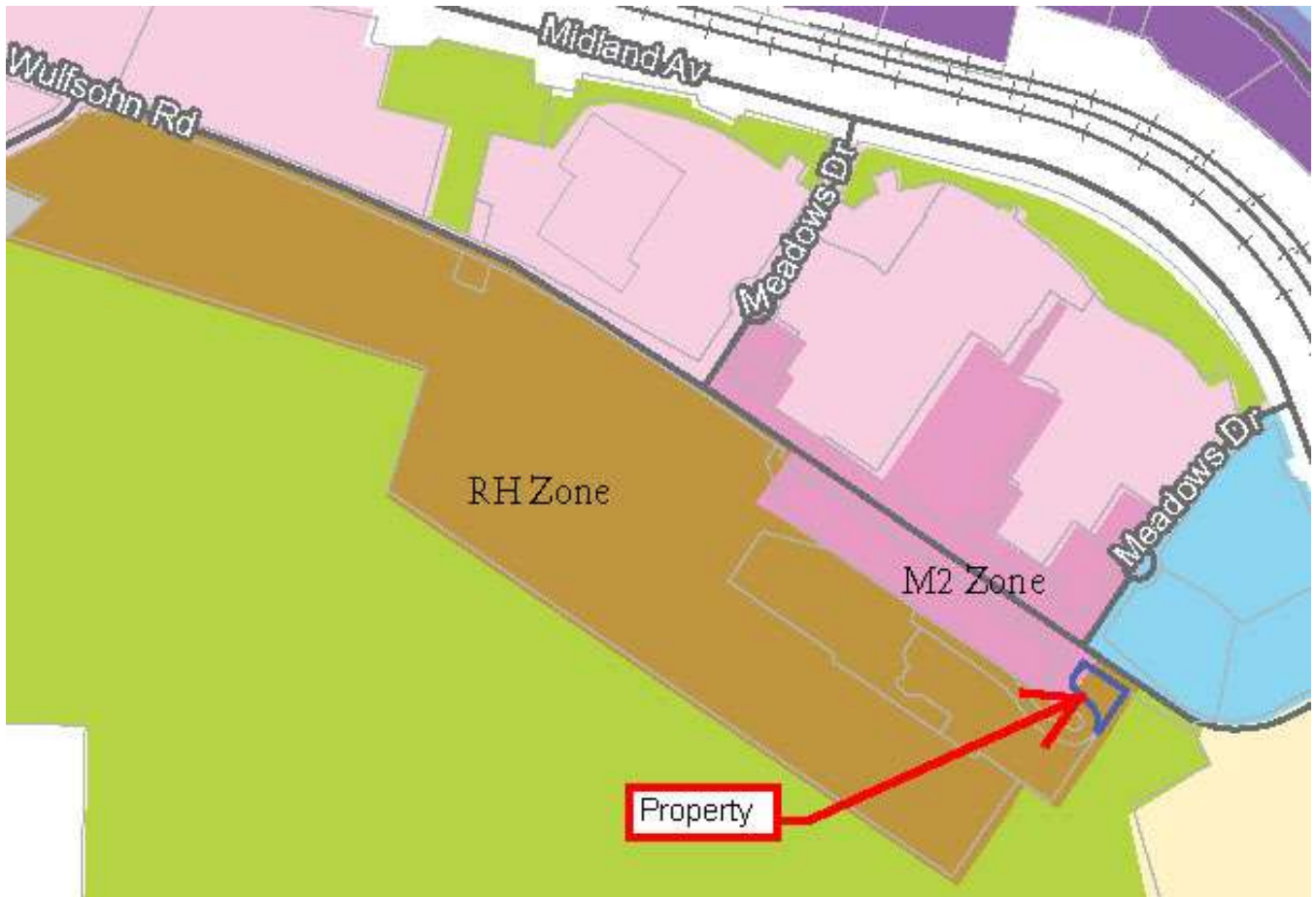
Please take notice that Alpine Planning, LLC will hold a required pre-application neighborhood meeting regarding rezoning the Property from the RH Residential High Density Zone District to the M2 Mixed Use Central Core Zone District. The Property contains 0.848 acres and is too small for high density multi-family development so we are proposing to rezone it to allow for commercial uses as permitted in the M2 Zone District, such as but not limited to a coffee shop, a liquor store; or a convenience store. The M2 Zone District is located on the west side of the Property as shown in Exhibit A.

The Property is owned by Glenwood Meadows, LLC and is under contract for purchase pending the rezoning to the M2 Zone District.

The meeting will be held on January 23, 2019 at the Glenwood Springs Community Center from 1 to 2 pm in the Iron Mountain "B" room; 100 Wulfsohn Road, Glenwood Springs, Colorado.

Sincerely,

Chris Hawkins, AICP
Alpine Planning, LLC

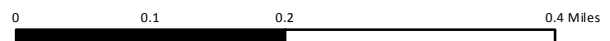




Garfield County Land Explorer

Printed by Web User

1 inch = 752 feet
1 inch = 0.14 miles



Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



Owner
Mailing Address

GLENWOOD MEADOWS, LLC
710 E DURANT AVENUE, SUITE W6
ASPEN, CO 81611

WEINGARTEN MILLER GLENWOOD LLC
6900 EAST BELLEVIEW AVENUE SUITE 300
GREENWOOD VILLAGE, CO 80111

SOPRIS SUITES, LLC
4949 S NIAGARA STREET, SUITE 300
DENVER, CO 80237

SOPRIS SUITES, LLC
4949 S NIAGARA STREET, SUITE 300
DENVER, CO 80237

SOPRIS LODGING, LLC
4949 S NIAGARA STREET SUITE 300
DENVER, CO 80237

GLENWOOD MEADOWS APARTMENTS I LLC
6875 EAST EVANS AVENUE
DENVER, CO 80224

GLENWOOD MEADOWS, LLC
710 E DURANT AVENUE, SUITE W6
ASPEN, CO 81611

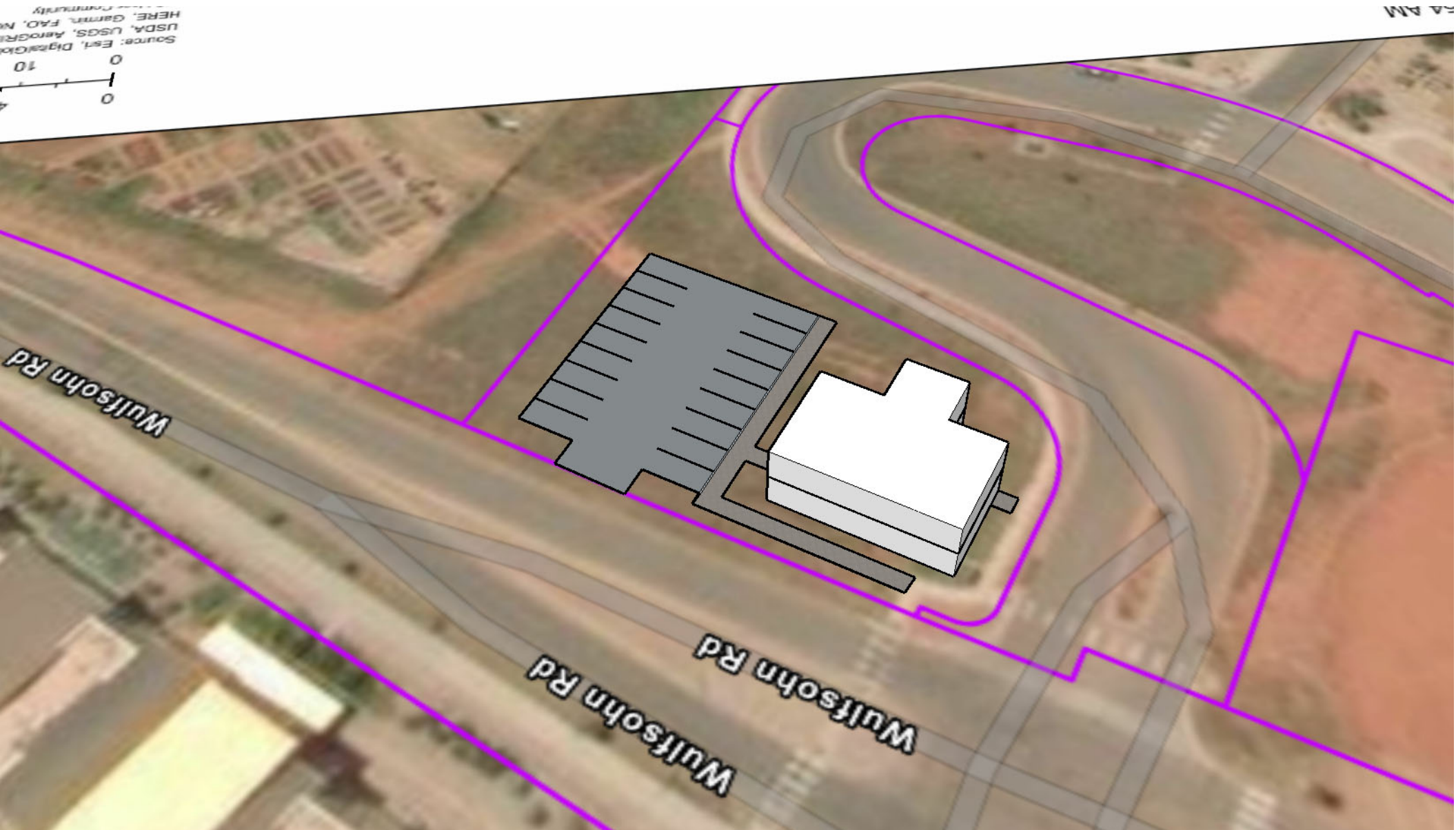
GLENWOOD MEADOWS, LLC
710 E DURANT AVENUE, SUITE W6
ASPEN, CO 81611

GLENWOOD MEADOWS APARTMENTS I LLC
6795 E TENNESSEE AVENUE 5TH FLOOR
DENVER, CO 80224

SC GLENWOOD II LLC
760 W MAIN STREET, STE 140
BARRINGTON, IL 60010

GLENWOOD SPRINGS, CITY OF
101 W 8TH STREET
GLENWOOD SPRINGS, CO 81601

GLENWOOD SPRINGS, CITY OF
100 WULFSOHN
GLENWOOD SPRINGS, CO 81601



TOPOGRAPHIC MAP
LOT 11B, GLENWOOD MEADOWS, FILING 5
SECTION 8, T. 6 S., R. 89 W., OF THE 6th P.M.
CITY OF GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO

LINE	BEARING	DISTANCE
L1	N 55°34'28" W	10.98'
L2	N 34°18'28" E	3.38'
L3	S 55°42'23" E	9.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9.50'	14.90'	13.42'	N 79°21'19" E	89°52'35.34"

LEGEND

CLEAN OUT

CURB STOP

ELEC. METER/TRANS.

FIRE HYDRANT

GUY POLE

INLET

LIGHT POLE

MANHOLE (DRAINAGE)

MANHOLE (ELECTRIC)

MANHOLE (SEWER)

PEDESTAL (ELECTRIC)

PEDESTAL (PHONE)

PEDESTAL (CATV)

PIN (SET)

SIGN (MISC.)

SIGN (SINGLE POLE)

TEST PIT/SOIL BORE

TREE (EVERGREEN)

TREE (DECIDUOUS)

UTILITY POLE

VALVE (GAS)

VALVE (WATER)

VIEW POINT (SEE DETAILS)

WATER SHUT-OFF

WELL

STORM DRAINAGE

SANITARY SEWER

FIBER OPTIC/ COMM. LINE

WATER LINE

DRIVEWAY/EDGE OF ASPHALT

ENVELOPE/SETBACK

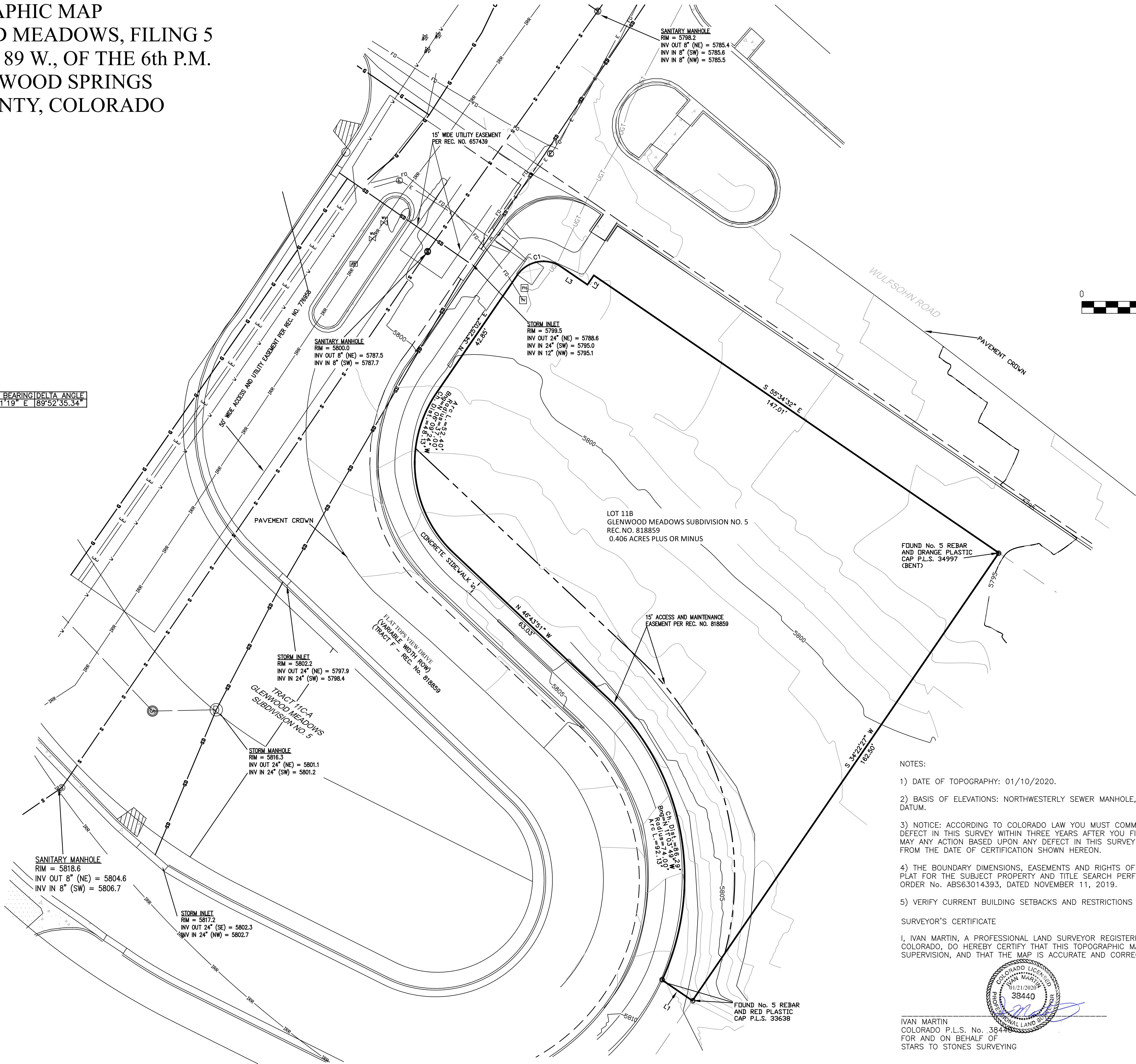
IRRIGATION LINE

ELECTRIC LINE

PROPERTY LINE

PROPERTY LINE (ADJOINING)

FLOWLINE OF DITCH



- NOTES:
- 1) DATE OF TOPOGRAPHY: 01/10/2020.
 - 2) BASIS OF ELEVATIONS: NORTHWESTERLY SEWER MANHOLE, ELEV. = 5800.0' RVTN NETWORK NAVD 88 DATUM.
 - 3) 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 CERTIFICATION SHOWN HEREON.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY AND TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER No. ABS63014393, DATED NOVEMBER 11, 2019.
 - 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

SURVEYOR'S CERTIFICATE

I, IVAN MARTIN, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

IVAN MARTIN
COLORADO P.L.S. No. 38440
FOR AND ON BEHALF OF
STARS TO STONES SURVEYING



TOPOGRAPHIC MAP
LOT 11B, GLENWOOD MEADOWS, FILING 5
SECTION 8, T. 6 S., R. 89 W., OF THE 6th P.M.
CITY OF GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO

DRAWN BY: IM	DATE: 01/10/2020
CHECKED BY: IM	DRAWING NO.: S2S19-202GMF-5
JOB NO.: S2S19-202	SHEET 1 OF 1

Stars to Stones Surveying
Professional Land Surveying & Mapping
Stars2StonesSurveying@yahoo.com
970.618.2118 Cell

Glenwood Meadows #5, Lot 11B Rezoning



Background

Yampa Property Management, LLC ("**Developer**") is under contract to purchase Lot 11B, Glenwood Meadows No. 5 ("**Property**") from Glenwood Meadows, LLC ("**Owner**"). The Property vicinity map is shown in Figure 1. The Developer intends to rezone the Property from the Residential High Density ("**RH**") Zone District to the Mixed Use Central Core Zone District ("**M2**"). The Property is located in both the RH and M2 Zone District as shown in Figure 2, with a small sliver in the M2 Zone District located on the west side of the Property.

The size of the Property is only 0.406 acres which is not big enough for high density residential development. The Property was created by the platting and construction of Flat Tops View Drive which resulted in the small sized parcel. The Developer is therefore proposing to zone the whole of the Property to the M2 Zone District to allow for small boutique commercial space consistent with the M2 Zone District allowances and the requirements of the Glenwood Meadows Annexation Agreement as amended ("**Annexation Agreement**"). The City is also requiring a concurrent amendment to the Annexation Agreement to allow for the intended mixed use development of the Property.

The Property has approximately 147 lineal feet of frontage onto the Wulfsohn Road Right-of-Way on its northern border. Flat Tops View Drive wraps around the Property on the west and south sides. The Property is gently sloping except for the grading for Flat Tops View Drive that is located within a 15 foot Access and Maintenance Easement. The slopes outside of the easement area range from a high USGS elevation of 5803 and a low USGS elevation of 5795 on the northeast corner for an overall change of eight (8) feet. The slope grade outside the Access and Maintenance Easement is approximately 12%. The Property is vacant with sidewalks along Flat Tops View Drive. The overall Property geography and dimensional requirements are set forth in Table 1.

Rezoning Approval Criteria

The proposed rezoning meets the Rezoning Approval Criteria as set forth in the Glenwood Springs Development Code Section 070.060.040(a)(3)(f)(3) as follows and as provided for in the following sections.

- a. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code.
- b. The rezoning is consistent with the proposed purpose statement of the proposed zoning district.
- c. Substantial changes in the subject area warrant a zoning change; and/or
- d. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Consistency with the Comprehensive Plan and the Purpose of the Code

The proposed rezoning is consistent with the Glenwood Springs Comprehensive Plan. The proposed rezoning will help to promote long-term, sustainable and diverse economic development by allowing for the provision of commercial or mixed use development.



Table 1. Geography and Dimensional Requirements

	RH Existing	M2 Proposed Rezoning
Legal Description	Lot 11B, Glenwood Meadows No. 5	No Change
Address	TBD Wulfsohn Road	No Change
Lot Size	0.406 acres	No Change
Zone District	RH	M2
Density	As Allowed by RH Zoning	As Allowed by M2 Zoning
Lot Coverage	50%	NA
Building Height	40 feet	40 feet
Proposed Rezoning Setbacks		
Front (North)	15 feet	20 feet
Rear (South)	10 feet	0 feet
Side (East)	5 feet	0 feet
Side (West)	5 feet	0 feet
Surrounding Land Uses	East	Community Garden/Open
	West	Mixed Use
	North	Hotels/Lodging
	South	Multi-family High Density

The 0.406 acre lot size will only allow for a small commercial or mixed use building that will preserve the small town character while increasing vibrancy in the Glenwood Meadows area. The site has great vehicular, pedestrian and bike transit access. A bus stop is located just down the street at the Glenwood Springs Community Center. The rezoning will allow for a small building form that is cost effective to serve. The residential units on the second floor will provide additional housing to the community.

The proposed rezoning is supported by the Future Land Use Map that shows mixed use development along Wulfsohn Road. The proposed commercial or mixed use conform to the envisioned development in the area. The Property is located in the Glenwood Meadows Secondary Center area as identified in the Comprehensive Plan. The Developer currently envisions a two-story building which is consistent with the Secondary Center mass and scale provisions.

Public utilities and services are also available to the Property as shown on the survey (Exhibit A). Water and sewer service and natural gas are located in the Flat Tops View Right-of-Way. Electric and telecommunications are available on the Property.

The proposed rezoning will also implement several of the Comprehensive Plan economic development policies. The rezoning will allow for more commercial development that will provide an opportunity to attract diverse businesses and industries.

The proposed rezoning is consistent with the purpose of the Development Code as set forth in Section 070.010.030(a). The proposed rezoning will protect the public health, safety and welfare of the community because the proposed development conforms to the Comprehensive Plan;

adequate infrastructure is available to serve the site; and the development will enable commercial or mixed use development that will help increase vibrancy in the area. The rezoning will allow for orderly, efficient and integrated development in the City. The rezoning will allow for mixed use development that may include housing on the second floor consistent with the Comprehensive Plan. The Property is surrounded by high intensity mixed use and commercial development. The proposed infill commercial and residential development is significantly smaller in scale than surrounding property development. The proposed development site has adequate room for a small building, parking, landscaping, and other required improvements that will meet City standards. There are no known natural hazards on the Property.

Consistency with the Purpose Statement of the M2 Zone District

The rezoning is consistent with the proposed purpose statement of the proposed M2 Zone District as set forth in Development Code Section 070.020.100 as follows:

“The M2 district is intended to accommodate walkable and active development within Glenwood’s core commercial areas, including but not limited to central downtown. The M2 district includes the most recognizable and prominent areas of Glenwood Springs and therefore places an emphasis on high-quality building and site design, as well as the surrounding streetscape. The M2 district is intended to allow for a mix of residential and non-residential uses while ensuring compatibility with surrounding established neighborhoods.”

The Property is already integrated into the Glenwood Meadows sidewalk system with a sidewalk on the west and south side of the site along Flat Tops View Drive. The building will have to be designed in accordance with the applicable design requirements of the Development Code and Annexation Agreement. This will assure high quality building and landscape design consistent with recent development in the area.

Substantial Changes Warrant the Proposed Rezoning

The rezoning is justified by the fact that Lot 11b contains only 0.406 acre. This small size does not allow for the development of high density residential buildings. The small size of the lot is due to the fact that it was created by the platting and construction of the Flat Tops View Drive which left the small remainder parcel split off from the larger RH zoned area to the south and west.

Intensity of Development Will Not Create Significant Adverse Impacts

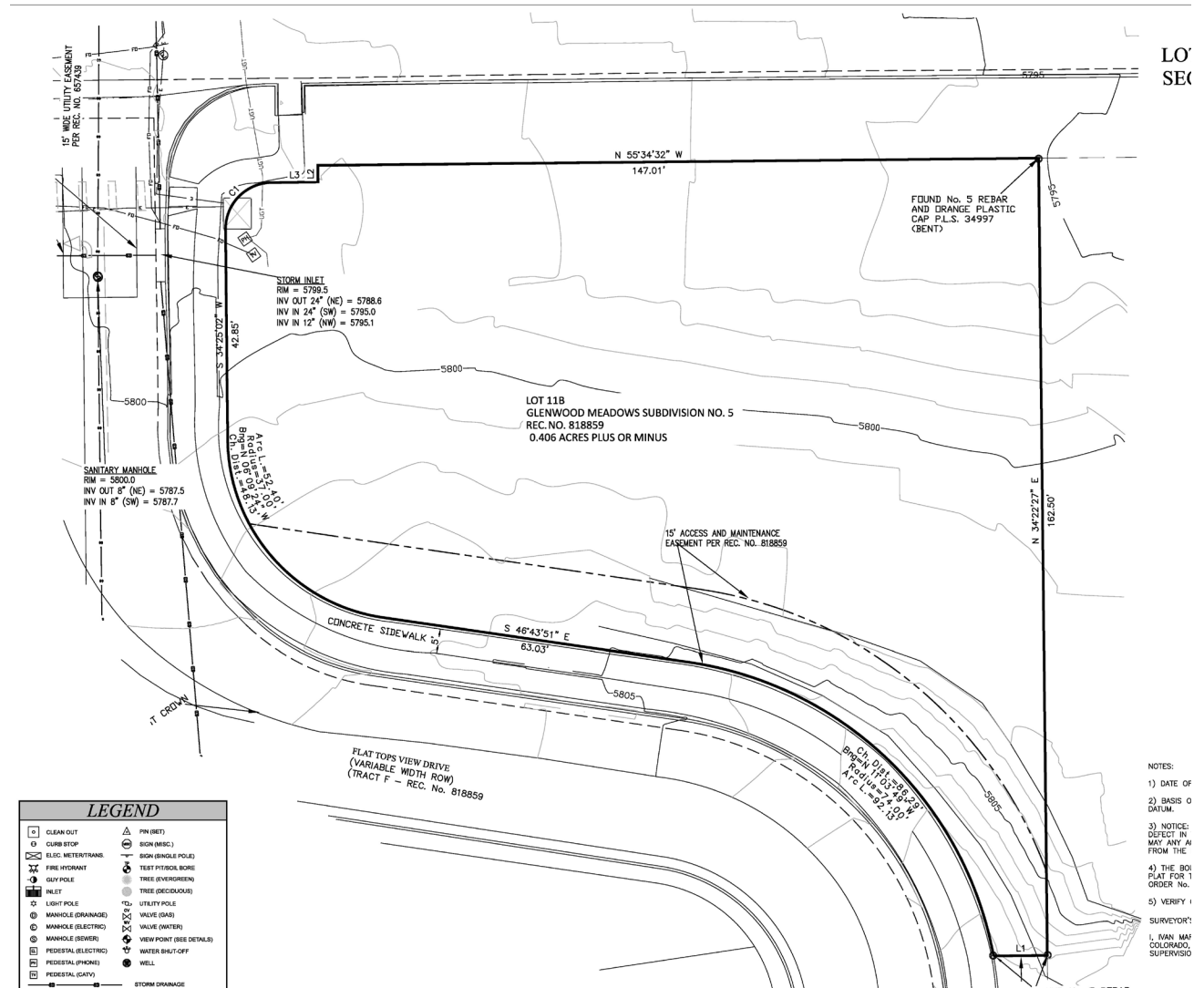
The intensity of development in the new zoning district is not expected to create any significant adverse impacts to surrounding properties or the neighborhood. The commercial use or mixed use allowed on the Property is very limited by the lot size; the 15’ Access and Maintenance Easement; and the need to provide parking, setbacks, landscaping snow storage and other required improvements on the site. A small commercial or mixed use building will clearly have less scale and mass, traffic, and density than surrounding properties, with Development Code requirements assuring compatibility and fit to the site. The commercial use or mixed use will have to be either a permitted use or a special use in the M2 Zone District as outlined in the Development Code. The Property has excellent infrastructure as discussed above with City services provided for emergency situations, and road maintenance.

LIST OF EXHIBITS

EXHIBIT	CONTENT
Exhibit A	Property Survey



Exhibit A







Planning and Zoning Commission Report

Date: April 28, 2020
 To: Planning and Zoning Commission
 From: Trent L. Hyatt, Senior Planner
 Subject: #04-20– Triumph-Bell Rippy

REQUEST	Major Site/Architectural Plan Review, Rezoning, and Variances related to a 100-unit multi-family apartment development
APPLICANT	Triumph Development West, LLC
OWNER	Bell Rippy Glenwood LLC
LOCATION	Adjacent to Palmer Avenue between 26th Street and Blake Avenue (PIN: 2185-153-04-001, 2185-153-02-008, and 2185-211-00-002)
ZONE	RH Residential High-Density and RT Residential Transitional
SURROUNDING LAND USES	North: Mixed residential South: Retail East: Vacant, Bureau of Land Management West: Multi-family residential, mixed commercial
LOT SIZE	Approximately 250,034 square feet (5.74 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 as well as all Rezoning applications. Additionally, the Commission reviews and decides all Variance requests. 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 – Variance – from Section 070.040.080(d)(3)a.2 of the *Glenwood Springs Municipal Code* requiring internalized parking located away from street frontages.

Staff recommendation: Staff recommends **approval** of the Variance with the findings and conditions on page 12.

Action 2 – Variance – from Section 70.040.080(e)(3) the *Glenwood Springs Municipal Code* requiring developments encompassing three acres to provide at least two housing types.

Staff recommendation: Staff recommends **approval** of the Variance with the findings and conditions on pages 12-13.

Action 3 – Rezoning – of 2710 Blake Avenue (PIN: 2185-211-00-002) from RH Residential High-Density to RT Residential Transitional.

Staff recommendation: Staff recommends **approval (with conditions)** of the Rezoning with the findings page 13.

Action 4 – Major Site/Architectural Plan Review – to allow for the construction of 100-~~unit~~ multi-family apartment units in six buildings.

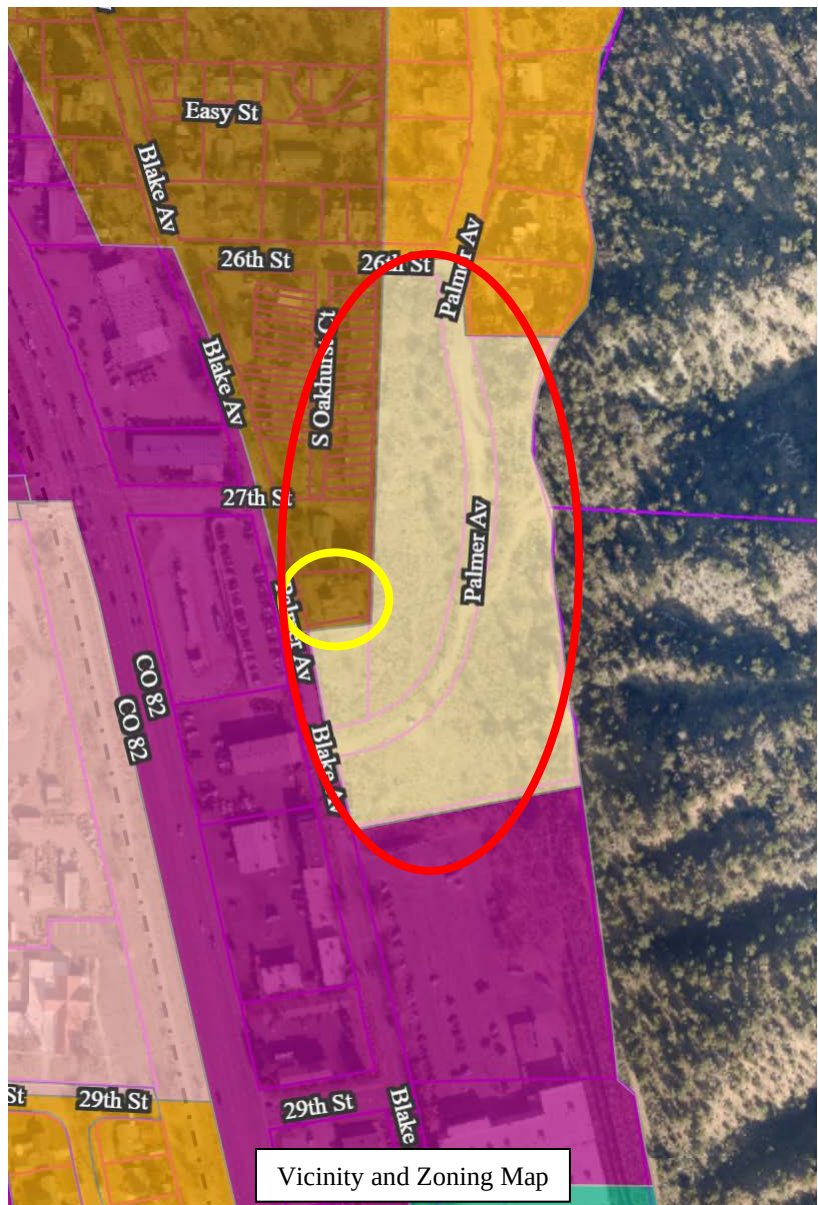
Staff recommendation: Staff recommends **approval (with conditions)** of the Major Site/Architectural Plan Review with the findings and conditions on pages 13-14.

BACKGROUND/ANALYSIS

Proposal

Triumph Development West, LLC (TDW) proposes the construction of 100 multi-family apartment units in six separate buildings on the approximately 5.74 acre subject property (circled in red at right) lying adjacent to the undeveloped right-of-way of Palmer Avenue between 26th Street and intersection of Blake Avenue. The site is primarily vacant and zoned RT Residential Transitional (excluding the portion zoned RH Residential High- Density circled in yellow) and is nestled between established residential neighborhoods and commercial developments.

A similar, yet different development proposal including 79 multi-family units in 10 buildings as outlined in Planning Item 08-17 was approved by City Council on February 1, 2018. The total increase in the number of bedrooms is six with 38 units being one bedroom and 62 offered as two-bedroom units. Site layout related to building locations and



parking between the two proposals is different due to the reduced number of buildings (10 to six). The new proposal relies on the City's new parking standards/reductions resulting in less surface parking yet exceeds the amount required by 12 spaces. Related traffic impacts between the two proposals are similar as are the proposed offsite traffic mitigation measures/improvements. Application materials include a site plan, floor plans, elevations, landscaping plan, grading plan, and related reports which are attached for your review.



Existing southeast view (photo credit: Google Maps)



Existing southwest view (photo credit: Google Maps)

Development Standards

Section 070.020.080 outlines the RH zone district dimensional standards (height, setbacks, lot area) for the site and project. Development details related to site layout, building design, parking, landscaping, and other specifics within much of the City are subject to Section 070.040 of the Code. Staff provides an overview of the various applicable standards below.

Landscaping and Open Space

Section 070.020.080 requires multi-family developments provide a minimum of 20 percent of the

area of the limits of disturbance as landscaping (requiring 37,631 square feet), whereas Sections 070.040.050(c) and 070.040.060(h)(6) provides details as the required amount of various plant types and their locations (screening, interior to parking lots (requiring 1,360 square feet), adjacent to access streets, etc.). Staff has determined that the required number of shrubs and perennials outlined in Table 040.5 of the Code is quite excessive. Therefore, a Code text amendment is recommended by staff separate from and unrelated to the current proposals.

Additionally, Section 070.040.040(c) of the Code requires residential developments provide 20 percent of the development site as common open space. The proposal provides 72,026 square feet, or 38 percent, of the site as common open space including both passive (outdoor gathering spaces, an indoor community room, geologic hazard debris flow area, stormwater retention area, undeveloped portions of the property, landscaping discussed above) and active recreational areas (tot lot play area).

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 (regardless of size) and one guest space per five dwelling units requiring 170 total spaces for the current proposal, or 1.7 per unit. TDW is requesting a 20 percent 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 per various factors) based on the site's proximity to transit (27th Street Station park and ride owned/operated by the Roaring Fork Transportation Authority) which reduces said minimum to 136 spaces parking spaces/1.36 per unit. The Code also allows for compact spaces to account for 20 percent of the required number of spaces.

Site Layout and Building Design

Section 070.040.080 of the Code outlines design specifics related to lot coverage, site building/parking orientation, architectural design and elements provided, and façade articulation. Section 070.040.080(d)(2)a.2 requires multi-family developments to internalize parking lots

placing them away from street frontages. As depicted on the overall site plan at left, Buildings A and B are located behind parking lots located at the intersection of Blake and Palmer Avenues.



Section 70.040.080(e)(3) requires developments encompassing three acres or more to incorporate at least two housing types (i.e. single-family homes, townhomes, apartment, etc.), however, the proposal only includes multi-family apartments. Adherence to these regulations is constrained by the varying topography at the site. Therefore, TDW is requesting variances related thereto as outlined below.



East elevation-Building C
(representative of facades facing Palmer Avenue for Buildings D and E)

Architectural variety and four-sided design are required for all multi-family development in the City. As depicted in the elevations below, the applicant provides numerous elements which help articulate the buildings such as variations in color, materials, texture, roof forms. Additionally, the design provides changes in in wall planes, prominent entries, and windows on all sides.



North and South elevations -Building C



West elevation-Building C

Traffic Study

TDW updated the traffic impact analysis, completed by McDowell Engineering, LLC for the former development proposal in order to forecast and analyze the impacts of traffic volumes associated with the project on surrounding streets and intersections. The project is anticipated to add 489 vehicle trips per day on an average weekday. Weekday AM peak hour traffic is expected to generate 30 vehicle trips as PM peak hour traffic is expected to generate 38 vehicle trips.

The vast majority of impacts are expected at the intersections of 27th Street and Highway 82 and Blake Street and Highway 82. Access permits with the Colorado Department of Transportation were required for the former proposal (due to an increase in traffic volume of twenty percent or more), and an update will be required for the new, current proposal. However, significant intersection improvements were not required by CDOT nor City Council previously, and none are expected with the current proposal. Following approval of the development proposal, if applicable, the City wishes to further discuss circulation options with citizens in the greater neighborhood to determine various implementation options.

Geological/Debris Flow Hazards

The project is subject to several geologic hazards such as debris flow, rockfall, and hydrocompactive soils. The debris flow hazard is associated with a special flood hazard zone and has been reviewed extensively by reports provided by the applicant and reviewed by the Engineering Department. The site layout and drainage infrastructure provide/accommodate for the hazard. Other hazards, such as hydrocompactive soils and rockfall were also taking into consideration.

Rezoning and Related Approval Criteria

As mentioned above, the vast majority of the site is zoned RT -Residential Transitional. However, the parcel located at 2710 Blake Avenue (PIN: 2185-211-00-002), which is the location of an existing triplex, is currently zoned RH-Residential High Density. To maintain consistency, the applicant proposed to rezone the parcel to RT.

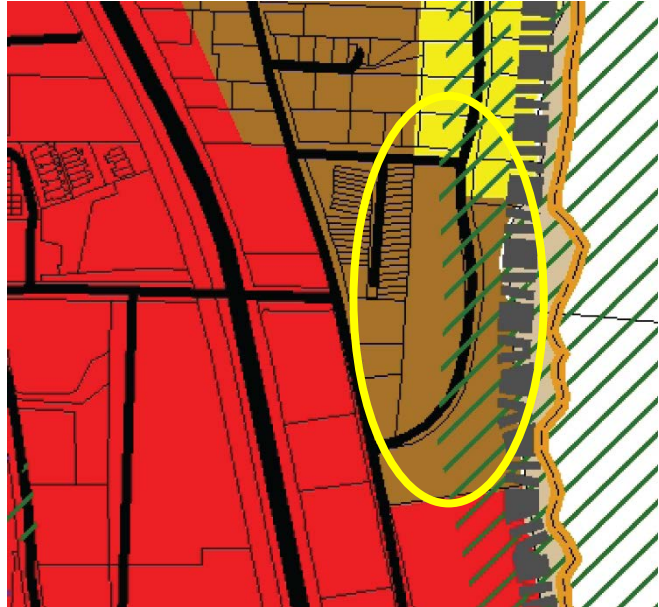
Section 070.060.040(a)(3)f.3 outlines the criteria for the review and approval of a Rezoning

application. Said criteria are provided in ***bold italics*** below. Other language is provided by staff.

In reviewing a proposed rezoning, the Planning Commission and City Council shall consider whether:

i. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;

As shown at right, Map 2.2 Future Land Use – Central Portion of the City of the Glenwood Springs of the Comprehensive Plan (Comp Plan) identifies the area as “Multi-family Residential” in brown and “Hillside Preservation” with green hatching. According to the Comp Plan, the “Multi-family Residential” designation “...accommodates multifamily structures of 3 units or greater. Home occupations, assisted living facilities, institutional uses such as churches, schools, public building, parks and trails are allowed uses.” “Hillside Preservation” are areas of “...defined by prominent ridge lines, steep slopes, varied unstable geologic conditions, rock outcroppings, and extensive vegetation”. This includes slopes which



are equal to or greater than 20 percent where development requires special care or is discouraged. It is important to note that the Comprehensive Plan’s map is an inexact measurement of slope. The new Development Code requires identification of the Limits of Disturbance (LOD) and an exact measurement of the average slope within the LOD. With that, TDW verified that the average slopes within the limits of disturbance of this development are less than 20 percent.

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.

<u>Comprehensive Plan Goal Supported</u>	<u>Objective and Strategies</u>
Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	
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, Page 34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)

	34) -Enhance pedestrian–friendliness while facilitating traffic (Chapter 3, Page 36) -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 surrounding the site area and aligns with zone district purpose.	
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, 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) -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) -Require good design for mixed-use and higher density project (Chapter 6, Page 78)
Staff Comment: Infill/redevelopment, as proposed, 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)
Staff Comment: Dense infill, 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.	

ii. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;

The rezoning is consistent with the transition between residential and commercial uses which exist in the area as described in the purpose statement for the RT zone district located in Section 070.020.080(a) of the Code.

iii. Substantial changes in the subject area warrant a zoning change; and/or

The current development proposal is a substantial change/consideration which warrants the rezoning of the parcel and prevents the existence of a split zoning classification of the development site.

iv. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Intensity of development in the area proposed for rezoning is expected to decrease with the current proposal as it replaces an existing triplex with a stormwater detention area for the larger site. Comparatively, the RH is a more intense zone district than the RT in terms of residential minimum and per unit area requirements as outlined in Table 020.2 and highlighted below. That being said, while not associated with the current proposal, the RT zone district does allow for some uses, , not permitted in the RH zone such as a club or lounge (by special use), community centered board facility, hospital or medical clinic, bar (by special use), restaurant (by special use), hotel (by special use), printing establish (by special use), personal services (some by special use), retail (some by special use) parking (by special use),and a geothermal heat exchange.

Table 020.2: Summary of Residential Dimensional Standards

	RR	RL	RM1	RM2	RH	RT
Lot Standards, Minimum						
Lot area	40,000 sf	20,000 sf	6,000 sf	--	--	--
Lot area, lots created prior to March 1, 1965			5,000 sf			
Lot area, single-family detached	--	--	--	5,000 sf	4,500 sf	5,000 sf
Lot area, attached dwellings sharing common wall	--	--	7,500 sf	2,500 sf/unit	2,250 sf/unit	2,500 sf/unit
Landscaped area (for multifamily dwellings)	--	--	--	20 percent	20 percent	20 percent
Setbacks, Minimum						
Front (from arterial streets)	50 feet	50 feet	30 feet	30 feet	15 feet	15 feet
Front (from other streets)	25 feet	25 feet	20 feet	20 feet	10 feet	10 feet
Side	10 feet	10 feet ^[1]	5 feet	5 feet ^[2]	5 feet ^[2]	5 feet ^[2]
Rear	25 feet	25 feet	15 feet	10 feet	10 feet	10 feet
Building Standards, Maximum						
Building height	27 feet	27 feet	27 feet	27 feet	40 feet	40 feet

Variance Approval Criteria

As addressed above, TDW is requesting two variances related to site layout standards: parking lot location relative to intersections and providing numerous housing types.. Variance requests must adhere to the approval criteria outlined in Section 070.060.070(a)(3)e.2 of the Code and as included 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;**

The varying topography (15.5 percent within the limits of disturbance), elongated shape, debris flow and curvilinear right-of-way bisecting the subject property are exceptional site conditions. However, it is not possible to compare these conditions throughout the zone district as the site makes up the entirety. That being said, these conditions are not a general condition in the surrounding area.

- ii. The strict application of the Code standards for which a variance is sought would produce undue hardship;**

The exceptional conditions outlined above create difficulty in developing the site in manner intended by the RT zone district. Strictly adhering to the Code standards (parking lot location and multiple housing types) creates undue hardship not allowing the applicant to utilize the topography in the building design nor develop the site along the exiting right-of-way.

- iii. The applicant did not create the hardship by his/her own actions;**

The existing topography, shape, and debris flow/flood zone 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.

- 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 RT zone district.

- 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 RT zone district.

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 and as included 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;

As mentioned above, 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 Code exclusive of the variance requests discussed 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 Code exclusive of the variance requests discussed 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.

Reviewing Agency Comments

An overview of comments received from referral agencies is provided below. Said comments are also attached.

Fire Department - Comments received discuss the need to eliminate the construction of a fire apparatus road longer than 150 feet without a turnaround.

Engineering - Comments received outline procedures for exceptions related to the proposed Palmer Avenue extension, request to increase the width of the single sidewalk along said extension, clarification from CDOT regarding applicable traffic mitigation, site acreage, soil type outlined in the drainage report, proposed contours, and necessary revisions to debris flow analysis and other plans needed prior to development.

Parks and Recreation – Comments received outline the need for the applicant to submit a full landscaping and irrigation plan.

Public Works - Comments received outline numerous revisions/clarifications required for the civil plan set related to the fire hydrant location and specifications, storm sewer connections, water/sewer line locations/sizes/specifications, debris flow mitigation, and personnel contact information.

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...”

Action 1 – Variance – from Section 070.040.080(d)(3)a.2 of the *Glenwood Springs Municipal Code* requiring internalized parking located away from street frontages.

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 RT-residential transitional zone district or vicinity;
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 2 – Variance – from Section 70.040.080(e)(3) the *Glenwood Springs Municipal Code* requiring developments encompassing three acres to provide at least two housing types.

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 RT-residential transitional zone district or vicinity;
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 – Rezoning – of 2710 Blake Avenue (PIN: 2185-211-00-002) from RH Residential High-Density to RT Residential Transitional.

Staff Recommendation/Suggested Motion

Staff recommends **approval (with conditions)** of the Rezoning request with the following **findings** and **conditions**:

Recommended Findings:

1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;
2. The rezoning is consistent with the proposed purpose statement of the RT- Residential Transitional zone district;
3. Substantial changes in the subject area warrant a zoning change; and/or
4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.

Action 4 – 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. The development shall comply with the requirements of the Code except where specific variances have been granted. 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
 - a. Submit a Construction Plans application in accordance with Municipal Code section 070.060.050(c).
 - b. Enter into a development agreement with the City which shall be recorded with the Garfield County Clerk and Recorder.
 - c. Submit an engineer's estimate of all public improvement and submit a financial security for any required improvement not yet completed.
 - d. Schedule a pre-construction meeting with applicable City departments.
 - e. Submit combination of lots plat for the three subject parcels
 - f. Submit a landscaping plan in compliance with applicable regulations at that time.
5. Prior to approval of a Construction Plans application, the applicant shall amend and obtain approval of CDOT access permits, as required.

March 3, 2020
(Revised April 16, 2020)

Bell Rippy Apartments - Project Narrative
Major Site/Architectural Plan Review with Variances & Rezoning

Development Team

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970.6230788

The Property

The subject property is located at the south end of the Oakhurst Subdivision, just to the north of Walmart and east of the RFTA bus station at 27th Street. The property is bounded by Blake Street to the west and 26th Street to the north. The unimproved portion of the Palmer Avenue right-of-way runs through the middle of the site. The subject property consists of three total parcels – the remaining unsubdivided portion of the Block 1 of the Oakhurst Subdivision First Filing, Block 3 of the Oakhurst Subdivision First Filing, and the parcel with the address 2710 Blake Avenue.

Block 1 and Block 3 include 5.51 acres that are currently undeveloped and zoned Residential Transitional District (RT). 2710 Blake is 0.23 acres currently improved with a triplex and zoned Residential High-Density District (RH).

The Development

With close-proximity to the RFTA bus station and nearby commercial amenities, the new development will be a transit-oriented rental community targeted towards housing for the local workforce as allowed by the current zoning on all three properties. The plan proposes to remove the existing triplex which is the only vertical improvement to the property, and construct 100 new garden apartments in six total buildings. The development will include an onsite management office, indoor community room, outdoor community space, as well as the surface parking required by the City's Municipal Code. The development will also complete the construction of Palmer Avenue through the site, and will also include uphill debris flow fencing and drainage channels for protection of this new community as well as the Oakhurst Townhomes to the west of the site. The proposed mix of units includes 38 one-bedroom units and 62 two-bedroom units. The one-bedroom units are approximately 630 square feet. The two-bedroom units are approximately 945 square feet. All of the apartments will be owned by a single ownership entity, rented on monthly basis, and managed via an onsite management office.

The applicant believes the proposed plan represents a meaningful improvement to the currently approved development plan for the site. While the unit count has increased from 79 to 100 units, the plan has added another parcel to development site with the addition of 2710 Blake. The new plan has also added many more one-bedroom units into the unit mix to better serve a range of households (the prior plan was almost entirely two bedrooms). The plan has only added 6 more bedrooms to the development (from 162 bedrooms vs 156 bedrooms in the prior plan). In addition the development has been consolidated from ten buildings into just six buildings.

Palmer Avenue and Building Access

One of the primary drivers of the overall site plan is the location and grades of the existing Palmer Avenue right-of-way. This new road will be constructed in the existing 50-foot right-of-way that bisects the property. Due to the maximum grades allowed by the City's Engineering Standards, improving the Palmer Avenue right-of-way requires that grade be dropped as much as 10 feet in areas. The significance of this cut, along with the applicant's desire to minimize impacts on surrounding uphill open space, has led to many of the applicant's proposed layout and each of the zoning variances discussed below. All buildings will be accessed from the new extension of Palmer Avenue, and are located on the lower portion of the site. Palmer Avenue will be built to the requirements of the Engineering Standards, but will maximize the allowable grades. On the uphill side of Palmer Avenue, the applicant plans to build landscaped retaining walls, that will minimize the amount of uphill disturbance and preserve as much native vegetation as possible. Sidewalks will be located in convenient locations for the residents and provide easy pedestrian access through the neighborhood and down to the RFTA bus station. The proposed plan does not include sidewalks on the uphill, east

side of the new Palmer Avenue as this would further increase the size of the retaining walls and uphill disturbance.

Overview of Building Design

The buildings are designed and located to work with the natural grade of the site, with a garden level apartment on the downhill side of each building, and a ground-floor unit walking out to grade on the uphill side of the building. There is storage for residents in the basement behind the garden level apartments. The buildings are each three stories on the downhill side of the building, and three stories on the uphill side of the building, with all units accessed from a central stair tower. The orientation of the buildings and parking lots has been carefully laid out to work with existing grade as much as possible, and the buildings help serve as natural retaining of the site. The buildings are oriented toward the street and parking lots.

The buildings are planned to be constructed as wood-framed structures. The site's varying soil conditions will be evaluated at each building location prior to construction, with the anticipation that there will be some need for foundation systems that deal with expansive or settling soils as recommended by the geotechnical engineer. There are three different building types spread across the six total buildings. The exterior of the buildings will be a combination of cementitious siding with stucco accents and base. The cementitious siding will be a combination of horizontal and vertical to differentiate and provide visual interest to the design. The pitched roof will be constructed with asphalt shingles and will include gabled sections that provide further visual interest. The color palette will consist of two different, but complimentary, schemes with natural colors that are spread through the neighborhood to create a variation in the outward appearance of the six buildings.

Amenities

The proposed plan includes the following onsite amenities: an onsite management office, and indoor community room, conveniently located dumpsters and two outdoor gathering spaces and kids park.

Landscape

All landscape planting will meet the minimum size as required by Municipal Code. A comprehensive and consistent landscape solution is proposed across the entire property with the following highlights: Trees and shrubs are located around the buildings to accent the structures. Parking lots are screened with trees and shrubs to neighboring homes. Parking areas have required landscape islands with trees and shrubs. All buildings are surrounded with a mulch bed to keep planned grass areas away from the

structures to avoid adding irrigation water to the soils under the buildings. All remaining areas on the site not to be paved, built upon, or mulched will receive revegetation with native grasses which will include temporary irrigation until adequate regrowth. All landscape plantings will have one comprehensive permanent drip irrigation system installed and maintained by the apartment complex management.

Site Lighting

To maintain the residential character of the proposed development, we are proposing a consistent lighting package across the property that is in context with the surrounding neighborhood. Exterior lights will be a combination of wall-mounted, timer-controlled sconces at each ground floor building entrance; as well as a limited number of street lights and bollards strategically located in parking lots and internal paths without close proximity to a building. All lights will be Dark Sky Compliant.

Rezoning of 2710 Blake Avenue

The applicant is the owner of all parcels that are the subject of this application. In order to create one cohesive development plan with one consistent set of zoning requirements, the applicant proposes to rezone the smaller 0.23-acre 2710 Blake parcel to be consistent with the larger 5.5-acre site. This parcel will eventually be combined with the adjacent Block 3 parcel through a Minor Subdivision.

From a zoning standpoint, this rezoning will result in very few changes to the site's zoning characteristics. Setbacks, building height, lot coverage, landscape area and parking requirements will all remain the same with the new RT District zoning. The one change to the rezoning will be a small decrease in the number of units permitted for the rezoned lot – 1 unit per 2,250 square feet of site area under the RH District would be changed to 1 unit per 2500 square feet of site area in the RT District.

There are several review criteria for consideration for this rezoning by the Planning & Zoning Commission and City Council that are each discussed below.

1. The rezoning is consistent with the City's comprehensive plan and the purpose of this Code;

The 2011 Glenwood Springs Comprehensive Plan calls for Multifamily Residential at this location. The proposed new RT District zoning for 2710 Blake Avenue is consistent with this Comprehensive Plan

2. The rezoning is consistent with the proposed purpose statement of the proposed zoning district;



This proposed development is consistent with both the current RH District Zoning and the proposed RT District Zoning. The rezoning will clean up difference in zoning for a lot with common ownership that will be developed as one community.

3. Substantial changes in the subject area warrant a zoning change; and/or

All the properties subject to this application are adjacent and have just recently come into common ownership.

4. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood

There is no increase in the intensity of development that results from this rezoning. Rezoning 2710 Blake to the RT District represents a slight decrease in the permitted number of units with no changes to the other major zoning standards.

Overview of Zoning Criteria

The goal for the proposed housing development is to meet each of the requirements for development in the RT District. A summary of each of the development requirements is outlined below:

Bell Rippy Apartments - Zoning Summary for Residential Transitional (RT) District						
Lot Area	2700 Palmer	5.51	acres			
	2710 Blake	0.23	acres			
	Total	5.74	acres			
Zoning Criteria		Code		Proposed Plan		
Use		Permitted Use		Dwelling, multifamily		
Density	Lot SF/Unit	2,500				
	Total Permitted Units	100	units	100	units	
Setbacks	Front (Non-Arterial)	10	feet	10+	feet	
	Side	5	feet	5+	feet	
	Rear	10	feet	10+	feet	
Height		40	feet	40	feet	
Lot Coverage	Allowed	50%				
	Square Feet	120,008	sf	31,630	sf	
Landscape Area	Minimum Required	20%				
	Square Feet	48,003	sf	122,540	sf	
Parking	Resident Parking (per DU)	1.5	150			
	Guest Parking (per DU)	0.2	20			
	Subtotal		170			
	Transit Proximity Discount	20%	(34)			
	Total		136	148	spaces	

Parking

The proposed parking plan for the development meets each of the requirements of the Town Code for parking. With the goal of keeping development costs and corresponding rents lower, the plan includes several surface parking lots for the neighborhood. With immediate proximity to the RFTA station, and apartments that are targeted to residents who use public transit, the development plan looks to take

advantage of the 20% parking discount for proximity to transit as allowed in the City's Development Standards for properties within 750 feet of public transit. The development will provide 148 parking spaces, exceeding the amount required by code by 12 spaces. All resident parking spaces will be numbered and assigned via a lease. Guest parking will be monitored by management to ensure that it is not improperly used by residents.

Traffic and Transportation

The applicant is proposing to replicate the traffic management solutions approved in the prior plan – including the one-way configuration of Blake Avenue, the offsite improvements required in the prior application, and opening the Blake Street gate. As the project is only introducing 6 more bedrooms, and decreasing the number of parking spaces in the plan by 25 spaces, the change to the traffic impacts from this new version of the apartment community will be very minor when compared to the currently approved plan and CDOT Access Permit. An updated letter from our traffic engineer, McDowell Engineering, is included as part of this application.

Construction Phasing

The applicant intends to construct the development in one continuous construction that begins with the necessary relocation of the existing utilities in Palmer Avenue, followed by the sequential construction of Palmer Avenue and the apartment community over approximately 18 months. The applicant anticipates receiving a certificate of occupancy and occupying some buildings that are completed first, while the remaining buildings on the site may still be under construction.

Variances from Municipal Code

Despite meeting most of the development criteria required by the zone, the application is seeking **four** variances from the Municipal Code and Engineering Standards – each having to do with the steepness of the natural grade of the site, **the location of a flood zone impacting the site**, and requirement to construct Palmer Ave. This represents a substantial reduction from the six variances approved in the current approvals for the site. Variance #1 "Variety of Housing Types" is a planning variance for consideration by Planning & Zoning Commission. Variance #2 "Sidewalks on Both Sides of the Street" and Variance #3 "Grades at Driveway, Parking Lot and Intersection Approach" are technical variances for review by the City's Public Works Department. **The final Variance #4 relates to locating buildings in proximity to city streets.**

Design Variance #1 – Variety of Housing Types

Section 070.040.080(e)(3) of the Municipal Code states:

“Variety of Housing Types. Development parcels encompassing more than three (3) acres shall incorporate a minimum of two (2) housing types...The following housing types may be used to satisfy these standards:

- a. Detached single-family dwellings;*
- b. Accessory dwelling units;*
- c. Two family dwelling units;*
- d. Single-family townhouse dwellings;*
- e. Multi-family dwellings other than two-family or townhouse dwellings”*

The applicant is requesting a variance from this section of the Code due the unique site constraints of the 5.7-acre parcel as outlined below. Each of the seven criteria for a variance are discussed in detail. Please note that this same variance was requested and approved as part of the currently approved development plan for the site.

- 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;*

The site’s steep topography, the designated flood zone on the north side of the site, and the applicant’s desire to concentrate development and minimize the uphill limits of disturbance are all factors leading to the proposed development with only multifamily rental units that are so badly needed in Glenwood Springs. In addition, the requirement to construct Palmer Avenue to meet City’s Engineering Standards requires a significant drop in grade, which makes spreading out development around the site difficult and would require design solutions that run counter to many of the goals of the town for transit-oriented development and development that works with existing site conditions rather than building large retaining walls.

A development plan that minimizes the areas of disturbance and concentrates development into a smaller footprint will create housing that is needed and will leave a larger portion of the uphill, visible hillside intact.

In an attempt to meet the intensions of the code, the applicant has varied the size of buildings throughout the development with three different building sizes, and provided a greater variety of unit types than are currently approved for the site in order to serve different households of different sizes.

- 2. The strict application of the Code standards for which a variance is sought would produce undue hardship;*

A strict application of the code would create undue hardship. In order to introduce other, less-dense housing types, the development plan would need to have a larger development footprint and locate units on the much steeper portions of the site, either on the uphill side of Palmer Avenue or in the designate flood area at the north side of the site. Both of these factors make development in these areas impractical and would require substantial and unattractive retaining walls and flood protection structures.

3. The applicant did not create the hardship by his/her own actions;

Neither of the site constraints discussed above, the location of the Palmer Avenue right-of-way, nor the Engineering Standards that dictate the construction of Palmer Avenue were caused by the applicant.

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;

There is no harm to the public good resulting from this variance. The surrounding neighborhood already contains a mix of complimentary uses including townhomes to the development's west and single-family homes to the north. Instead, the proposed plan meets the intent of the Residential "Transitional" zone and creates a complimentary and more affordable housing type at an infill location close to transit.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;

The exceptional hardship discussed above is not a matter of convenience or financial burden to the applicant. Instead, it is a factor of creating a development plan that meets the requirements of the Engineering Standards and minimizes the area of disturbance to the more visible, uphill areas of the site. In addition, it will minimize the need for even more substantial retaining walls along Palmer Avenue and other areas around the site that would be required to create more buildable areas for other housing types.

6. The variance request will not violate building or fire code requirements;

There is no impact on the building or fire code related to this variance request.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

This variance request is asking for a deviation from the two housing types required by the Code to only one type of housing. This is the minimum deviation.

Engineering Variance # 2 – Sidewalks on Both Sides of the Street

Section 070.040.070(f)(1)(a)(2) of the Municipal Code states:

“Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets and cul-de-sac), and within and along the frontage of all new development and redevelopment.”

The applicant is requesting a variance from this section of the code due to the unique site constraints as outlined below. Each of the seven criteria for a variance are discussed in detail. Please note that this same variance was requested and approved as part of the currently approved development plan for the site.

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;*

This request is a direct result of the steep slopes of this site and the need to drop the grade of Palmer Avenue in the existing right-of-way.

2. *The strict application of the Code standards for which a variance is sought would produce undue hardship;*

The above discussed site conditions make installing a sidewalk on both sides of the street an undue hardship and unnecessary. Sidewalks are proposed in proximity to all buildings and will provide safe and convenient pedestrian access throughout the neighborhood and down to the RFTA station. The ten-foot total dimensions for a sidewalk and planting strip along the section of Palmer Avenue above and to the north of Building C would require an even more substantial retaining wall and much more site disturbance for a sidewalk that does not provide any meaningful pedestrian connectivity.

3. *The applicant did not create the hardship by his/her own actions;*

Neither of the site constraints discussed above, the location of the Palmer Avenue right-of-way, nor the Engineering Standards that dictate the construction of Palmer Avenue were caused by the applicant.

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;*

There is no harm to the public good by this request. The applicant will still construct new, safe pedestrian circulation via public sidewalks in the right-of-way and internal paths that provide convenient pedestrian circulation in all areas that will be traveled by the residents and neighbors.

5. *The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;*

The exceptional hardship discussed above is not a matter of convenience or financial burden to the applicant. Instead, it is a factor of creating a development plan that meets the requirements of the Engineering Standards for a neighborhood street and minimizes the area of disturbance to the more visible, uphill areas of the site. In addition, it will minimize the need for more substantial retaining walls along Palmer Avenue that are discouraged by the Municipal Code.

6. *The variance request will not violate building or fire code requirements;*

There is no impact on the building or fire code related to this variance request.

7. *The variance is the minimum variance that will afford relief of the subject standards of the Code.*

The proposed road grades have been optimized to Engineering Standards. The applicant is only asking for a variance in the areas where sidewalks would not be used by the residents and the neighboring public.

Engineering Variance #3 – Grades at Driveway, Parking Lot and Intersection Approach

Sections 5.2.4.E and 5.2.10.J Glenwood Springs Engineering Design Standards deal with grades for local roads, driveways and parking lots. These Engineering Standards allow local streets to be up to 10% grade, but require driveway and intersections approaches to be 4% within 50' of an intersection or driveway access. Access grades for parking lots have a maximum of 6% allowed. The applicant is requesting a variance from this section of the Standards due to the unique site constraints as discussed below. Please note that this same variance was requested and approved as part of the currently approved development plan for the site.

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;*

This request is a direct result of the steep slope of this site and the need to drop the grade of Palmer Avenue in the existing right-of-way to meet the requirements of the City's Engineering Standards.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship;

Due to the steepness of the site and these engineering standards, the grade of the existing Palmer Avenue right-of-way needs to be dropped as much as 10 feet in places to meet the maximum 10% grade allowed by the City. The applicant's development plan is however seeking a variance in a few select areas for the grade of the approaches to intersections and parking lot driveways. The applicant is proposing to maintain a 4% grade within 29 feet of the new intersection at Palmer and Blake, but not the full 50 feet of approach. Likewise, the application is looking to maintain the steeper grade of Palmer Avenue throughout the site, including at the parking lot access drives, but transitioning to the 6% driveway grades quickly. These variances are sought with the intention of meeting the grade requirements for a local street, and providing for a safe condition at the intersection, but not unnecessarily creating further hardship by requiring an even more excessive cut at Palmer Avenue. Without this variance the plan would require approximately another three more feet of cut and retaining.

3. The applicant did not create the hardship by his/her own actions;

Neither the steepness of the slope, the location of the Palmer Avenue right-of-way, nor the municipal building requirements that dictate the construction of Palmer Avenue were caused by the applicant.

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;

There is no harm to the public good by this request. The applicant will still provide adequate and safe vehicular circulation via a local street that meets the grades allowed by the code.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;

The exceptional hardship discussed above is not a matter of convenience or financial burden to the applicant. Instead, it is a factor of creating a development plan that meets the requirements of the Engineering Standards and minimizes the amount of excavation need to build on an unimproved right-of-way that was not constructed at the time it was dedicated. The variance will minimize the area of disturbance and size of retaining walls on the more visible uphill side of the new Palmer Avenue.

6. The variance request will not violate building or fire code requirements;

There is no impact on the building or fire code plans for the development related to this variance request. These variances are for Engineering Standards that can be reviewed by the Public Works department.

7. *The variance is the minimum variance that will afford relief of the subject standards of the Code.*

The proposed road grades have been optimized to the Engineering Standards. The applicant is only asking for a variance at the driveway access and intersections. And at these intersections, a 4% grade is still being provided for safety at the bottom of Palmer Avenue, albeit for 29 feet.

Design Variance #4 – Orienting Building Toward the Street

Section 070.040.080(e)(2)(b) of the Municipal Code states:

“To the maximum extent feasible, the primary entrance and façade of individual buildings within a multi-family development shall be oriented towards:(i) Primary, internal or perimeter streets; or (ii) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.”

The applicant believes that it has satisfied the requirements of this section of the code “to the maximum extend feasible” – however is requesting a variance from this section of the Code for Buildings A, B and F due the unique site constraints of the 5.7-acre parcel as outlined below. Each of the seven criteria for a variance are discussed in detail. Please note that the proposed site layout is largely consistent with the design of the currently approved plan for the site.

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;*

The site’s relatively steep topography is the primary factors leading to the proposed site plan with Building A and B located away from the street behind the proposed surface parking. Rather than building large retaining walls to construct vehicular circulation and parking areas that need to be flat, the site plan for the community utilizes each buildings’ foundation as efficient and attractive site retaining. In the case of Building A and B, this requires placing a parking lot at the front of the site which is slightly more level, and placing buildings behind the parking to work with natural grade and retain the earth for the next tier of parking and buildings. These buildings still face our internal street in the parking lot. And allows for tiered parking as the buildings and parking work up the site.

In the case of Building F, the building cannot be shifted to the north and orient toward 26th Street due to the location of the designated Flood Zone A area in this vicinity that is shown on the civil plans and survey. Instead, the applicant has located this building to the south of this flood zone area to minimize

the risk of flooding. The primary entrance to the building has been located off of an internal courtyard in a location that works well with existing and proposed grade.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship;

A strict application of the code would create undue hardship. In order to locate Buildings A, B and F in locations with immediate proximity to the street it would require more substantial retaining walls and as well as a building that is located in a Flood Zone A. Both of these factors make development in these areas impractical and would require substantial and sizeable retaining walls and/or flood protection structures that are discouraged by the municipal code.

3. The applicant did not create the hardship by his/her own actions;

Neither of the site constraints discussed above, the location of the Flood Zone or steepness of the site were caused by the applicant. The proposed plan is a thoughtful and efficient layout that addresses these issues.

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;

There is no harm to the public good resulting from this variance and the proposed site plan supports many of the other goals of the code that encourages the site plan that is responsive to the site and minimizes negative impacts of development and encourages housing and efficient public transit.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;

The exceptional hardship discussed above is not a matter of convenience or financial burden to the applicant. Instead, it is a factor of creating a development plan that minimizes the area of disturbance to the more visible, uphill areas of the site and using attractive buildings for site retaining rather than retaining walls that are 6 feet or more at internal locations to the site.

6. The variance request will not violate building or fire code requirements;

There is no impact on the building or fire code related to this variance request.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

This variance request is only for the two buildings along Blake Ave at the lower, more level part of the site that best facilitates surface parking, and for Building F that needs to avoid the debris flow area.

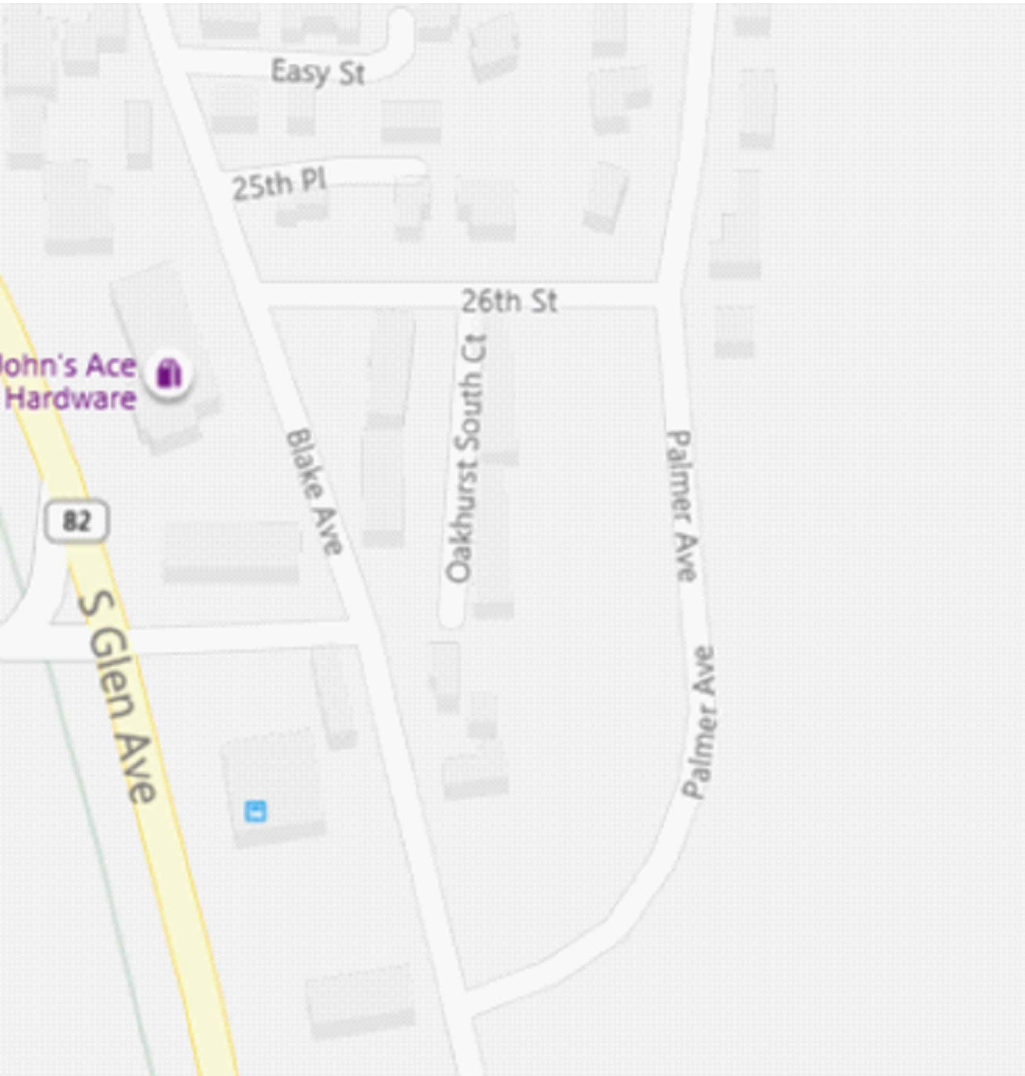


BELL RIPPY
APARTMENTS

RENTAL RESIDENTIAL UNITS

- 6 BUILDINGS
- 100 UNITS

GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO



VACINITY MAP

LANDSCAPE AREA: 4/21/2020									
SITE LANDSCAPE (not including parking lot landscaping)									
NORTH PARCEL		TREES		SHRUBS		PERENNIALS			
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
sq	181,154								
slope	81.75%								
parking lot	37,585								
landscaped	58,215	1.41	88	585	678	1,189	substantially 118 shrubs		
total	9,800								
SOUTH PARCEL		TREES		SHRUBS		PERENNIALS			
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
sq	43,121								
BLDG	10,000								
parking lot	14,772								
landscaped	15,554	38	48	186	188	811	substantially 37 shrubs		
total	9,760								
new		180	131	730	855	1,441	sub for 142 shrubs		
STREET TREES		LINEAR FEET	REQ TREES - 1/25 LF	PROVIDED					
PALMER AVE - EAST SIDE	824	13	35						
BLAKE AVE - WEST SIDE	924	13	35						
26TH ST - SOUTH SIDE	110	2	2						
BLAKE AVE - EAST SIDE	444	2	2						
total	34		67						
PARKING LOT BLANDS		1 TREE/BLAND		5 SHRUBS/BLAND					
		REQUIRED	PROVIDED	REQUIRED	PROVIDED				
		10	10	95	95				
total project		233	217	815	821	1,441	sub for shrubs 10 per shrub		
PARKING LOT AREA		% required	REQUIRED SF	PROVIDED SF	percentage provided				
NORTH	50		7,517	7,517	100%				
SOUTH	50		8,253	8,253	100%				

Bell Rippy Apartments - Zoning Summary for Residential Transitional (RT) District					
Lot Area	2700 Palmer	5.51	acres		
	2710 Blake	0.23	acres		
	Total	5.74	acres		
Zoning Criteria		Code	Proposed Plan		
Use		Permitted Use	Dwelling, multifamily		
Density	Lot SF/Unit	2,500			
	Total Permitted Units	100	units	100	units
Setbacks	Front (Non Arterial)	10	feet	10+	feet
	Side	5	feet	5+	feet
	Rear	10	feet	10+	feet
Height		40	feet	40	feet
Lot Coverage	Allowed	50%			
	Square Feet	120,008	sf	31,630	sf
Landscape Area	Minimum Required	20%			
	Square Feet	48,003	sf	122,540	sf
Parking	Resident Parking (per DU)	1.5	150		
	Guest Parking (per DU)	0.2	20		
	Subtotal		170		
	Transit Proximity Discount	20% (34)			
	Total	136		148	spaces

LANDSCAPE TOTALS

ZONING TABLE

LIST OF SHEETS

ARCHITECTURAL

A0	COVER SHEET, LIST OF SHEETS, PROJECT DATA
A1	SITE PLAN
A1.1	SITE ACCESSORIES
A1.2	SITE LIGHTING PLAN
AA2.0	BUILDING A FLOOR PLANS
AA3.0	BUILDING A ELEVATIONS
AA3.1	BUILDING A ELEVATIONS MATERIAL CALCS
AA5.0	BUILDING SECTIONS
AA8.0	TYPICAL UNIT PLANS
AB2.0	BUILDING B FLOOR PLANS
AB3.0	BUILDING B ELEVATIONS
AB3.1	BUILDING B ELEVATIONS MATERIAL CALCS
AC2.0	BUILDING C FLOOR PLANS
AC2.1	BUILDING C FLOOR PLANS
AC3.0	BUILDING C ELEVATIONS
AC3.1	BUILDING C ELEVATIONS
AC3.2	BUILDING C ELEVATIONS MATERIAL CALCS
AC3.3	BUILDING C ELEVATIONS MATERIAL CALCS
AD2.0	BUILDING D FLOOR PLANS
AD2.1	BUILDING D FLOOR PLANS
AD3.0	BUILDING D ELEVATIONS
AD3.1	BUILDING D ELEVATIONS
AD3.2	BUILDING D ELEVATIONS MATERIAL CALCS
AD3.3	BUILDING D ELEVATIONS MATERIAL CALCS
AE2.0	BUILDING E FLOOR PLANS
AE2.1	BUILDING E FLOOR PLANS
AE3.0	BUILDING E ELEVATIONS
AE3.1	BUILDING E ELEVATIONS
AE3.2	BUILDING E ELEVATIONS MATERIAL CALCS
AE3.3	BUILDING E ELEVATIONS MATERIAL CALCS
AF2.0	BUILDING F FLOOR PLANS
AF3.0	BUILDING F ELEVATIONS
AF3.1	BUILDING F ELEVATIONS MATERIAL CALCS

CIVIL

T1	COVER SHEET - SPEC
C1	OVERALL SITE PLAN
C2	SOUTH SITE PLAN
C3	SOUTH EAST SITE PLAN
C4	NORTH SITE PLAN
C5	PROFILES
C6	SOUTH GRADING / DRAINAGE
C7	SOUTH EAST GRADING / DRAINAGE
C8	NORTH GRADING / DRAINAGE
C9	OVERALL UTILITY PLAN
SD1	SOUTH DRAINAGE PLAN
SD2	NORTH DRAINAGE PLAN

LANDSCAPE:

L1 LANDSCAPE PLAN AND MATERIAL SCHEDULE

STRUCTURAL

MECHANICAL, ELECTRICAL, PLUMBING (MEP)

PROJECT DATA

OWNER: BELL RIPPY GLENWOOD, LLC

OWNER REPRESENTATIVE: TRIUMPH DEVELOPMENT WEST, LLC
MICHAEL O'CONNOR (970) 688-5057

ARCHITECT: TRIUMPH CUSTOM HOMES
MIKE FOSTER (303-475-4413)

STRUCTURAL ENGINEERING: MONROE NEWELL STRUCTURAL ENGINEERS
GRAIG CARROLL (303) 807-8403

MEP ENGINEERING: BURGGRAAF AND ASSOCIATES
MARK BURGGRAAF (970) 240-5990

CONTRACTOR: TBD

PROPERTY INFORMATIN

PARCEL #: 218515304001, 218515302008, 218521100002

ADDRESS: 2700 PALMER AVE & 2710 BLAKE AVE
GLENWOOD SPRINGS, CO 81601

LEGAL: BLOCK 1 (SOUTH OF LOT 9) AND BLOCK 3,

ZONING: RT DISTRICT AND RH DISTRICT

BLDG. HT: 42'-0" AT HIGHEST RIDGE ELEVATION

DESCRIPTION: RESIDENTIAL
TOTAL SF: 99,540 + 7,635 (STORAGE)
TOTAL OF SIX BUILDINGS / 100 UNITS

NOTES:

1. BUILDING CODES:
ALL WORK SHALL COMPLY WITH THE CURRENT CODES, THE INTERNATIONAL BUILDING CODE 2015. INCLUDING THE INTERNATIONAL ENERGY CODE 2009, THE INTERNATIONAL PLUMBING AND MECHANICAL CODES, THE CURRENT NEC AND ALL LOCAL CODES HAVING JURISDICTION.

2. PROPOSED BUILDING TYPE:
TYPE V-A, NFPA 13R SPRINKLED BUILDING
OCCUPANT GROUP:
R-2 - 200 SF / OCCUPANT
BUSINESS - 100 SF / OCCUPANT
MINIMUM FIRE RESISTIVE REQUIREMENTS:
STRUCTURAL FRAME 1 HR
BEARING WALLS 1 HR
FLOOR CONSTRUCTION 1 HR
ROOF CONSTRUCTION 1 HR

OCCUPANCY SEPARATION:
R-2 / B = 1 HR.

FIRE PROTECTION SYSTEM SUBMITTED SEPRATELY (SECTION 903.3)

SMOKE DETECTION SHALL BE PROVIDED THROUGHOUT.

FIRE ALARM SYSTEM (SECTION 907) PROVIDED THROUGHOUT

3. PROPOSED ENERGY COMPLIANCE:
WINDOW AND DOORS, U-0.35 OR LESS.
MINIMUM R-VALUES,
CEILINGS AND ROOFS, R-38
WALLS, R-23
FLOORS, R-30
SLAB PERIMETER AND DEPTH, R10/24-IN
CRAWL SPACE, R-10/13

4. AREA CALCULATIONS:

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Vail, CO 81657
Tel: 970.479.9990

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NEIGHBORHOOD

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Revisions:
MAJOR SITE
ARCHITECTURAL
PLAN SUBMISSION
3-8-20
MAJOR SITE
ARCHITECTURAL
PLAN RE-SUBMISSION
4-21-20

Sheet title

COVER
SHEET

Stamp

Date: 4/21/2020

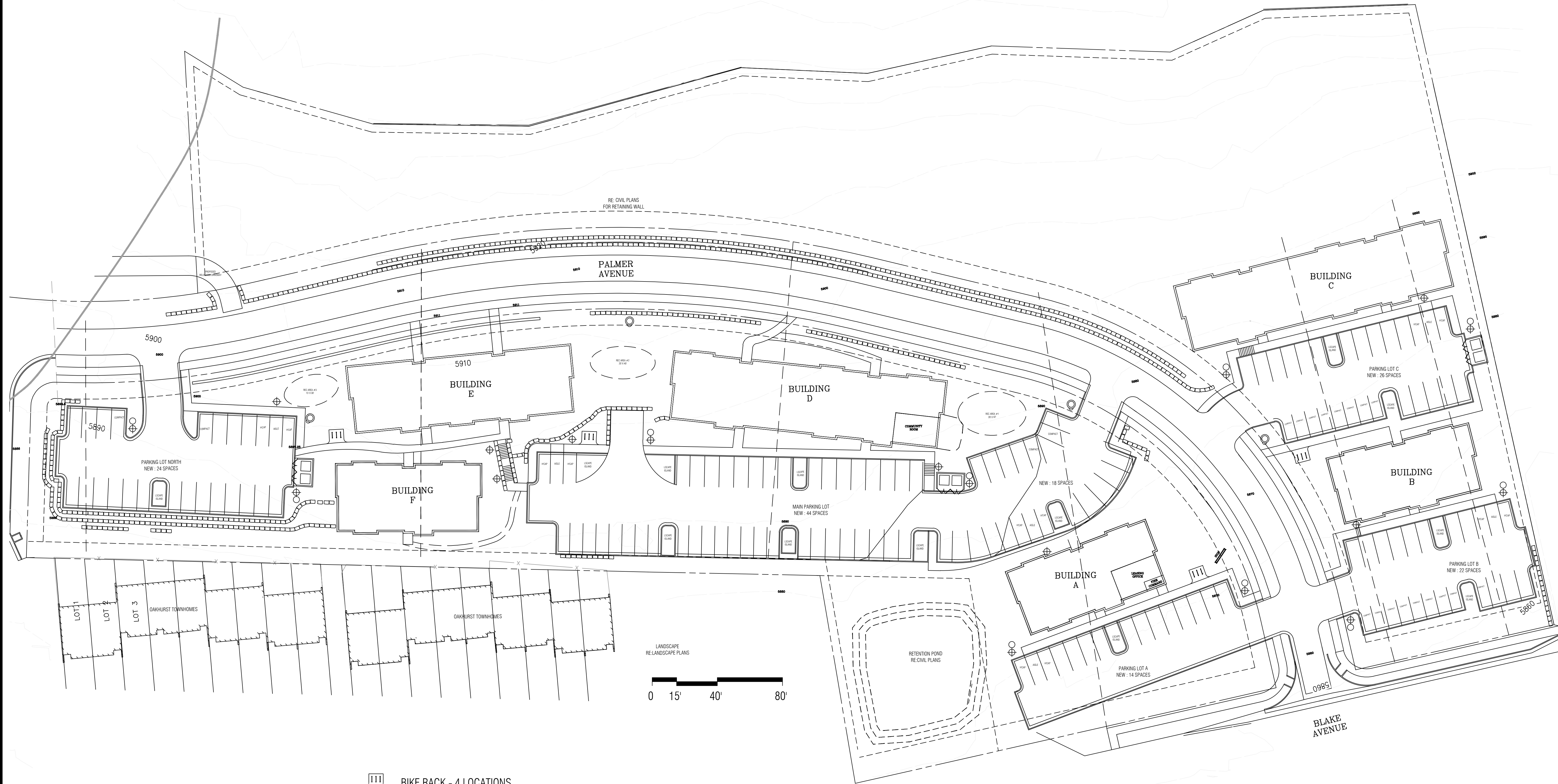
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Drawn by: MEP

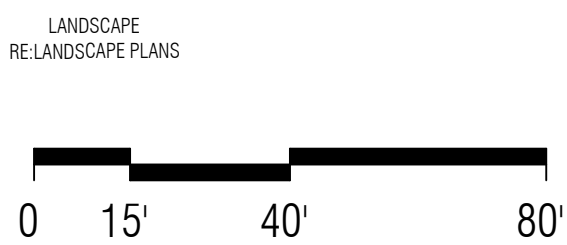
Checked by: MEP

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- BIKE RACK - 4 LOCATIONS
- TRASH ENCLOSURE - 3 LOCATIONS
- BOLLARD - 10 LOCATIONS
- LIGHT POLE - 11 LOCATIONS
- SITE SIGNAGE
- FIRE HYDRANTS - 4 LOCATIONS



1 SITE PLAN

1" = 30'-0"



SITE PLAN

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Revisions:
MAJOR SITE
ARCHITECTURAL
PLAN SUBMISSION
3-3-20

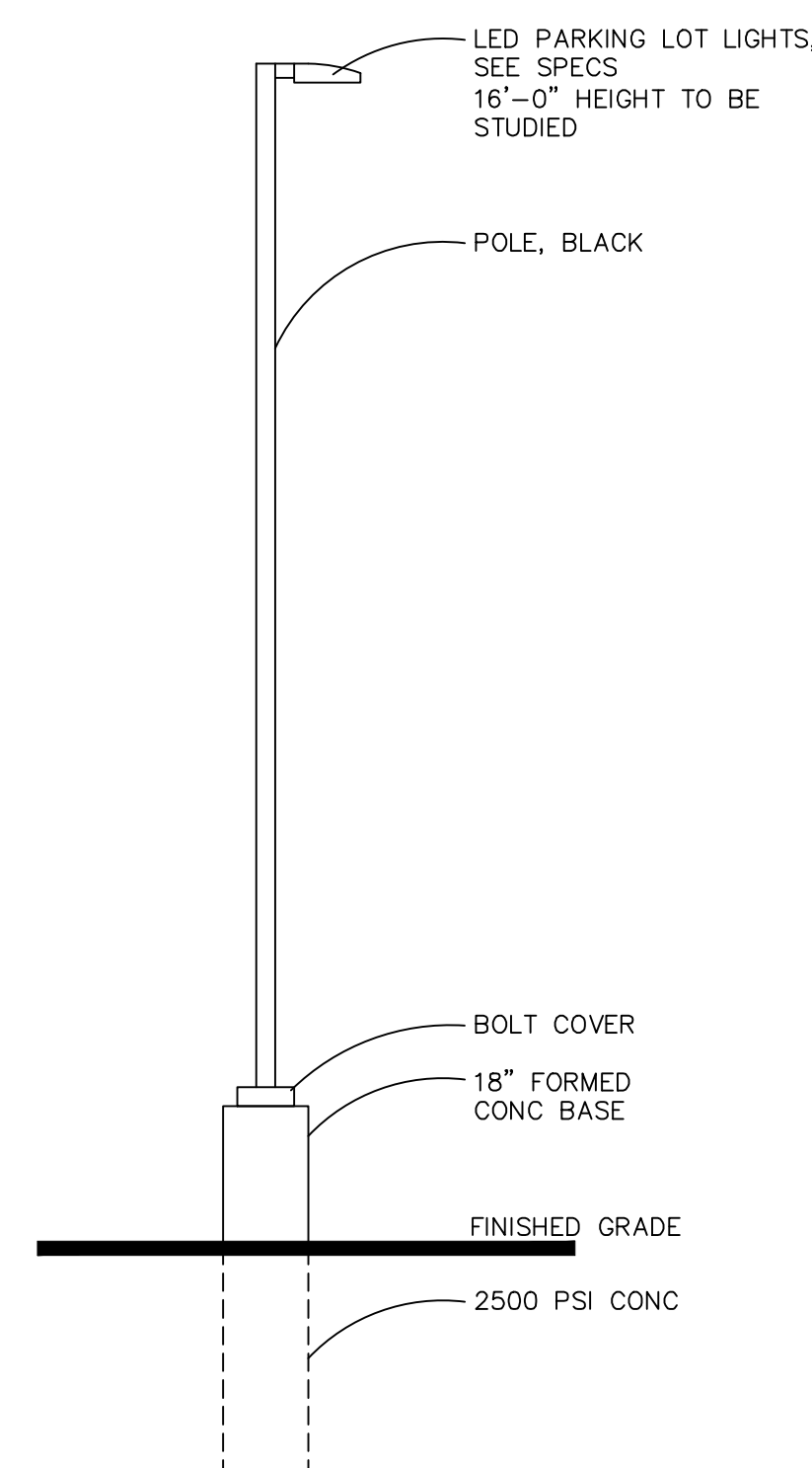
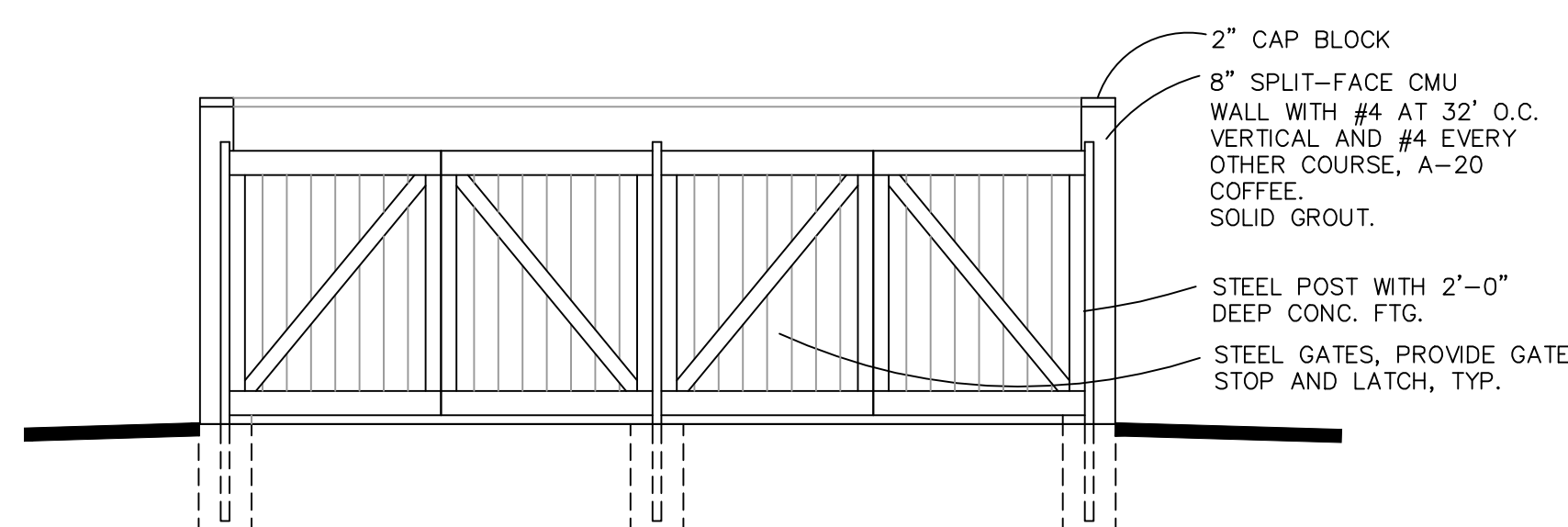
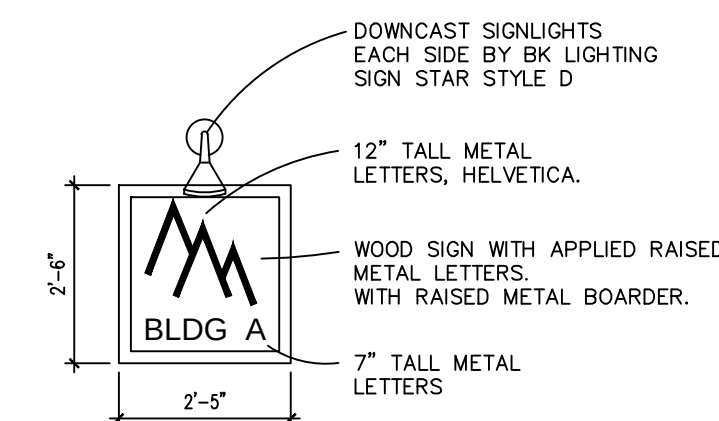
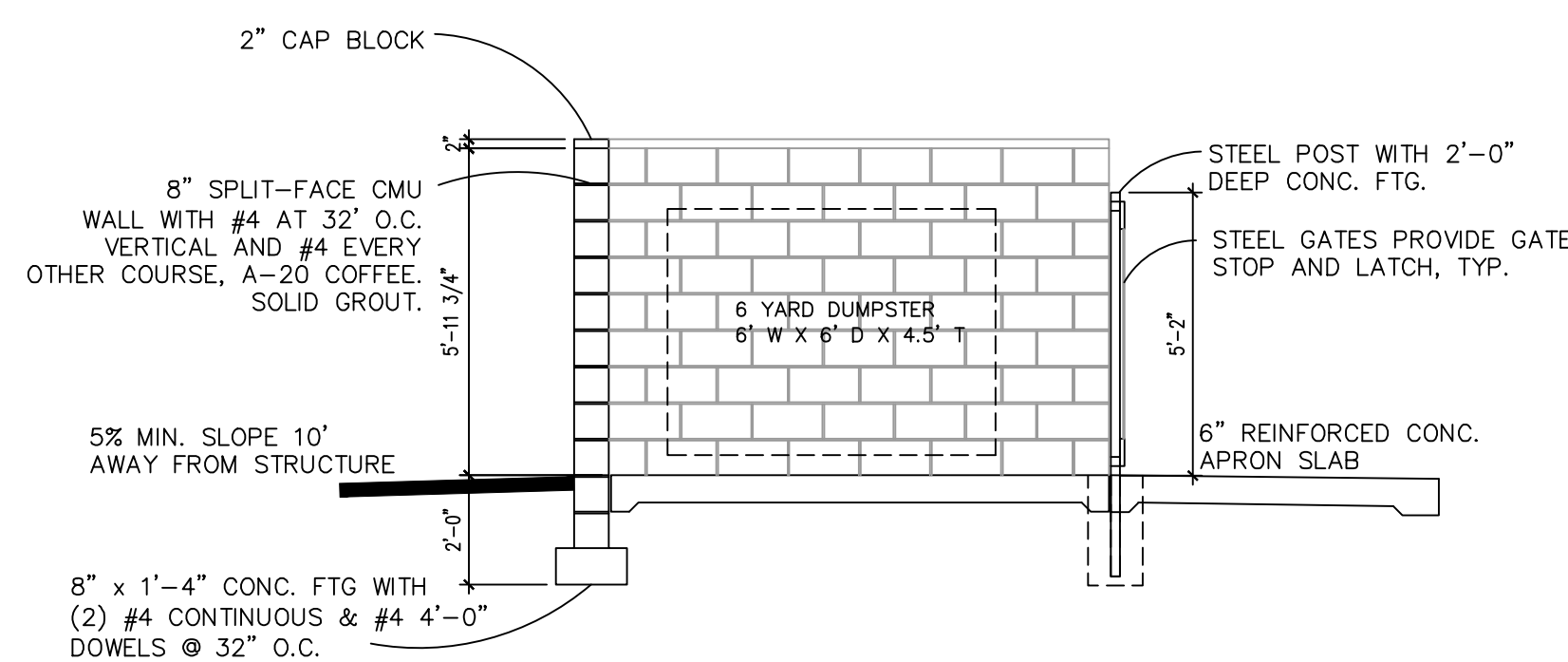
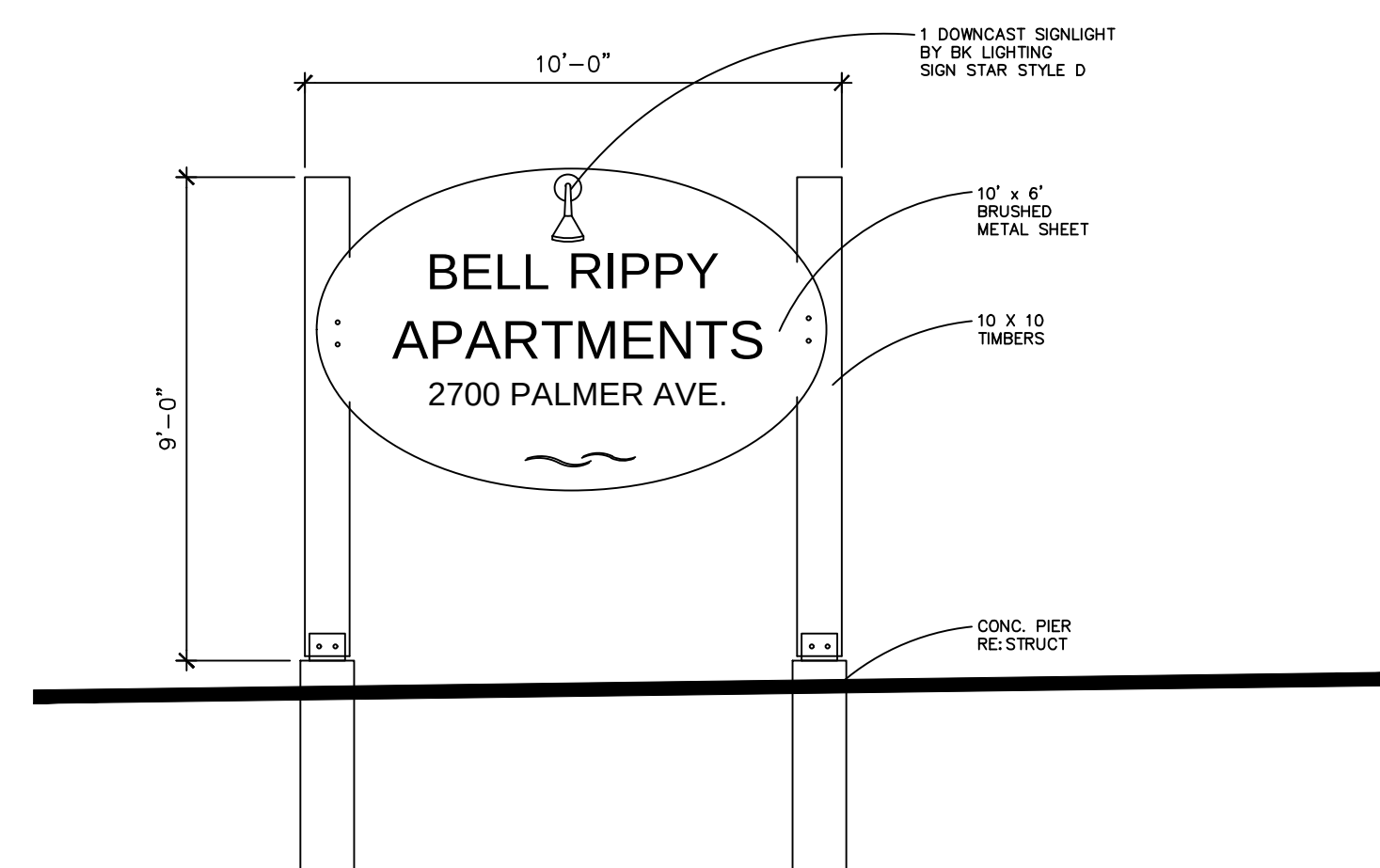
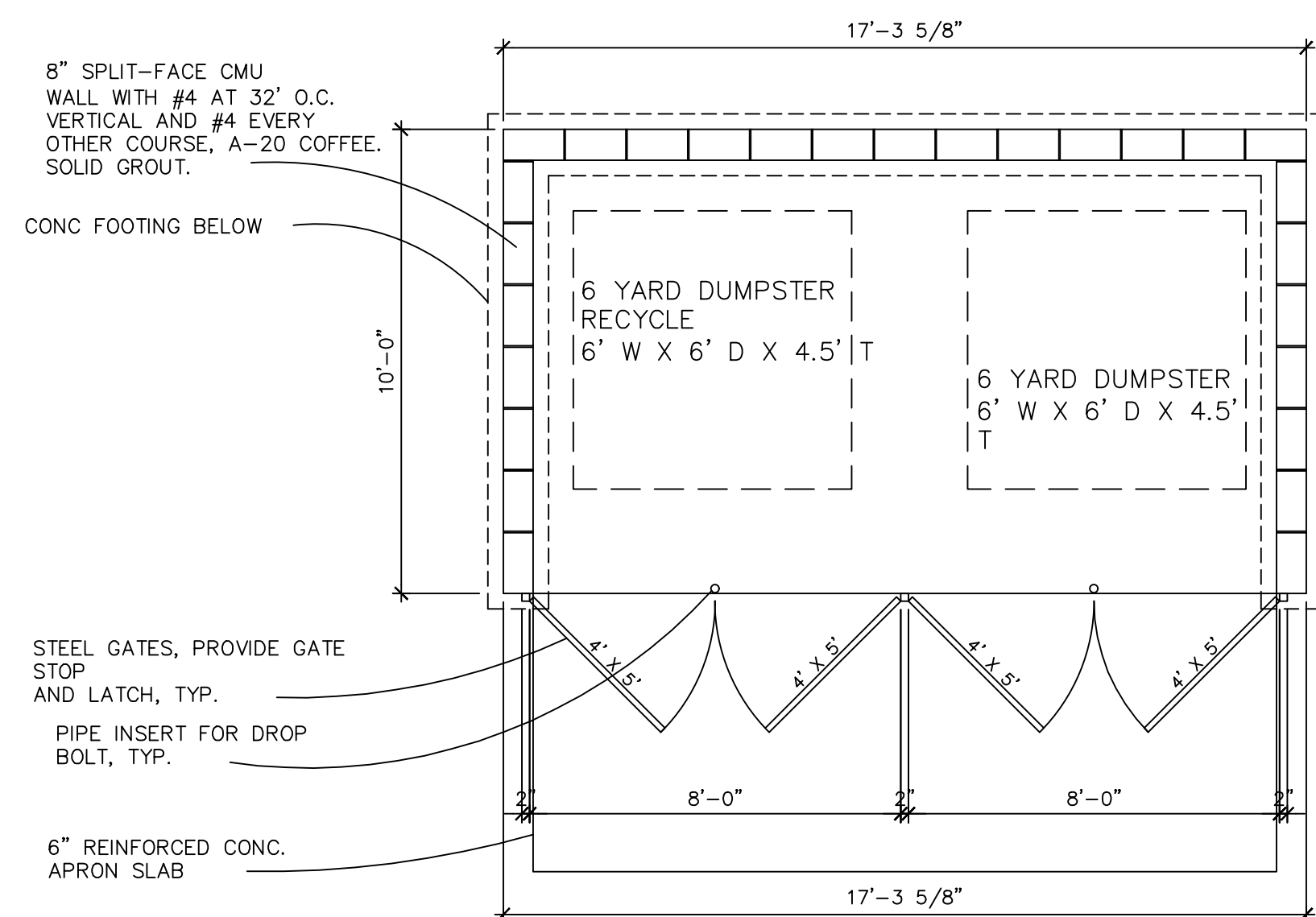
Sheet title
SCHEMATIC
SITE
PLAN

Stamp

Date:	2/26/2020
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Drawn by:	MEF
Checked by:	MEF

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SITE - ACCESSORIES

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Revisions:
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MAJOR SITE
 ARCHITECTURAL
 PLAN RE-SUBMISSION
 4-21-20

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Date: 4/21/2020

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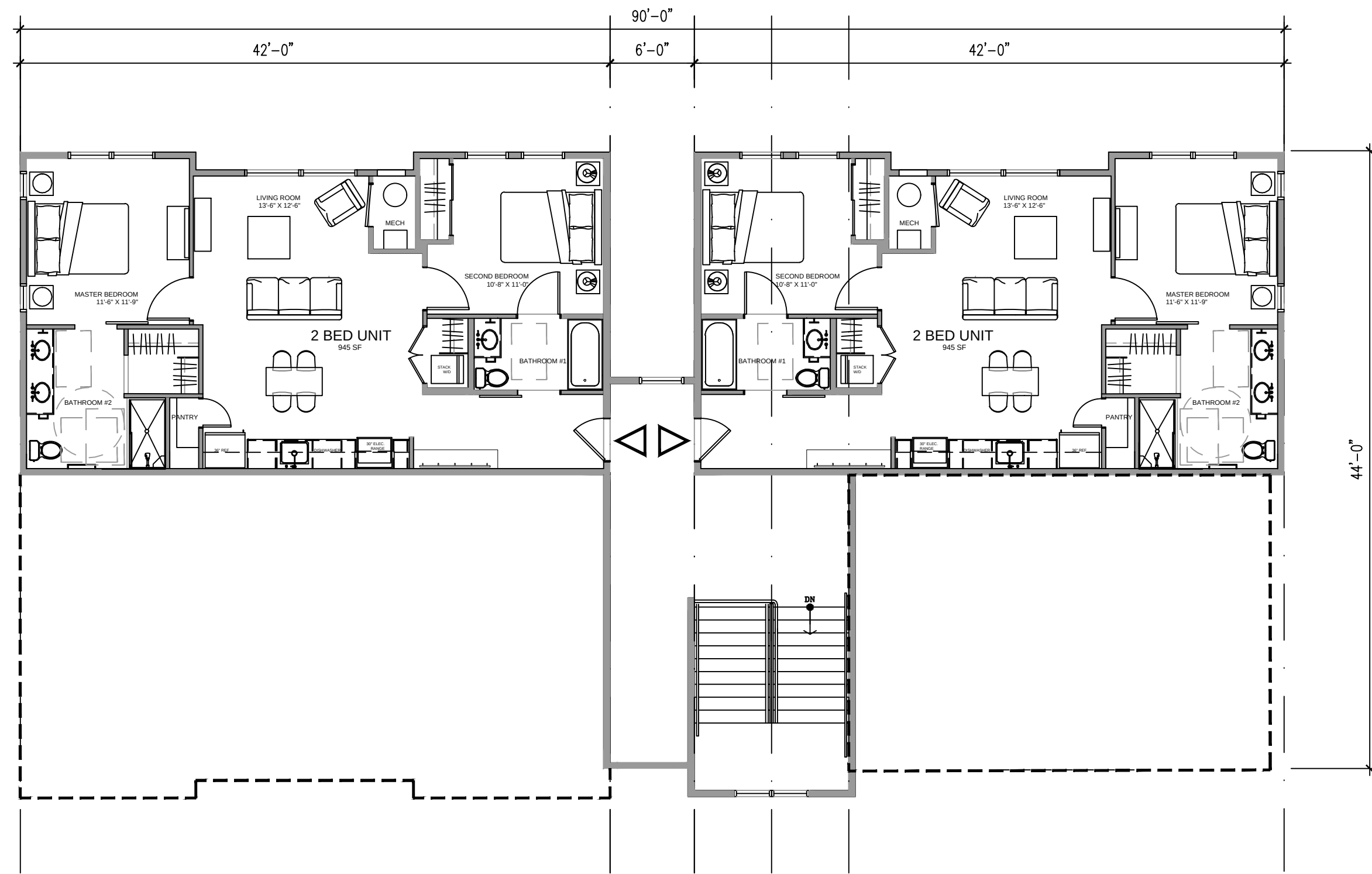
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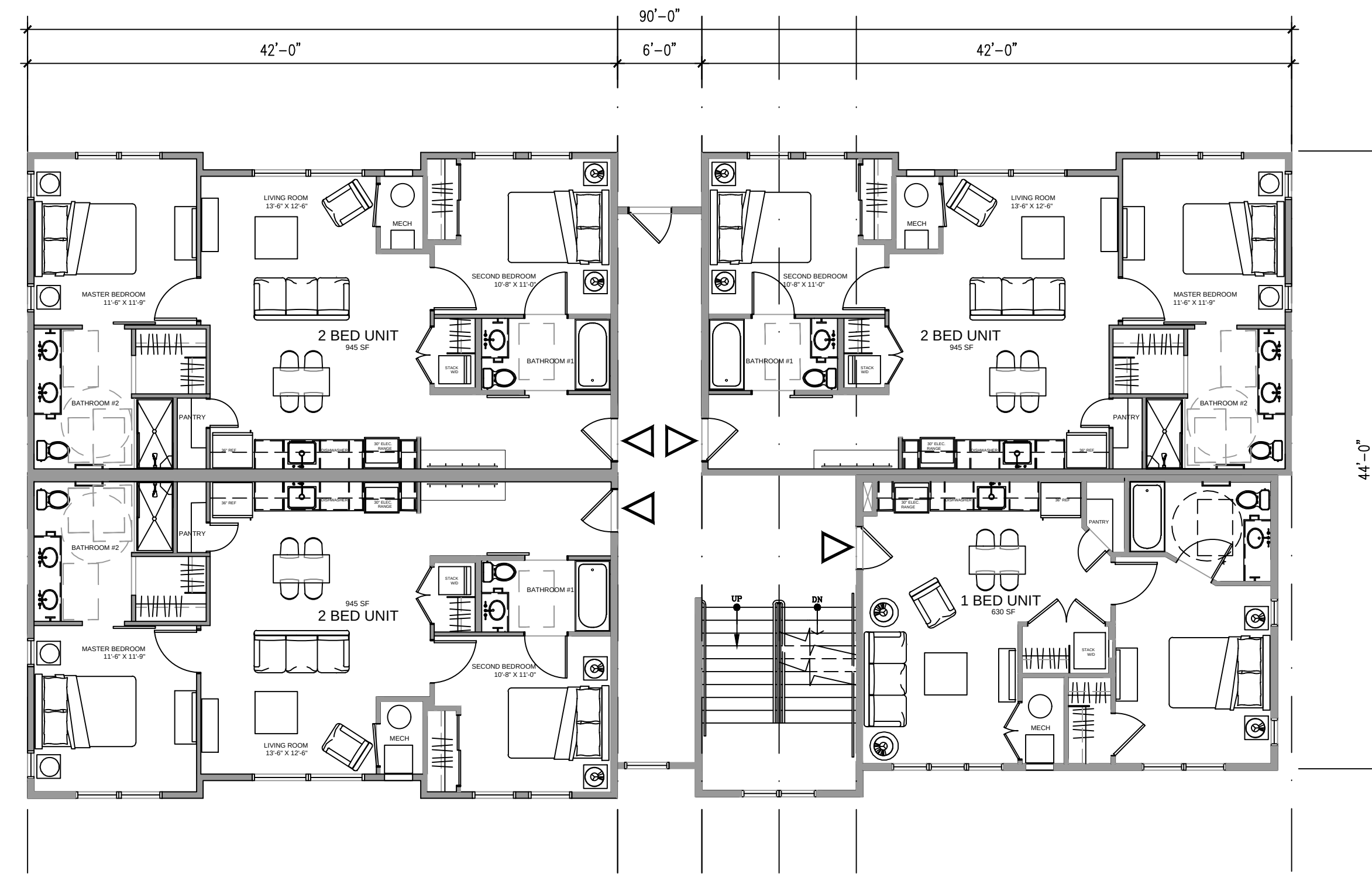
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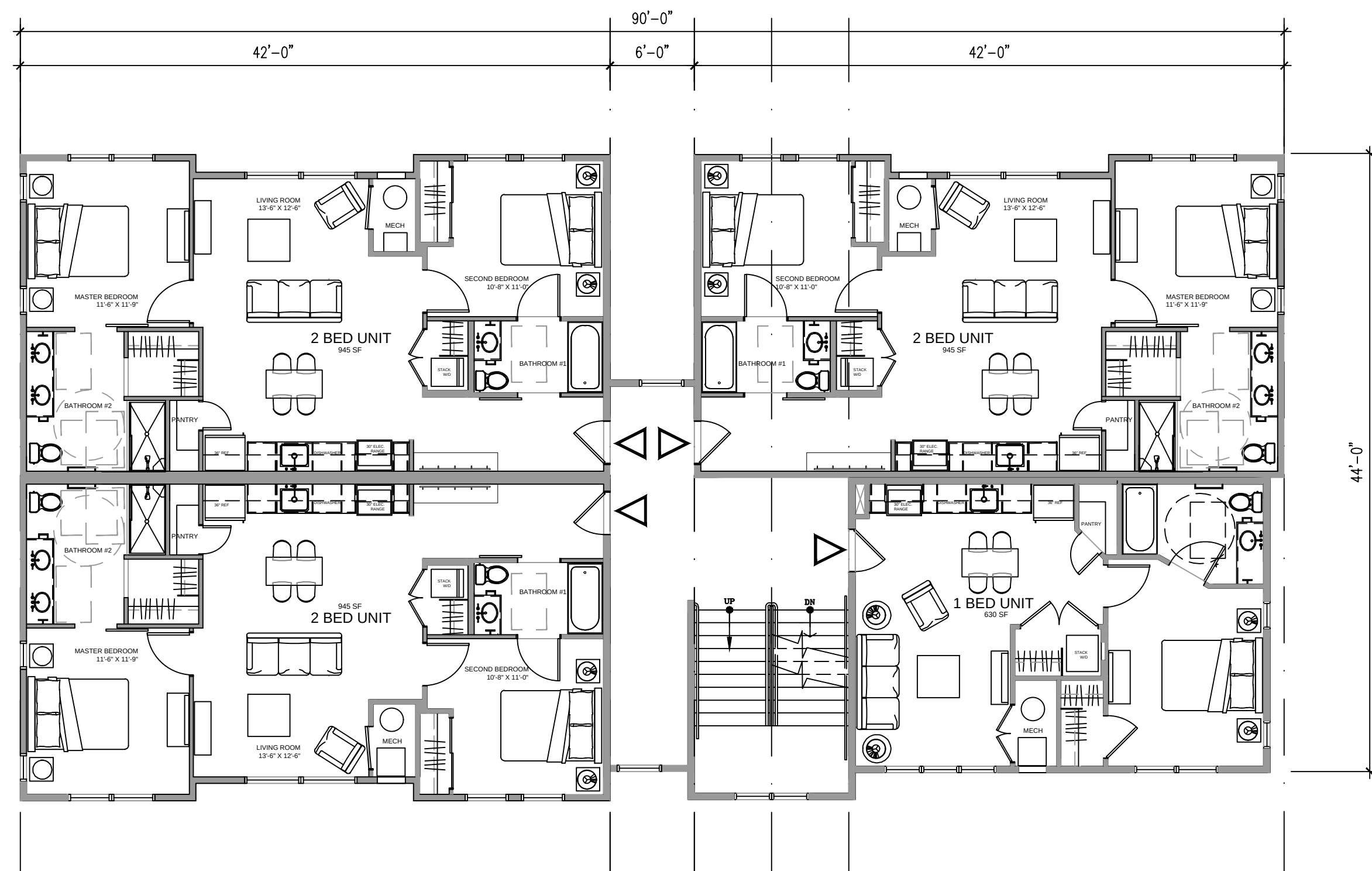


4 BUILDING A - THIRD LEVEL PLAN
1/8" = 1'-0"

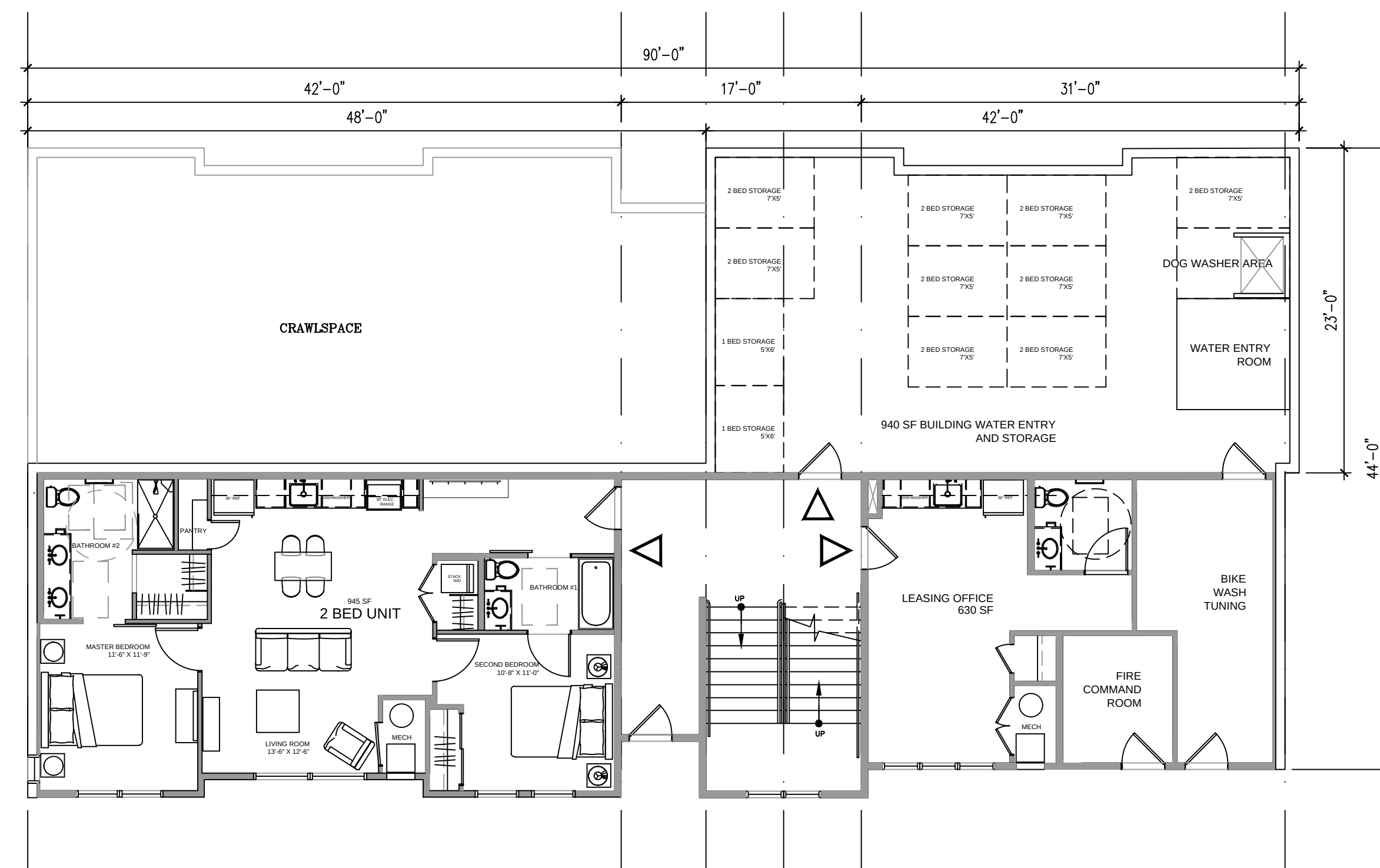


2 BUILDING A - FIRST LEVEL PLAN
1/8" = 1'-0"

BELL RIPPY APARTMENTS						
FLOOR	BUILDING COMMUNITY ROOM / LEASING	1 BEDROOM UNITS	2 BEDROOM UNITS	CIRCULATION	UTILITY / STORAGE	TOTAL SF (NOT INCLUDING STORAGE)
BUILDING A	630 SF	2 UNITS	9 UNITS	1,780 SF	940 SF	18,100 SF
BUILDING B		3 UNITS	9 UNITS	1,780 SF	940 SF	18,100 SF
BUILDING C		12 UNITS	12 UNITS	3,440 SF	1,840 SF	28,340 SF
BUILDING D	630 SF	11 UNITS	12 UNITS	3,440 SF	1,700 SF	28,340 SF
BUILDING E		6 UNITS	12 UNITS	3,440 SF	1,820 SF	18,560 SF
BUILDING F		3 UNITS	9 UNITS	1,780 SF	940 SF	18,100 SF
TOTALS EACH BUILDING	1,260 SF	37 UNITS	63 UNITS	15,480 SF	7,835 SF	99,540 SF +7,835 SF 107,375 SF



3 BUILDING A - SECOND LEVEL PLAN
1/8" = 1'-0"



1 BUILDING A - GARDEN LEVEL PLAN
1/8" = 1'-0"

APARTMENT BUILDINGS - SCHEMATIC PLANS

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BELL RIPPY
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GLENWOOD SPRINGS COLORADO

Revisions:
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3-3-20
MAJOR SITE
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REVISED PLAN SUBMISSION
4-20-20

Sheet title
SCHEMATIC
BUILDING
A
PLANS

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Date: 4/16/2020
Project No:
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Checked by: MEF

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BUILDING A - EXTERIOR FINISH SCHEDULE

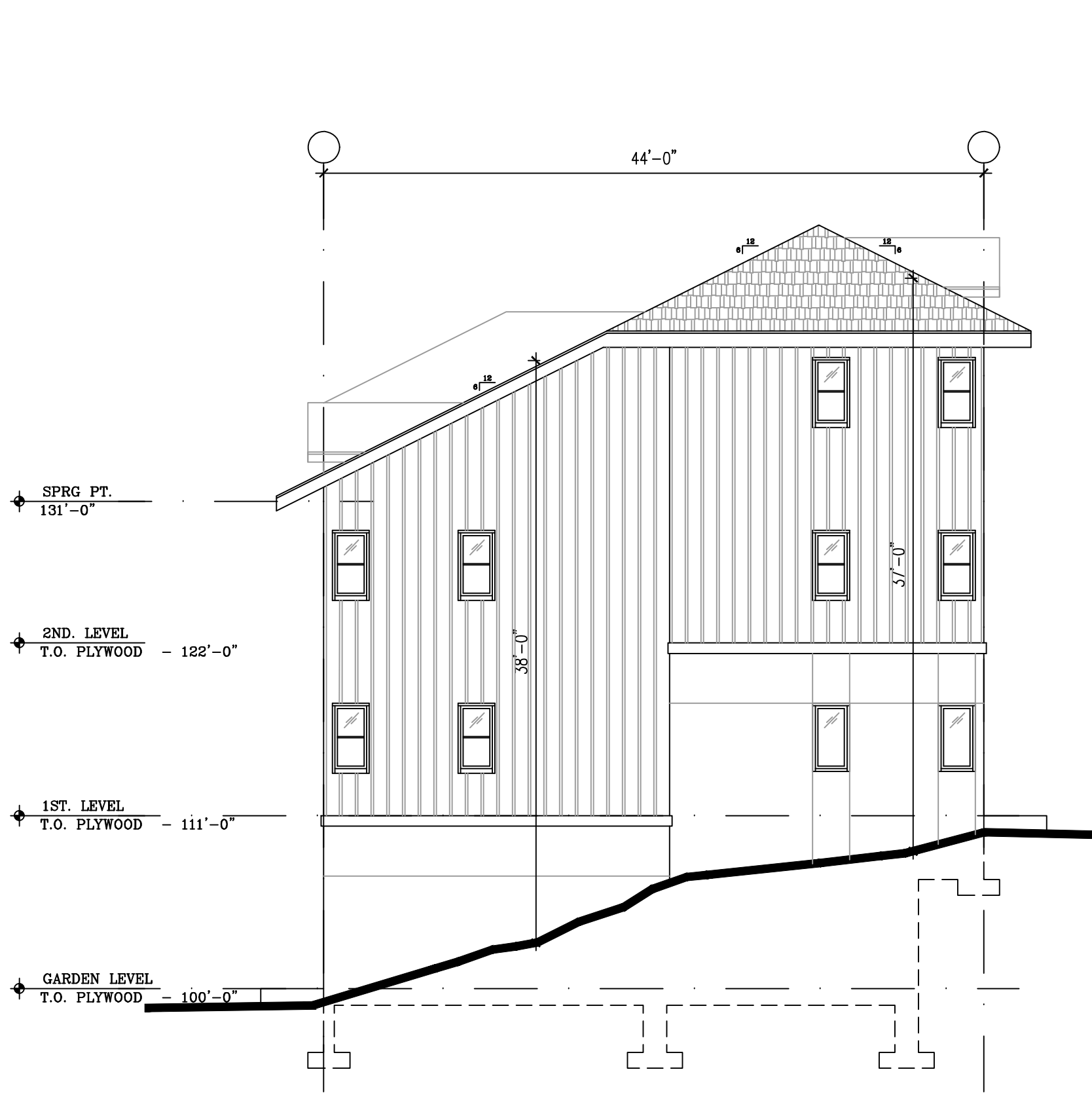
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	RUSTIC SLATE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F2	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4 X 7 1/2" EXPOSED - @ WINDOW / DOOR INFILL	KHAKI BROWN
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	COBBLE BROWN
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	BENJAMIN MOORE "WISH" AF-680
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	BRONZE
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4 RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4 RUSTIC 5.5" HEAD AND SILL	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @ 6"	FIBER CEMENT - 3/4 RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4 RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4 RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4 RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.

2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.

3. TYPICAL SIDEWALL FLASHING: ICEWATER SHIELD 2" 6" VERT UP WALL, WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL TYPICAL AT ALL SIDEWALL CONDITIONS.

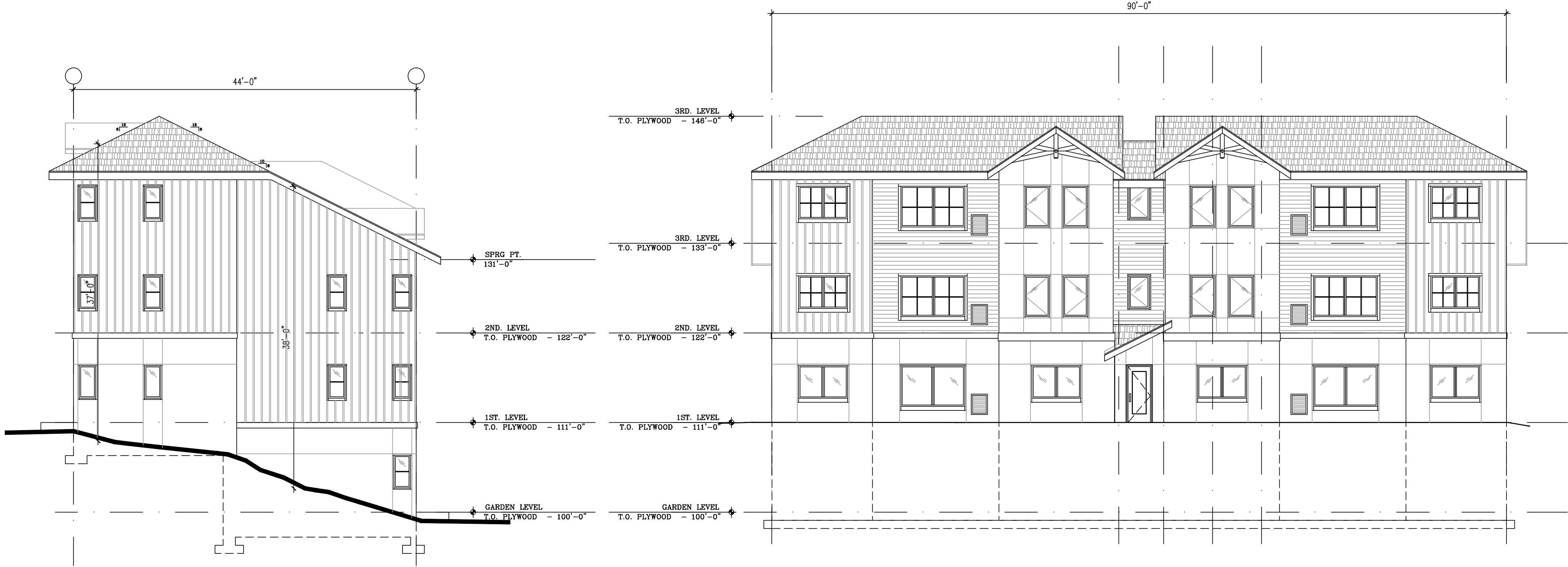
4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



3 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

BUILDING A - ELEVATIONS

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GLENWOOD SPRINGS COLORADO

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MAJOR SITE
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4-20-20

Sheet title
BUILDING
ELEVATIONS

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Date: 4/17/2020

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Checked by: MEF

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	NET GLAZING		METAL PANEL
	STUCCO		SIDING
	CEMENTITIOUS BOARDS		

BUILDING A - EXTERIOR FINISH PERCENTAGE		
WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2859 SF	100%
NET GLAZING	738 SF	25.8%
NET STUCCO	688 SF	23.9%
NET CEMENTITIOUS BOARDS	1181 SF	41.7%
NET METAL PANEL	240 SF	8.6%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING A - EXTERIOR FINISH PERCENTAGE		
EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2779 SF	100%
NET GLAZING	777 SF	28.2%
NET STUCCO	752 SF	27.3%
NET CEMENTITIOUS BOARDS	853 SF	29.4%
NET METAL PANEL	476 SF	17.2%

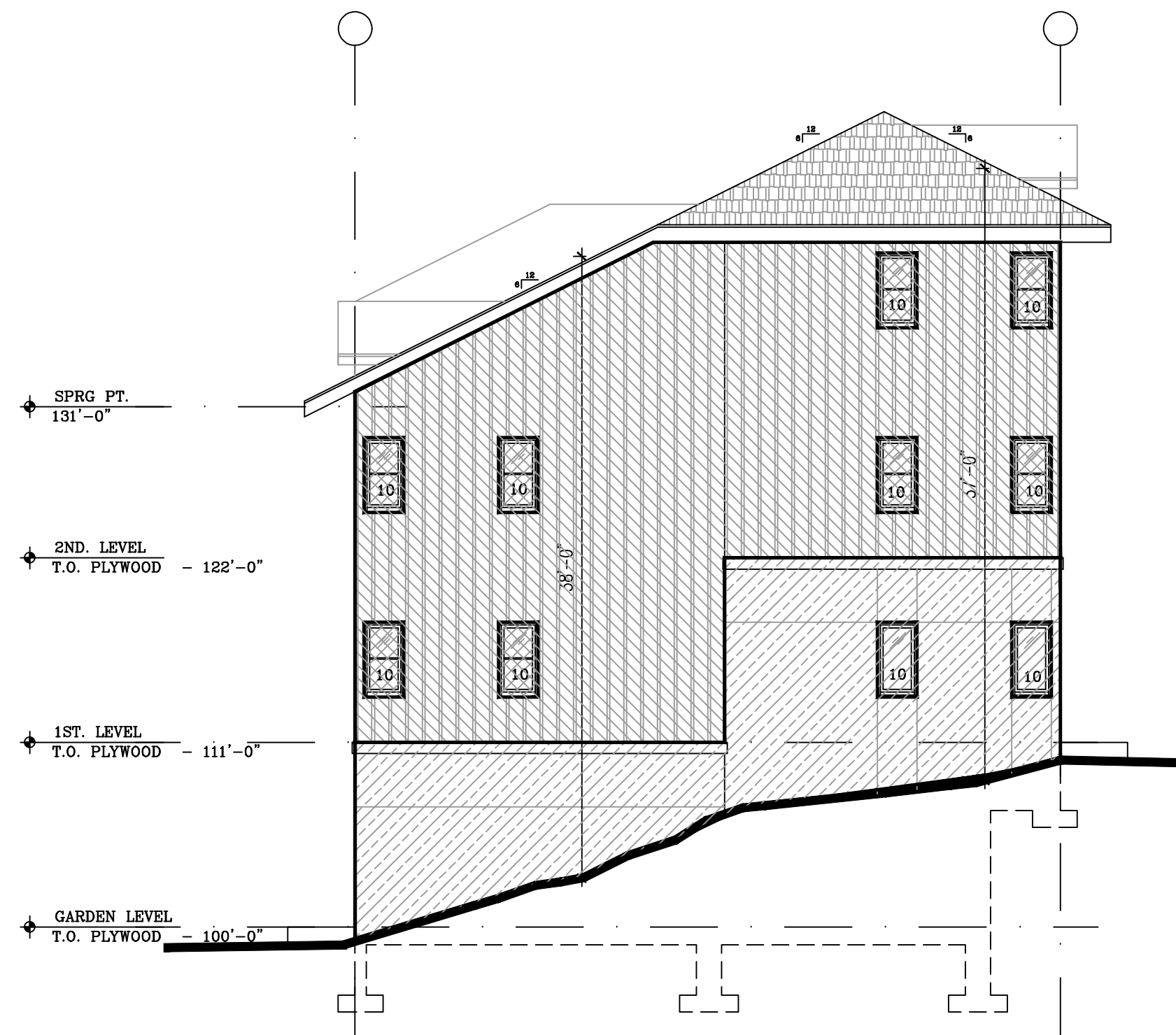
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING A - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1433 SF	100%
NET GLAZING	100 SF	7.0%
NET STUCCO	438 SF	31.3%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	765 SF	53.4%

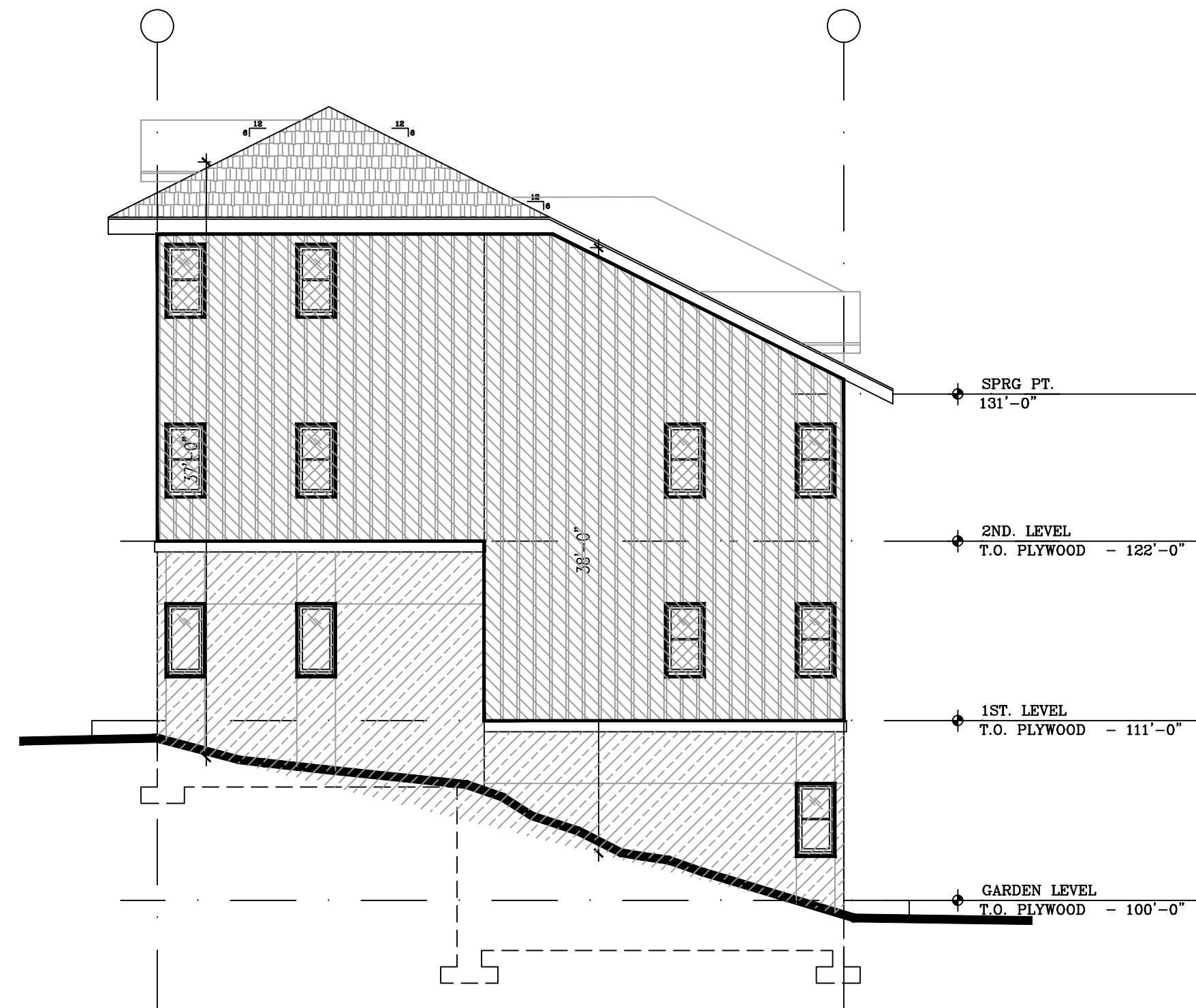
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING A - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1433 SF	100%
NET GLAZING	110 SF	7.7%
NET STUCCO	438 SF	30.6%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	765 SF	53.4%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



1 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING A - ELEVATIONS

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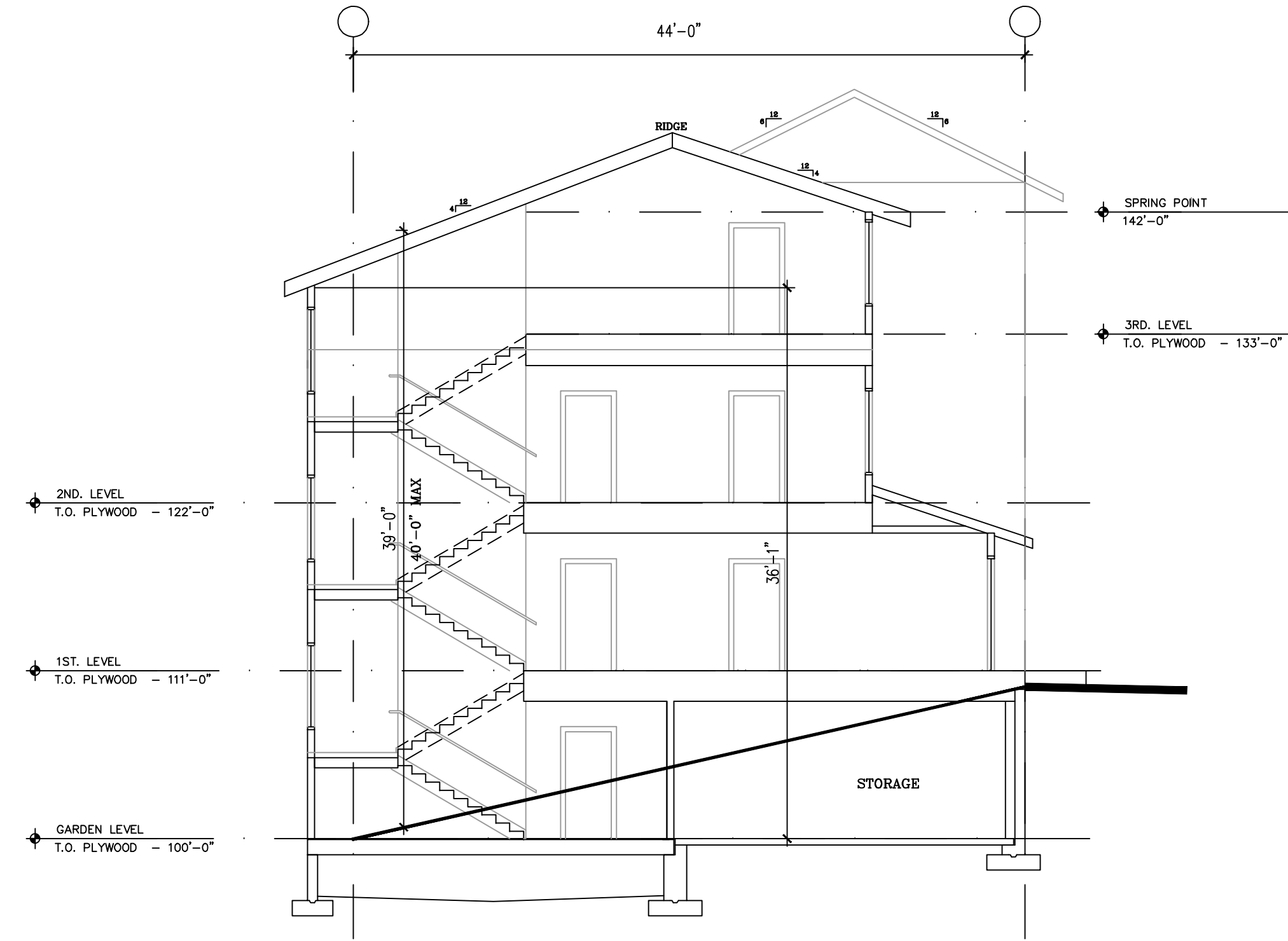
Revisions:
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ARCHITECTURAL
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PLAN re-SUBMISSION
4-20-20

Sheet title
BUILDING
ELEVATIONS
MATERIAL
CALCS

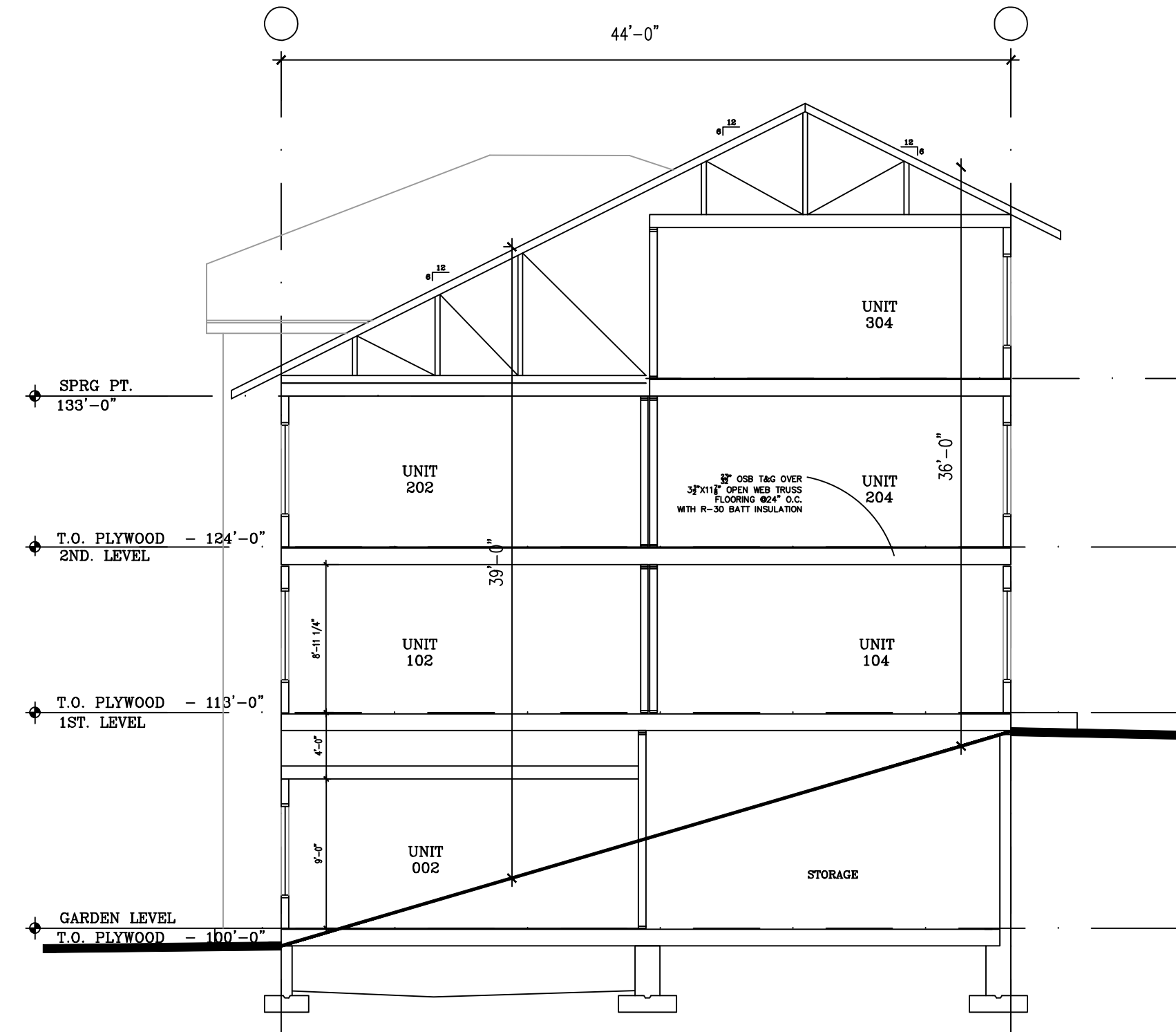
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AA3.1



1 BUILDING SECTION - STAIR
1/8" = 1'-0"



2 TYPICAL BUILDING SECTOIN
1/8" = 1'-0"

BUILDING SECTIONS

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Sheet

AA5.0

Date: 4/20/2020
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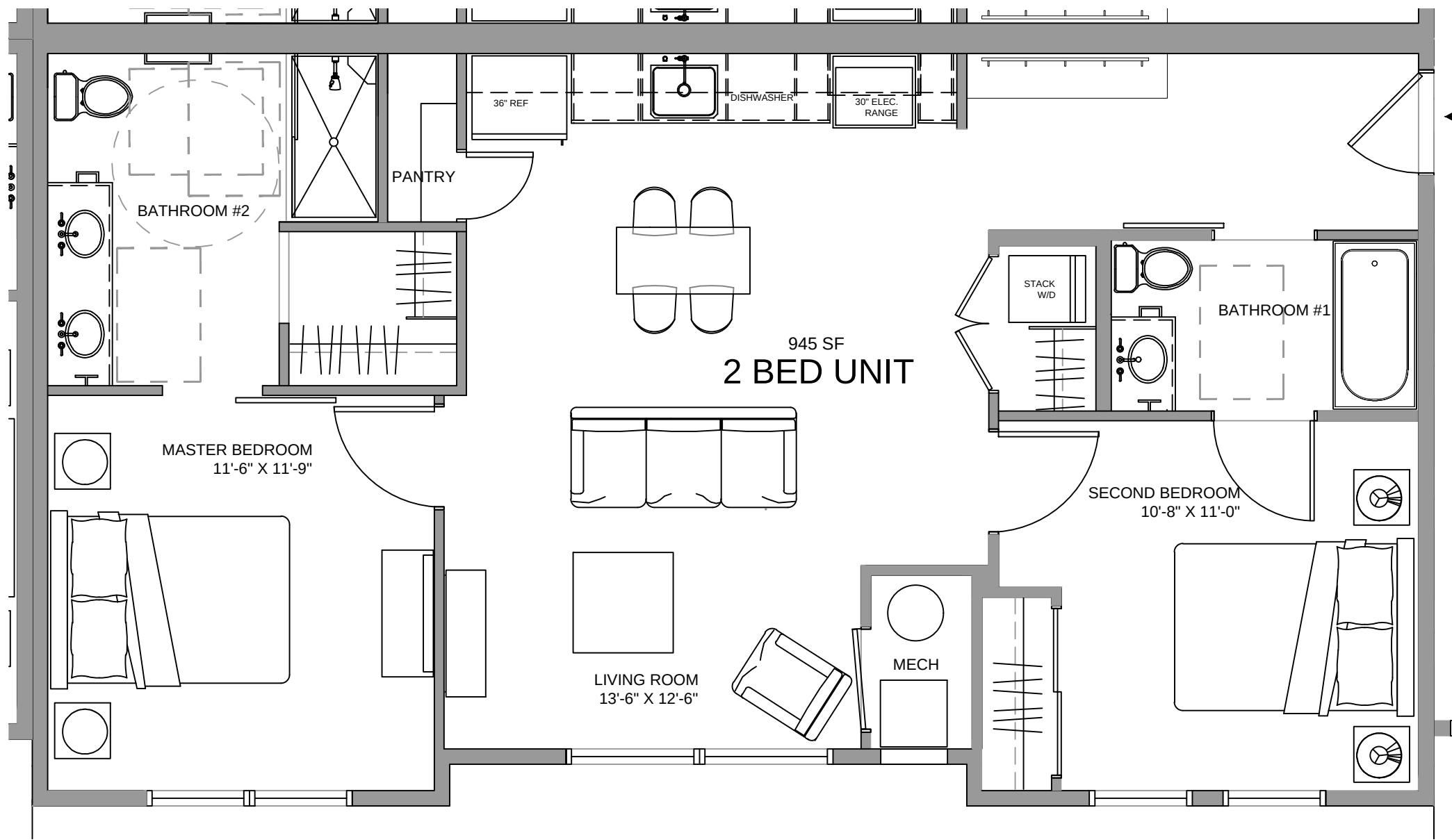
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Sheet title
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SECTIONS

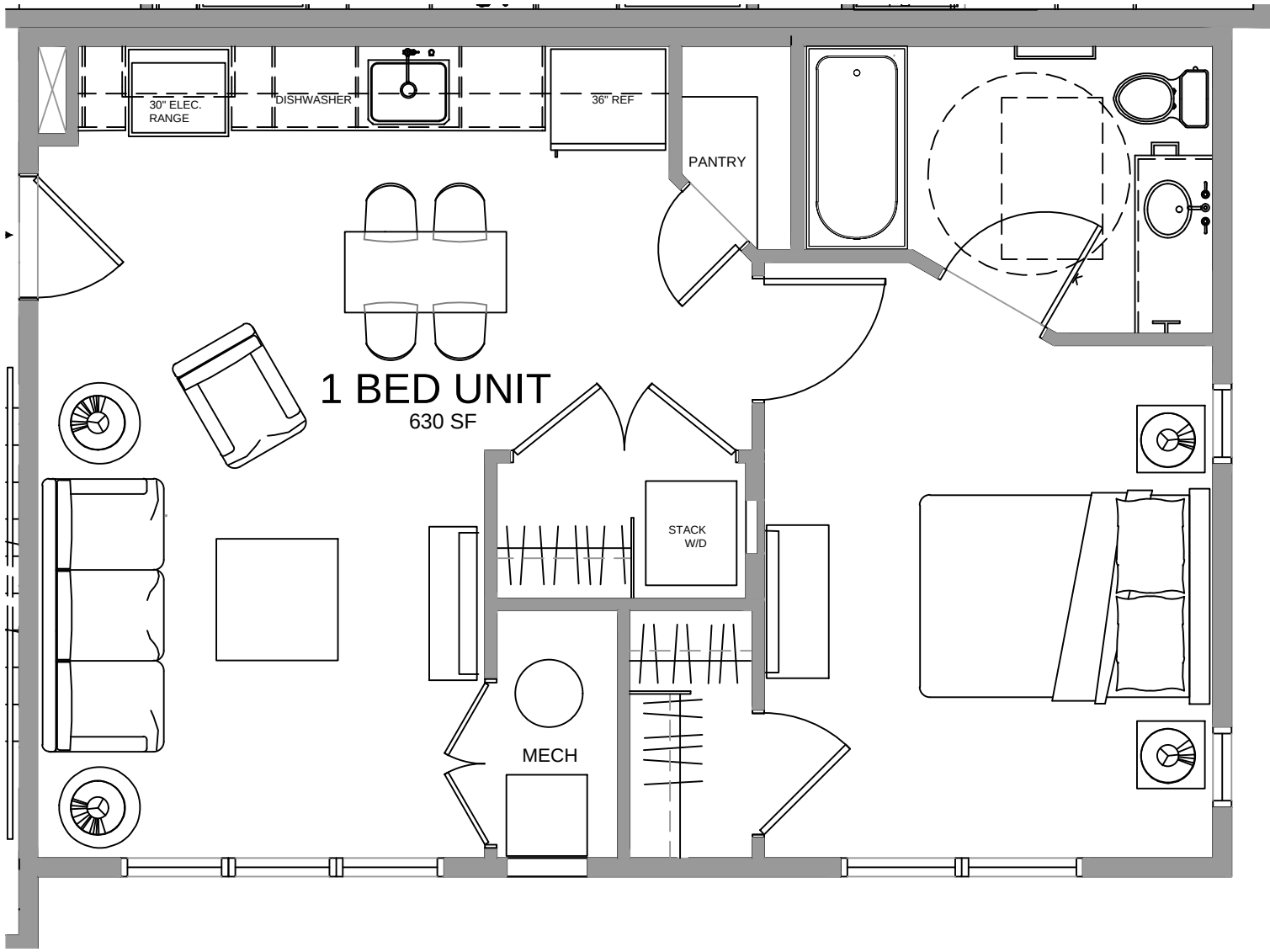
Revisions:
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ARCHITECTURAL
PLAN SUBMISSION
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PLAN re-SUBMISSION
4-20-20

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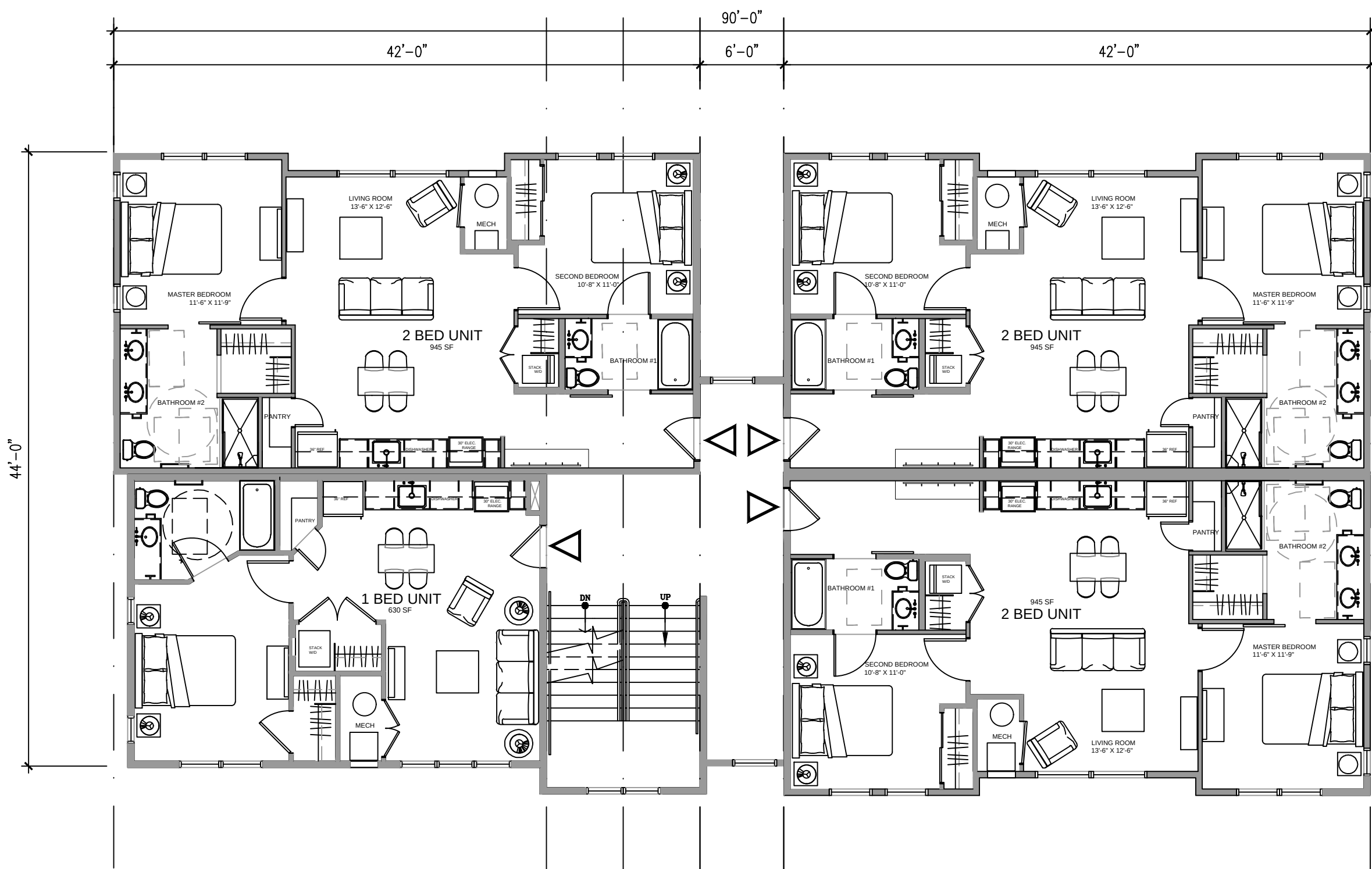
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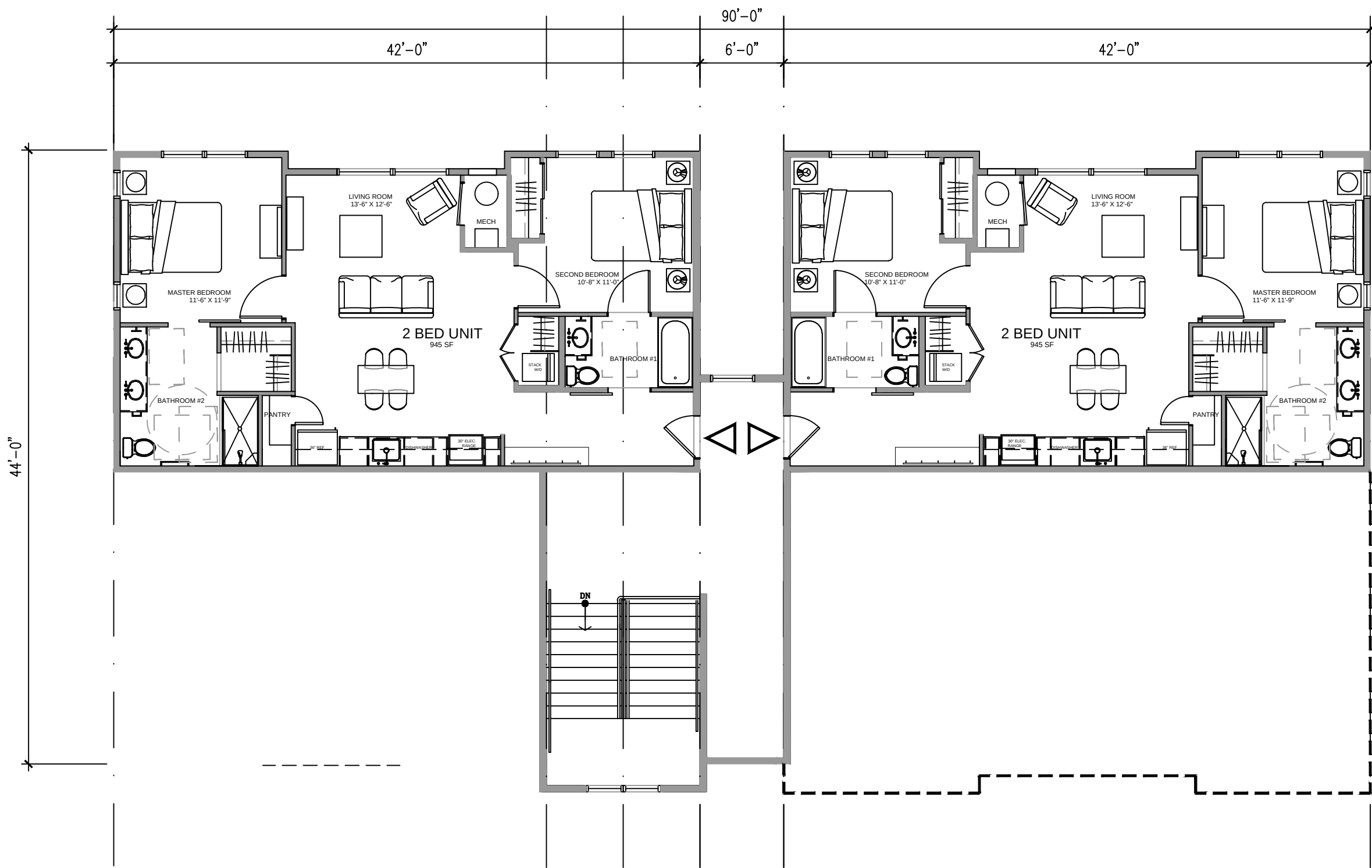
1 TYPICAL TWO BEDROOM UNIT
1/4" = 1'-0"



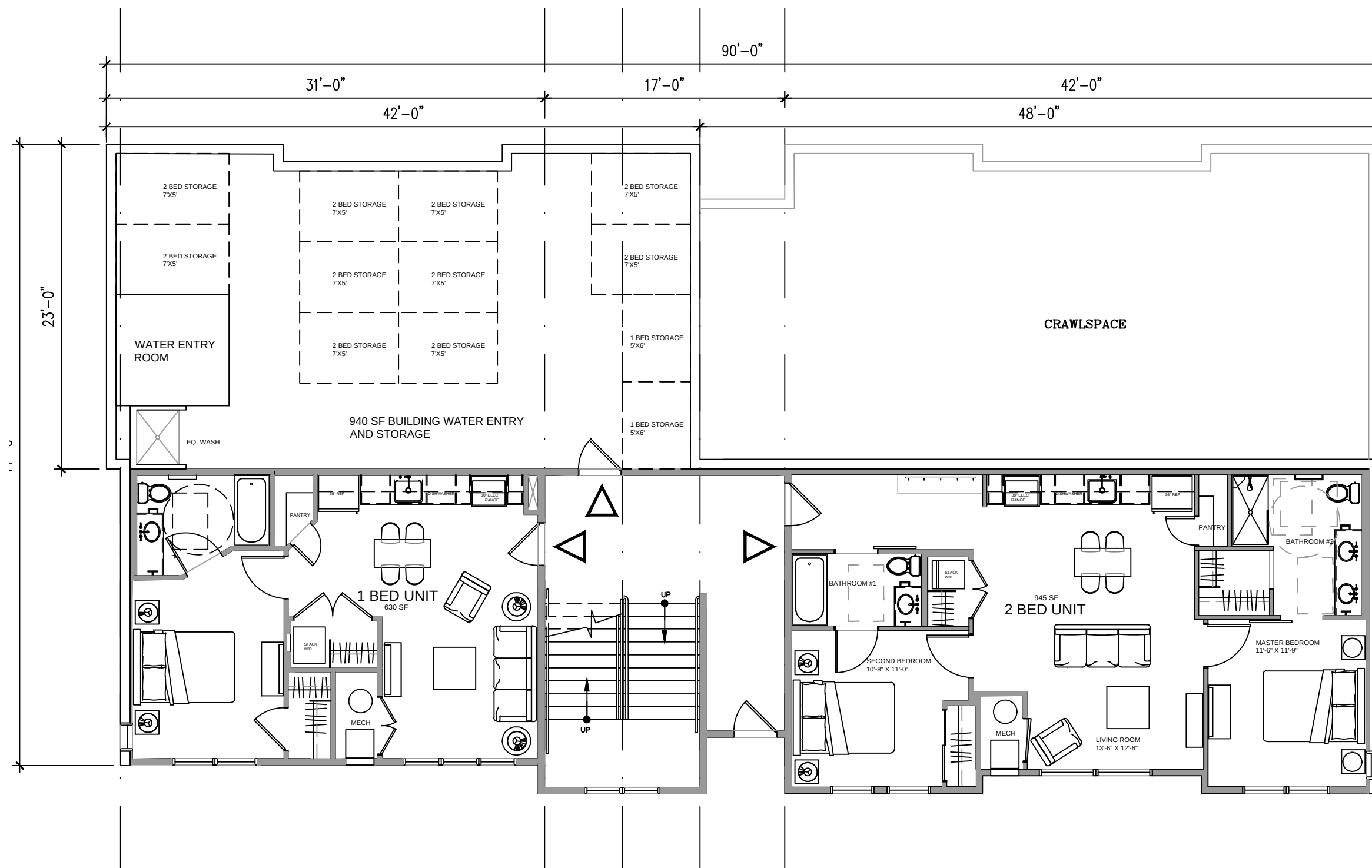
2 TYPICAL ONE BEDROOM UNIT
1/4" = 1'-0"



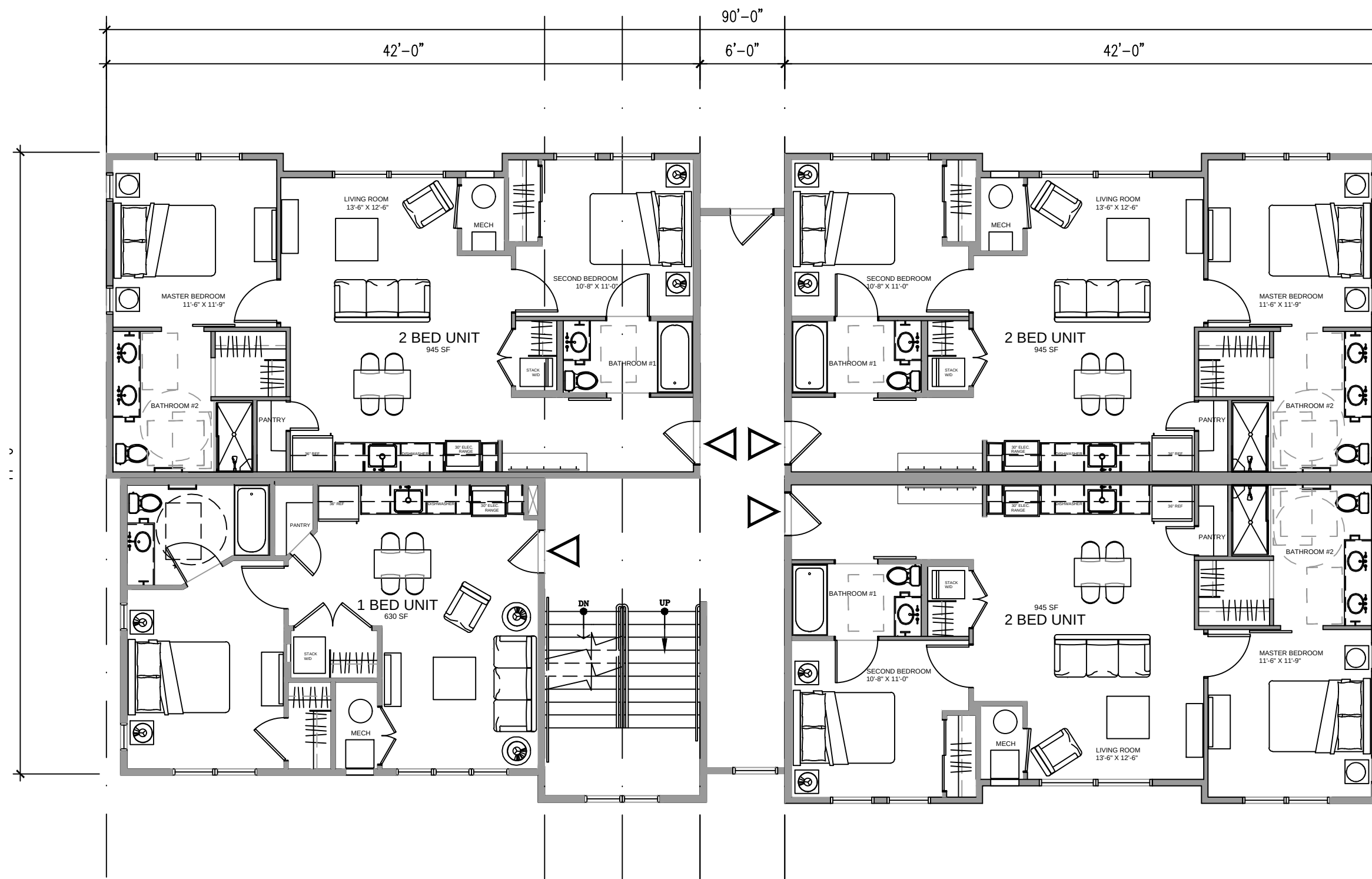
3 BUILDING B - SECOND LEVEL PLAN
1/8" = 1'-0"



4 BUILDING B - THIRD LEVEL PLAN
1/8" = 1'-0"



1 BUILDING B - GARDEN LEVEL PLAN
1/8" = 1'-0"



2 BUILDING B - FIRST LEVEL PLAN
1/8" = 1'-0"

BUILDING B - EXTERIOR FINISH SCHEDULE

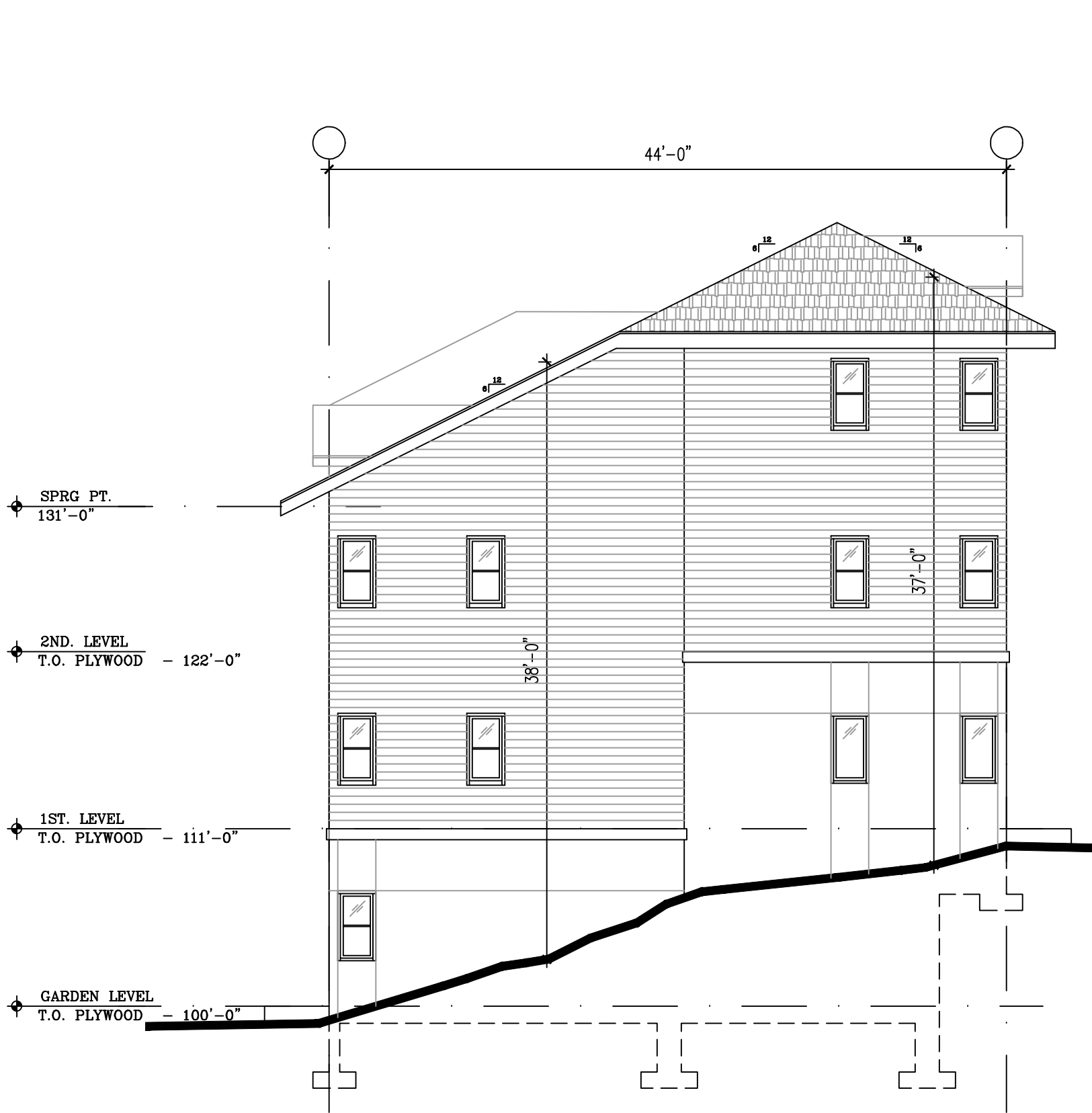
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	RUSTIC SLATE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
P3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" X 7 1/2" 6" EXPOSED - @ WINDOW / DOOR INFILL	KHAKI BROWN
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	COBBLE BROWN
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	BENJAMIN MOORE "WISH" AF-680
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	BRONZE
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 3/4" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
W5	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

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3. TYPICAL SIDEWALL FLASHING: ICE/WATER SHIELD 2" IF VERT UP WALL, WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE, METAL FLASHING EXPOSED 6" UP WALL, TYPICAL AT ALL SIDEWALL CONDITIONS.

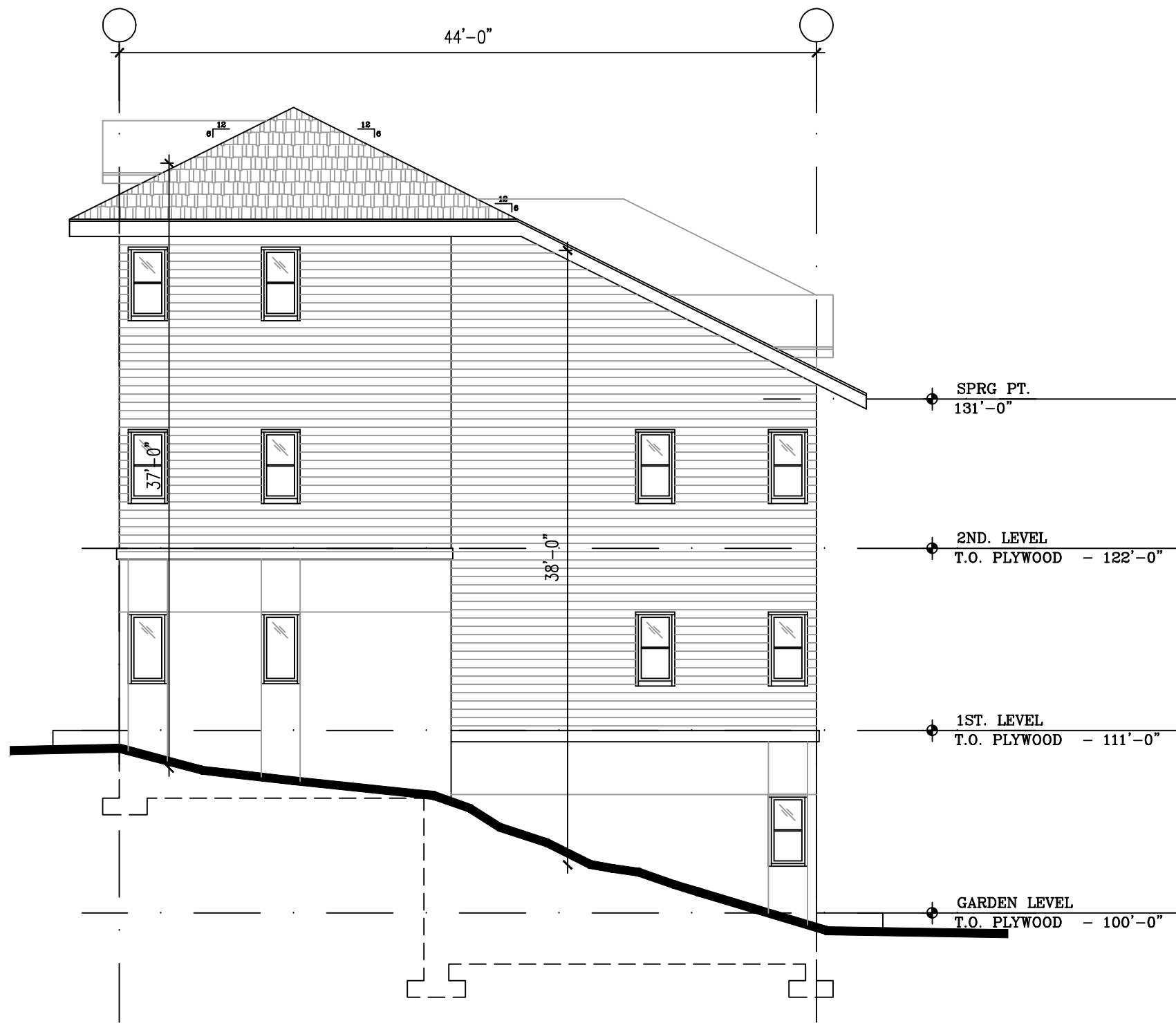
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3 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING B - ELEVATIONS

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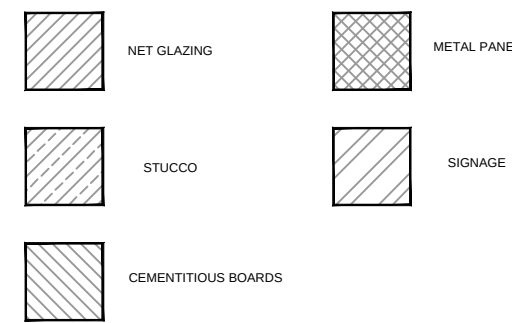
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BUILDING
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AB3.0



BUILDING B - EXTERIOR FINISH PERCENTAGE		
WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2830 SF	NA
NET GLAZING	739 SF	26.1%
NET STUCCO	669 SF	23.6%
NET CEMENTITIOUS BOARDS	1181 SF	41.7%
NET METAL PANEL	245 SF	8.6%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING B - EXTERIOR FINISH PERCENTAGE		
EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2770 SF	NA
NET GLAZING	727 SF	26.2%
NET STUCCO	752 SF	27.1%
NET CEMENTITIOUS BOARDS	853 SF	29.4%
NET METAL PANEL	479 SF	17.2%

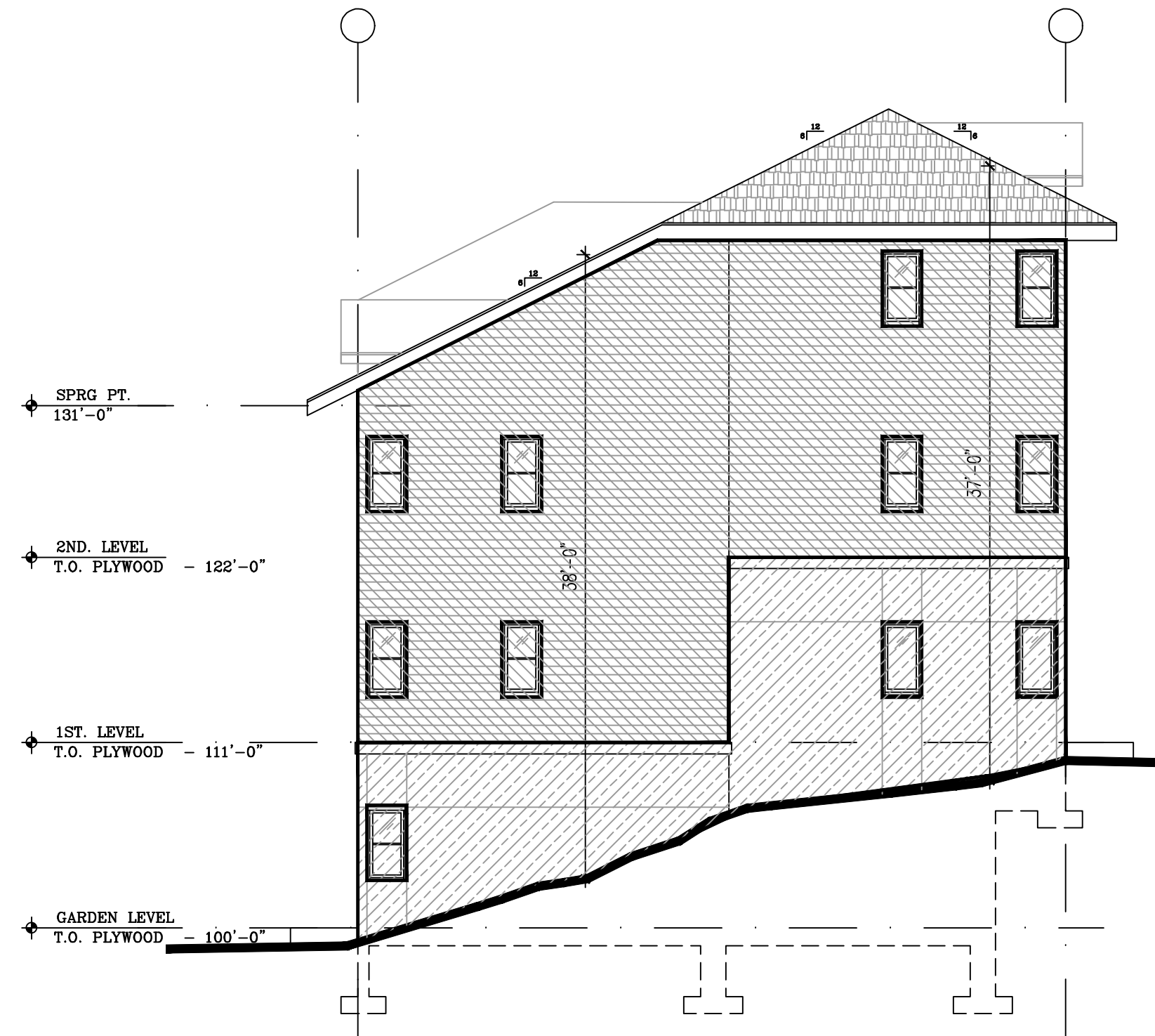
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING B - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1432 SF	NA
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.0%
NET CEMENTITIOUS BOARDS	872 SF	61.0%
NET METAL PANEL	N/A	N/A

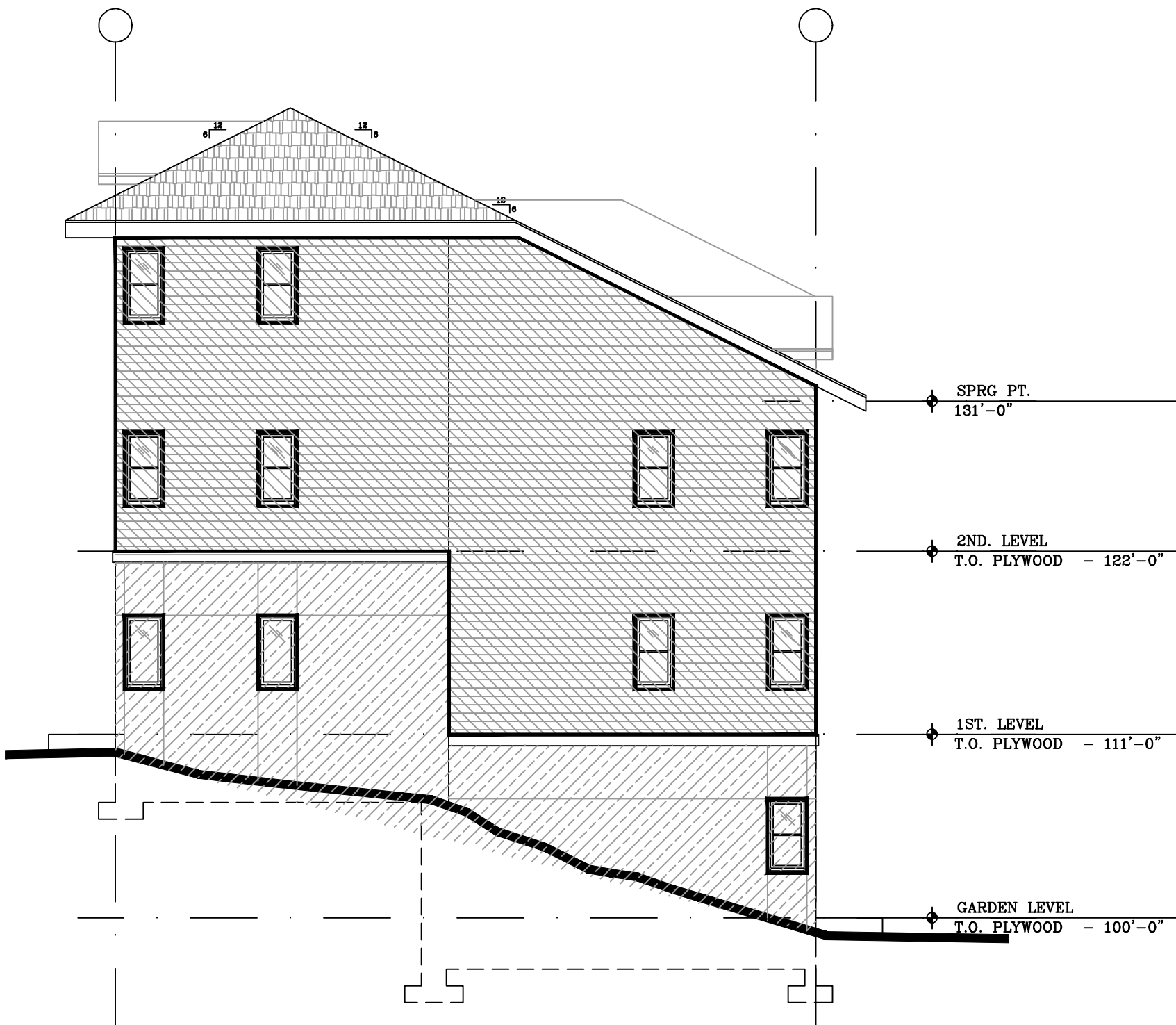
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING B - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1432 SF	NA
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.0%
NET CEMENTITIOUS BOARDS	872 SF	61.0%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING B - ELEVATIONS

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BUILDING
ELEVATIONS
MATERIAL
CALCS

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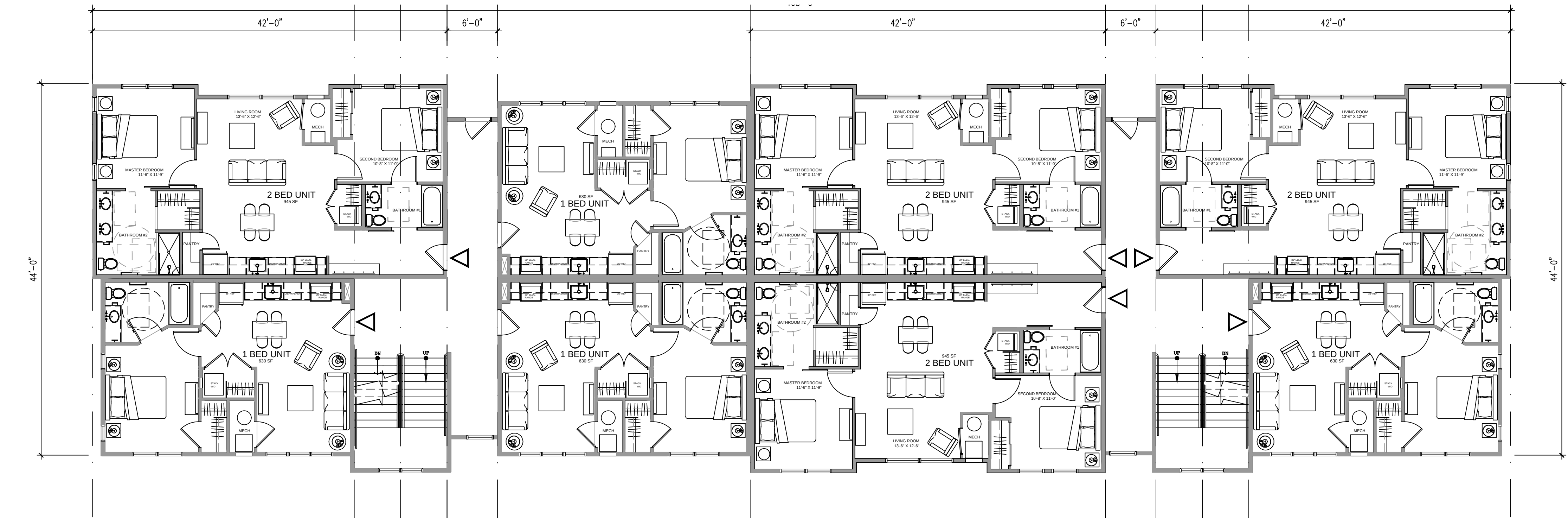
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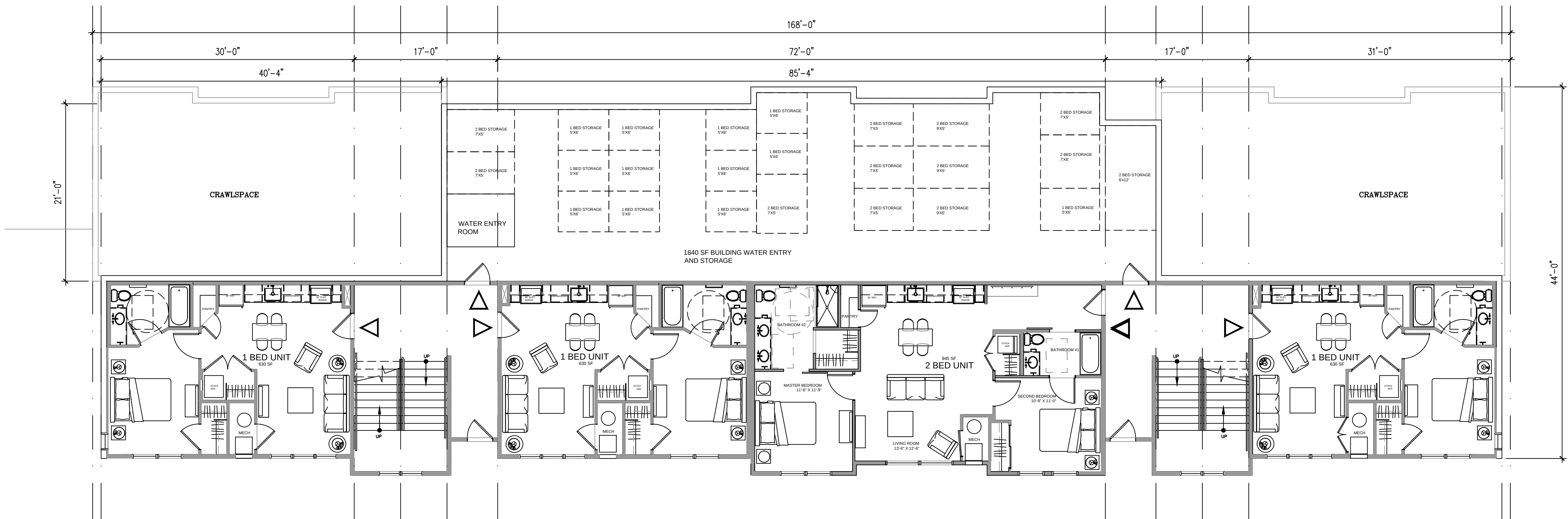
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2 BUILDING C - FIRST LEVEL PLAN
1/8" = 1'-0"



1 BUILDING C - GARDEN LEVEL PLAN
1/8" = 1'-0"

APARTMENT BUILDINGS - SCHEMATIC PLANS

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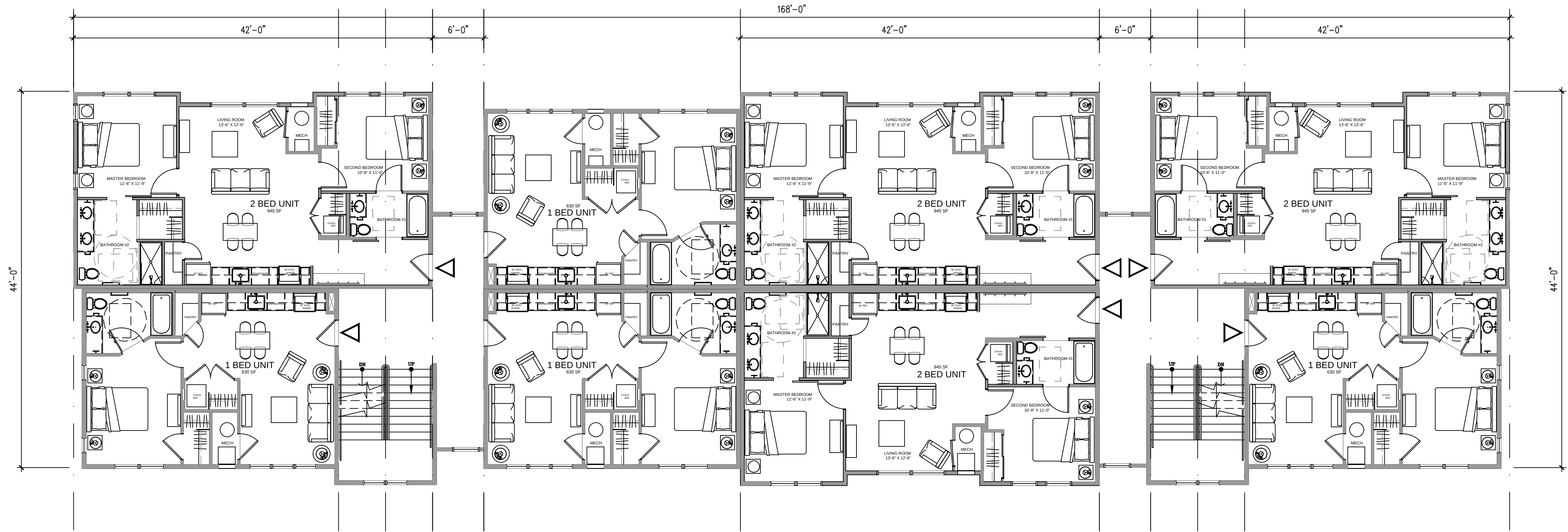
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BUILDING
C
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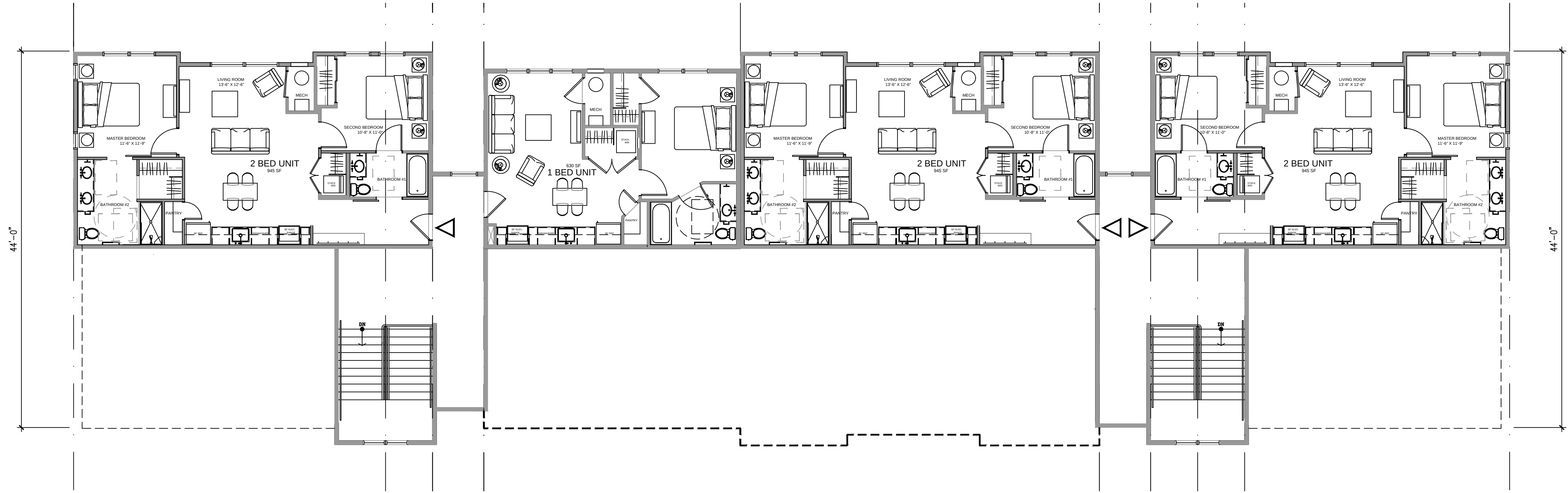
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3 BUILDING C - SECOND LEVEL PLAN
1/8" = 1'-0"



4 BUILDING C - THIRD LEVEL PLAN
1/8" = 1'-0"

BUILDING C - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" X 7 1/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @ 90°	FIBER CEMENT - 3/4" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICEWATER SHIELD 2" 4" 18" UP WALL WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE, METAL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.
4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING C - ELEVATIONS

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BUILDING
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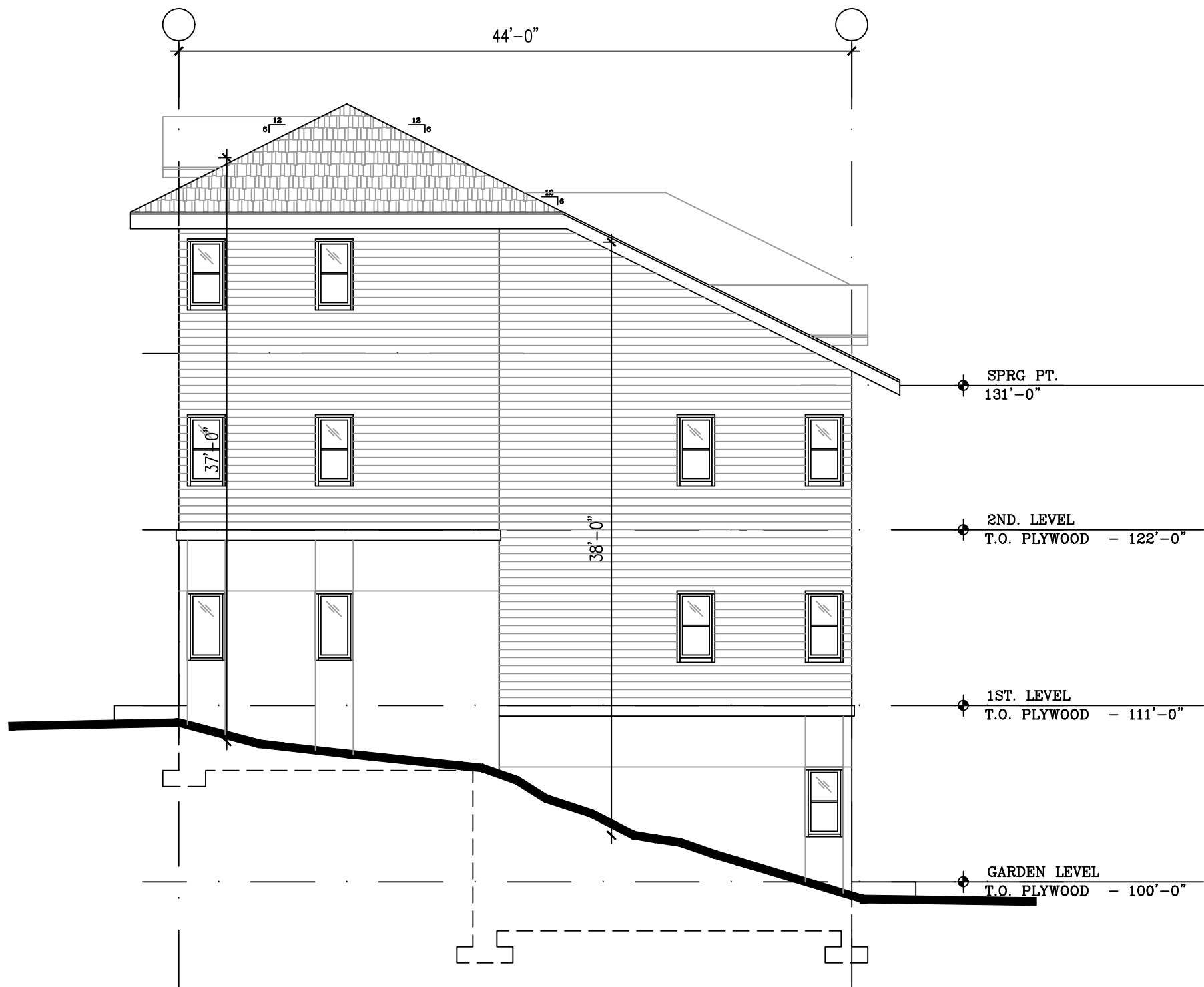
BUILDING C - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" x 7 1/2" 6" EXPOSED - @ WINDOW / DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	1/2" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 1/2" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICEWATER SHIELD 2.6" VERT UP WALL - WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL TYPICAL AT ALL SIDEWALL CONDITIONS.
4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING C - ELEVATIONS

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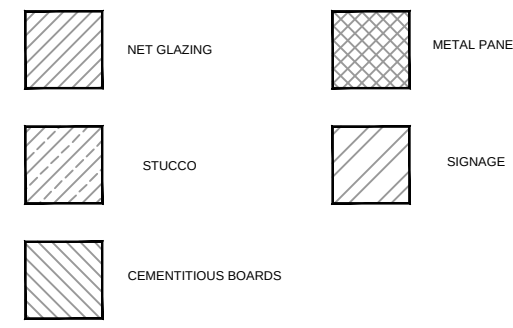
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4-20-20

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BUILDING C - EXTERIOR FINISH PERCENTAGE		
WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1300 SF	NA
NET GLAZING	1203 SF	25.5%
NET STUCCO	1489 SF	38.4%
NET CEMENTITIOUS BOARDS	2290 SF	42.4%
NET METAL PANEL	486 SF	9.7%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDING AND DOORS

BUILDING C - EXTERIOR FINISH PERCENTAGE		
EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	9175 SF	NA
NET GLAZING	1361 SF	25.3%
NET STUCCO	1234 SF	25.4%
NET CEMENTITIOUS BOARDS	1038 SF	25.5%
NET METAL PANEL	872 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDING AND DOORS

BUILDING C - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1400 SF	NA
NET GLAZING	1203 SF	7.9%
NET STUCCO	429 SF	30.6%
NET CEMENTITIOUS BOARDS	872 SF	61.5%
NET METAL PANEL	NA	NA

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDING AND DOORS

BUILDING C - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1400 SF	NA
NET GLAZING	1203 SF	7.9%
NET STUCCO	429 SF	30.6%
NET CEMENTITIOUS BOARDS	872 SF	61.5%
NET METAL PANEL	NA	NA

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDING AND DOORS



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING C - ELEVATIONS

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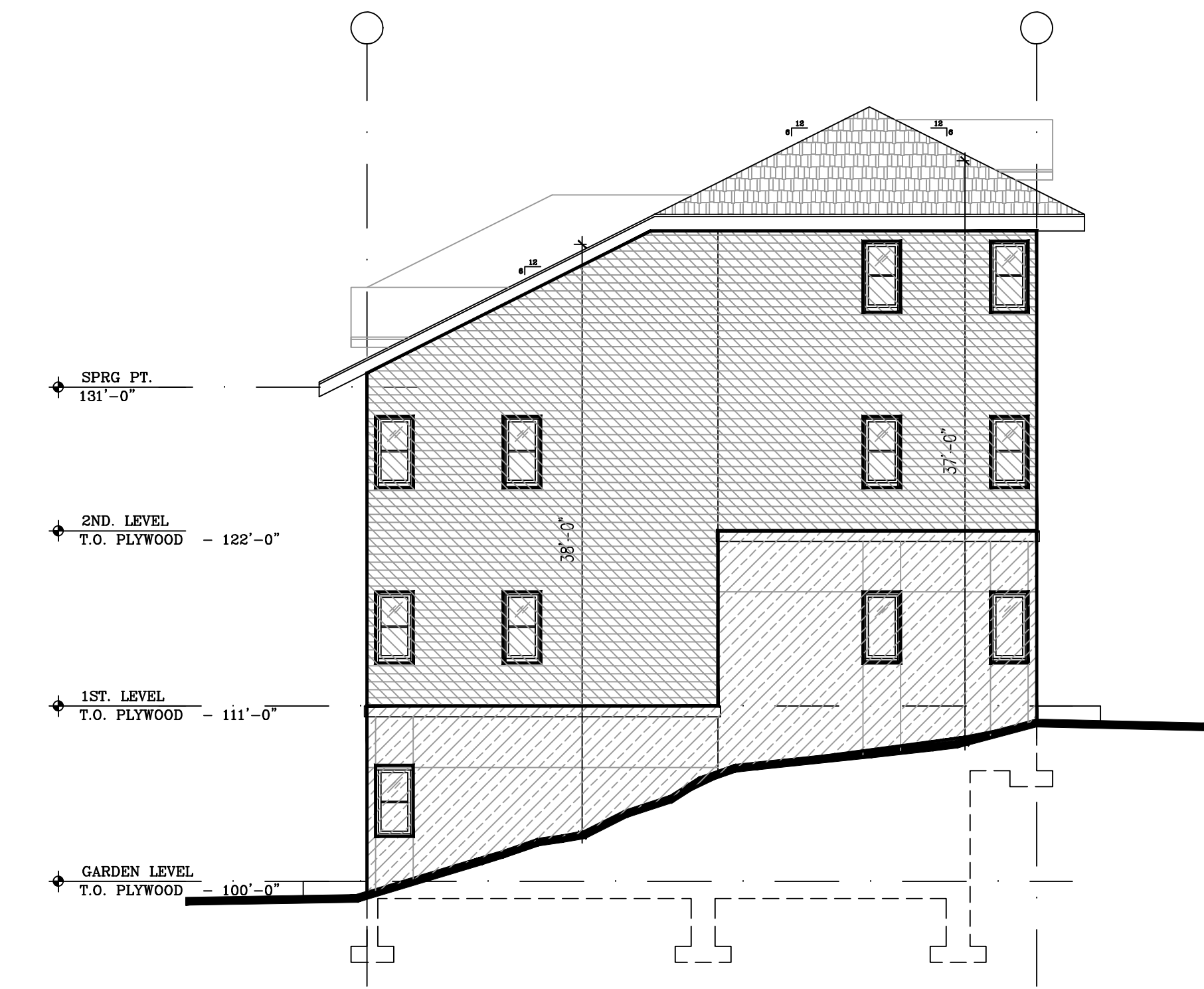
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PLAN re-SUBMISSION
4-20-20

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BUILDING
ELEVATIONS
MATERIAL
CALCS

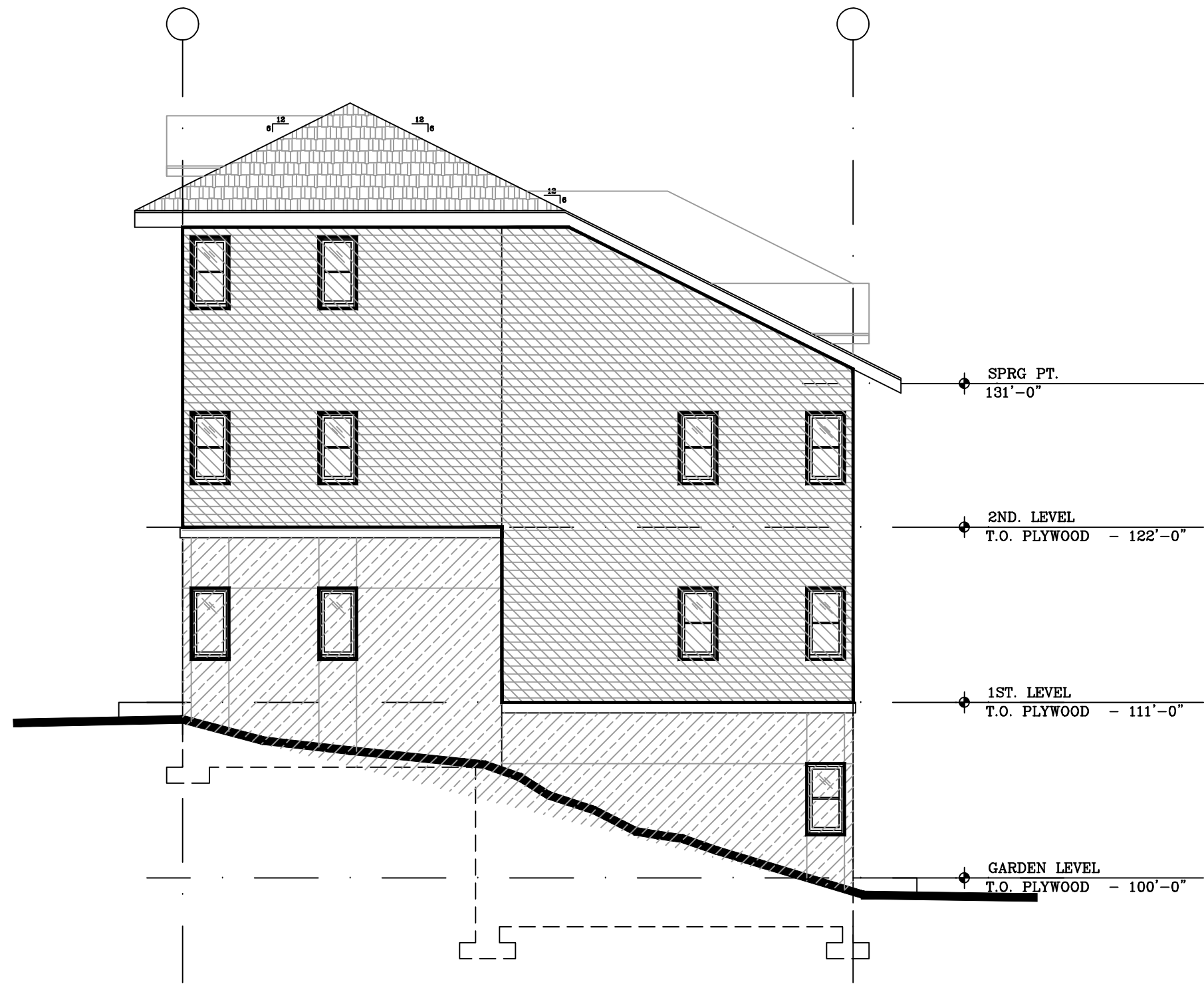
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3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING C - ELEVATIONS

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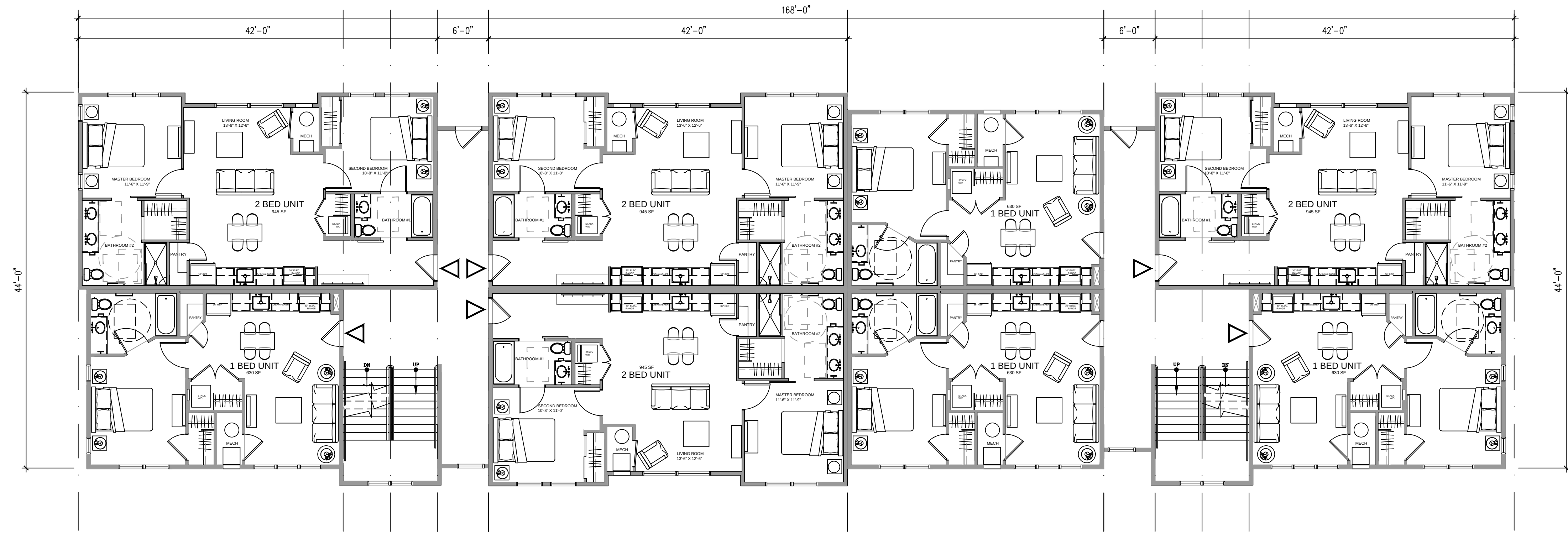
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BUILDING
ELEVATIONS
MATERIAL
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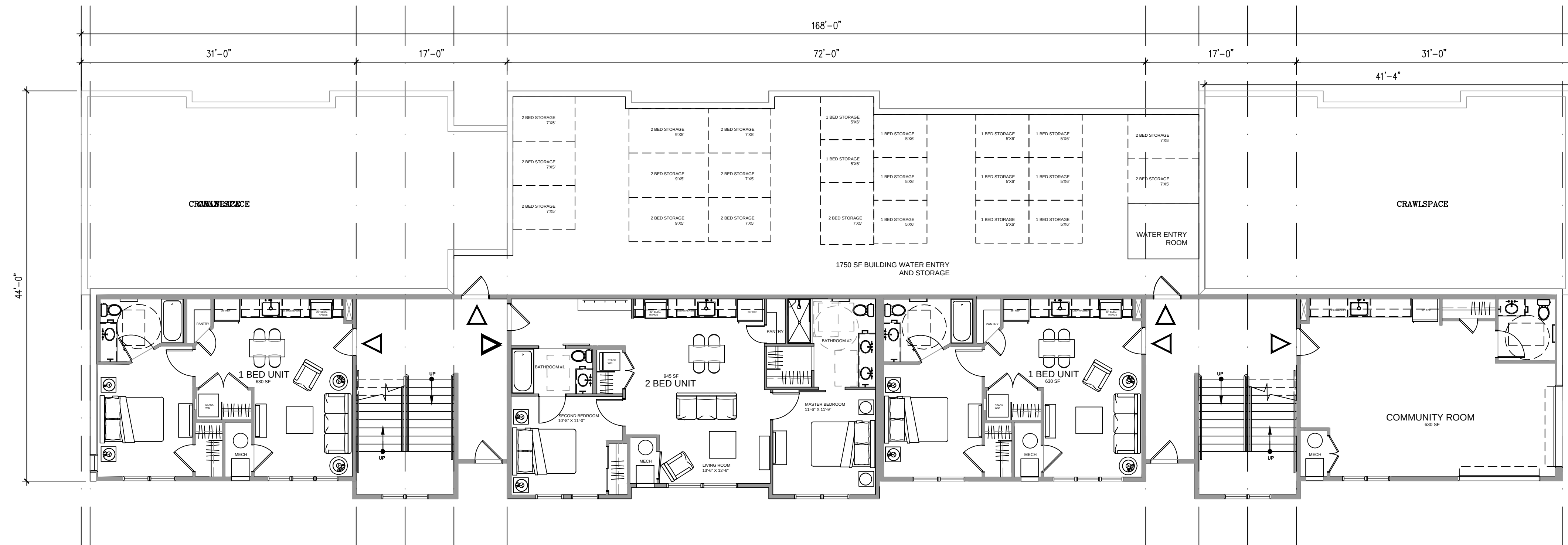
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2 BUILDING D - FIRST LEVEL PLAN
1/8" = 1'-0"



1 BUILDING D - GARDEN LEVEL PLAN
1/8" = 1'-0"

APARTMENT BUILDINGS - SCHEMATIC PLANS

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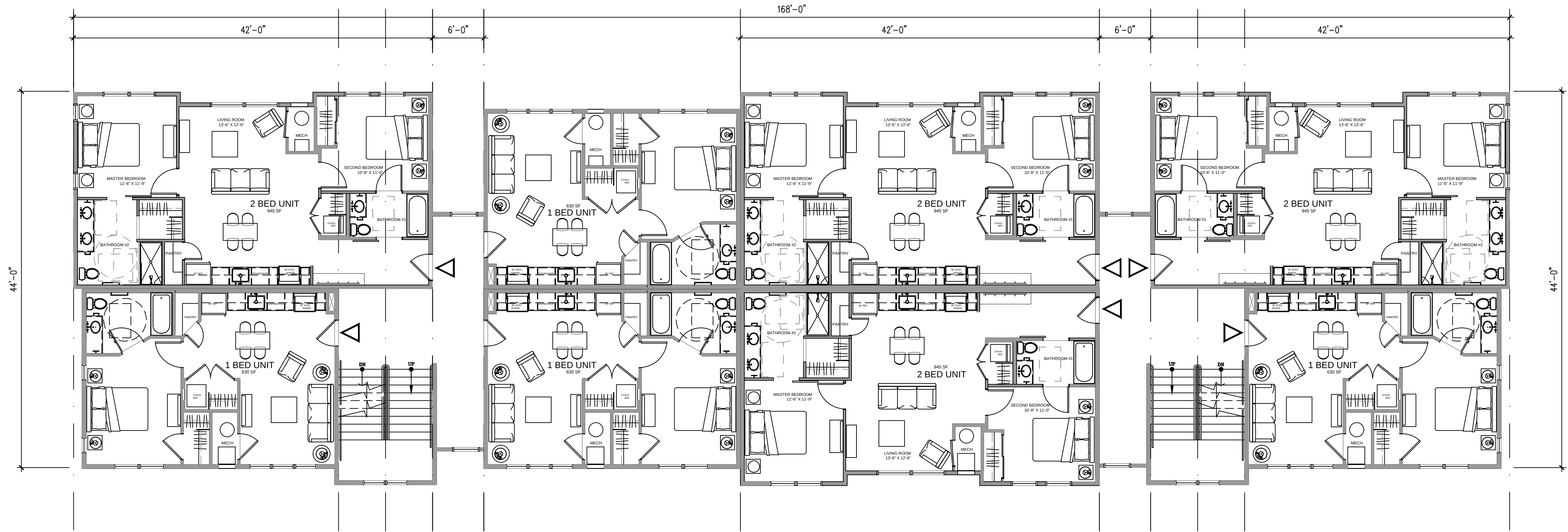
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BUILDING
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PLANS

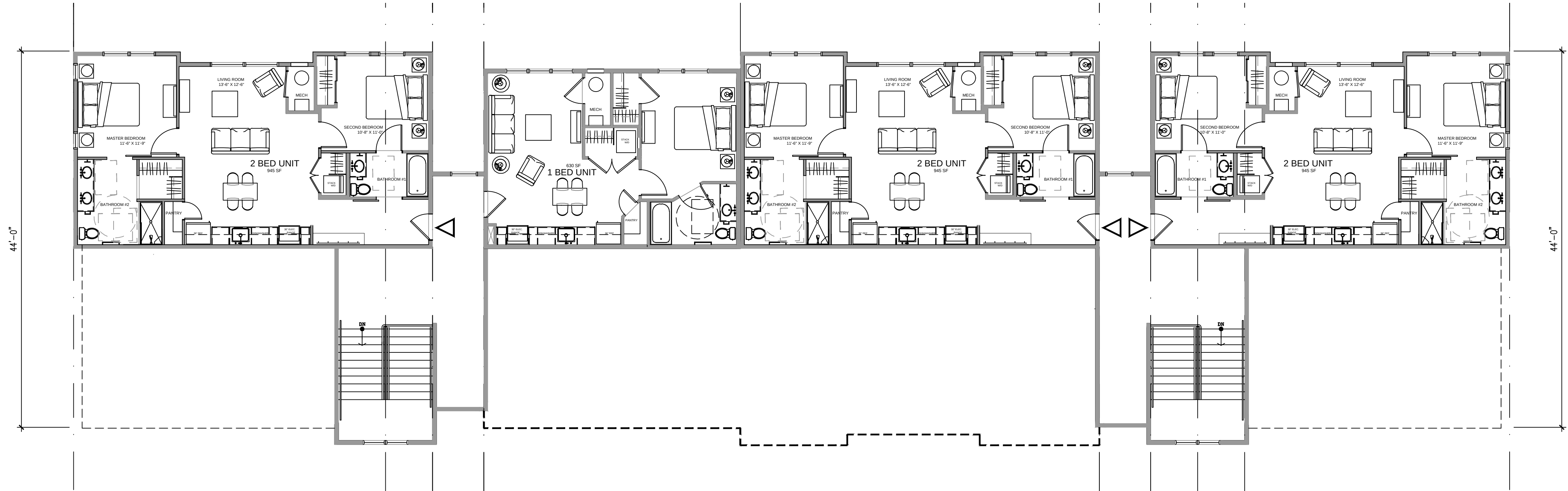
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3 BUILDING D - SECOND LEVEL PLAN
1/8" = 1'-0"



4 BUILDING D - THIRD LEVEL PLAN
1/8" = 1'-0"

BUILDING D - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
S1	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" X 7 1/2" 6" EXPOSED - @ WINDOW / DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 3/4" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

1. IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICE/WATER SHIELD 2'-0" VERT UP WALL, WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL. TYPICAL AT ALL SIDEWALL CONDITIONS.
4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING D - ELEVATIONS

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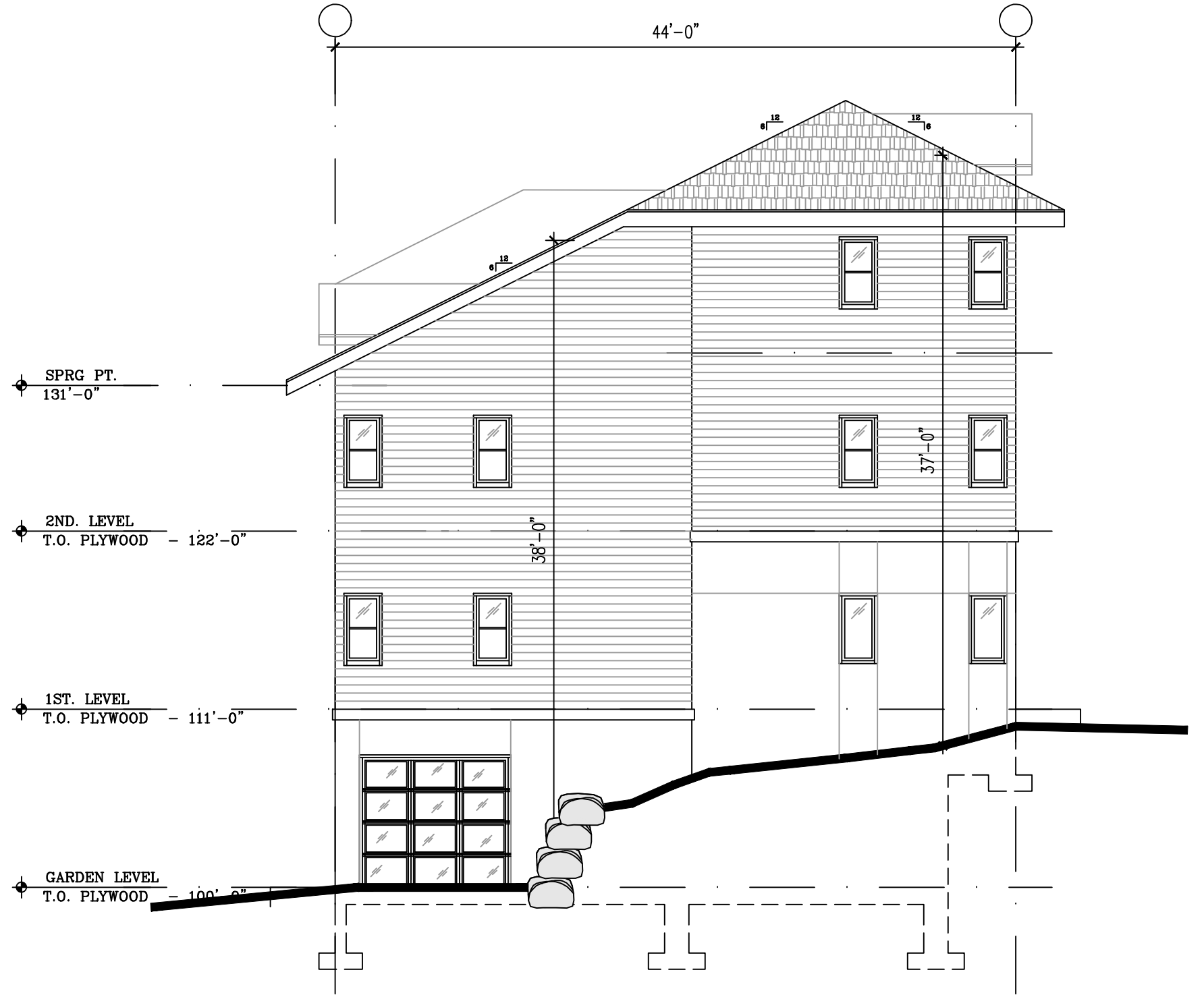
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BUILDING D - EXTERIOR FINISH SCHEDULE

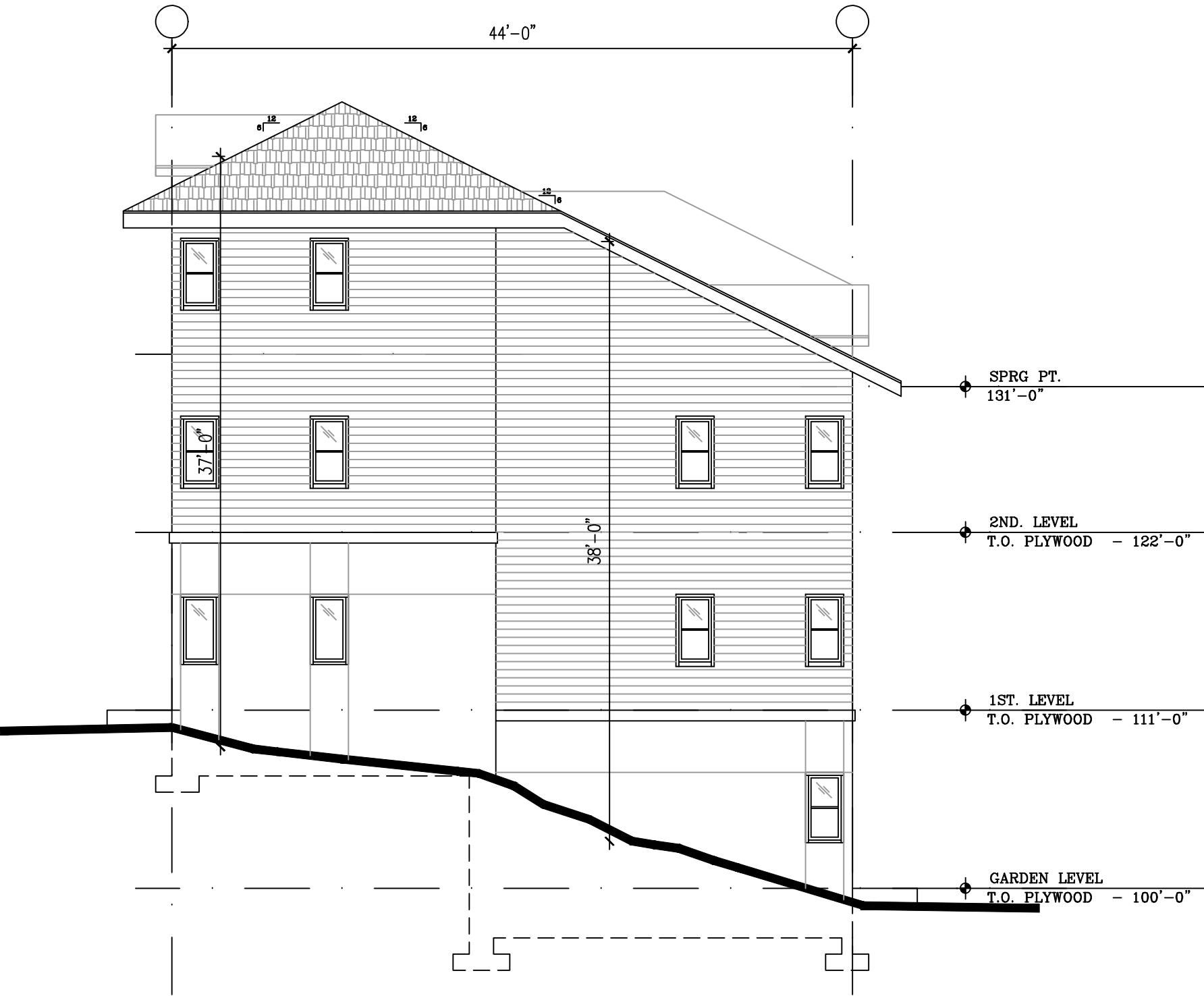
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/8" x 7 1/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	1/2" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 1/2" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

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2. ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTIONS OF BUILDINGS UNLESS OTHERWISE NOTED.
3. TYPICAL SIDEWALL FLASHING: ICE/WATER SHIELD 2'-6" VERT UP WALL, WRAP INTO OPENINGS, THEN APPLY TYVEK® FLASHING TAPE AROUND PENETRATING FIRE, METAL FLASHING EXPOSED 6" UP WALL, TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING D - ELEVATIONS

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4-20-20

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BUILDING D - EXTERIOR FINISH PERCENTAGE		
	WEST ELEVATION	
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	5300 SF	NA
NET GLAZNG	1358 SF	25.4%
NET STUCCO	1358 SF	25.8%
NET CEMENTITIOUS BOARDS	2250 SF	42.4%
NET METAL PANEL	486 SF	9.7%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING D - EXTERIOR FINISH PERCENTAGE		
	EAST ELEVATION	
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	3175 SF	NA
NET GLAZING	1361 SF	26.3%
NET STUCCO	1334 SF	25.4%
NET CEMENTITIOUS BOARDS	1028 SF	29.5%
NET METAL PANEL	972 SF	18.8%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING D - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1430 SF	N/A
NET GLAZING	135 SF	9.6%
NET STUCCO	400 SF	28.4%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING D - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1439 SF	NA
NET GLAZING	110 SF	7.6%
NET STUCCO	429 SF	30.4%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES
2. INCLUDES GLAZED WINDOWS AND DOORS



1 BUILDING - WEST ELEVATION



2 EAST ELEVATION

BUILDING D - ELEVATIONS

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BUILDING
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MATERIAL
CALCS

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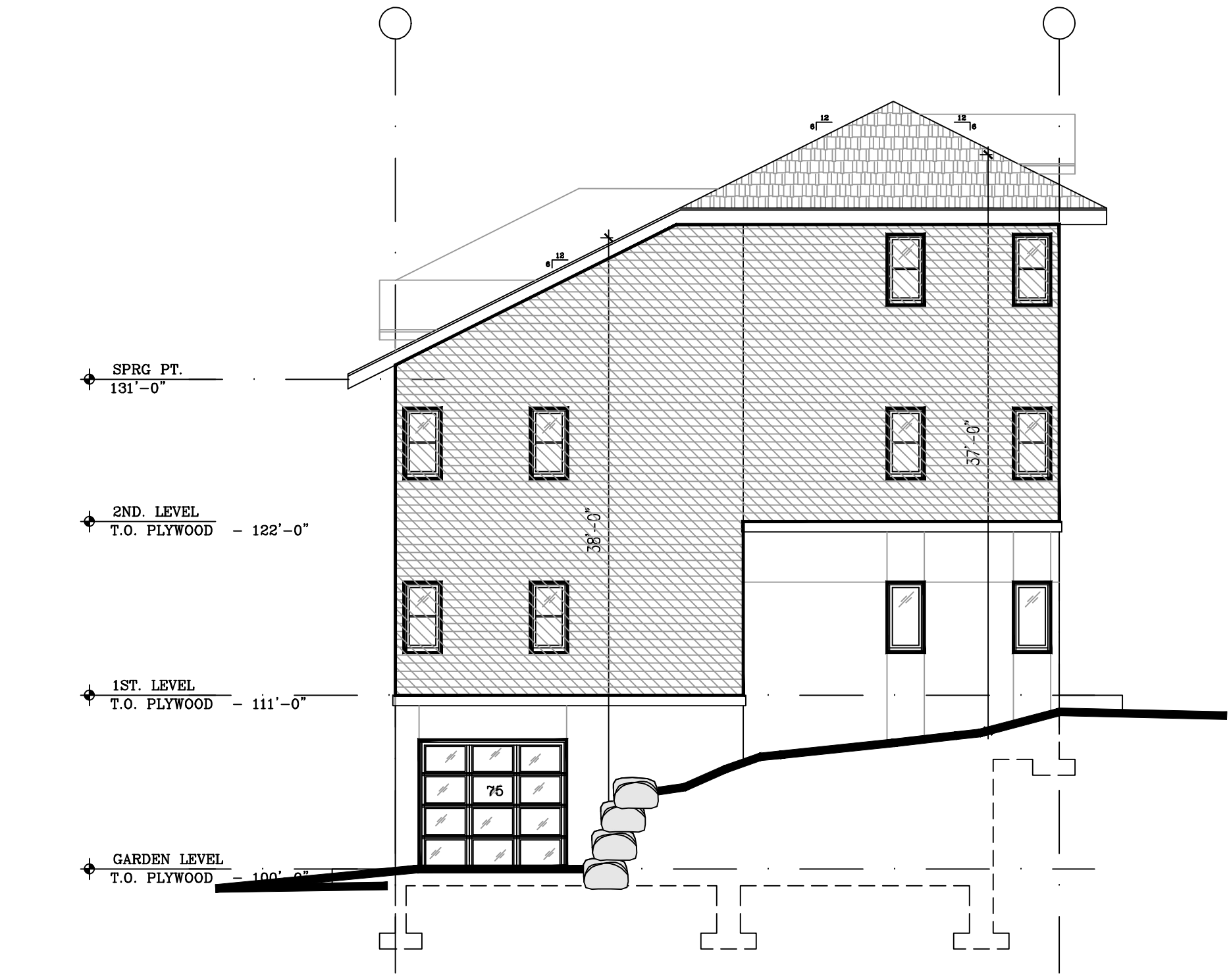
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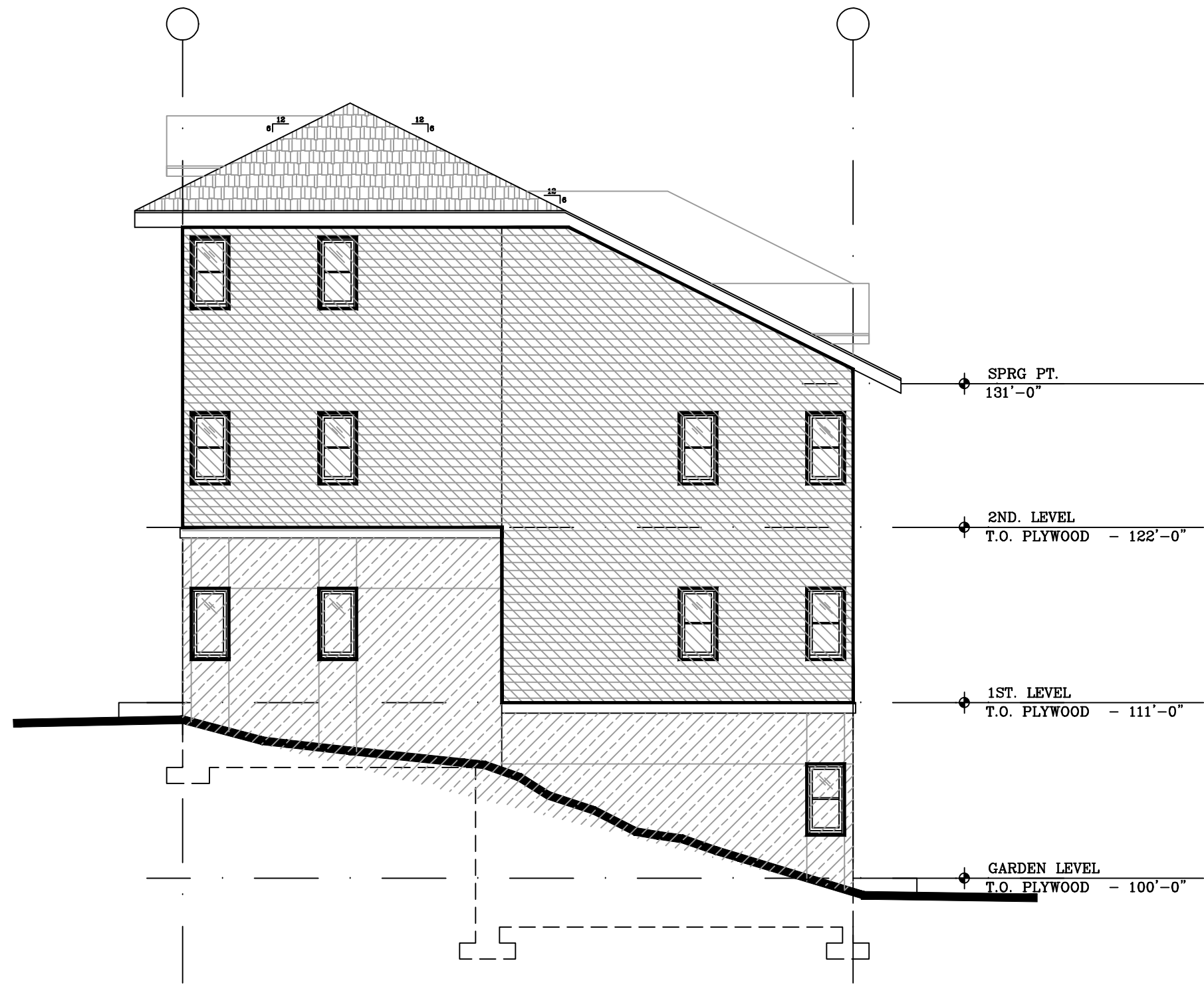
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3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING D - ELEVATIONS

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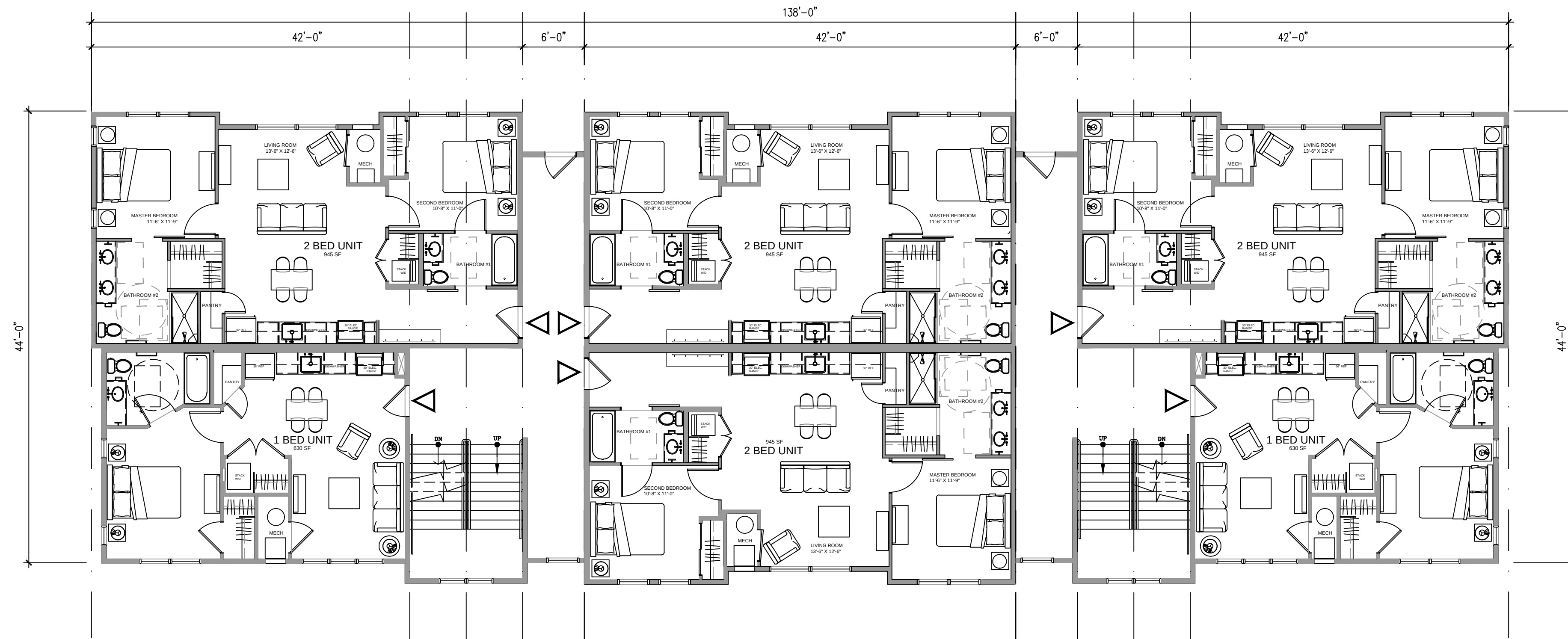
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ELEVATIONS
MATERIAL
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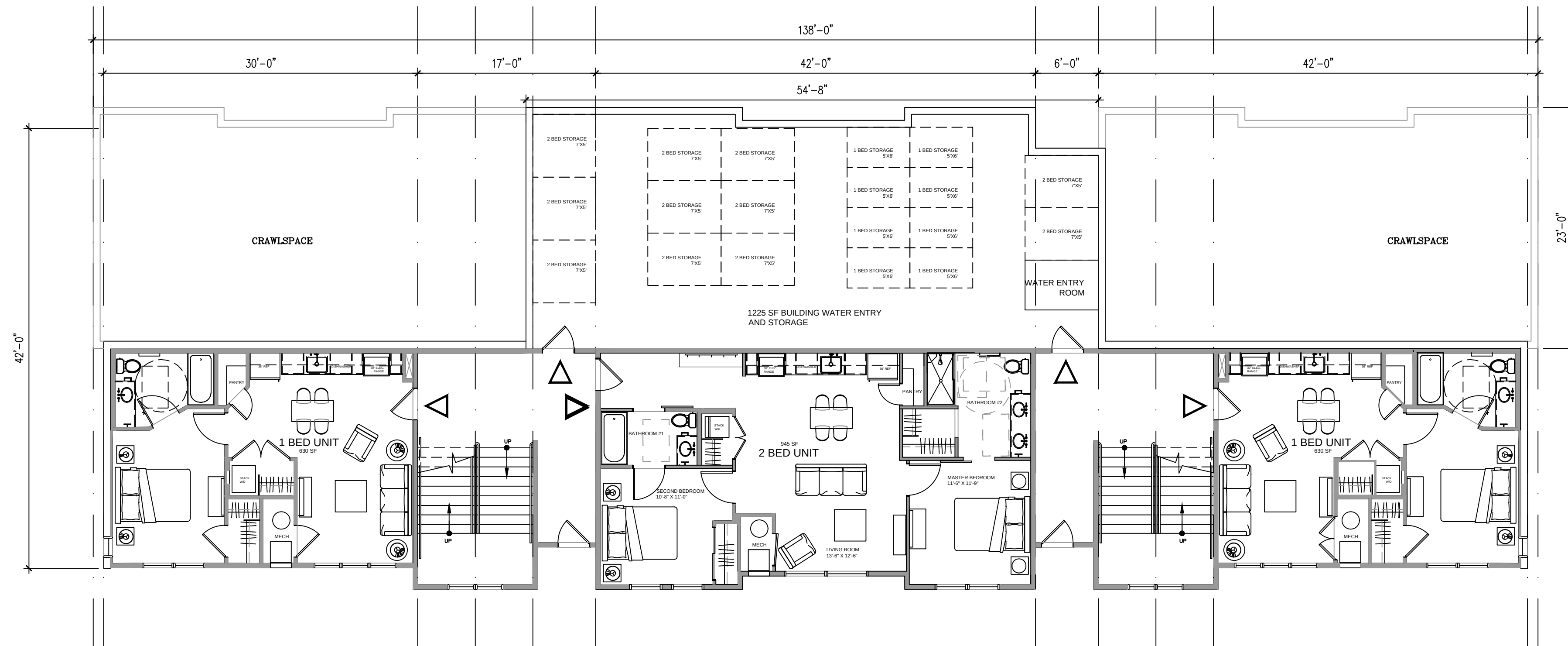
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2 BUILDING E - FIRST LEVEL PLAN
1/8" = 1'-0"



1 BUILDING E - GARDEN LEVEL PLAN
1/8" = 1'-0"

APARTMENT BUILDINGS - SCHEMATIC PLANS

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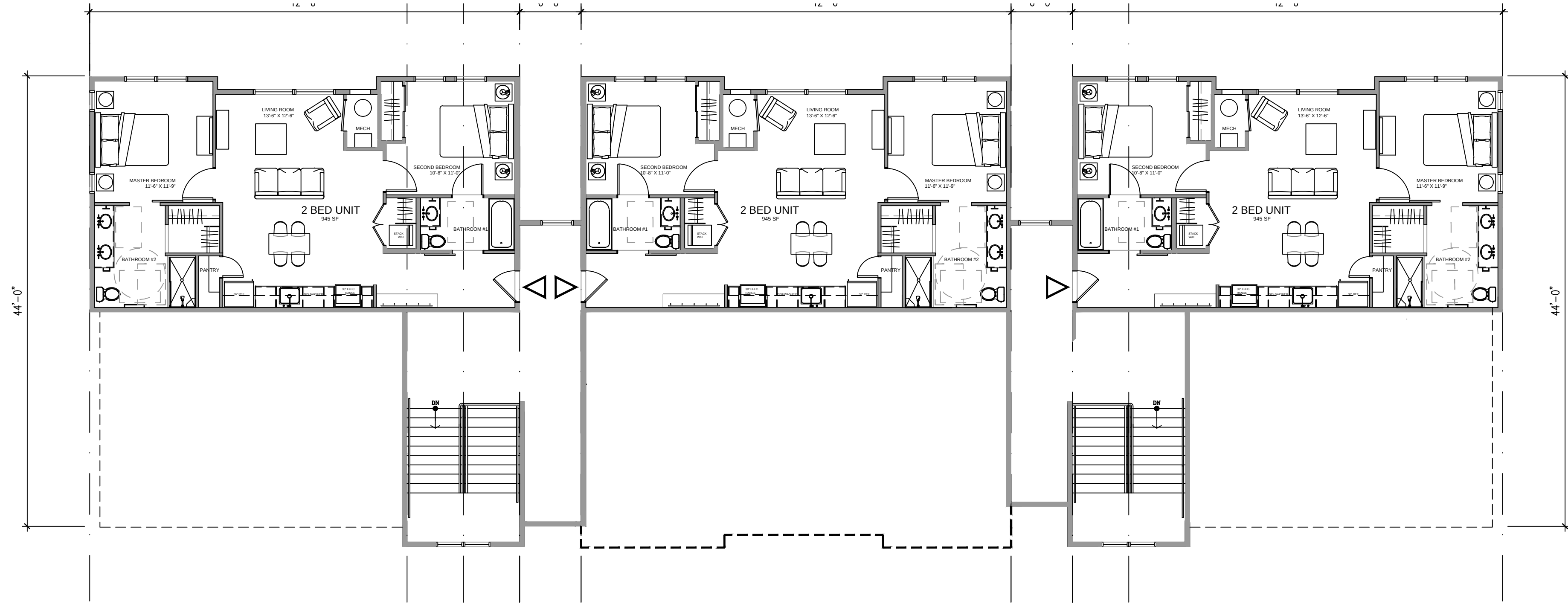
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SCHEMATIC
BUILDING
E
PLANS

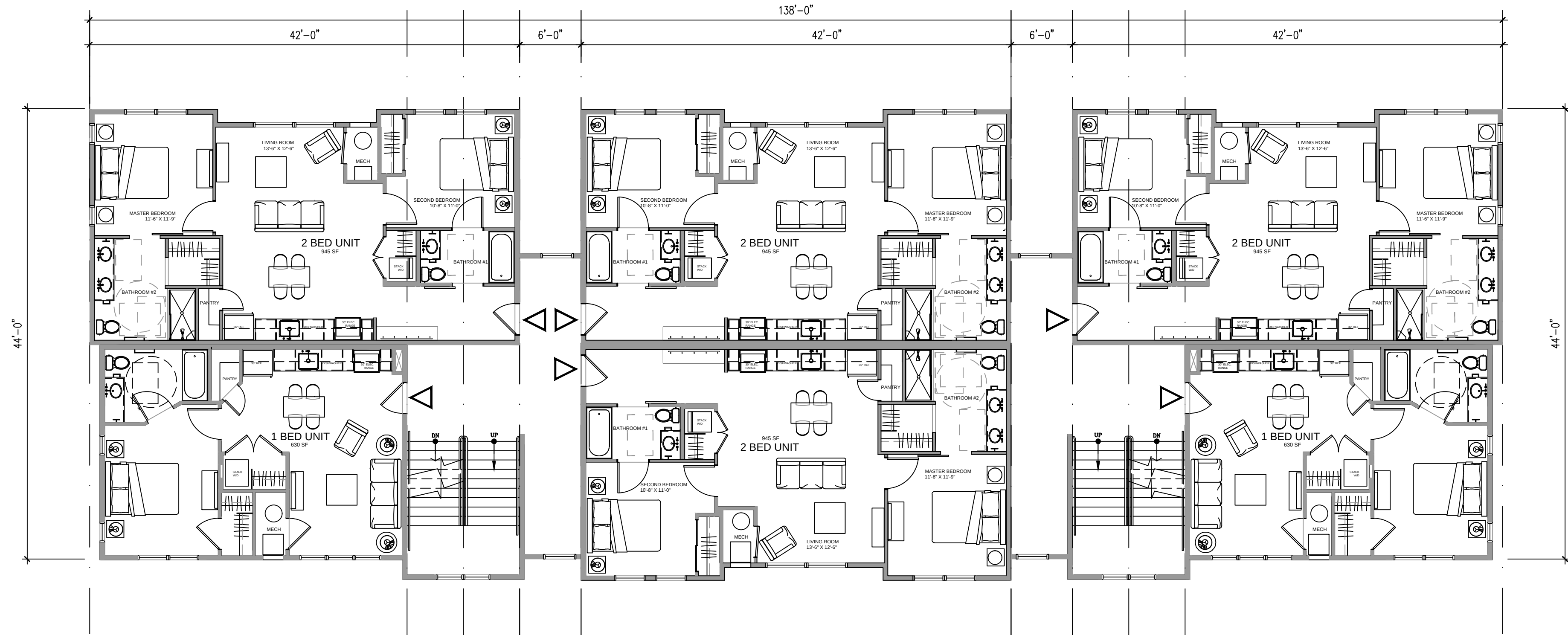
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4 BUILDING E - THIRD LEVEL PLAN
1/8" = 1'-0"



3 BUILDING E - SECOND LEVEL PLAN
1/8" = 1'-0"

BUILDING E - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" x 7 1/2" @ EXPOSED - @ WINDOW/DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 3/4" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

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3. TYPICAL SIDEWALL FLASHING: ICE/WATER SHIELD 2'-6" VERT UP WALL, WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL, TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING E - ELEVATIONS

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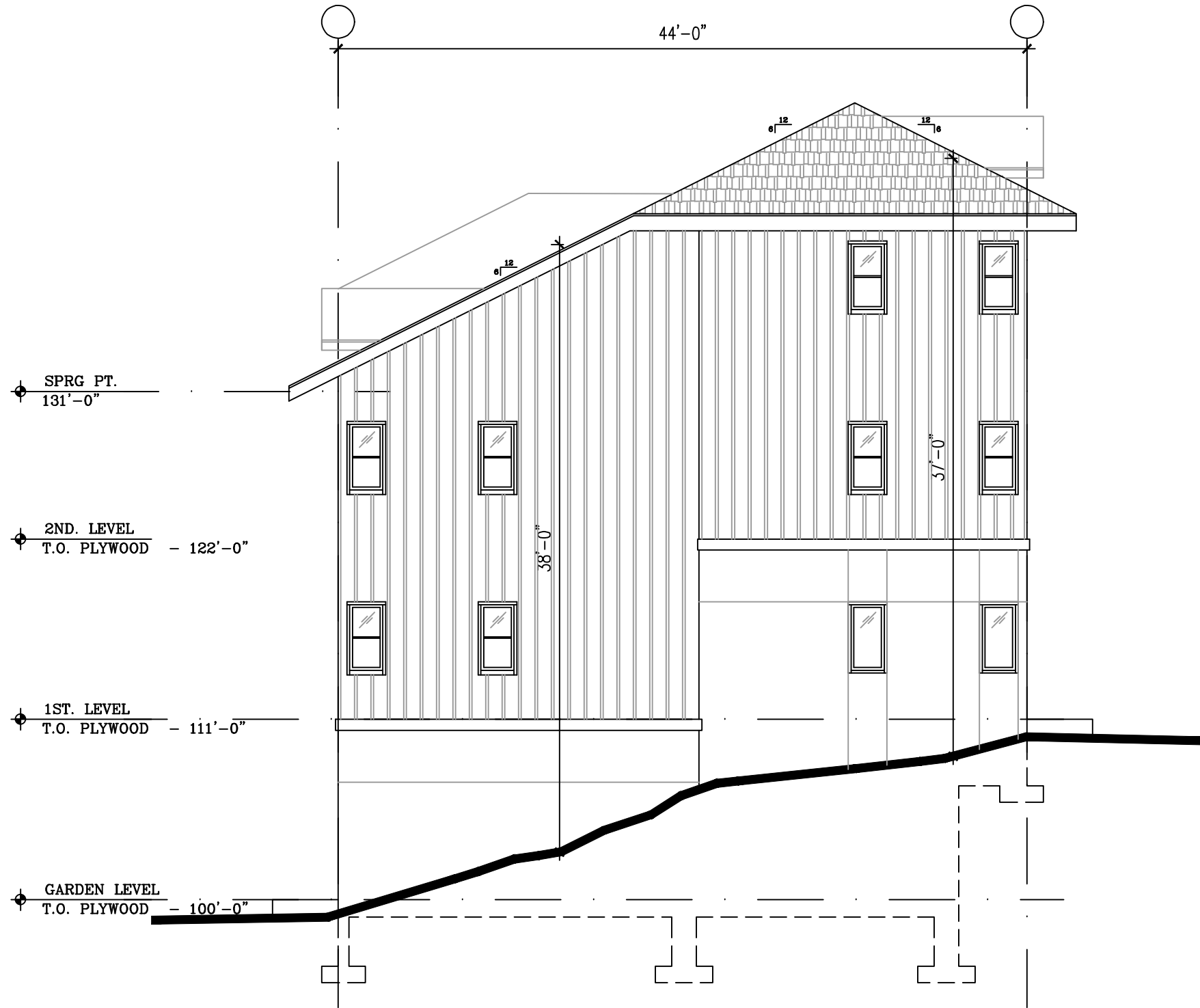
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BUILDING E - EXTERIOR FINISH SCHEDULE

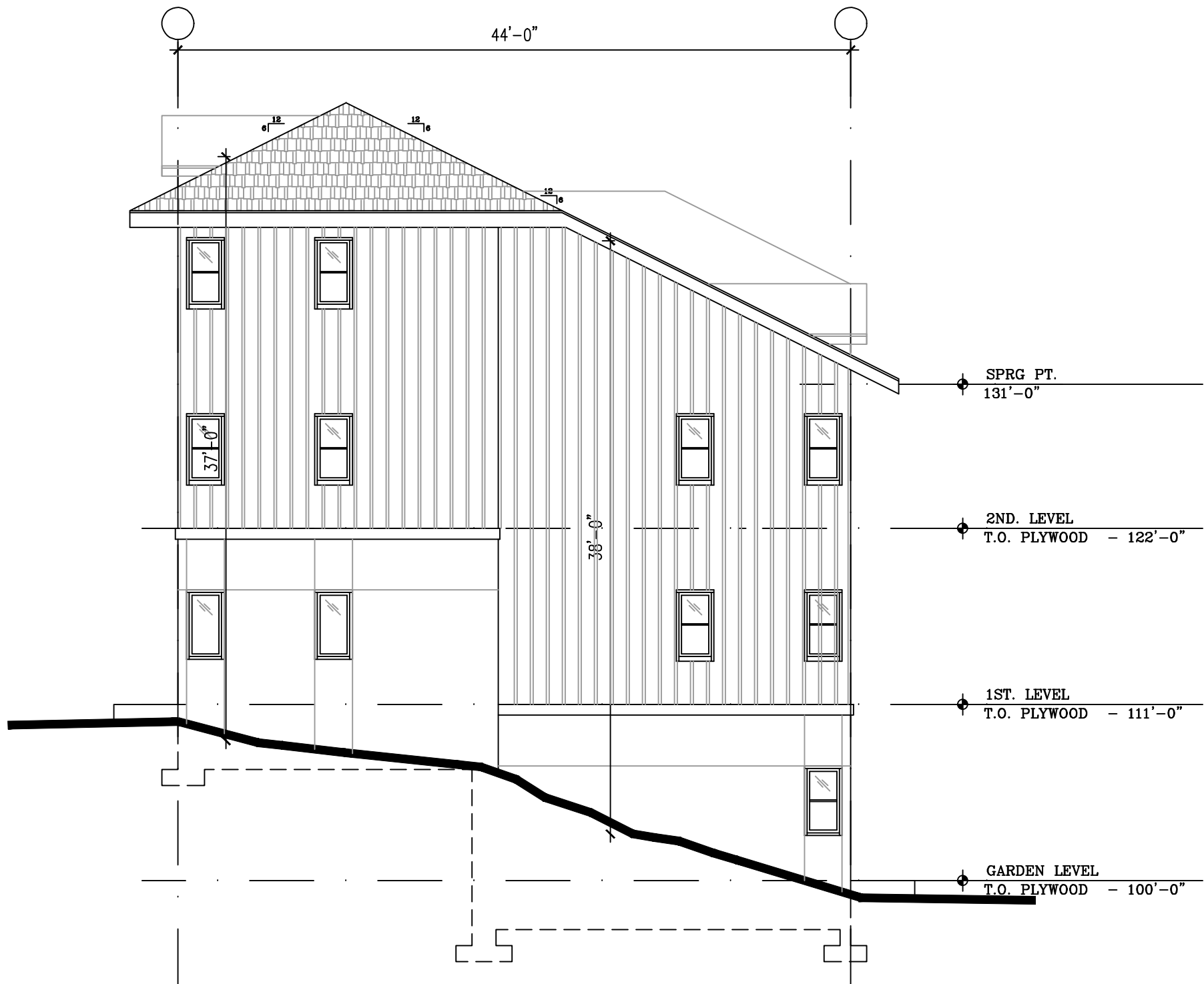
TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	BLACK WALNUT
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
F3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" x 7 1/4" 6" EXPOSED - @ WINDOW / DOOR INFILL	LEEWOOD
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	HARBOR MIST
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	SW - BUCKHORN
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	SLATE GREY
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	1/2" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @ 9.25"	FIBER CEMENT - 1/2" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 1/2" RUSTIC 5.5"	FRENCH ROAST
WD1	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

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3. TYPICAL SIDEWALL FLASHING: ICE/WATER SHIELD 2" @ VERT UP WALL, WRAP INTO CROWNINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE, METAL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.

4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING E - ELEVATIONS

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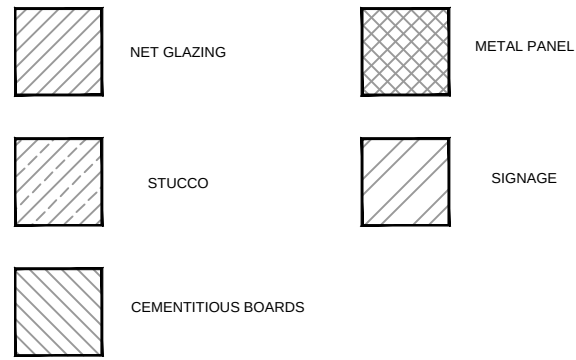
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4-20-20

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BUILDING E - EXTERIOR FINISH PERCENTAGE		
WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	4395 SF	NA
NET GLAZING	1007 SF	23.1%
NET STUCCO	1034 SF	23.7%
NET CEMENTITIOUS BOARDS	2071 SF	47.6%
NET METAL PANEL	243 SF	5.6%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING E - EXTERIOR FINISH PERCENTAGE		
EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	4235 SF	NA
NET GLAZING	1114 SF	26.3%
NET STUCCO	1088 SF	25.6%
NET CEMENTITIOUS BOARDS	1395 SF	30.8%
NET METAL PANEL	729 SF	17.2%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING E - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1430 SF	NA
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.0%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING E - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1430 SF	NA
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.4%
NET CEMENTITIOUS BOARDS	872 SF	61.8%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING E - ELEVATIONS

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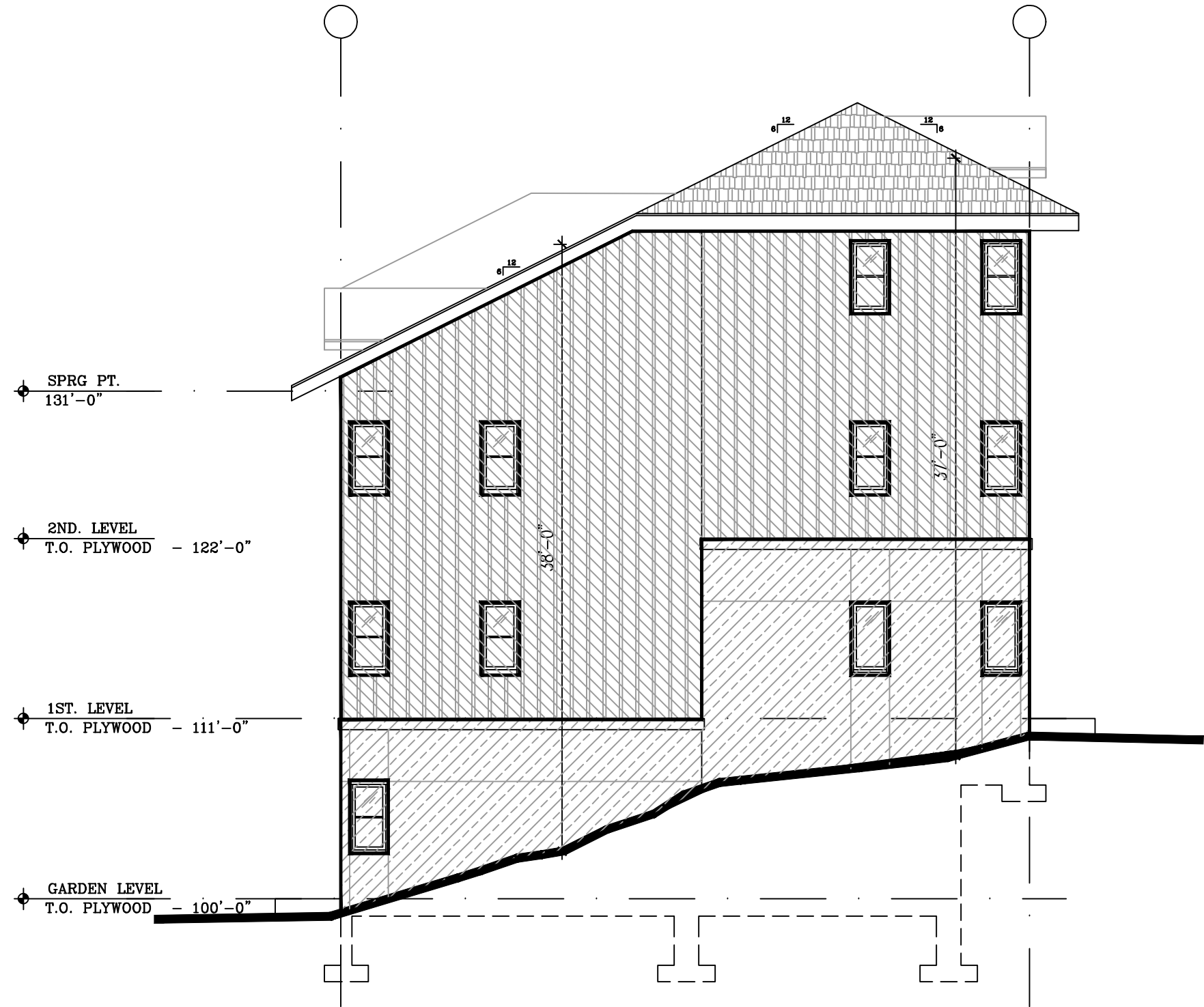
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Sheet title
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ELEVATIONS
MATERIAL
CALCS

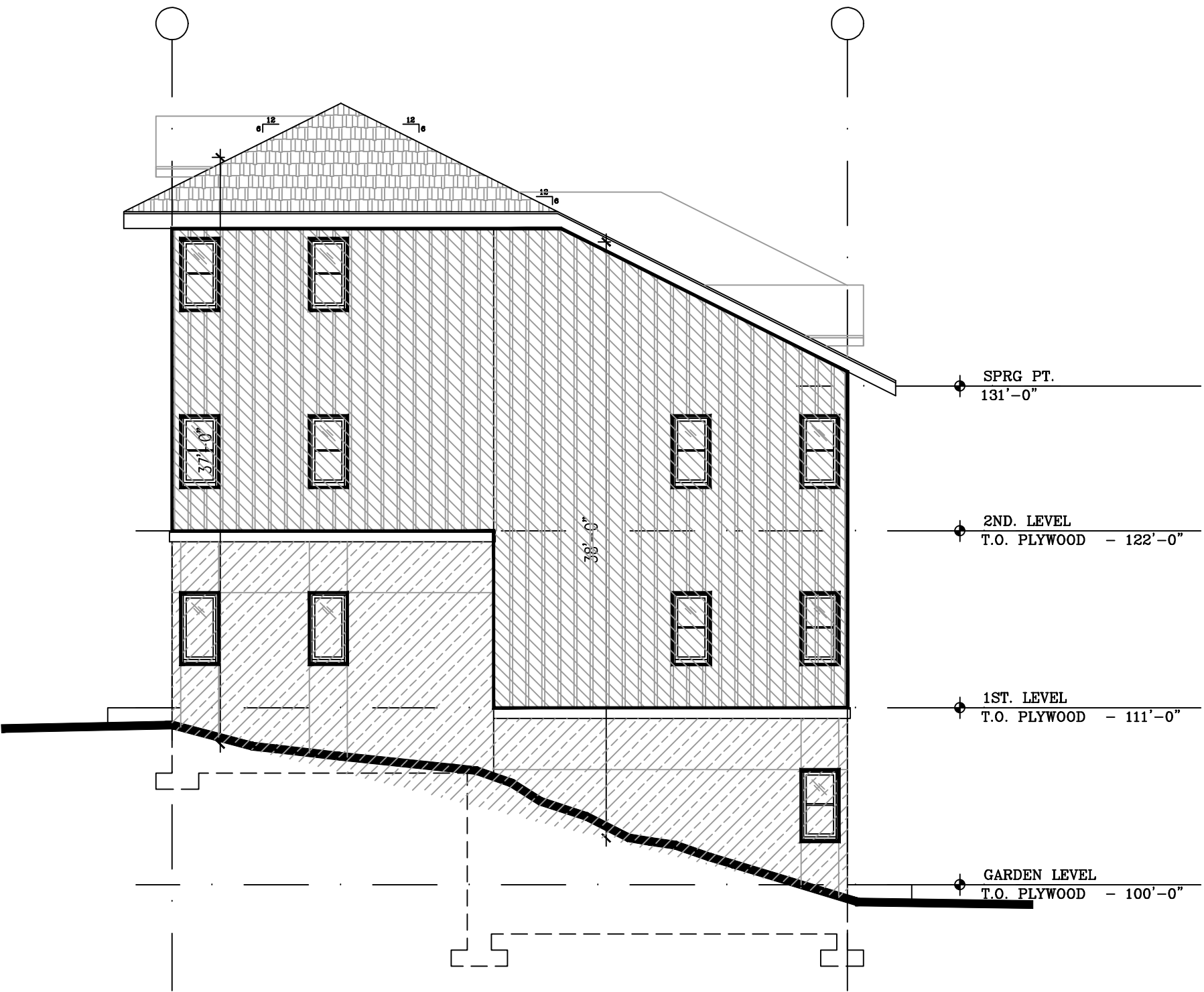
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3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

BUILDING E - ELEVATIONS

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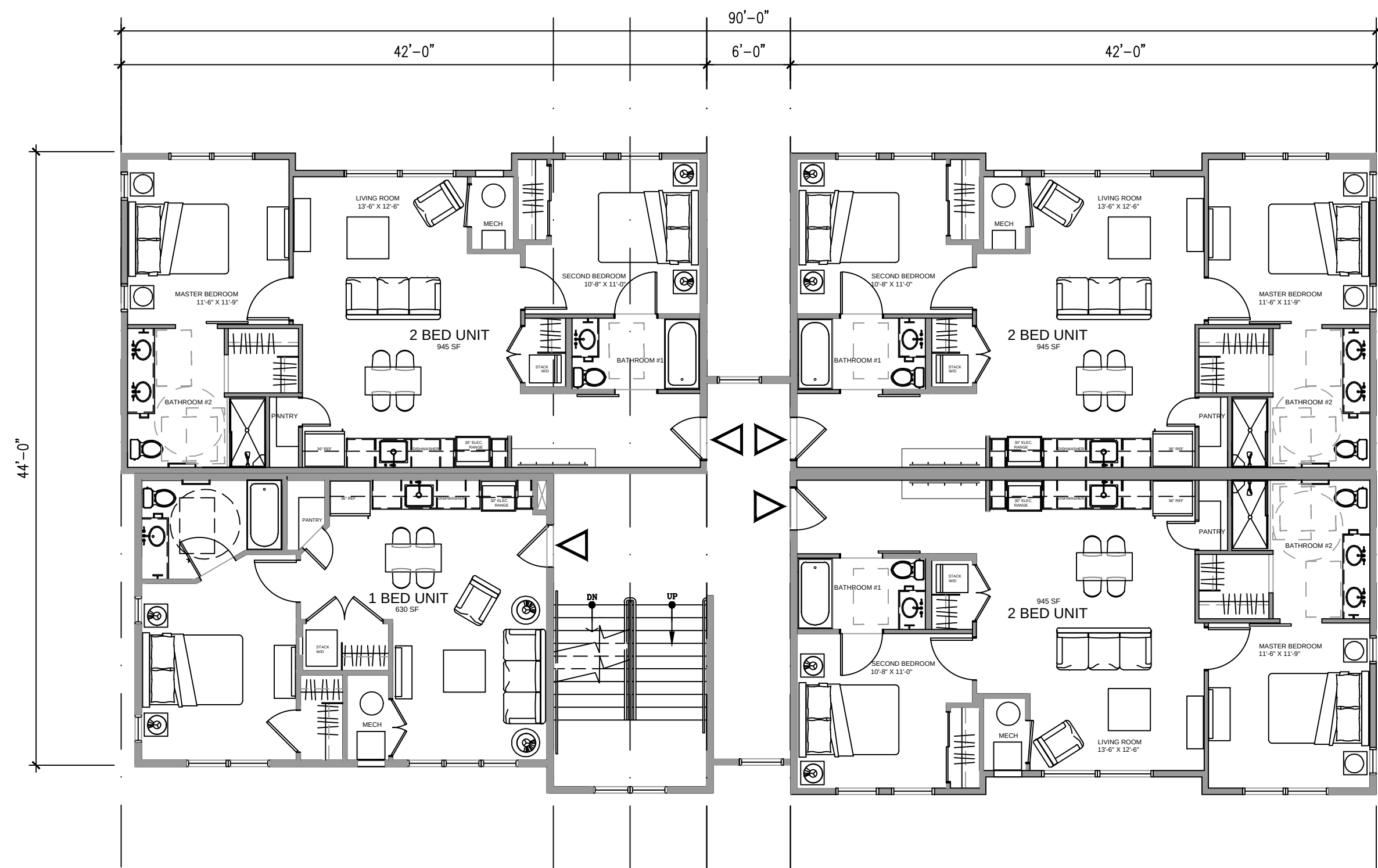
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MATERIAL
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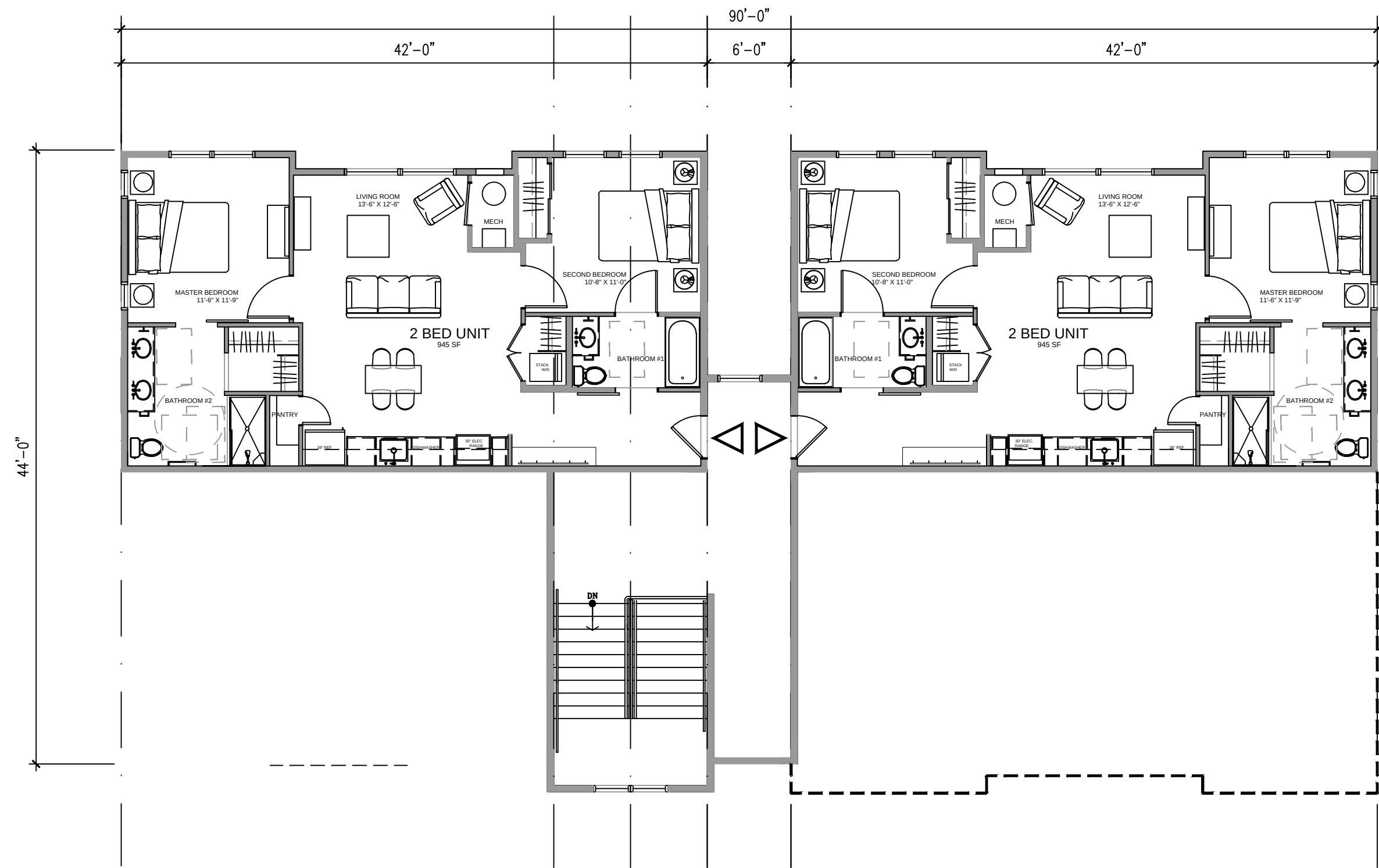
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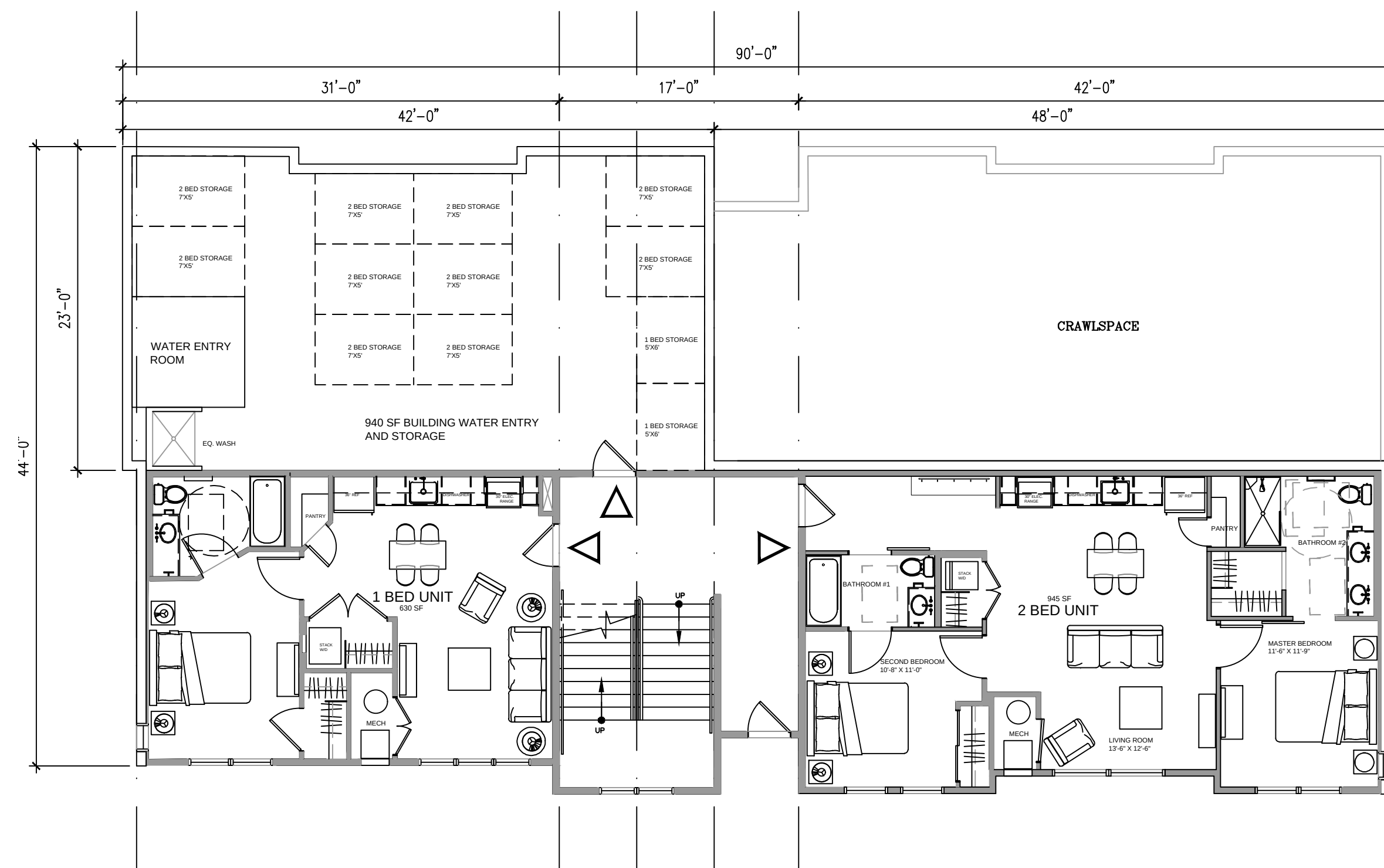
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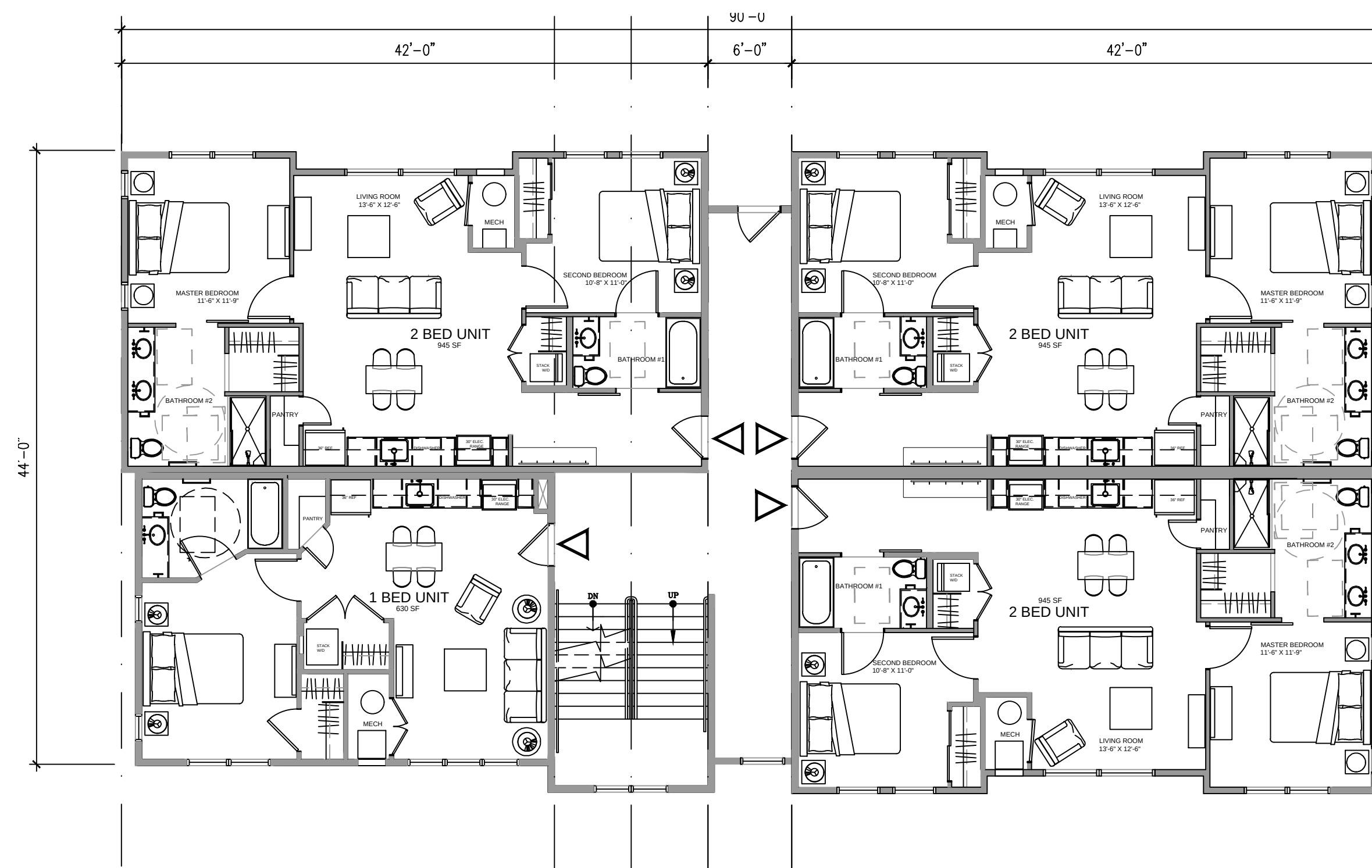
3 BUILDING F - SECOND LEVEL PLAN
1/8" = 1'-0"



4 BUILDING F - THIRD LEVEL PLAN
1/8" = 1'-0"



1 BUILDING F - GARDEN LEVEL PLAN
1/8" = 1'-0"

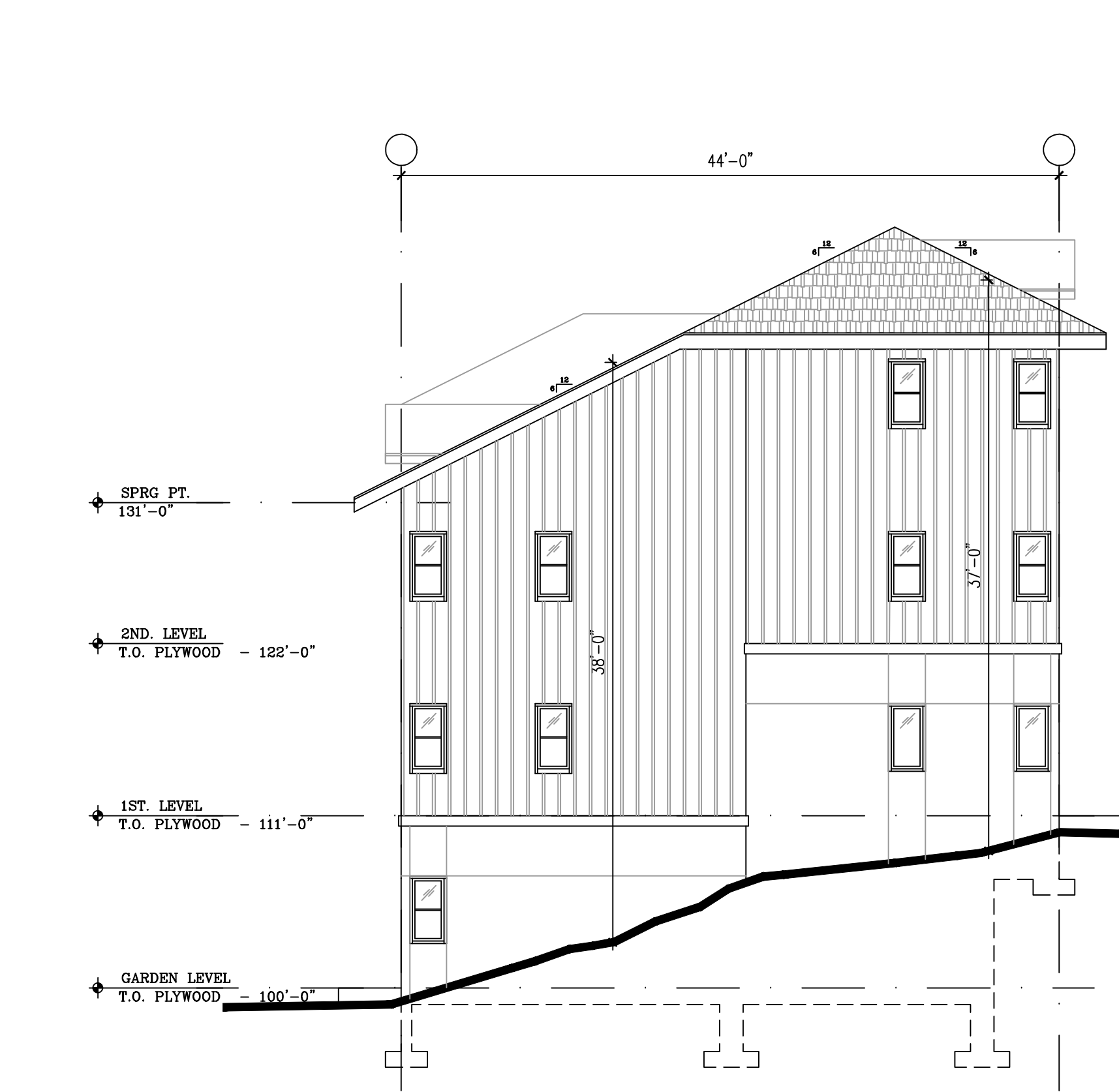


2 BUILDING F - FIRST LEVEL PLAN
1/8" = 1'-0"

BUILDING F - EXTERIOR FINISH SCHEDULE

TAG	ITEM	MATERIAL	COLOR
R1	PRIMARY ROOF	TAMKO 30 YR - HERITAGE (CLASS A REQUIRED)	RUSTIC SLATE
D1	DRIP EDGE	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
F1	FASCIA @ R1	FIBER CEMENT BOARDS - 5/4 RUSTIC x 9.25"	FRENCH ROAST
P3	SOFFIT	FIBER CEMENT SOFFIT PANELS - VENTED CEDARMILL	FRENCH ROAST
S1	HORIZONTAL LAP SIDING	FIBER CEMENT LAP SIDING - 3/4" x 7 1/2" 6" EXPOSED - @ WINDOW / DOOR INFILL	KHAKI BROWN
S3	BOARD AND BATTEN	FIBER CEMENT VERT SIDING 3.5" OVER FIBER CEMENT PLANKS - CEDAR MILL	COBBLE BROWN
S2	STUCCO	SYNTHETIC STUCCO SYSTEM	BENJAMIN MOORE "WISH" AF-680
S4	METAL SIDING PANELS	METAL WALL SYSTEM - PBC	BRONZE
W1	DOORS AND WINDOWS	PREMIUM VINYL	BRONZE
T1	DOORS AND WINDOWS TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5" RAILS	FRENCH ROAST
T2	SIDING TRIM	3/4" RUSTIC 5.5" HEAD AND SILL FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T3	HORIZONTAL SIDING TRIM @	FIBER CEMENT - 3/4" RUSTIC 9.25" / 11.25"	FRENCH ROAST
T4	INSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 3.5"	FRENCH ROAST
T5	OUTSIDE CORNER TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
T6	FRIEZE TRIM	FIBER CEMENT - 3/4" RUSTIC 5.5"	FRENCH ROAST
W01	TRUSSES	HEAVY TIMBER	SW - 3524 CHESTNUT

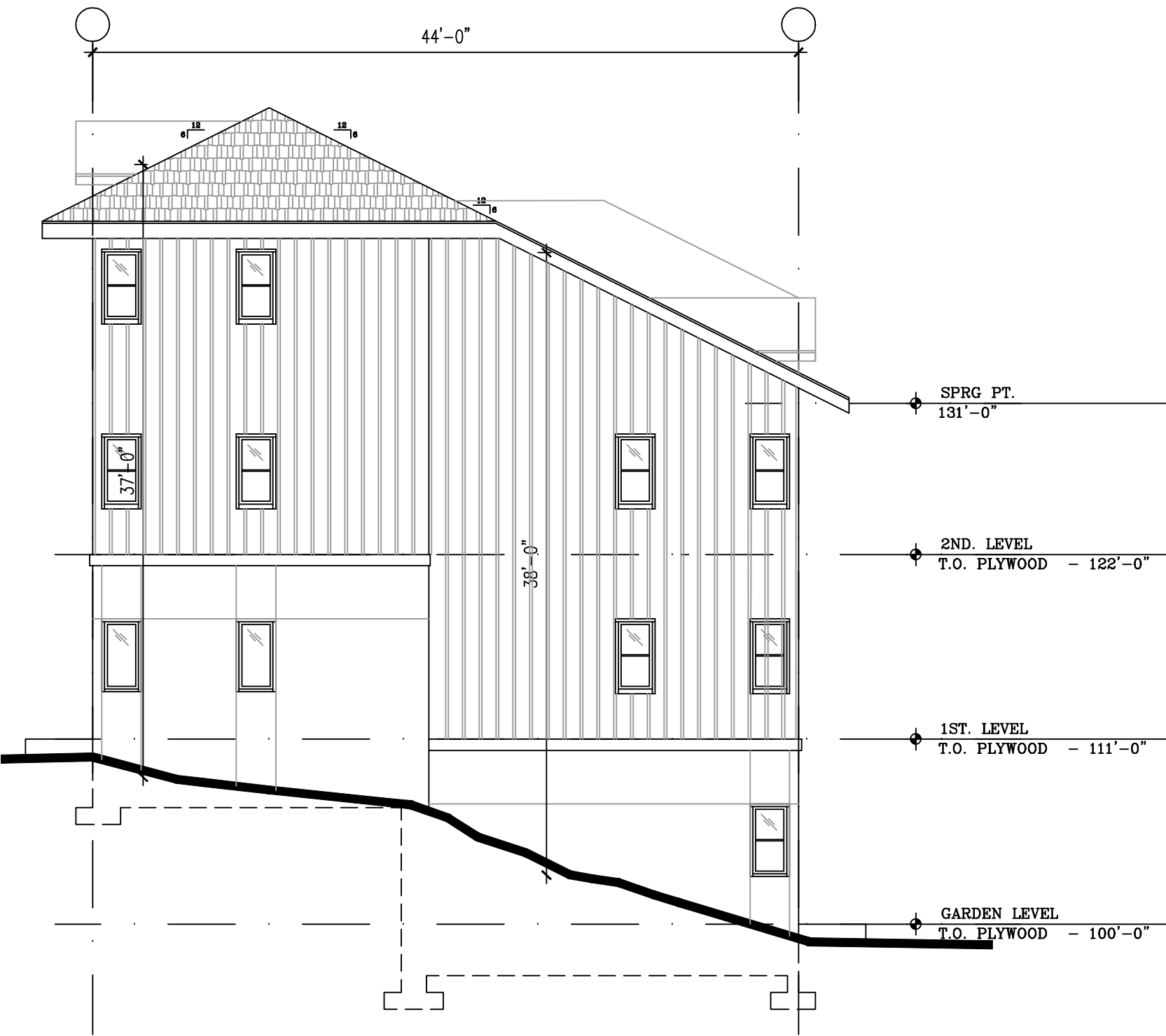
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3. TYPICAL SIDEWALL FLASHING: ICEWATER SHIELD 2" 2" VERT UP WALL. WRAP INTO OPENINGS, THEN APPLY TYVEK FLASHING TAPE AROUND PENETRATING PIPE. METAL FLASHING EXPOSED 6" UP WALL. TYPICAL AT ALL SIDEWALL CONDITIONS.
4. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE, INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.



3 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING F - ELEVATIONS

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Revisions:
MAJOR SITE
ARCHITECTURAL
PLAN SUBMISSION
MAJOR SITE
ARCHITECTURAL
PLAN re-SUBMISSION
4-20-20

Sheet title
BUILDING
ELEVATIONS

Stamp

Date: 4/17/2020

Project No:

Drawn by: MEF

Checked by: MEF

Sheet

AF3.0

	NET GLAZING		METAL PANEL
	STUCCO		SBRNAGE
	CEMENTITIOUS BOARDS		

BUILDING F - EXTERIOR FINISH PERCENTAGE		
WEST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2820 SF	N/A
NET GLAZING	738 SF	26.1%
NET STUCCO	666 SF	23.5%
NET CEMENTITIOUS BOARDS	1181 SF	41.7%
NET METAL PANEL	245 SF	8.6%

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING F - EXTERIOR FINISH PERCENTAGE		
EAST ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	2770 SF	N/A
NET GLAZING	727 SF	26.2%
NET STUCCO	762 SF	27.3%
NET CEMENTITIOUS BOARDS	815 SF	29.4%
NET METAL PANEL	476 SF	17.2%

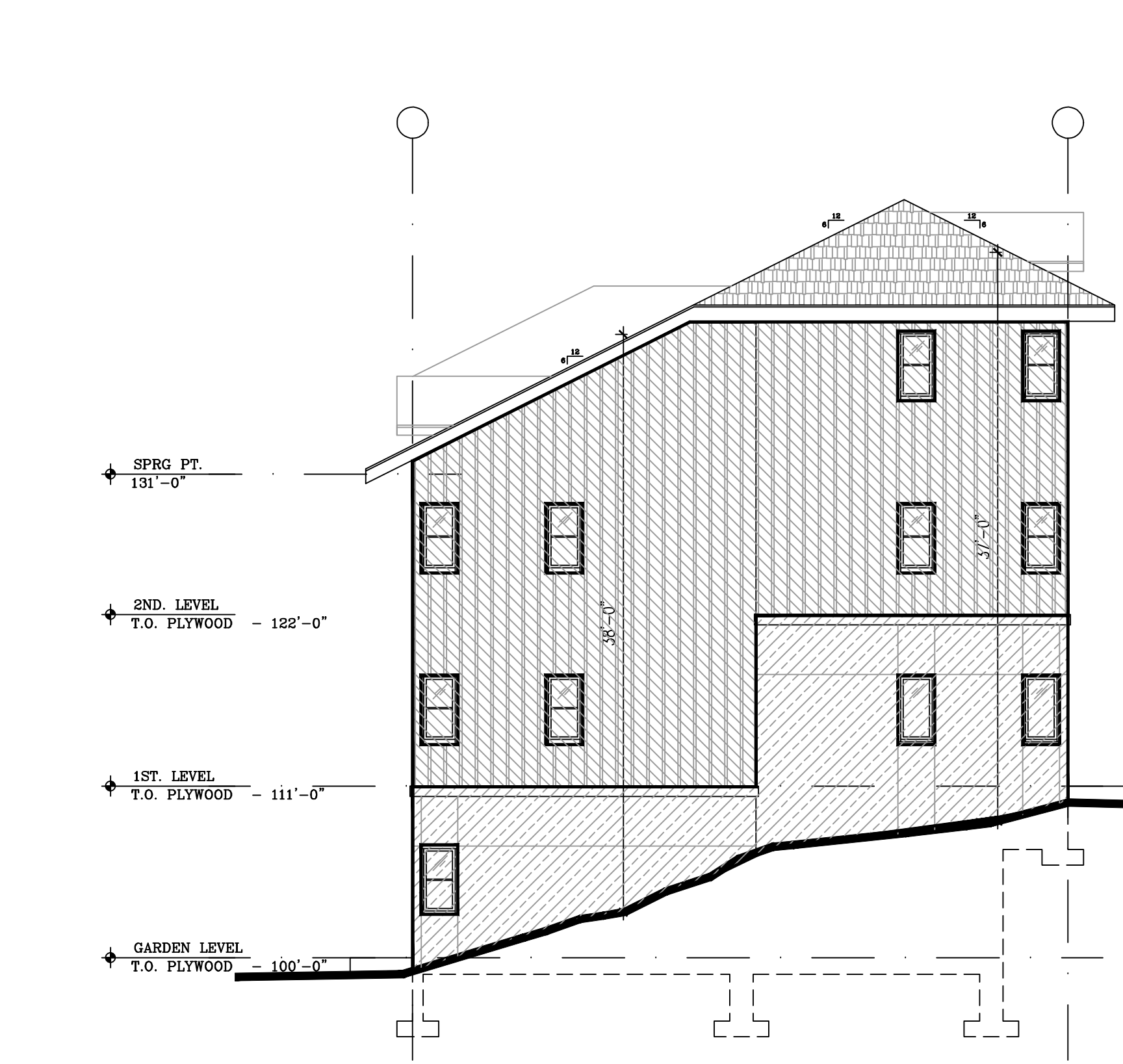
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING F - EXTERIOR FINISH PERCENTAGE		
SOUTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1410 SF	N/A
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.3%
NET CEMENTITIOUS BOARDS	872 SF	61.9%
NET METAL PANEL	N/A	N/A

1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS

BUILDING F - EXTERIOR FINISH PERCENTAGE		
NORTH ELEVATION		
	SURFACE AREA	PERCENTAGE OF NET
GROSS OF WALL	1410 SF	N/A
NET GLAZING	110 SF	7.8%
NET STUCCO	428 SF	30.4%
NET CEMENTITIOUS BOARDS	872 SF	61.9%
NET METAL PANEL	N/A	N/A

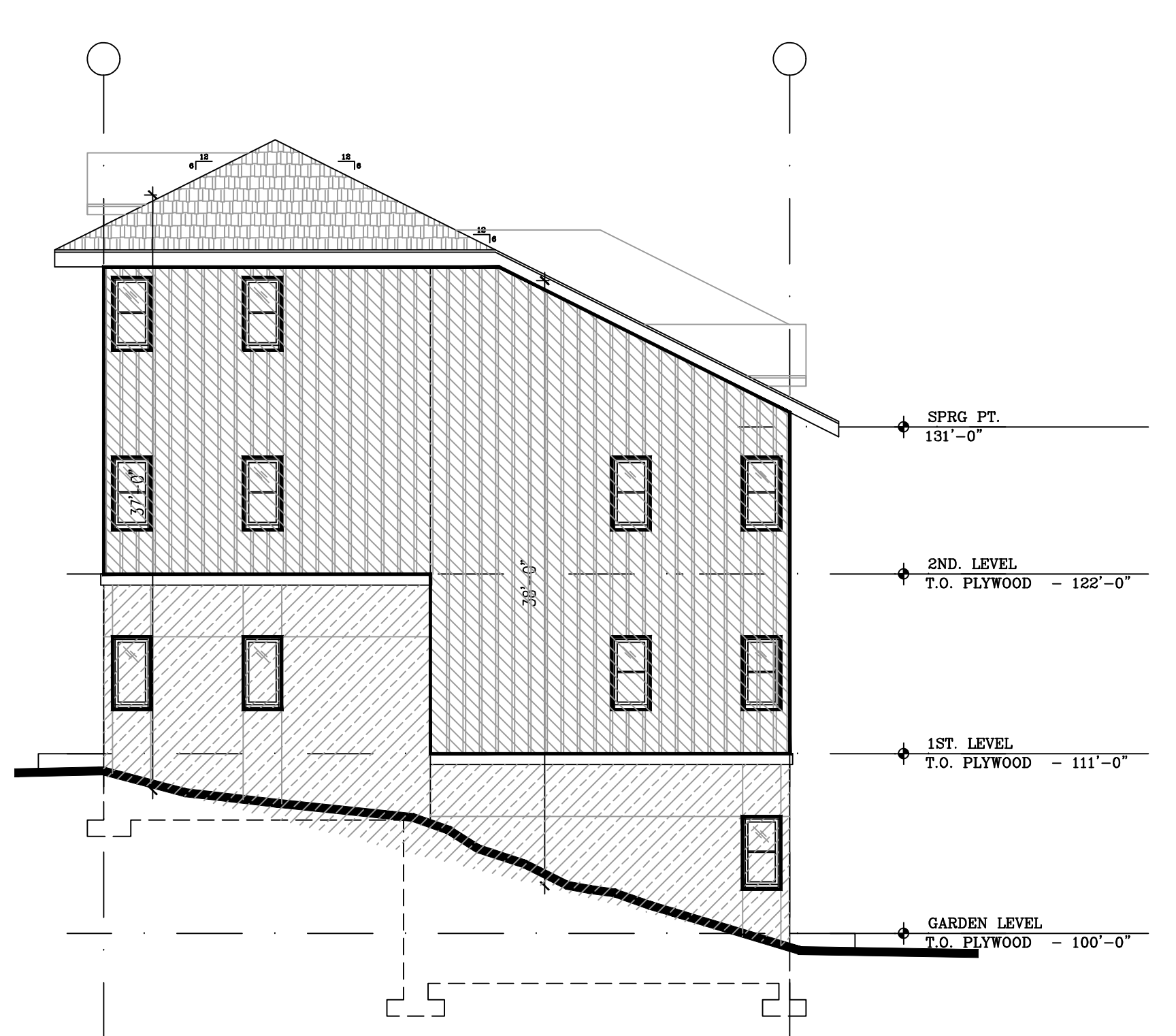
1. EXCLUDES ROOF FORMS, FASCIA AND SIMILAR FEATURES.
2. INCLUDES GLAZED WINDOWS AND DOORS



3 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING - WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

BUILDING F - ELEVATIONS

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GLENWOOD SPRINGS COLORADO

Revisions:
MAJOR SITE
ARCHITECTURAL
PLAN SUBMISSION
MAJOR SITE
ARCHITECTURAL
PLAN re-SUBMISSION
4-20-20

Sheet title
BUILDING
ELEVATIONS
MATERIAL
CALCS

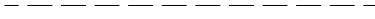
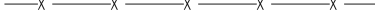
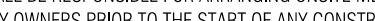
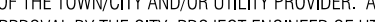
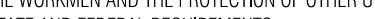
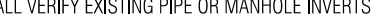
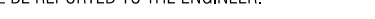
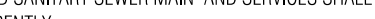
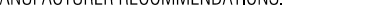
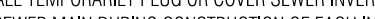
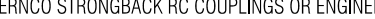
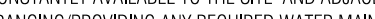
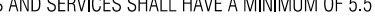
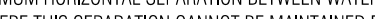
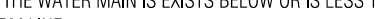
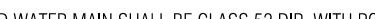
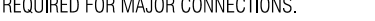
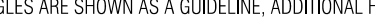
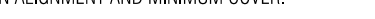
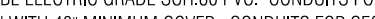
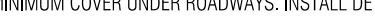
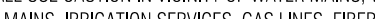
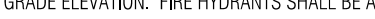
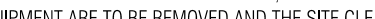
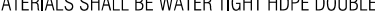
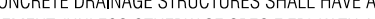
Stamp

Date: 4/20/2020
Project No:
Drawn by: MEF
Checked by: MEF

Sheet
AF3.1

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A detailed topographic map of the Glenwood Springs area in Colorado. The map shows the town of Glenwood Springs, the Glenwood River, and surrounding terrain with contour lines. A red dot marks the 'SITE' location, which is situated near Highway 92 and the Glenwood River. The map includes labels for 'GLENWOOD SPRINGS', 'Glenwood Springs (1986/11)', 'Park', 'Highway 92', and 'SITE'. A scale bar at the bottom indicates a distance of 20 units.

LEGEND	
                                                                                                          	



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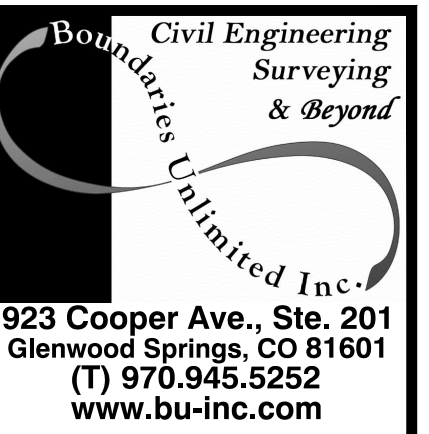
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**Know what's below.
Call before you c**

Bell Rippy Neighborhood

OVERALL SITE PLAN



Bell Rippy Neighborhood
Overall Site Plan
30% Review Set - Major Site Plan Submission

[illegible]

By		Revision	
PH		CITY COMMENTS TO JKS SUBMITTAL	
		Date	
		No.	
		1.	4/26/20
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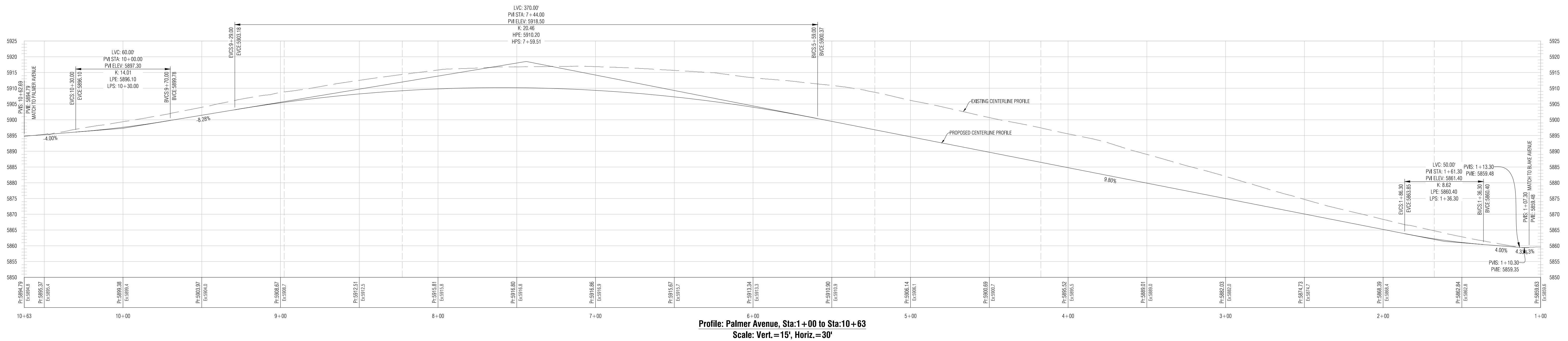
PROJECT NO.
20002
Designer:
DJW
Draftsman:
BUI
Date:
3/03/20

C.3

File Name: 20002 c-site.dwg



N:\PROJECTS\2020\20002-Bell Rippy Townhouses.dwg 4/20/2020 8:58 AM



Profile: Palmer Avenue, Sta:1+00 to Sta:10+63
Scale: Vert.=15', Horiz.=30'

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N/A
N/A
N/A
Engineer or Surveyor Seal

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CONSTRUCTION

Review

Client Information:
TRIUMPH
12 VAIL ROAD, SUITE 700
VAIL, COLORADO 81657
970 479-9990

0

30'

60'

Scale: 1" = 30'

811

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Call before you dig.

GLENWOOD SPRINGS, COLORADO
Bell Rippy Neighborhood
Palmer Avenue Plan & Profile
30% Review Set - Major Site Plan Submission

No.	Date	Revision	By
1			
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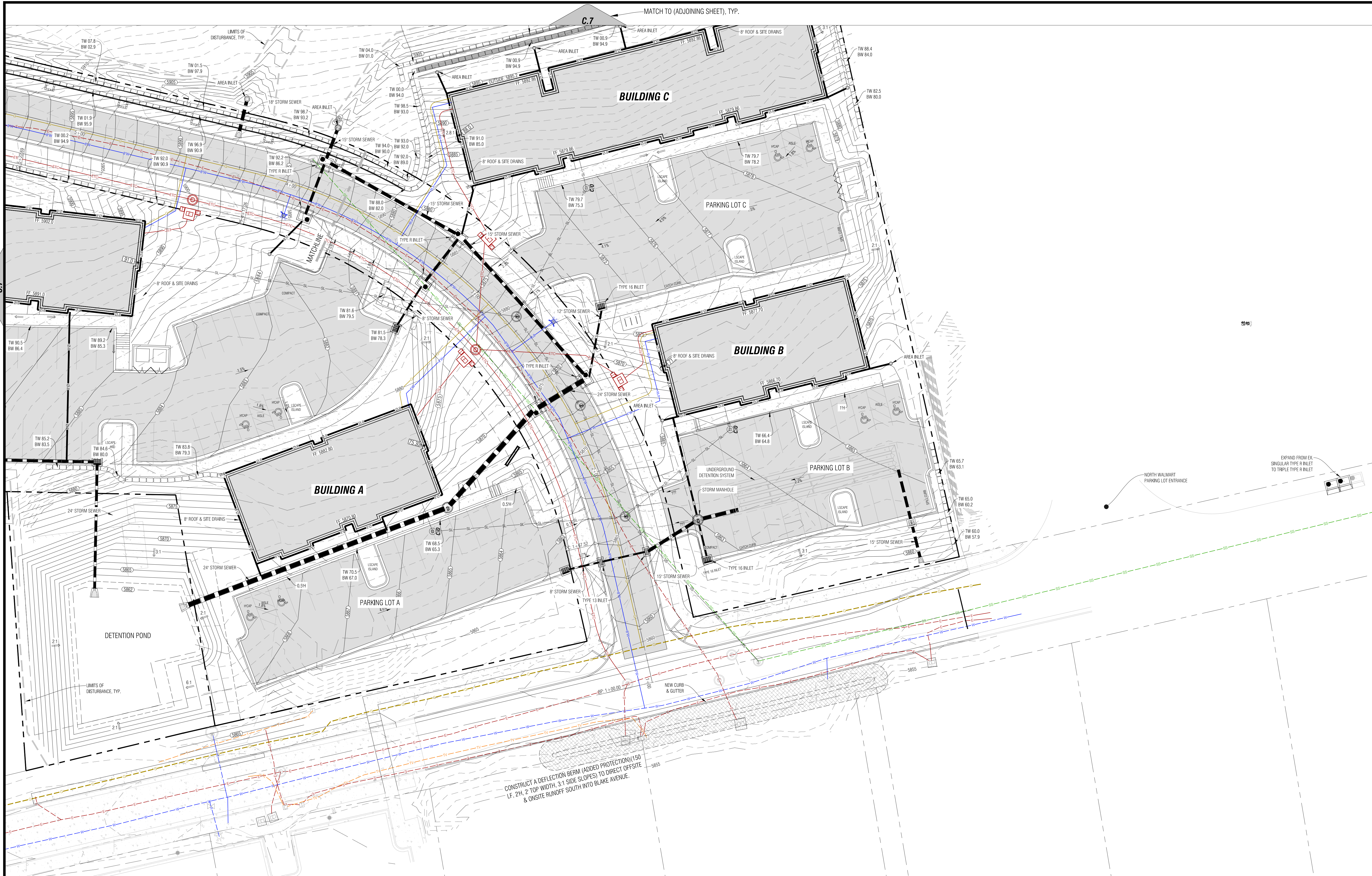
PROJECT NO.
2002
Designer:
DJW
Checker:
BUJ
Date:
3/30/20

Sheet
C.5

File Name: 20002 c-base.dwg

Packet Page 107

N:\PROJECTS\2020\2002-Bell Rippy Townhouses\dwg\2002-C-Grading.dwg 4/20/2020 9:59 AM



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970 479-9990

NORTH

0 20 40
Scale: 1" = 20'

811

Know what's below.
Call before you dig.

GLENWOOD SPRINGS, COLORADO

Bell Rippy Neighborhood

Grading & Drainage Plan

30% Review Set - Major Site Plan Submission

NO.	Date	Revision	By
1	4/20/20	CITY COMMENTS TO 30% SUBMITTAL	PH
2			
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PROJECT NO.
2002

Designer:
DJW

Checker:
BUJ

Date:
3/30/20

Sheet
C.6

File Name: 2002-c-grading.dwg

Packet Page 108

Top block

Grade to drain surface water away from wall

Setback = $1 \frac{5}{8}"$ (41 mm)
(5° batter angle on wall)

Exposed wall
(Height varies with design)

Bury depth

Non-woven geotextile fabric
(If specified by Engineer based on site soil conditions)

RETAINED SOIL

Move blocks forward during installation to engage shear knobs (Typical)

Drainstone (AASHTO No. 57 or equivalent) to extend at least 12" (305 mm) behind blocks

Fill wedge between adjacent blocks with drainstone (all blocks)
Fill vertical core slot with drainstone (PC blocks)

Middle block (Typical)
Block widths vary with design

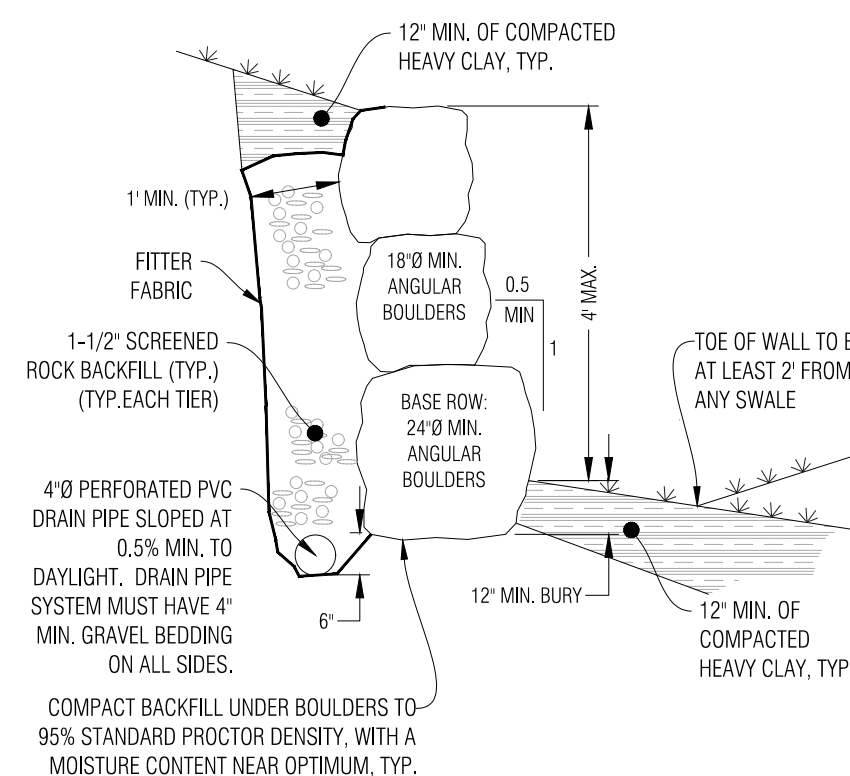
Solid bottom block
Block widths vary with design

Drain (As specified by Engineer)

Leveling pad (As specified by Engineer)

DRAWN BY:	JRJ	TITLE:	 Typical Gravity Wall Detail
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	


 (681) US 31 SOUTH, CHARLEVILLE, MA 04702
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www.redirock.com



1. THIS DETAIL IS TO BE USED ONLY FOR
RETAINING LANDSCAPED AREAS WITH
A MAXIMUM WALL HEIGHT OF 4 FEET.
THE DETAIL SHALL NOT BE USED TO
RETAIN STRUCTURES/VEHICLE
LOADED AREAS OR AREAS REQUIRING
GREATER RETENTION.
2. FREE DRAINING WALL BACKFILL
SHOULD BE CAPPED WITH AT LEAST
12 INCHES OF COMPACTED HEAVY
LINER TO REDUCE SURFACE WATER
INFLUX.
3. BOULDERS SHALL BE ANGULAR AND
SQUARE/RECTANGULAR IN SHAPE.
ROUND RIVER BOULDERS ARE NOT
ACCEPTABLE.
4. INSTALL MINIMUM 140N LAYER FIBRIC
BETWEEN THE NATIVE EXCAVATION
AND THE SCREENED ROCK BACKFILL.
5. SET BASE RAILS ON BENCHES WHERE
THE TOPSOIL HAS BEEN REMOVED
AND THE SUBGRADE HAS BEEN
PREPARED TO 2 P MINIMUM BETH B
RECOMPACTED TO 95% STANDARD
PROCTOR.
6. CARE SHOULD BE TAKEN NOT TO
OVER COMPACT THE BACKFILL OR
USE LARGE EQUIPMENT NEAR THE
WALL.
7. SELECT AND PLACE BOULDERS IN A
MANNER WHICH PERMITS AT LEAST
30% CONTACT AREA WITH ADJACENT
BOULDERS.
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.

N.T.S. TO BE VERIFIED BY PROJECT SOILS ENGINEER REFER & COORDINATE WITH THE GEOTECHNICAL REPORT



No.	Date	Revision	By
1	4.23.20	CITY COMMENTS TO 30% SUBMITTAL	PH
2			
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PROJECT NO.
20002

Designer:
djw

Draftsman:
BUI

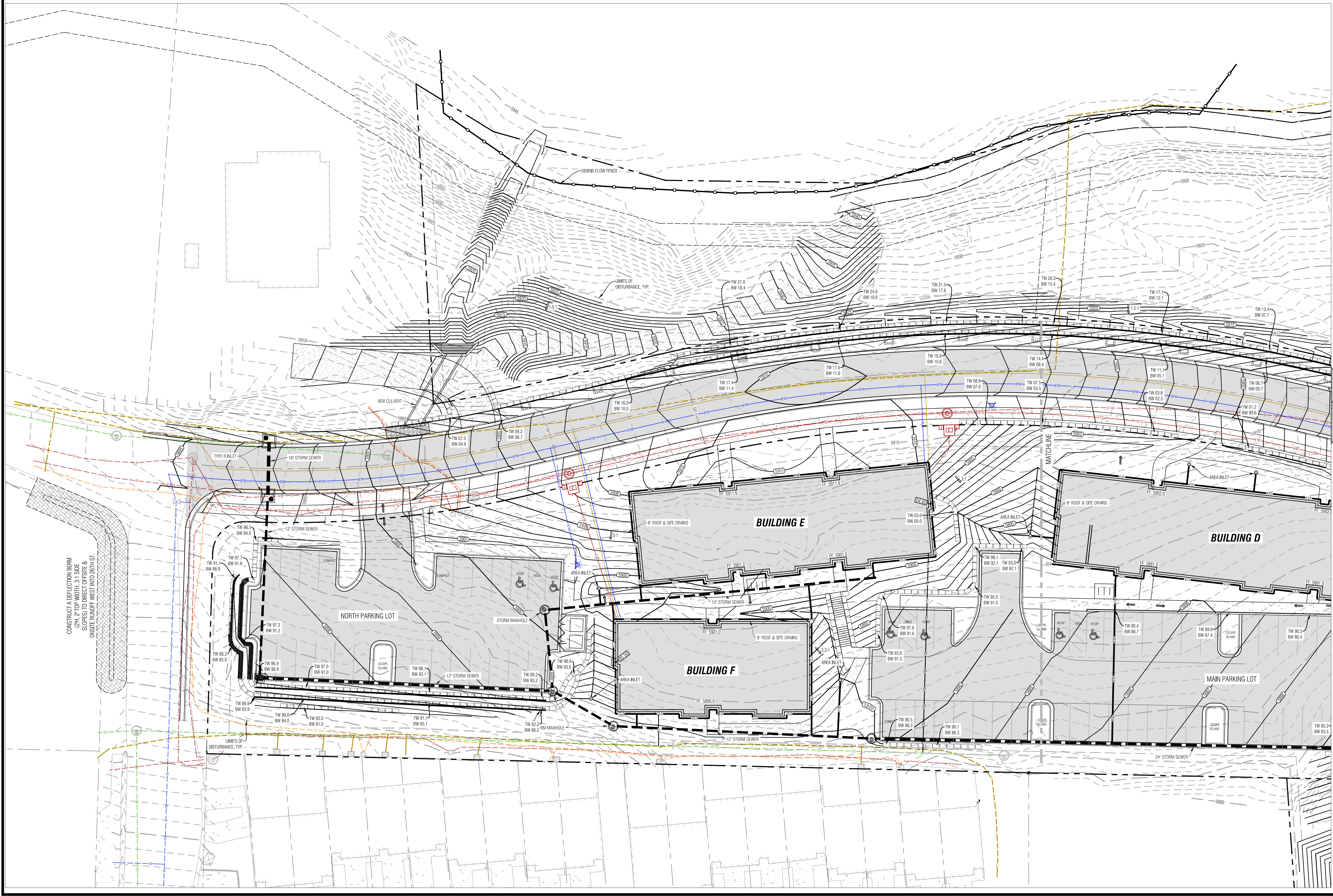
Date:
3/03/20

Sheet

C.7

File Name: 20002-c-grading.dwg

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N/A
N/A

Engineer or Surveyor Seal

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Review
CONSTRUCTION

Client Information:
TRIUMPH
12 VAIL ROAD, SUITE 700
VAIL, COLORADO 81657
970 479-9990

NORTH

0 20 40
Scale: 1" = 20'

811

Know what's below.
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GLENWOOD SPRINGS, COLORADO

Bell Rippy Neighborhood

Grading & Drainage Plan

30% Review Set - Major Site Plan Submission

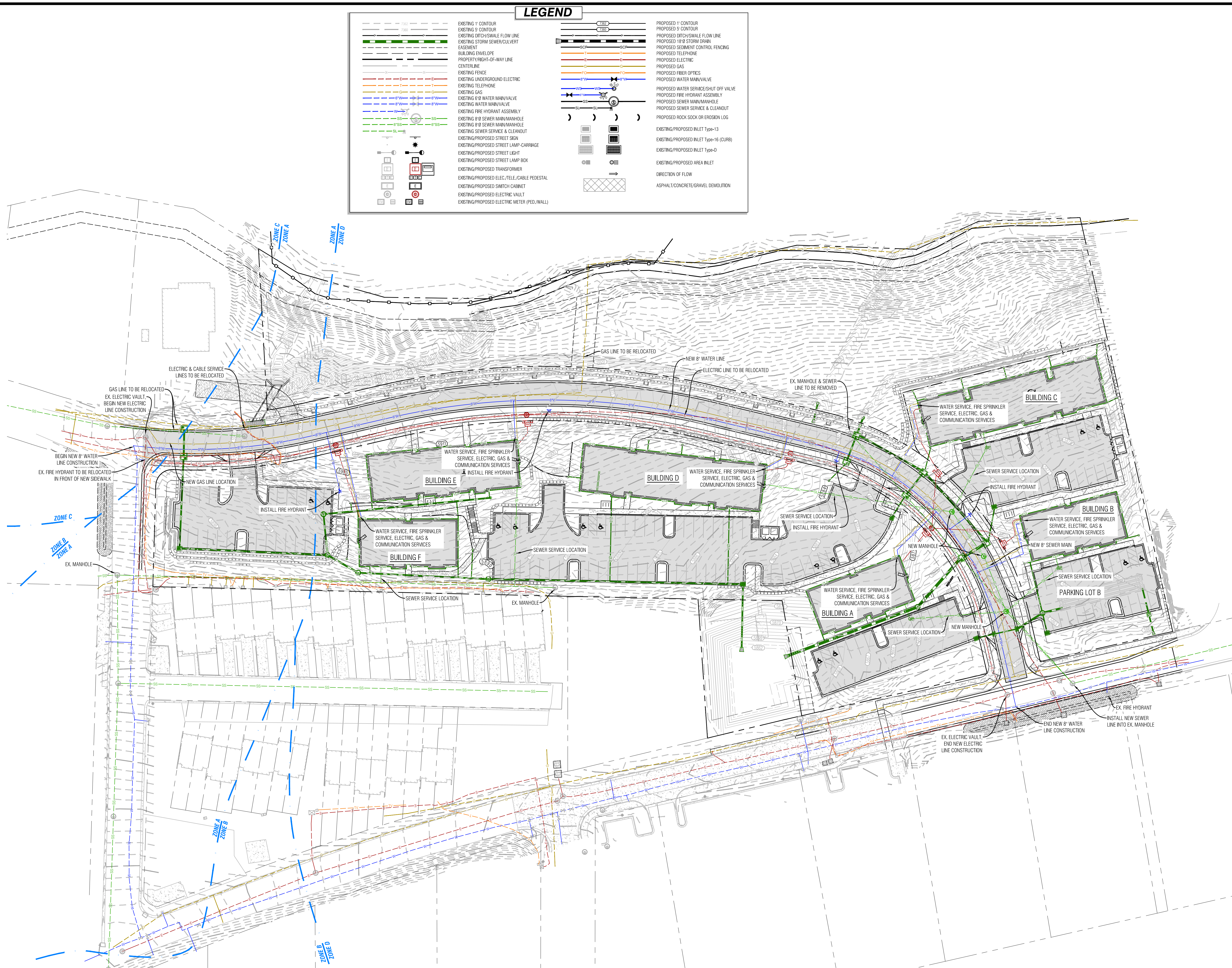
NO.	Date	Revision	By	For
1	4/20/20	CITY COMMENTS TO 30% SUBMITTAL		
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PROJECT NO.
20002
Designer:
DJW
Checker:
BUJ
Date:
3/30/20

Sheet
C.8

File Name: 20002-c-grading.dwg

Packet Page 110



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970 479-9990

NORTH

0 40 80
Scale: 1" = 40'

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Know what's below.
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GLENWOOD SPRINGS, COLORADO

Bell Rippy Neighborhood

Overall Utility Plan

30% Review Set - Major Site Plan Submission

NO.	Date	Revision	By	FR
1	4/20/20	CITY COMMENTS TO 30% SUBMITTAL		
2				
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PROJECT NO.
20002

Designer:
DJW

Checker:
BUJ

Date:
3/30/20

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C.9

File Name: 20002 c-utility.dwg

Packet Page 111

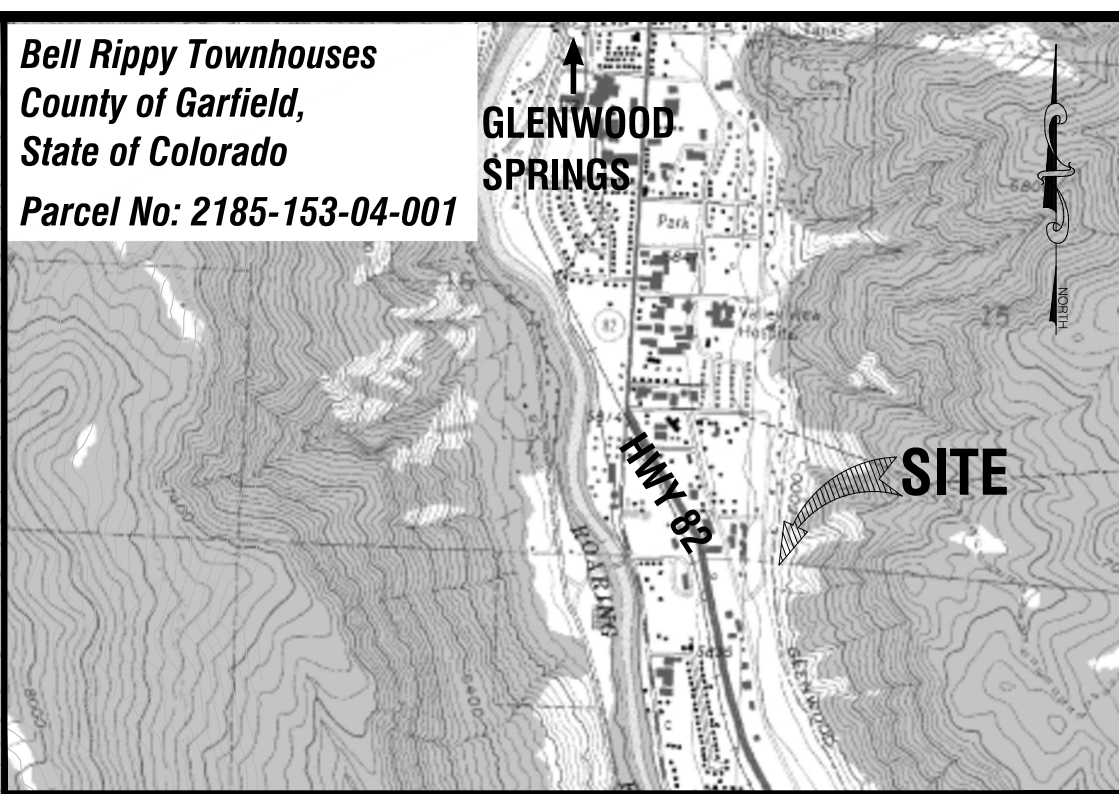


VICINITY MAP
Scale: 1"=4000'

No.	Date	Revision
1.		
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PROJECT NO. 2000Z Designed: <i>DW</i> Drafted: <i>BUN</i> Date: 3/03/20 Sheet <i>SD-1</i>

File Name: 2000Z-c-drainage.dwg



VICINITY MAP
Scale: 1"=4000'

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& Beyond*

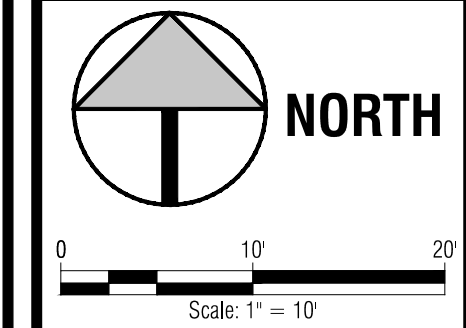
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Glenwood Springs, CO 81601
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Subsurface Utility Engineering (SUE)
Required Project: **N/A**

If "Yes": SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

Client Information:
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VAIL, COLORADO 81657
970 479-9990



Bell Rippy Neighborhood
Drainage Site Plan
30% Review Set - Major Site Plan Submission

No.	1.	2.	3.	4.	5.	6.	7.	8.	9.
PROJECT NO. 20002 Designer D.W. Drafter B.W. Date 3/03/20 Sheet SD-2									

File Name: **20002-c-drainage.dwg**

LEGEND

- SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUB MASSES
- PEREMNNIALS
- TERRACE WALLS
- DROUGHT TOLERANT BLUEGRASS
- NATIVE SEED MIX



- NOTES:
- A COMPREHENSIVE AND CONSISTENT LANDSCAPE SOLUTION IS PROPOSED ACROSS THE ENTIRE PROPERTY WITH THE FOLLOWING POINTS:
 - TREES AND SHRUBS ARE LOCATED AROUND THE BUILDINGS TO ACCENT THE STRUCTURES.
 - RETAINING WALLS ARE SCREENED WITH TREES AND SHRUBS ON THE DOWNHILL SIDE.
 - PARKING AREAS HAVE REQUIRED LANDSCAPE ISLANDS WITH TREES AND SHRUBS.
 - ALL BUILDINGS ARE SURROUNDED WITH A MINIMUM 5' MULCH BED TO KEEP PLANNED GRASS AREAS AWAY FROM THE STRUCTURES TO AVOID ADDING IRRIGATION WATER TO THE SOILS UNDER THE BUILDINGS.
 - ALL LANDSCAPE PLANTINGS ARE LOCATED A MINIMUM OF 5' AWAY FROM THE BUILDING TO AVOID ADDING IRRIGATION WATER TO THE SOILS UNDER THE BUILDINGS.
 - ALL LANDSCAPE PLANTINGS ARE LOCATED TO ALLOW FOR SNOW STORAGE AREAS EQUALLING 20% OF THE ADJACENT PAVING AREAS.
 - ALL REMAINING AREAS ON THE SITE NOT TO BE PAVED, BUILT UPON, OR MULCH BED WILL RECEIVE REVEGETATION WITH NATIVE GRASSES, TO INCLUDE TEMPORARY IRRIGATION UNTIL ADEQUATE REGROWTH.
 - ALL LANDSCAPE PLANTINGS WILL HAVE ONE COMPREHENSIVE PERMANENT DRIP IRRIGATION SYSTEM INSTALLED AND MAINTAINED BY THE APARTMENT COMPLEX MANAGEMENT.
 - ALL LANDSCAPE PLANTING WILL MEET THE MINIMUM SIZE AS REQUIRED BY GLENWOOD DEVELOPMENT CODE.

1 ILLUSTRATIVE SITE PLAN

1" = 30'-0"

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Tel: 970.479.9960
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BELL RIPPY NEIGHBORHOOD

GLENWOOD SPRINGS COLORADO

Revisions:
GS
PLANNING
MEETING
11.20.19

Sheet title
ILLUSTRATIVE
SITE
PLAN

Stamp

Date:	2/28/2020
Project No:	
Drawn by:	MEF
Checked by:	MEF

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L1.0

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March 2, 2020

City of Glenwood Springs
Attn. Ms. Terri Partch, City Engineer
101 W. 8th Street
Glenwood Springs, CO 81601

Colorado Department of Transportation
Attn. Mr. Brian Killian, CDOT Region 3 Access Manager
222 S. 6th Street
Grand Junction, CO 81501

RE: Bell Rippy Neighborhood (Glenwood Multifamily)
Transportation Impact Analysis Letter
Glenwood Springs, CO

Terri and Brian:

The applicant is proposing to increase the density of the Bell Rippy site from 79 residential rental apartment units to 100 units. McDowell Engineering has prepared this letter to summarize the anticipated traffic impacts from increased density on the Belly Rippy site. This letter augments the previously approved *Transportation Impact Study for Glenwood Multifamily Development*¹ for the site.

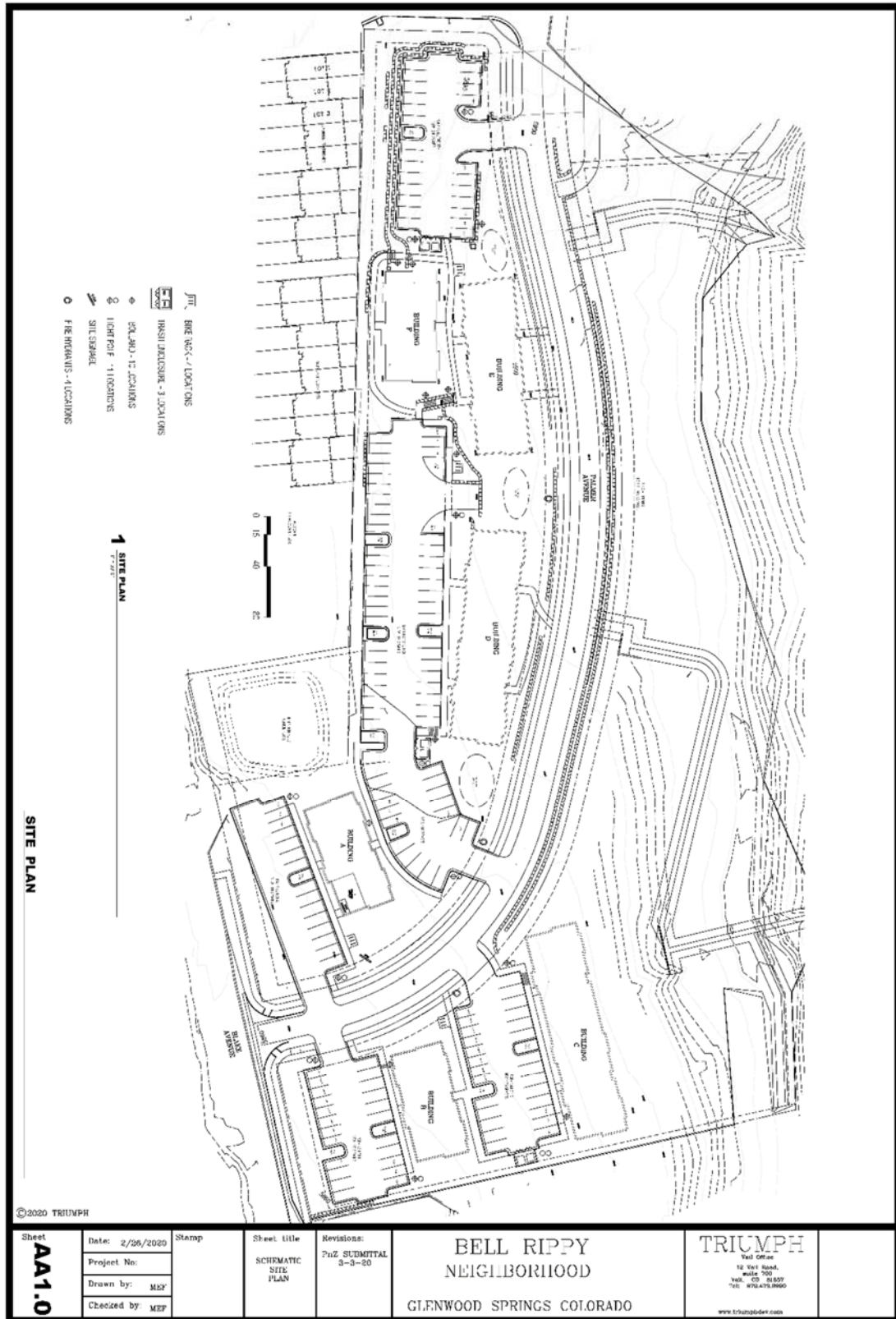
Proposed Revisions

The applicant is proposing 100 residential apartment units in six buildings on the site. This is an increase in the number of apartments over the previously approved 79 units in 10 buildings. Given the proposed unit mix, this only equates to an additional six bedrooms from the previous approval.

The site accesses will remain in the same locations as previously approved. The proposed internal parking lot on the north end of the site has been modified. Refer to the proposed site plan in **Figure 1**.

In January 2019, the Glenwood Springs City Council directed that the Blake Avenue gate would be opened upon completion of the project construction. The City has also directed that Blake Avenue will be restricted to one-way southbound traffic between 23rd Street and 26th Street. These assumptions have been used in this updated analysis.

Figure 1: Site Plan



Trip Generation

This development is anticipated to consist of six separate four-story buildings of rental apartments. Per the Institute of Transportation Engineers' *Trip Generation Manual*², this proposed use is classified as Land Use #221 Multifamily Housing (Mid-Rise). The analysis includes the same 10 percent multimodal reduction as the previous analysis due to the direct access to a RFTA Park 'n Ride facility and connectivity to local bicycle and pedestrian facilities.

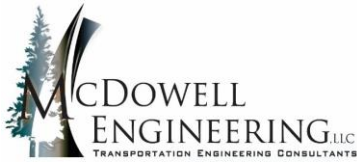
The previous trip generation calculations used the 9th Edition of the *Trip Generation Manual*². Land Use #223 Mid-Rise Apartment did not have enough data points for use in the previous analysis, so Land Use #220 Apartment was used. Since the previous traffic analysis, the 10th Edition of the *Trip Generation Manual*² has been released. The 10th Edition of the *Trip Generation Manual*² defines the new Land Use #221 Multifamily Housing (Mid-Rise) as apartments having between three and ten floors and at least three other dwelling units within the same building. There are 27 to 48 data points available, allowing accurate comparisons using this data.

Table 1 calculates the anticipated trip generation of this development along with a comparison to the previous study performed for this parcel. The proposed apartment complex is anticipated to generate a total of 489 trips over the course of an average weekday, including a total of 30 trips during the morning peak hour and 38 trips during the evening peak hour.

With the new available methodology, the new trip generation estimate represents a decrease of 54 trips during an average weekday. During the morning peak hour, the reduction is 13 trips and during the evening peak hour the expected reduction is 19 trips when compared to the previous study.

Total Traffic

The total traffic is anticipated to be less than the previous *Transportation Impact Study for Glenwood Multifamily Development*¹ analysis, given the updated methodology and data sets available by the 10th Edition of the Institute of Transportation Engineering's *Trip Generation Manual*² for mid-rise multifamily housing. Therefore, no modifications to the infrastructure recommendations are anticipated for the proposed land use revision.



Project Number: M1441
 Prepared By: KJS
 Date: 3/1/2020
 Revised:

Table 1: Project Trip Generation
Bell Rippy Neighborhood
Glenwood Springs, Colorado
Estimated Project-Generated Traffic

Previous Study (For Reference Only) ¹					Average Weekday		Morning Peak Hour ³				Evening Peak Hour ⁴			
			AM Peak Hour	PM Peak Hour	Avg. Weekday	Trips (vpd)	Inbound		Outbound		Inbound		Outbound	
	ITE Code	Units					% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
	Residential													
	#220, Apartment ²	79 DU	Regression Equation			603	29%	14	71%	33	61%	39	39%	25
	Multi-Modal Trip Reduction	-10%				-60		-1		-3		-4		-3
	Total Project Generated Traffic					543		13		30		35		22

¹ Transportation Impact Study for Glenwood Multifamily Development (Formerly Bell Rippy Apartments) Glenwood Springs, Colorado.
 McDowell Engineering, July 24, 2019.
² Values obtained from *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.
³ AM Peak Hour of Generator - $T = 0.54(X) + 2.45$
⁴ PM Peak Hour of Generator - $T = 0.60(X) + 14.91$

Updated Analysis					Average Weekday		Morning Peak Hour ⁶				Evening Peak Hour ⁷			
			AM Peak Hour	PM Peak Hour	Avg. Weekday	Trips (vpd)	Inbound		Outbound		Inbound		Outbound	
	ITE Code	Units					% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
	Residential													
	#221, Multifamily Housing (Mid-Rise) ⁵	100 DU	Regression Equation			543	27%	9	73%	25	60%	26	40%	17
	Multi-Modal Trip Reduction	-10%				-54		-1		-3		-3		-2
	Total Project Generated Traffic					489		8		22		23		15

⁵ Values obtained from *Trip Generation, 10th Edition*, Institute of Transportation Engineers, 2017.
⁶ AM Peak Hour of Generator - $\ln(T) = 0.83 \ln(X) - 0.27$
⁷ PM Peak Hour of Generator - $\ln(T) = 0.83 \ln(X) - 0.05$

Infrastructure Recommendations

The previous *Transportation Impact Study for Glenwood Multifamily Development*¹ recommendations included the following:

SH 82 & 27th Street: With site-generated traffic the length of the southbound queue at this intersection can be anticipated to increase by two cars or fifty feet. The City and/or CDOT may consider re-striping the southbound left turn lane to the north to address this existing operational concern.

SH 82 & 23rd Street: Year 2019 background traffic conditions require the construction of a longer westbound left turn lane and a northbound right turn lane.

27th Street & Blake Avenue: Year 2019 background traffic conditions require the construction of an eastbound left turn lane and northbound left turn lane.

Refer to **Table 5** in the original *Transportation Impact Study for Glenwood Multifamily Development*¹ for geometric requirements for these turn lanes. All of these improvements are needed with or without the construction of the proposed development.

As is typical with all side streets accessing SH 82, 27th Street currently has excessive delays with or without the addition of project traffic. Delay is anticipated to increase through Year 2040 background traffic conditions. This is largely due to the 120 seconds of the 160 second cycle length being allocated to SH 82 movements. Per June 2019 correspondence, CDOT will not adjust signal timing to clear the queuing on the side streets. Given the current site constraints, widening of 27th Street is not feasible.

The applicant is promoting multimodal travel by locating this project in close proximity to a transit center, constructing sidewalks for increased mobility, and providing bicycle facilities for its residents.

State Highway Access Permits

CDOT issued Access Permits to the City of Glenwood Springs on August 22, 2019 for the intersections of State Highway 82 and 27th Street (Permit #319104) and the intersection of State Highway 82 and Blake Avenue (Permit #319105). These permits included the previous (higher) volume of traffic anticipated for the Bell Rippy site. Therefore, the existing permits are adequate to cover the anticipated traffic from the new development application. Both permits are included with this letter.

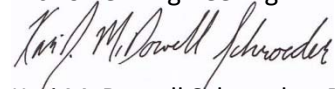
Conclusions

The applicant is proposing to increase the density of the Bell Rippy site from 79 residential rental apartment units to 100 units. Since the preparation of the previous *Transportation Impact Study for Glenwood Multifamily Development*¹ was analyzed, the Institute of Transportation Engineer's *Trip Generation Manual*² has revised their land use definitions with numerous new data points for multifamily mid-rise apartments. With the updated Institute of Transportation Engineers' *Trip Generation Manual*², the number of project trips is anticipated to decrease from the previous analysis.

Therefore, no modifications to the infrastructure recommendations are anticipated for the proposed land use revision.

Sincerely,

McDowell Engineering



Kari McDowell Schroeder, PE, PTOE
Traffic/Transportation Engineer

References:

¹*Transportation Impact Study for Glenwood Multifamily Development (Formerly Bell Rippy Apartments) Glenwood Springs, Colorado.* McDowell Engineering, July 24, 2019.

²*Trip Generation Manual, 10th Edition.* Institute of Transportation Engineers, September 2017.

Enclosed:

State Highway Access Permit for the intersection of State Highway 82 and 27th Street (Permit #319104)

State Highway Access Permit for the intersection of State Highway 82 and Blake Avenue (Permit #319105)



COLORADO

Department of Transportation

Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<<<< e-mailed >>>>>

August 22, 2019

Permit No. 319104

City of Glenwood Springs
101 W 8th St
Glenwood Springs, Colorado 81601

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose NOT to act on the permit, please return the permit unsigned.
3. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please sign and date the Access Permit form on the line marked "PERMITTEE" within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
4. If you fail to sign and return the attached Access Permit within 60 days of the permit transmittal date, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
5. You must return the signed Access Permit hard copies with original signature(s), including all pages of terms and conditions and all attachments, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below. The Department will return an executed copy of this permit. You may retain this cover letter for your records.
6. Provide a check or money order made payable to "CDOT" for the total amount due of \$100.00.
7. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
8. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Access Coordinator, at (970) 683-6270 or Dan Roussin, Region 3 Permit Manager, at the number above.

Please return Access Permit and attachments to: Region 3 Access Unit
Attn: Kandis Aggen, Access Coordinator
222 S 6th St, Rm 100
Grand Junction, CO 81501

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 319104
			State Highway No / Mp / Side 082A / 1.715 / Left
Permit Fee \$100.00	Date of Transmittal 08/22/2019	Region / Section / Patrol / Name 3 / 02 / 2K12 Alan Hayes	Local Jurisdiction Glenwood Springs

The Permittee(s): City of Glenwood Springs 101 W 8th St Glenwood Springs, Colorado 81601 (970) 384-6388	The Applicant(s):								
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: Located on the north (east) side of Hwy 082A at 27th St. and approximately 4725 feet east of MP 1									
<table border="0"> <tr> <td>Access to Provide Service to:</td> <td>(Land Use Code)</td> <td>(Size)</td> <td>(Units)</td> </tr> <tr> <td></td> <td>999 - City Street 27th Street (North Side)</td> <td>348</td> <td>DHV</td> </tr> </table>		Access to Provide Service to:	(Land Use Code)	(Size)	(Units)		999 - City Street 27th Street (North Side)	348	DHV
Access to Provide Service to:	(Land Use Code)	(Size)	(Units)						
	999 - City Street 27th Street (North Side)	348	DHV						
Additional Information: No Construction needed									

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
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, 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	
Co-Permittee Signature: (if applicable)	Print Name	Date	
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)

Copy Distribution:

Required:

- 1.Region
- 2.Applicant

- 3.Staff Access Section
- 4.Central Files

Make copies as necessary for:

- | | |
|-----------------|------------------|
| Local Authority | Inspector |
| MTCE Patrol | Traffic Engineer |

Previous editions are obsolete and may not be used

Page 1 of 3 CDOT Form #101 5/07

**State Highway Access Permit
Form 101, Page 2**

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. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

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.

**STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS**

August 22, 2019

PERMIT No. 319104

Permittee(s): City of Glenwood Springs

Location: Garfield County on CO Highway 082A, near Mile Ref. Pt. 1.715 Left

1. 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), also referred to as the Access Code (Code), and is based in part upon the information submitted by the Permittee.
2. Any subsequent relocation, reconstruction, or modifications to the access (or changes in the traffic volume or traffic nature using the access) shall be requested from CDOT by the means of a new application. Any changes to the access that causes non-compliance with the Access Code may render this permit void, and shall require a new application for a new permit.
3. This permit replaces any and all additional access permits that may be in existence for this access.
4. This permit is for an as-constructed access with a change in use for 27th Street (north side).
5. The total traffic volume shall be 348 DHV (1 vehicle in the peak hour-- passenger vehicle equivalents).
6. This access shall have a full-turning movement signalized intersection.
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 driveway, even if the deposited material is on the access in the course of the Department's 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 construction has failed due to improper access installation 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.

What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, **rock, sand,** any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**
From a safe distance try to estimate the amount of the discharge.
Identify characteristics of the discharge (color, odor, algae, etc.).
Obtain information on the vehicle dumping the waste (if applicable).
Do not approach!
Call *CSP for illicit dumping.
If possible, take a photo, record a license plate.

REMEMBER:

Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

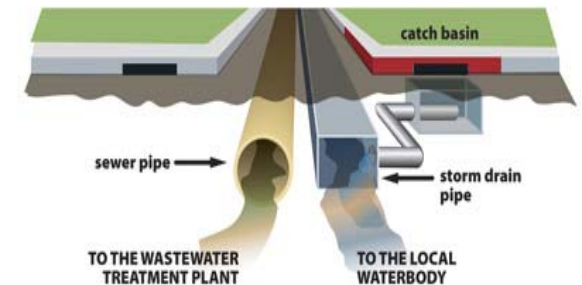
<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program

Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

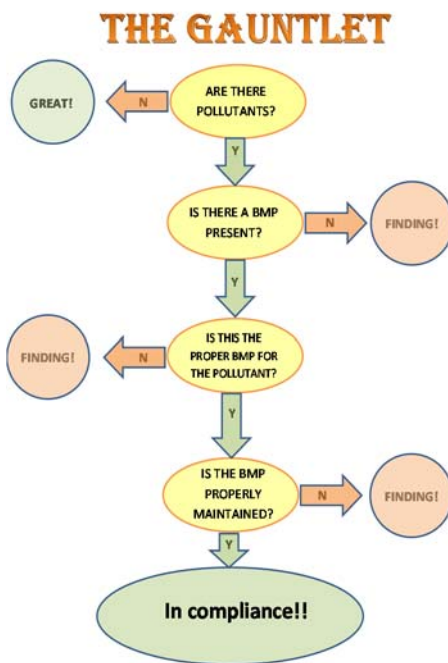
Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

<http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>



COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive - additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT – Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following individuals or agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2035
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 757-9343 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: Phil Kangas, (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-3395
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (NE CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento Dist. (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (SE CO), Pueblo Office (719)-543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat will require special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<http://www.historycolorado.org/oaHP/file-search>). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are known to exist prior to the initiation of the permitted work or are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM. **Contact Information:** Contact the OAHP for file searches at (303) 866-3395.

Paleontological Resources - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://cumuseum.colorado.edu/research/paleontology/vertebrates/policies>), and the Denver Museum of Nature and Science (<http://www.dmns.org/science/collections/earth-science-collections/>) to ascertain if paleontological resources have been previously identified in or near the permit area. Inventory of the permit area by a qualified paleontologist may be necessary, per the recommendation of CDOT. If fossils are encountered during the permitted work, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at nicole.peavey@state.co.us or (303) 757-9632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. **Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Project Manager, (303) 512-5524, or Andy Flurkey, (303) 512-5520.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid

Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. **Contact Info:** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact Information:** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Corps of Engineers 404 permits are required for the discharge of dredged or fill materials into waters of the United States, including wetlands. There are various types of 404 permits, including nationwide permits, which are issued for activities with relatively minor impacts. For example, there is a nationwide permit for utility line activities (nwp #12). Depending upon the specific circumstances, it is possible that either a "general" or "individual" 404 permit would be required. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <http://www.coloradodot.info/programs/environmental/wildlife/guidelines>.

Stormwater Construction Permit (SCP) and Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from construction sites disturbing one acre or more - or certain types of industrial facilities, such as concrete batch plants - requires a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits> and <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact Information:** For Construction Dewatering and Remediation Activities Discharge Permits, contact the CDPHE WQCD at (303) 692-3500. For Applications and Instructions (CDPHE website): <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Discharge Permit - Discharges from the storm sewer systems of larger municipalities, and from the CDOT highway drainage system that lies within those municipalities, are subject to MS4 Permits issued by the CDPHE WQCD. For facilities that lie within the boundaries of a municipality that is subject to an MS4 permit, the owner of such facility should contact the municipality regarding stormwater related clearances that may have been established under that municipality's MS4 permit. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit # COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. Contact the CDPHE Water Quality Control Division at (303) 692-3500 for a listing of municipalities required to obtain MS4 Permits, or go to <https://www.colorado.gov/pacific/cdphe/wq-municipal-ms4-permits>.

General Prohibition – Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500.

General Authorization - Allowable Non-Stormwater Discharges - Unless otherwise identified by CDOT or the WQCD as significant sources of pollutants to the waters of the State, the following discharges to stormwater systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. Allowable non-stormwater discharges can be found at <https://www.codot.gov/programs/environmental/water-quality/glossary.html>. **Contact Information:** The CDPHE Water Quality Control Division (telephone #'s listed above).

Erosion and Sediment Control Practices - For activities requiring a Stormwater Construction Permit, erosion control requirements will be specified in that permit. In those situations where a stormwater permit is not required, all reasonable measures should be taken in order to minimize erosion and sedimentation according to CDOT Standard Specifications 107.25 and 208. All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. In any case, the CDOT Erosion Control and Stormwater Quality Guide (most recent version) should be used to design erosion controls and to restore disturbed vegetation. **Contact Information:** The CDOT Erosion Control and Stormwater Quality Guide may be obtained from the Bid Plans Office at (303) 757-9313 or from: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as “discharges” or “solid wastes,” and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan – Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall only be performed as specified by the CDOT Environmental Program and shall be in accordance to CDOT specifications and guidelines. **Contact Information:** Contact CDPHE or find additional information on the CDOT website: <https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-Specs> and refer to the specifications and their revisions for sections 101, 107 and 208.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4446 (4H2O), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

About This Form - Questions or comments about this Information Summary may be directed to Alex Karami, Program Administrator, CDOT Access Management Unit, at (303) 757-9841, alex.karami@state.co.us.



COLORADO

Department of Transportation

Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<<<< e-mailed >>>>>

August 22, 2019

Permit No. 319105

City of Glenwood Springs
101 W 8th St
Glenwood Springs, Colorado 81601

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose NOT to act on the permit, please return the permit unsigned.
3. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please sign and date the Access Permit form on the line marked "PERMITTEE" within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
4. If you fail to sign and return the attached Access Permit within 60 days of the permit transmittal date, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
5. You must return the signed Access Permit hard copies with original signature(s), including all pages of terms and conditions and all attachments, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below. The Department will return an executed copy of this permit. You may retain this cover letter for your records.
6. Provide a check or money order made payable to "CDOT" for the total amount due of .
7. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
8. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Access Coordinator, at (970) 683-6270 or Dan Roussin, Region 3 Permit Manager, at the number above.

Please return Access Permit and attachments to: Region 3 Access Unit
Attn: Kandis Aggen, Access Coordinator
222 S 6th St, Rm 100
Grand Junction, CO 81501

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 319105
			State Highway No / Mp / Side 082A / 2.190 / Left
Permit Fee \$100.00	Date of Transmittal 08/22/2019	Region / Section / Patrol / Name 3 / 02 / 2K12 Alan Hayes	Local Jurisdiction Glenwood Springs

The Permittee(s): City of Glenwood Springs 101 W 8th St Glenwood Springs, Colorado 81601 (970) 384-6388	The Applicant(s):
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: Located on the north (east) side of Hwy 082A at Blake St. and approximately 1050 feet east of MP 2	
Access to Provide Service to: (Land Use Code) 999 - City Street Blake Street	(Size) 750
	(Units) DHV
Additional Information: No Construction needed	

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title
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, 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	
Co-Permittee Signature: (if applicable)	Print Name	Date	
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)

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

Page 1 of 3 CDOT Form #101 5/07

**State Highway Access Permit
Form 101, Page 2**

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. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

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.

**STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS**

August 22, 2019

PERMIT No. 319105

Permittee(s): City of Glenwood Springs

Location: Garfield County on CO Highway 082A, near Mile Ref. Pt. 2.19 Left

1. 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), also referred to as the Access Code (Code), and is based in part upon the information submitted by the Permittee.
2. Any subsequent relocation, reconstruction, or modifications to the access (or changes in the traffic volume or traffic nature using the access) shall be requested from CDOT by the means of a new application. Any changes to the access that causes non-compliance with the Access Code may render this permit void, and shall require a new application for a new permit.
3. This permit replaces any and all additional access permits that may be in existence for this access.
4. This permit is for an as-constructed access with a change in use for Blake Avenue.
5. The total traffic volume shall be 750 DHV (1 vehicle in the peak hour-- passenger vehicle equivalents).
6. This access shall have a full-turning movement signalized intersection.
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 driveway, even if the deposited material is on the access in the course of the Department's 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 construction has failed due to improper access installation 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.

What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, **rock, sand,** any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**
From a safe distance try to estimate the amount of the discharge.
Identify characteristics of the discharge (color, odor, algae, etc.).
Obtain information on the vehicle dumping the waste (if applicable).
Do not approach!
Call *CSP for illicit dumping.
If possible, take a photo, record a license plate.

REMEMBER:

Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

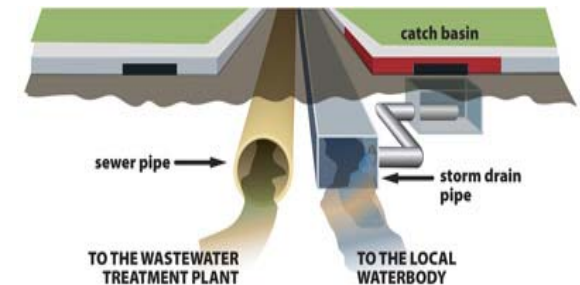
<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program

Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

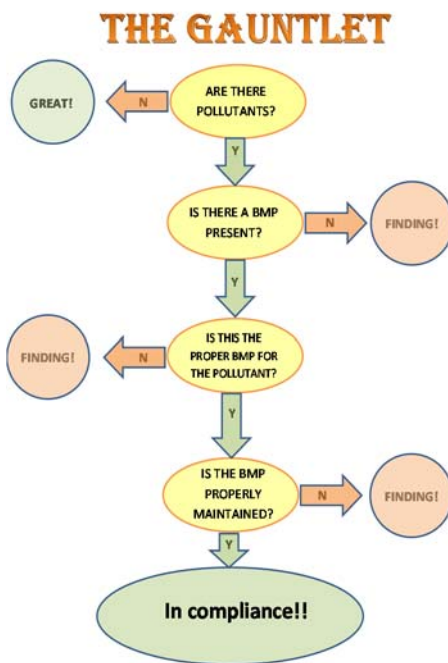
Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

<http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>



COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive - additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT – Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following individuals or agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2035
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 757-9343 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: Phil Kangas, (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-3395
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (NE CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento Dist. (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (SE CO), Pueblo Office (719)-543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat will require special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<http://www.historycolorado.org/oaHP/file-search>). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are known to exist prior to the initiation of the permitted work or are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM. **Contact Information:** Contact the OAHP for file searches at (303) 866-3395.

Paleontological Resources - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://cumuseum.colorado.edu/research/paleontology/vertebrates/policies>), and the Denver Museum of Nature and Science (<http://www.dmns.org/science/collections/earth-science-collections/>) to ascertain if paleontological resources have been previously identified in or near the permit area. Inventory of the permit area by a qualified paleontologist may be necessary, per the recommendation of CDOT. If fossils are encountered during the permitted work, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at nicole.peavey@state.co.us or (303) 757-9632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. **Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Project Manager, (303) 512-5524, or Andy Flurkey, (303) 512-5520.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HWMMD) Solid

Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. **Contact Info:** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact Information:** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Corps of Engineers 404 permits are required for the discharge of dredged or fill materials into waters of the United States, including wetlands. There are various types of 404 permits, including nationwide permits, which are issued for activities with relatively minor impacts. For example, there is a nationwide permit for utility line activities (nwp #12). Depending upon the specific circumstances, it is possible that either a "general" or "individual" 404 permit would be required. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <http://www.coloradodot.info/programs/environmental/wildlife/guidelines>.

Stormwater Construction Permit (SCP) and Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from construction sites disturbing one acre or more - or certain types of industrial facilities, such as concrete batch plants - requires a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits> and <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact Information:** For Construction Dewatering and Remediation Activities Discharge Permits, contact the CDPHE WQCD at (303) 692-3500. For Applications and Instructions (CDPHE website): <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Discharge Permit - Discharges from the storm sewer systems of larger municipalities, and from the CDOT highway drainage system that lies within those municipalities, are subject to MS4 Permits issued by the CDPHE WQCD. For facilities that lie within the boundaries of a municipality that is subject to an MS4 permit, the owner of such facility should contact the municipality regarding stormwater related clearances that may have been established under that municipality's MS4 permit. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit # COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. Contact the CDPHE Water Quality Control Division at (303) 692-3500 for a listing of municipalities required to obtain MS4 Permits, or go to <https://www.colorado.gov/pacific/cdphe/wq-municipal-ms4-permits>.

General Prohibition – Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500.

General Authorization - Allowable Non-Stormwater Discharges - Unless otherwise identified by CDOT or the WQCD as significant sources of pollutants to the waters of the State, the following discharges to stormwater systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. Allowable non-stormwater discharges can be found at <https://www.codot.gov/programs/environmental/water-quality/glossary.html>. **Contact Information:** The CDPHE Water Quality Control Division (telephone #'s listed above).

Erosion and Sediment Control Practices - For activities requiring a Stormwater Construction Permit, erosion control requirements will be specified in that permit. In those situations where a stormwater permit is not required, all reasonable measures should be taken in order to minimize erosion and sedimentation according to CDOT Standard Specifications 107.25 and 208. All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. In any case, the CDOT Erosion Control and Stormwater Quality Guide (most recent version) should be used to design erosion controls and to restore disturbed vegetation. **Contact Information:** The CDOT Erosion Control and Stormwater Quality Guide may be obtained from the Bid Plans Office at (303) 757-9313 or from: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as “discharges” or “solid wastes,” and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan – Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall only be performed as specified by the CDOT Environmental Program and shall be in accordance to CDOT specifications and guidelines. **Contact Information:** Contact CDPHE or find additional information on the CDOT website: <https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-Specs> and refer to the specifications and their revisions for sections 101, 107 and 208.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4446 (4H2O), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

About This Form - Questions or comments about this Information Summary may be directed to Alex Karami, Program Administrator, CDOT Access Management Unit, at (303) 757-9841, alex.karami@state.co.us.

**Engineering Department
Jessica Bowser,
Asst. City Engineer
&
Terri Partch, City Engineer**

Date: April 2, 2020
To: Community Development
Re: Bell Rippy Glenwood LLC Apartments Major Development Permit

Please see the following engineering comments for the Bell Rippy Glenwood LLC Apartments Major Development Permit.

Miscellaneous Comments on the submitted Development Permit:

1. The variances that apply to the engineering standards to not need to be presented to the Planning Commission as they are the City Engineer's sign off. It would be advisable to tell the Commission we are approving these variances from the engineering standards because they make valid arguments for the variance and there is not negative impact for the allowancing of them.
2. The Transportation Commission has made a request that the developer to widen the sidewalk on the north side of Palmer Avenue to 8' and continue along the east side of Blake avenue to a mid-block crossing that ties into the RFTA BRT Station. This would help facilitate bike/pedestrian sidewalk and use of multimodal facilities.

Traffic Study Comments to be addressed prior to Development Permit Approval:

1. The Developer should submit a letter to CDOT from the Traffic Engineer stating that the recommendations of the first study will not change with the revision of traffic along with the traffic engineering update letter. CDOT should verify that no further action from the developer is necessary.

Geotechnical Report Comments to be addressed prior to Development Permit Approval:

1. The new HB Report states a different Acreage amount than in the application. The application states 5.74 Acres. The Report states that the site is 6.4 Acres under the first paragraph of section 1.3.

Drainage Report Comments to be addressed prior to Development Permit Approval:

1. The accurate soil classification to be used in the drainage calculations. Per the geotechnical report, the soil classification in site is type C.
 - a. WSS information from the NRCS is not always the most accurate. While utilizing this information is acceptable for off-site flows, the on-site soils observed should be considered. If the engineer would like to have a more conservative approach, the less impervious soil type could be used, but should be justified in the report.

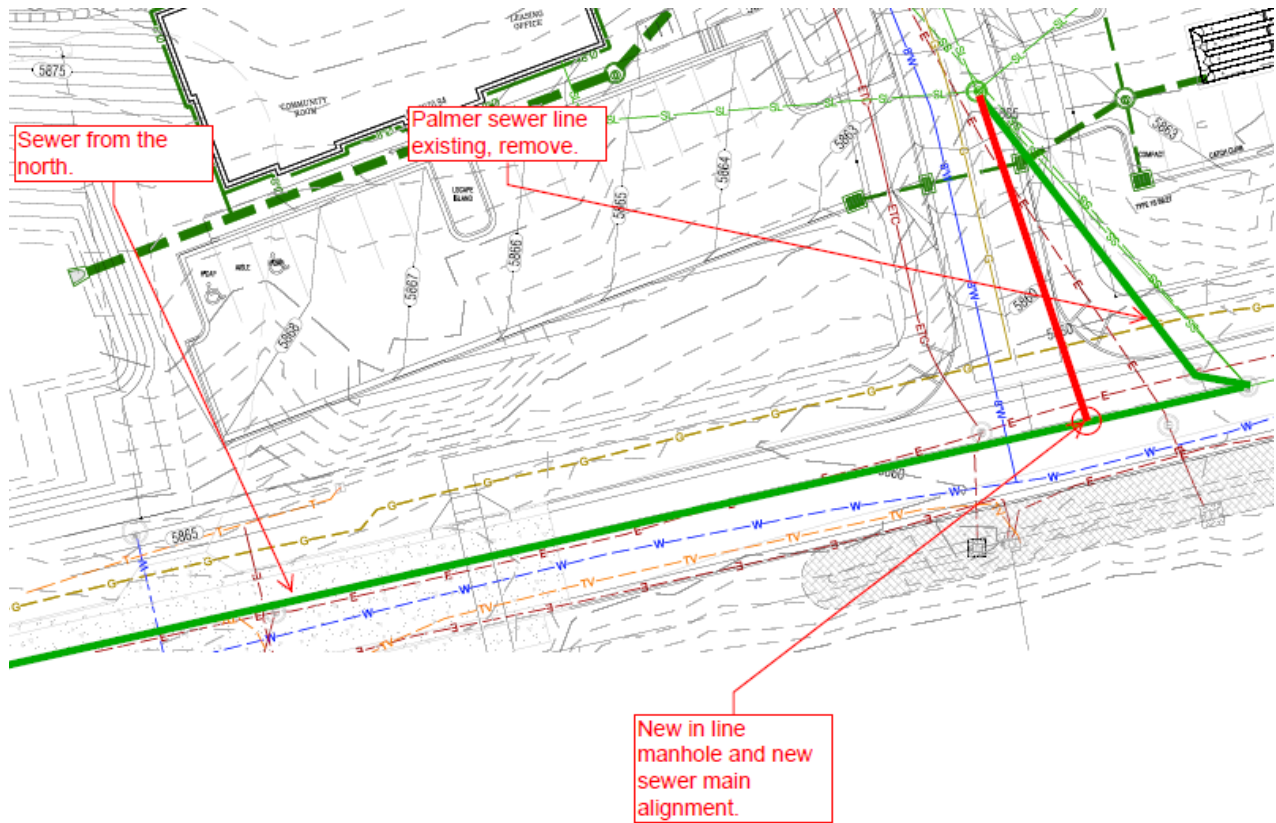
2. P13 – Proposed contours should be shown on the proposed drainage mapping.
3. There are some small grammatical/formatting errors throughout the report. Please proofread prior to final submittal. Otherwise, the report is comprehensive and addresses the concerns the City had previously.

Preliminary Debris Analysis Comments to be addressed prior to Development Permit Approval:

1. Goulder should revise their report to include the revised drainage report information and site plan.
 - a. The reports still included site features that were supposed to be removed prior to revision. These diversion walls/berms were not and are not planned on this site. This should be updated to show the intent to use debris fencing and how this changes the debris potential in a developed condition.
2. Goulder should adjust their modeling or describe why the southern debris fan disappears and reappears to the west on Blake avenue.

Miscellaneous Comments to on the Submitted Plans:

1. Cover Sheet:
 - a. Please Provide a Sheet Index.
2. Overall Site Plan:
 - a. Property Lines should be identified with basis of bearings and distance. The lots should also be identified. General dimensions should be provided for orientation of the plan set. See the attached checklist for further direction.
 - b. It would be helpful to remove the contour lines from the site plan sheets.
3. Site Plan:
 - a. It would be helpful to remove the contour lines from the site plan sheets.
 - b. ADA ramps should be directional and not point into intersections.
4. Utility Plan:
 - a. The Sanitary Sewer main should be extended in Blake with a new manhole with the main remaining within the City ROW. Work for the installation/replacement of utilities within ROW should meet the engineering standards.



- b. Service lines should not tie into manholes unless they are of equal size to the main; otherwise, they should enter perpendicular to the main with a WYE and a backwater valve placed at the property line.
- c. Utility sizes should be identified.

5. Grading and Drainage Plan:

- a. Include limits of disturbance (LOD) delineation on the grading plan. This LOD should include all off-site improvements as well.
- b. The deflection berm proposed at 26th and Palmer appears to encroach on the adjacent property. Please provide documentation that the homeowner will allow this construction and is prepared to take responsibility for the maintenance, or that the Bell Rippe Property Owner will accept maintenance responsibility and it is included with their planning.

Comments to be addressed prior to Grading/Building Permit Approval:

- 1. Provide an Existing Conditions Plan.
- 2. Provide a Demolition Plan.
 - a. Please refer to the City Code regarding street cuts, asphalt installation, and patching.
- 3. Utility Plan:

- a. There should be a minimum of at least 2' from the edge of dry utility and the city ROW. Please provide a dry utility trench detail. Additionally, the utilities should have appropriate separation the is in compliance with the Engineering Standards.
 - b. Plan and Profiles are required for all Utilities in City ROW. This project will require Provide Subsurface Utility Engineering (SUE) or stamped letter stating why this project is exempt from a SUE.
 - c. Provide Utility Details.
4. Provide retaining wall details.
- a. All structural retaining walls over 4' from bottom of footer to top of wall **and/or** expect to bear traffic loading, shall have a structural engineered design submitted for review
5. Drainage Plan:
- a. Drainage Details should be included.
 - b. Foundation design and underdrains should be provided per the recommendation of the Geotechnical Report.
 - c. Check dams may need to be installed within the drainage channels to reduce velocity and erosion. Please have the geotechnical engineer comment on the slopes and treatments allowed for slope stability.
6. Include a Signage and Striping Plan.
- a. No parking signs should be provided along Palmer Avenue.
7. A CDPHE Construction Stormwater Discharges Permit will be required. The Developer should submit a copy of the completed (and approved) SWMP to the City.
8. No work for this project will be allowed to commence until **all** easements (temporary or permanent), on or off site, are in place for the development of property.
9. A maintenance plan and agreement will need to be completed for all debris berms, fencing, and swales.
10. Update the drainage report with the final detail information for the proposed underground detention system prior to final drainage report submittal.

Comments to be addressed prior to Certificate of Occupancy:

1. The City will require a maintenance plan and agreement with the development for the detention and debris system/s. If the system/s are not being maintained properly and having a negative effect on downstream facilities, the City will need access to perform the maintenance and back charge the facility owner.
2. All drainage and site improvements will require a certification letter from the design engineer that verifies that all improvements were constructed per plan.
3. Record drawings will be required to be submitted to the City along with electronic drawings (CAD).

Miscellaneous Comments (no need to be addressed, for tracking purposes only):

1. Palmer Avenue and the storm system is being constructed to support the development of this parcel and it is not likely to be a publicly used road. The drainage across this property and Palmer Avenue will be the responsibility of the property owner to treat and detain as it has multiple connections into the private development and will have a direct impact to the maintenance frequency of the facilities in the ROW.
 - a. The City will only maintain the inlets within City ROW. The City will not be responsible for the maintenance for any drainage or water quality facilities crossing/entering private property. Maintenance frequency will be monitored and in the event the City sees excessive debris in these facilities that impact the maintenance schedule of these inlets the City will require the submission of maintenance logs from the property owner for the facilities that tie into the public ROW. If it is found that there is undue impacts to the public system, the City will require the owner to maintain or repair the public facilities until such time that they can provide documentation that their on site facilities have been repaired/maintained to prevent excess debris from entering the public system.

April 6th, 2020

RE: Bell Rippy Plan Comments

The following are comments regarding the proposed project plans:

1. The fire hydrant located along Palmer between buildings A and C is too close to the Type R inlet to maintain, please adjust its location.
2. Private storm sewer system is hook directly to the roadway storm sewer system, a storm water maintenance agreement will need to be completed with the City, all infrastructure will be maintained by the development.
3. No main line water valve locations have been shown, please add valves per the city engineering standards and general practice.
4. What is the purpose of the two water services to each building location? Fire and domestic? Fire and domestic lines can be run to each building as one service and separated internally to the building.
5. Several fire hydrants do not have lead lines shown to them.
6. Please add fire hydrant valves to the plans.
7. Please add service line valves to the plans attached to the main line tee.
8. What size sewer line is being proposed? Any main lines located on the property will be the responsibility of the property owner. The City will not take ownership or maintenance of these lines. The three manholes and main within Palmer Avenue will become the property and maintenance responsibility of the City.
9. Services lines are not allowed to enter a City manhole directly unless it is of equal size to the sewer main. All other service connections should be completed with a wye connection to the sewer main itself. What size services are being proposed?
10. Debris flow/Storm mitigation structures and piping will be maintained by the property owner or HOA. A maintenance agreement will need to be completed with the City for these items also.
11. The construction work hours are noted incorrectly in the general notes on page one of the plans set.
12. Note 15 within the utility notes seems to contradict the plan set design pertaining to sewer services and manhole connections.
13. The City would prefer note 23 under utilities call out C900 versus DIP.
14. Utility providers contact updates:
 - a. Broadband: Michael Gardner 384-4807.
 - b. Water/Sewer: Mike Hoffman 384-6343
 - c. Public Works Director: Matthew Langhorst 384-6438
15. The city will assign a PM for the project, which may not be PW. Please just not a city representative for this position.
16. Testing should be noted as it is currently, or per City Engineering Standards.

17. Reviewing the Golder Debris Flow Report 29Jul19 it appears that the development has not been shown with the new site planning included, this will change the model and design.
18. Reviewing the Golder Debris Flow Report 29Jul19 it appears that the development significantly changes the location of the debris flow entering the Oak Hurst Townhome development and appears to add flow to the western side of the townhomes that was not there in the existing conditions. Please explain the change in historic flows noted if these still occur in with the updated plan.
19. Reviewing the Golder Debris Flow Report 29Jul19 it appears that the development changes the location of the debris flow on the southern portion of the property and it relocates the flow from the back-side of 2830 Glen Avenue to more in line with 2772 Glen Avenue. Please explain if either the existing condition or proposed condition overtops in a minor way to the properties noted if this still occurs with the updated plan.
20. Upon approval of the PUD the developer will be required to follow the **Glenwood Springs Line Extension Policy.** (attached)
21. A pre-construction meeting must be held with the developer's contractor and the electric department superintendent to clarify all responsibilities of the rules and regulations pertaining to the installation of electric infrastructure. Landscaping cannot interfere with required clearances around transformers and metering equipment.
The electric department will need more information on the proposed transformer location in respect to grades and retaining walls and more information on metering equipment locations. Residential units will be metered separately.
22. Municipal Code 070.030.130 Underground Utilities. Utility easements and right-of-ways shall be provided in the subdivision or development meeting the requirements of the City of Glenwood Springs Electric System for the installation and maintenance of energy distribution and telecommunication facilities.

Additional Water line comments

23. The water line on Blake Ave is believed to be thin wall steel pipe. We will not allow a tap into the existing thin wall. A large portion of the main will need to be replaced. Recommended that potholing be done to verify material and size.
24. There is a stub out at the top of palmer. If this stub out is not utilized it will need to be abandoned to City standards. W/WW Department may require the replacement of the existing valve if it is determined to be in unacceptable condition. We recommend potholing to verify material and size of pipe.
25. It was noted on previous reviews that this is a geologically active area and that bell restraints will may be required on all wet pipe
26. The plans show 2 service lines for each building 1 for fire and 1 for domestic water. 1 combined service line for fire and domestic will be required. The line shall be designed and constructed to NFPA 24 standards The lead valve will be the demarcation point for the private water service for each building.
27. No fire hydrant leads, or valves are shown
28. No water service lead valves are shown or mainline valves.
29. There is no profile for the water or sewer lines. All water/sewer crossings must meet CDPHE requirements for separation.
30. How is metering for each building proposed sizes?

31. For fire hydrants located on private property, The W/WW department will operate, maintain and repair the hydrants and all hydrant leads. Each hydrant requires a minimum 15' square easement around the hydrant and access easement up to the hydrants for maintenance and repair.

Additional Sewer line comments

32. Service lines are not allowed to connect directly into Manholes unless 8" or greater. All service lines shall be connected with a factory wye. As noted in Utility notes line 15
33. Ensure the development meets the Wastewater Discharge Ordinance for sanitary sewer discharges.
34. The sewer service for building F and E shows a tie in to an existing sewer line. It is believed to be truss pipe. Recommend that potholing be done to verify material and size.
35. Will need a detail of new sewer line tie-in to existing manhole on Blake Ave.

Thank you,

Matthew Langhorst
City of Glenwood Springs, Director of Public Works

YCCD Response: Landscape islands were not previously coordinated with civil. The plans have been updated to reflect the islands.

50. The pavement hatch is not shown in the legend on C1.0.

YCCD Response: Pavement hatch has been added to the legend.

51. Please include striping along Palmer Avenue.

YCCD Response: Per discussions with Jessica Bowser, none of the residential streets in this neighborhood are striped.

52. Please add a stop sign to the north side of the Palmer Avenue and 26th Street intersection.

YCCD Response: A “stop” sign has been added to the north side of the intersection.

Water / Wastewater Department

1. For all main extensions (water and sewer), contractor must warranty workmanship of City-accepted infrastructure for a minimum of two years.

YCCD Response: Refer to General Note 25 on Sheet C1.1. **ok**

2. City main extension must be installed per City specifications.

YCCD Response: There are several notes throughout the drawings which state this. **ok**

3. Tapping sleeve and ancillary hardware must be stainless steel.

YCCD Response: This is not appropriate for drawings but instead for project specifications. Note 24 has been added to Sheet C7.2 to satisfy the comment. **ok**

4. City requires restraints for all fittings. Additionally, the city recommends restraints for all joints on wet pipe in this geologically-challenging area.

YCCD Response: Refer to Water Note 3 on Sheet C7.2 and Sanitary Sewer Note 2 on Sheet C9.1. Restraint will be provided for all joints. **ok**

5. Rather than re-tapping the main for the new hydrant, can the existing tap be re-used and just extend the lead?

YCCD Response: The existing lateral will be extended to the new fire hydrant location.

ok for this submittal but need to see detail at some point showing coupling, restraints, thrust restraint, etc.

6. Our records indicate there may be an existing valve with stub-out, which would eliminate the need for a new tap. Suggest field-verification of the stub-out. City may require replacement of the existing valve if it is determined to be in unacceptable condition.

YCCD Response: Note 21 on Sheet C7.2 has been added accordingly. **ok**

7. City recommends contractor pothole ASAP to verify existing water pipe type and material (in 26th Street and Palmer Avenue intersection).

YCCD Response: A contractor for this project has not been selected. This comment is better suited for a Building Permit submittal. The work will be coordinated at a future date.

ok for this submittal, but potholing recommendation should be included in future submittal

8. The isolation valve for each service line is the demarcation point for city / private responsibilities. Customer responsibility begins downstream of the service valve. (This is a general statement that applies to all service valves in the project.)

YCCD Response: This is not appropriate for drawings but instead for City Municipal Code. Note 23 on Sheet C7.2 has been added, however, to satisfy the comment. **ok**

9. What size meters will be installed for each building?

YCCD Response: This information is unknown as we are applying for a Development Permit not a Building Permit. No plumbing design has been completed. Meter sizes will not be known until the Building Permit submittal.

ok for this submittal, but comment should be included in future submittal that indicates a City-approved meter must be installed in accordance with City specs.

10. For fire hydrants located on private property, the City Water Department will operate, maintain, and repair the hydrants and all hydrant lead piping located downstream of the hydrant lead isolation valve. Maintenance / repairs of the hydrant lead isolation valve and all piping upstream of the valve is the responsibility of the property owner. Each hydrant requires a minimum 15’ square easement around the hydrant and access easement up to the hydrants for City repairs.

YCCD Response: No fire hydrants will be connected to private services. All fire hydrants will be fed from public water mains.

REQUIRED: Fire hydrant location needs to be approved by Fire Department so that we know if any hydrants are on private property.

11. Provide centralizer detail for all encasements.

YCCD Response: No encasements are proposed for the project. There will be sleeves beneath the retaining wall along Palmer Avenue. Per discussion with Brad, there is no requirement to keep the pipe centralized in a sleeve. YCCD will consider this for a future Building Permit submittal.

ok for this submittal because the lines in question would be considered private. If plan changes, encasement w/ pipe centralizers may be required.

12. Fire Department expressed concern about fire hydrants on east side of development versus west side along the access road.

YCCD Response: The fire hydrant layout is in conformance with the International Fire Code and further conforms to the original direction given by the fire department. The design team has received no written comments from the fire department but has made a substantial effort to seek their guidance on this issue. No direction has been received. If revisions are needed, we need firm direction from the fire department. Any changes will be incorporated into the Building Permit submittal.

see note 10

13. Will the addition of two new fire hydrants for the project be acceptable to the fire department?

YCCD Response: The fire hydrant layout is in conformance with the International Fire Code and further conforms to the original direction given by the fire department. The design team has received no written comments from the fire department but has made a substantial effort to seek their guidance on this issue. No direction has been received. If revisions are needed, we need firm direction from the fire department. Any changes will be incorporated into the Building Permit submittal.

see note 10

14. Construction water must be metered and equipped with a City-approved cross-connection control device. Contact the W/WW Department prior to using any water for construction purposes (Please see attached construction water usage policy).

YCCD Response: This is not appropriate for drawings but instead for documentation associated with a Building Permit. I assume you will provide the City's Water / Wastewater specifications to the contractor when they apply for a Building Permit.

ok for this submittal but please add this comment to future drawings.

15. Any existing water or sewer service stubs originally installed for these lots that are not utilized in the development of the lot shall be abandoned by the developer at the originating main line.

YCCD Response: There are no known service stubs to this property.

ok, but if a stub out is encountered, it will need to be abandoned per City policy.

16. All wet utility lines shall be restrained joint pipe.

YCCD Response: Refer to Water Note 3 on Sheet C7.2 and Sanitary Sewer Note 2 on Sheet C9.1. Restraint will be provided for all joints.

17. Contact 811 to schedule the appropriate utility locations prior to construction.

YCCD Response: This note continues to be included on every single civil plan. ok

18. The City's standard minimum depth-of-bury requirement for water and sewer mains is 5.5 feet (top of finished surface to top of pipe). The City recommends that private service lines meet the same standard.

YCCD Response: This continues to be labeled not only on the utility profiles but also Water Note 10. ok

19. The City shall inspect and approve pressure testing, disinfection, and bacteria sampling of the completed water and sewer line extensions.

YCCD Response: Refer to Note 13 on Sheet C7.2 and Note 23 on Sheet C9.2. ok

20. All modifications to City infrastructure must conform to City standards (see attached W/WW Department).

YCCD Response: There are several notes throughout the drawings which state this. ok

21. Please contact the City's W/WW Department prior to construction to discuss additional installation and material requirements for taps and hydrant installation.

YCCD Response: Refer to Note 25 on Sheet C7.2. ok

22. The City's W/WW Department staff must be onsite to observe, inspect, and approve ANY work that may affect water or sewer mains.

YCCD Response: This is not appropriate for drawings but instead for documentation associated with a Building Permit. Refer to Note 26 on Sheet C7.2. ok

23. Only City W/WW Department staff may perform a tap into the City's water or sewer mains. In certain circumstances --and only with pre-authorization --the City may approve a qualified contractor to install the tap while under the City's direct supervision.

YCCD Response: This is not appropriate for drawings but instead for documentation associated with a Building Permit. Refer to Note 27 on Sheet C7.2. ok

24. The customer is responsible for all costs incurred by the City for the installation of tap(s).

YCCD Response: This is not appropriate for drawings but instead for documentation associated with a Building Permit. Refer to Note 28 on Sheet C7.2. ok

25. All tap materials must conform to City standards (see attached W/WW Department Standards).

YCCD Response: There are several notes throughout the drawings which state to conform to City standards for all aspects of construction. ok

26. As built utility drawings shall be provided to the City.

YCCD Response: Refer to General Note 24 on Sheet C1.1. ok. Engineer-certification is also req'd

27. Ensure the development meets the Wastewater Discharge Ordinance for sanitary sewer discharges. (see attached ordinance).

YCCD Response: Construction will be in accordance with the City's standards. ok

28. Please provide a detail of service connection inside mechanical rooms for all buildings.

YCCD Response: This information is unknown as we are applying for a Development Permit not a Building Permit. No plumbing design has been completed.

ok, but comment shall be made in future submittals that meter and backflow devices need to be installed per City requirements.

29. City accepts Mueller or Kennedy brand fire hydrants.

YCCD Response: This is not appropriate for drawings but instead for project specifications to be prepared for the Building Permit submittal. ok, but ensure this is noted in future submittals

30. City field staff recalls that the existing 8" main that runs along Blake may transition from DI to thin-walled steel approx. 75-100 feet to the north of this proposed tie-in point. City recommends contractor pothole ASAP to verify existing water pipe type and material at the proposed tie-in point. City will not allow tap into the thin walled steel pipe. If existing pipe is thin-walled steel, City will require new DI pipe to be installed up to the existing DI-steel transition.

YCCD Response: A contractor for this project has not been selected. Note 22 on Sheet C7.2 has been added accordingly. The work will be coordinated at a future date.

REQUIRED - This is an important consideration that could have significant design and cost implications. Additional consideration is needed at this phase of the project. Note #22 on Sheet C7.2 should be modified to indicate that potholing is not a "City suggestion" but rather a requirement of the project.

31. Provide detail for connection to main. Assume hot tap w/ valve? Hot tap sleeve and ancillary hardware must be stainless steel.

YCCD Response: A label has been added for this connection. ok

32. Ensure that all water/sewer crossings meet CDPHE requirements for separation distance. City requests additional detail for all water/sewer crossings (this is a general comment applicable to all crossings).

YCCD Response: Encasement of the sanitary sewer pipe will be provided when it crosses the water main. A detail will be provided in a future Building Permit submittal.

REQUIRED - We are concerned that water/sewer separation and crossing requirements have not been appropriately addressed. The crossings need to be identified in the drawing set and a general detail needs to be provided for the crossings. Also, explain why two types of gravity sewer pipe are specified (SDR35 and C900). One type of pipe for the project is preferred.

33. Fire Department expressed concern about fire hydrants on east side of development vs. west side along the access road. Consider relocating?

YCCD Response: The fire hydrant layout is in conformance with the International Fire Code and further conforms to the original direction given by the fire department. The design team has received no written comments from the fire department but has made a substantial effort to seek their guidance on this issue. No direction has been received. If revisions are needed, we need firm direction from the fire department. Any changes will be incorporated into the Building Permit submittal.

see note 10

34. If existing manhole will be re-used, it appears the existing ladder rungs will interfere with the new core hole. Ladder rungs will need to be removed and relocated to a different location in the manhole. An additional rung is needed. The ring will need to be replaced.

ok, but comment shall be made in future submittal that rungs need to be relocated, as necessary.

YCCD Response: It is desired to adjust the incoming pipe elevation to avoid removing and relocating the ladder rungs. Direction will be discussed and agreed upon during field reconnaissance with the contractor and City prior to construction.

35. Provide detail on how the existing stub-out pipe will be abandoned.

YCCD Response: Per a conversation with Brad, the City is going to further investigate the presence of a stub-out. **ok. The City's original comment was incorrect.**

36. What will be the pressure testing requirements for C900 (sewer) pipe? Please provide specification.

YCCD Response: This information will be included in project specifications prepared for a Building Permit submittal. This submittal is only for a Development Permit.

ok, but comment shall be made in future submittals regarding testing procedure

37. What will be the pressure testing requirement for SDR35 sewer pipe? Please provide specification.

YCCD Response: This information will be included in project specifications prepared for a Building Permit submittal. This submittal is only for a Development Permit.

ok, but comment shall be made in future submittals regarding testing procedure

38. Is SDR35 sewer pipe adequate for this application given the challenging soils in this area?

YCCD Response: Certa-Lok joint restraints can be added to SDR-35 pipe; therefore, yes, this pipe is adequate for the application. **ok**

39. Field staff wanted to emphasize that proper bedding of the pipe in this geographically-challenging area is critical.

YCCD Response: Noted. **ok**

40. We understand that C900 pipe is spec'd as alternative approach to meeting the minimum separation distance requirements between water and sewer pipe. Please provide documentation that this is approach is acceptable to CDPHE.

YCCD Response: Information from CDPHE has been forwarded for review. Any revisions will be incorporated into the Building Permit submittal.

See note 32. City's current interpretation of CDPHE policy is that C900 does not eliminate the need for sleeving at crossings.

41. City requires CCTV of the new sewer mains after they are completed. A copy of the video must be submitted to the City.

YCCD Response: This is not appropriate for drawings but instead for documentation associated with a Building Permit. Requirement is noted.

ok, but requirement will be included in development agreement.

42. Verify this manhole will be brought to grade?

YCCD Response: As indicated by the notes on this drawing, the existing structure (be it a manhole or a clean-out) is proposed to be replaced with a new manhole. **ok**

43. This is a cleanout, not a manhole.

YCCD Response: There is a manhole cover at-grade. Whatever the structure, it will be replaced with a manhole. **ok**

44. Provide connection detail.

YCCD Response: Per discussion with Brad, the existing pipe in Palmer Avenue is truss pipe – a product readily produced and sold by Contech Engineered Solutions. An appropriate coupler will be required between the truss pipe and C900 PVC. **ok**

City of Glenwood Springs Line Extension Policy

1. AVAILABILITY AND APPLICABILITY.

This Line Extension Policy is available in all territories served by the City of Glenwood Springs Electric System and is applicable to all classes of electric service.

2. GENERAL PROVISIONS.

The provisions of this policy are subject to the following rules for all customers served outside and within the City limits:

- A. Construction Policies of the Glenwood Springs Electric Department.
- B. Rules and Regulations of the City of Glenwood Springs.
- C. Line Extension Policy as filed with the Public Utilities Commission of the State of Colorado.
 - (i) Customers within City limits: Courtesy Filing
 - (ii) Customers outside City limits: Filing per PUC of Colorado

3. POLICY.

The rules and regulations of the City of Glenwood Springs Electric System, as outlined above under the General Provisions, require that the customer, owner or developer pay the full estimated cost for the requested new line extension.

The cost for the new requested facilities shall be paid for by the customer in full in advance of construction with no provisions for rebates or refunds.

Line extensions and new electrical facilities needed to serve new customers shall be classified into two categories of construction: On-site Facilities and Off-site Facilities. The new consumer, owner or developer shall pay the full amount for the new on-site and off-site facilities needed to provide electric service to the new customer.

4. DEFINITIONS.

On-site facilities are comprised of those electrical facilities on the premises of the project needed to provide electric service to the new load. These new facilities include but are not limited to the following items: poles and line appurtenances, primary underground cables, trenching and backfilling, transformers, meters, sectionalizing equipment, vaults, equipment pads, secondary pedestals, and secondary services.

Off-site facilities are comprised of electrical facilities not located on the premises of the project, but are associated with the backbone system comprised of substation equipment and main primary feeder lines which may or may not need to be upgraded to serve the new load.

5. FEE CALCULATION.

The Glenwood Springs Electric Department will estimate the investment required for on-site facilities and off-site facilities needed to provide electric service to the new customer. The cost estimate for each new project will be provided by the City Electric Department and will be based on historical cost records. In the case of large, phased projects, the City may permit estimates and construction advances for individual phases of the project. No construction shall proceed until the required construction advance is received by the City. If, during the course of construction, it is apparent that actual construction costs are or will exceed, by more than ten percent (10%) the original estimate, construction shall cease until a sufficient additional construction advance is received by the City to cover additional estimated costs.

- A. The investment estimate shall include all costs necessary for the extension for appropriate new on-site and off-site equipment and facilities.
- B. The investment estimate shall include all incidental costs such as engineering fees, fees for legal counsel, and all other overhead costs incurred in conjunction with the extension.
- C. The investment estimate shall not include any additional costs for capacity, size or strength in excess of that necessary to meet the requirements of the customer or customers requesting the extension.

If the actual costs for the extension is less than the cost estimate submitted by the City, this overcharge will be refunded to the owner upon completion of all work for the line extension. If the actual cost for the extension is more than the cost estimate submitted by the City, this underpayment amount shall be paid by the owner to the City prior to energization of the project.

From: [Lisa DiNardo](#)
To: [Trent Hyatt](#)
Subject: Re: April 6 Department Review Meeting
Date: Sunday, April 5, 2020 5:16:15 PM
Attachments: [image001.png](#)

Hi Trent,

I hope all is going well with you.

I'm looking forward to seeing how the Raymond property plant material that were planted last fall have overwintered. I'll let you know what I find.

Here are my comments for the three land use proposals.

I. Bell Rippy

1. The landscape plan for the Bell Rippy development of Block 1 and Block 3 in the Oakhurst Subdivision are recommending a drip system throughout the proposed landscape. While drip irrigation may be suitable for perennials; shrubs and trees require larger volumes of water hence an irrigation system with pop-up spray heads is more appropriate for shrubs and trees with maturing, spreading root systems. A pop-up spray head irrigation system, if properly maintained, will ensure the long term health and vitality of the landscape.
2. Please have the applicant submit a detailed irrigation plan.
3. Please have the applicant submit a detailed landscape plan calling out the plants and their locations.

II. Zayo Group – Special Use Permit

1. I did not see any construction impacts to the landscaping. If it arises please let me know.

III. Kind Castle - Special Use Permit

1. There are mature trees on the east side of this building. It was not noted in the document that these will be impacted by any improvements. If something changes, please let me know.

Please let me know if you have any questions.

:)

Lisa

From: [Greg Bak](#)
To: [Trent Hyatt](#)
Subject: Re: Bell Rippy
Date: Friday, April 10, 2020 8:57:07 AM
Attachments: [image001.png](#)

I apologize, I had that meeting marked on my calendar and still missed it.

I met with the architect a couple weeks ago regarding water supply and access.

The chief concern is the length of the parking lot on the east side of the project. 150' without a turnaround for fire apparatus is the limit allowed: this lot is considerably longer than that. My first preference would be to have a continuous emergency access road across the south side of the complex, emptying out onto 26th. He was going to check into the feasibility of that.

Did this get mentioned at the meeting?

Thanks,

Greg

From: Trent Hyatt <trent.hyatt@cogs.us>
Sent: Thursday, April 9, 2020 5:30 PM
To: Greg Bak <greg.bak@cogs.us>
Subject: Bell Rippy

Greg,

I think I may have accidentally removed you from the department review meeting on Monday. I apologize if so and want to follow up with you to see if you had any comments on the proposal.

Thanks,

Trent L. Hyatt
Senior Planner
City of Glenwood Springs
101 W. Eighth Street
Glenwood Springs, CO 81601
970.384.6427 (p) 970.945.8582 (f)
trent.hyatt@cogs.us

From: lcrfnd@rof.net
To: [Trent Hyatt](#)
Cc: [Debra Figueroa](#); [Paula Stepp](#); jandjraehal@gmail.com
Subject: development variances
Date: Wednesday, April 22, 2020 2:40:18 PM

Trent Hyatt, Planning and Zoning Commission,

I have seen the posts concerning the request for variances by Triumph Development on Palmer Ave: Public Notice in Post Independent on April 14 and 21, 2020 and sign erected at 26th and Palmer on April 17 for public hearing on April 28.

The entire country including GLENWOOD SPRINGS is under a Stay-at-Home order. I don't think that people are aware of your posts with a very short time frame.

I feel that this request for variances should be postponed until the Stay-at-Home order is lifted so that the neighbors who are affected by this development can visit in person.

I have lived at 2405 Palmer Ave longer than any other person in this area and certainly understand the neighborhood.

I have read the request for the variances and nowhere is the traffic pattern addressed. How do all the vehicles access the development? Where is the map and where is the site view of buildings, park, parking lots, dumpster locations, lights, etc?

Directing traffic up 23rd st and down existing Palmer Ave is not acceptable. There are more than 10 grade school or younger children who live on Palmer Ave/ Crestwood Dr.

After the original development was approved the developer was to meet with the city to arrange to install a gate at his expense on Palmer to the south of the Speck property. It would be able to be opened by First Responders only.

We were told that these apartments would be rented at " market rates" with no restrictions on how many people could occupy each unit so it will not be cheaper than over-priced existing units.

Increasing the density and not having adequate parking will certainly cause many future problems. Just because it is close to the bus station is certainly no guarantee that people will not have at least two vehicles per unit (even a one bedroom) or even ride the bus.

I hope you will answer my questions and address the concerns of the neighborhood.

Thank you,
Lynn B Cary
2405 Palmer Ave
Glenwood Spgs, Co 81601
970-945-7215
lcrfnd@rof.net

Dear Planning and Zoning Commision in regards to the Bell Rippy Development:

I have spoken to Trent Hyatt, Terri Partch, and Linda DuPriest about this issue. I have done extensive research into various street and traffic issues. I cannot endorse this development in the current state of application. This is not smart growth.

To start, the development is trying to squeeze too many people and not enough parking spaces into too small of a space. The lack of parking will spill out into a neighborhood that already has parking issues. The development plan is focused more with money making rather than quality of life.

The developer is asking for several variances from City code. The code is there to keep people safe. Varying as much from the code as they are asking is questionable.

The most unsafe part of all of this is the street and traffic issues surrounding the development. The neighborhood streets infrastructure is far below what is necessary for the creation of through streets and the opening of Blake Street gate.

Very few of the streets in this neighborhood have sidewalks. There is copious amounts of research done saying sidewalks are the best way to keep pedestrians and kids safe, including City of Glenwood Springs own documents. There are so many kids in this neighborhood, why endanger lives by adding traffic to streets that don't have basic safety infrastructure? A few minutes of convenience should never come before safety. The traffic is frustrating, but my children's lives, my neighbor's lives and our pet's lives mean more than an added 5-10 minutes travel time.

I applaud Linda DuPriest and Terri Partch in efforts to use new and innovative ideas to help find a solution, but the solution needs to be fully planned out before the plan for the development is accepted. We need solutions to the problems before there is a safety issue.

I applaud the City with its traffic calming initiative, but here is a chance to make it right before needing the traffic calming funds that could certainly be used in other areas of the City. The traffic calming program is not an excuse for improper planning.

I don't make my kids wear a bike helmet only after they sustain a serious injury, they put on their helmets before getting on the bike every time. The streets and traffic safety should be done in the same manner.

Safety is this mother's top priority, and when looking at the City of Glenwood's goals for Long Range Transportation this development in the current form hinders 7 of the 8 goals rather than supporting them. That is not smart growth.

Sincerely,
Jamie Raehal

November 21, 2017

City of Glenwood Springs
Attn: Terri Partch, City Engineer
101 West 8th Street
Glenwood Springs, CO 81601

RE: Glenwood Multifamily
Traffic Impacts of One-Way Blake Avenue from 23rd Street to 26th Street
Glenwood Springs, Colorado

Dear Terri:

In response to your inquiry regarding developing a comprehensive traffic solution for the neighborhood near Blake and Palmer Avenues between 23rd and 26th Streets, McDowell Engineering has prepared this letter to provide you with additional information on revised options and strategies.

Blake Avenue One-Way Configuration

Blake Avenue between 23rd and 26th Street is proposed to be reconfigured as southbound one way from 23rd to 26th Street. Traffic that previously used Blake Avenue northbound would now be routed to either Palmer Avenue to the east or SH 82 to the west to continue northbound. This configuration would also keep the majority of northbound commercial traffic off of Blake Avenue, and would primarily use SH 82, and to a lesser extent, Palmer Avenue. Based upon the circuitous re-routing to Palmer Avenue and the current traffic distribution, it was assumed that seventy percent of the re-directed traffic will utilize the SH 82 route.

RFTA Park and Ride Effects

The RFTA Park and Ride is adding a significant amount of the current traffic volume on Blake Avenue. This traffic is anticipated to be re-routed via SH 82 and Palmer Avenue in a similar distribution to the overall area traffic, as described above.

Gate Closure Options

Option A –Gate Closed (Existing Condition)

This option would keep the existing gate closed, replicating existing conditions. This option will not allow any of the commercial traffic to access Blake Street and will keep the distribution of this commercial traffic at its present locations, mainly at the Blake Avenue/SH 82 signal near the McDonald's entrance and 29th Street/SH 82.

Option B –Gate Open

This option would open the existing gate and would reconnect Blake Street to the south SH 82 connection near the McDonald's entrance. This option would support parallel routes through the south side of Glenwood Springs and would provide additional traffic flow and emergency access for the community. Local residential neighborhoods can better access the commercial areas without accessing SH 82. Opening the Blake Avenue gate will provide another parallel option for traffic, allowing for the completion of the gridded street network and dispersing traffic access to SH 82.

The gate configuration (open or closed) is not significantly impacted by the Glenwood Multifamily project traffic. The site generated traffic addition ranges from 2% to 14% of the anticipated Year 2040 total traffic on the adjacent street network.



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Traffic Calming Options

A number of traffic calming options can be proposed to help manage traffic, speeds, and driver route choices. Curb extensions can be installed on 26th Street and/or Palmer Avenue to create a narrowing effect and visually differentiate smaller neighborhood streets. In addition, improved pedestrian crossings can create awareness of the multimodal nature of the neighborhood.

Speed bumps or humps are not recommended as they can impact emergency response times, cause street maintenance concerns, and cause driver aggravation. A series of speed humps or bumps is typically required to make a significant impact and for the installation to perform successfully.

The creation of these traffic calming options will create slower speeds and increase travel time throughout the area, which will deter drivers from cutting through the neighborhood and will promote using the SH 82 corridor.

Traffic Impacts

The anticipated traffic volumes on Blake Avenue, Palmer Avenue, 26th Street, and 23rd Street are depicted in the attached Figure 11A and Figure 12A and summarized in the table below.

Year 2040 Traffic Volumes (vph)	Blake Avenue One-Way Southbound from 23 rd Street to 26 th Street (Blake Avenue Gate CLOSED)			
	Blake Avenue SB One-Way (South of 23 rd Street)	Palmer Avenue (South of 23 rd Street)	26 th Street (East of Blake Ave.)	23 rd Street (East of SH 82)
Background Traffic	74	105	122	668
Site Traffic	2	7	20	12
Total Traffic	76	112	142	680
Year 2040 Traffic Volumes (vph)	Blake Avenue One-Way Southbound from 23 rd Street to 26 th Street (Blake Avenue Gate OPEN)			
	Blake Avenue SB One-Way (South of 23 rd Street)	Palmer Avenue (South of 23 rd Street)	26 th Street (East of Blake Ave.)	23 rd Street (East of SH 82)
Background Traffic	154	118	135	661
Site Traffic	2	7	20	12
Total Traffic	156	125	155	673

The above table shows that the site generated traffic adds a very small percentage of the overall traffic. With the southbound one-way configuration of Blake Avenue, opening the gate is anticipated to have little impact upon the neighborhood traffic volumes. Blake Avenue currently has 191 vph south of 23rd Street in its presently configured two-way street. Both proposed scenarios listed above result in less traffic on Blake Avenue.

State Highway Access Permit

With the proposed configurations (one-way Blake Street and opening the Blake Street gate), a new State Highway Access Permit will be required at the intersection of SH 82 and 27th Street. The anticipated total traffic volumes on the east leg of 27th Street exceed a twenty percent increase in the current State Highway Access Permit volume of 163dhv. With the gate closed, the site-generated traffic is anticipated to be 19.8% of the total Year 2040 traffic volume on the east leg of this intersection. With the gate open, the site-generated traffic is 10.5%.



The following table summarizes the percent increase of traffic from the current access permit volumes, the gate configuration, Blake Avenue lane configuration, and development impacts:

Condition	Gate	Development Traffic (dhv)	Total Year 2040 Traffic at SH 82 and 27 th Street (dhv)	% Increase from Access Permit
Baseline Traffic (Two-way Blake), No Development Impacts	Closed	N/A	191	17.2%
One-way Blake, No Development Impacts	Closed	N/A	195	19.6%
One-way Blake, No Development Impacts	Open	N/A	272	66.8%
One-way Blake w/ Development	Closed	48	243	49.1%
One-way Blake w/ Development	Open	32	304	86.5%

Conclusions

The proposed traffic volumes from the Glenwood Multifamily are not substantial compared to the background traffic volumes that presently exist. The creation of the one-way Blake Avenue configuration is not significantly impacted by the site traffic. Opening the Blake Avenue gate will provide another parallel option for traffic, allowing for the completion of the gridded street network and dispersing traffic access to SH 82.

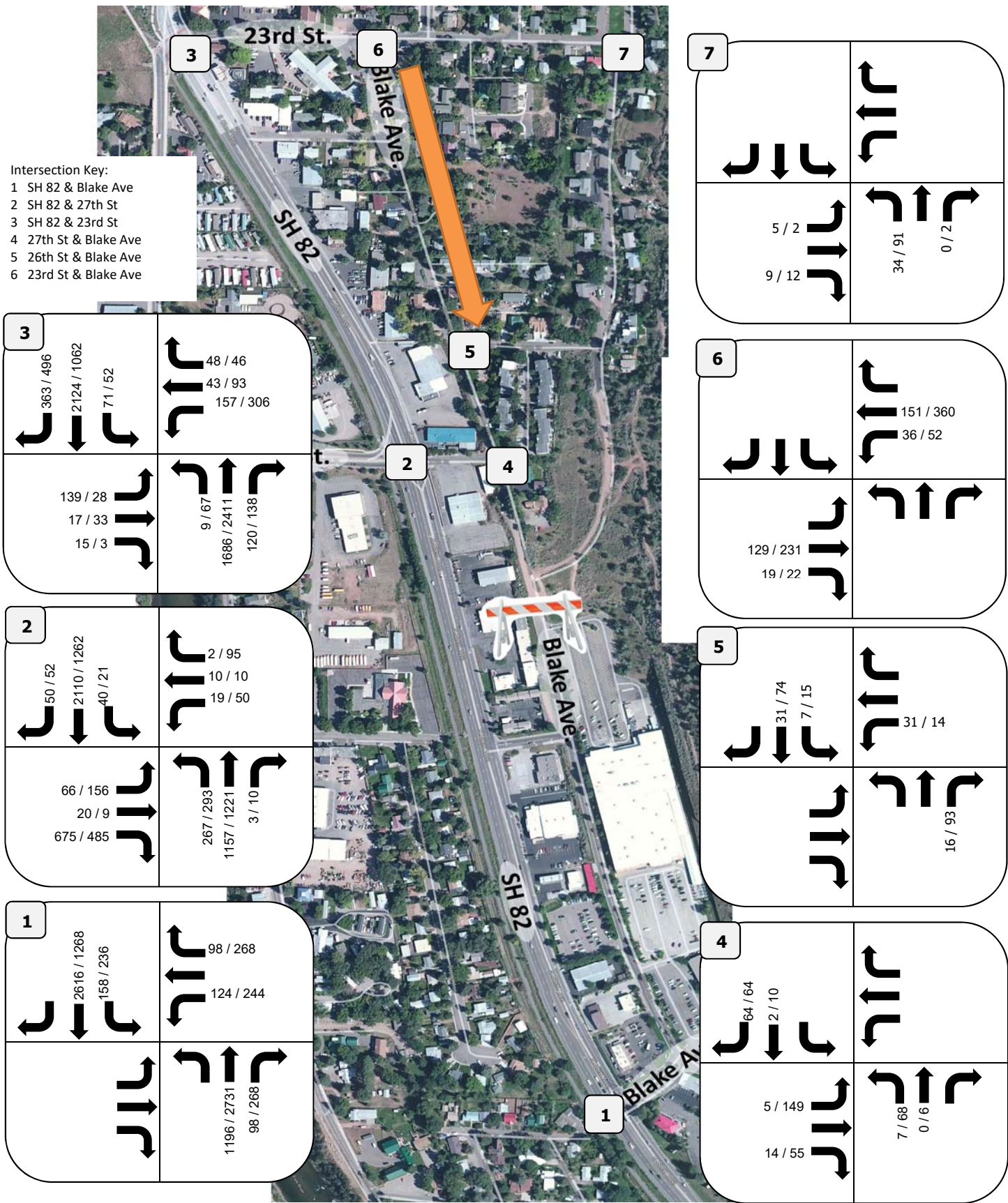
Sincerely,
McDowell Engineering

Kari McDowell Schroeder, PE, PTOE
Traffic/Transportation Engineer

Encl: Figure 4A – Year 2040 Background Traffic – Blake Ave. Gate is Closed and Blake is One-Way SB Street from 23rd to 26th.
Figure 5A – Year 2040 Background Traffic – Blake Ave. Gate is Open and Blake is One-Way SB Street from 23rd to 26th.
Figure 7 – Project-Generated Traffic Assignment – Bake Ave. Gate Remains Closed
Figure 8 – Project-Generated Traffic Assignment – Bake Ave. Gate is Open
Figure 11 – Year 2040 Total Traffic – Blake Ave. Gate Remains Closed, Blake is Two-Way
Figure 11A - Year 2040 Total Traffic – Blake Ave. Gate is Closed and Blake is One-Way SB Street from 23rd to 26th.
Figure 12A – Year 2040 Total Traffic – Blake Ave. Gate is Open and Blake is One-Way SB Street from 23rd to 26th.



Figure 4A: Year 2040 Background Traffic - Blake Ave. Gate is Closed and Blake is One-Way Southbound Street from 23rd to 26th

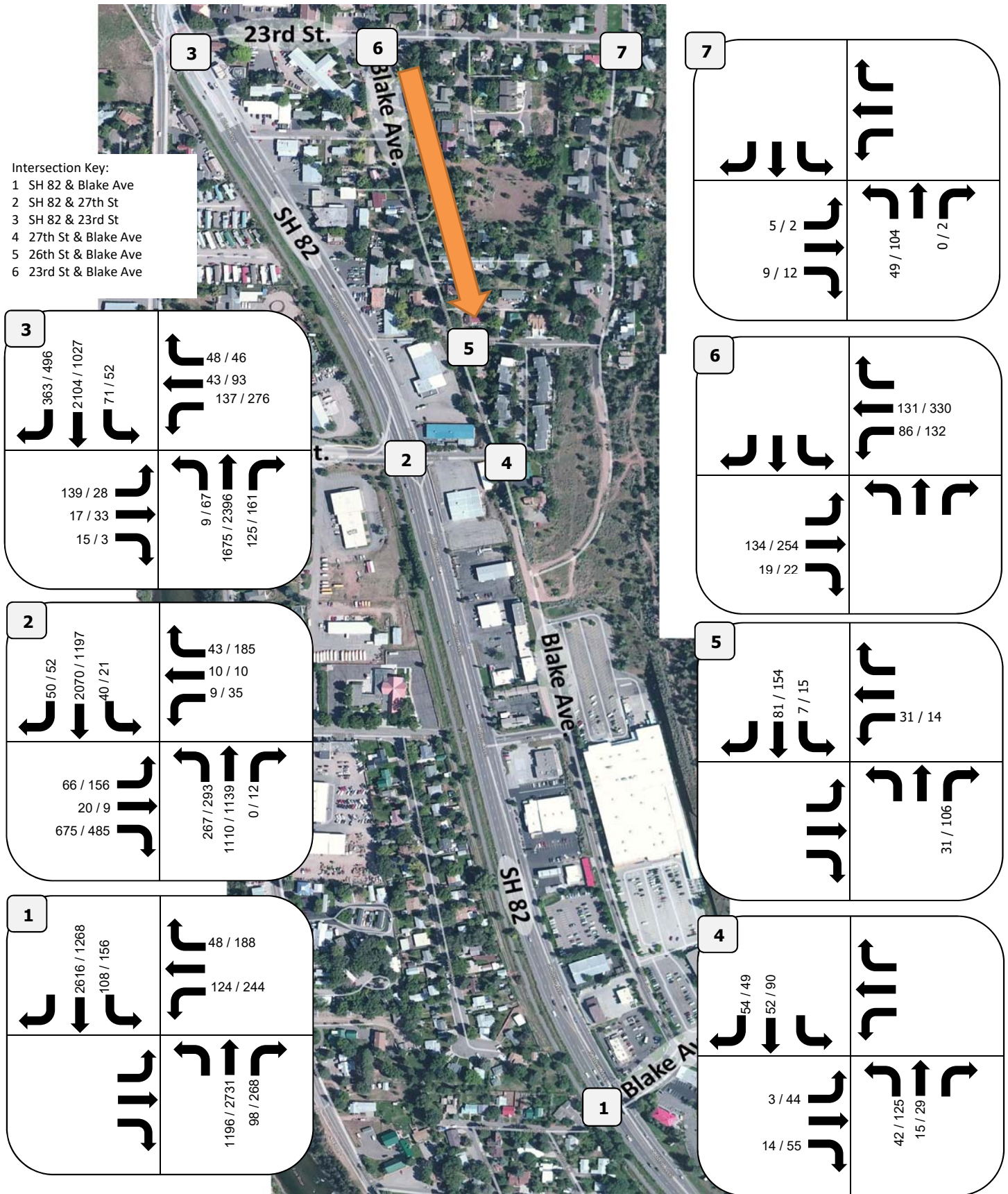


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LEGEND:
AM/PM Volumes = XX / XX vph

October 30, 2017

Figure 5A: Year 2040 Background Traffic - Blake Ave. Gate is Open and Blake is One-Way Southbound Street from 23rd to 26th



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 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

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Figure 7: Project-Generated Traffic Assignment - Blake Ave. Gate Remains Closed

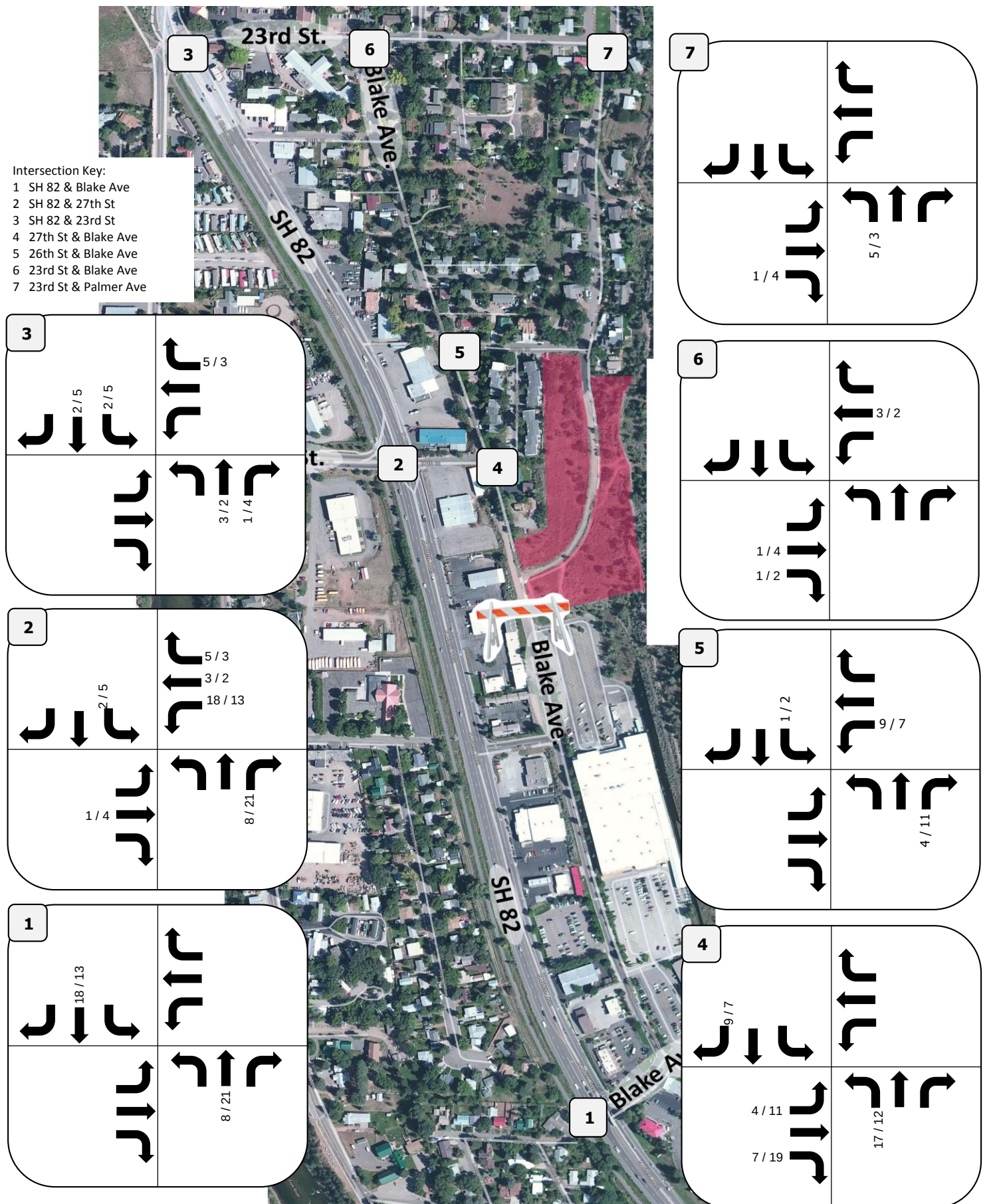


Figure 8: Project-Generated Traffic Assignment - Blake Ave. Gate is Opened

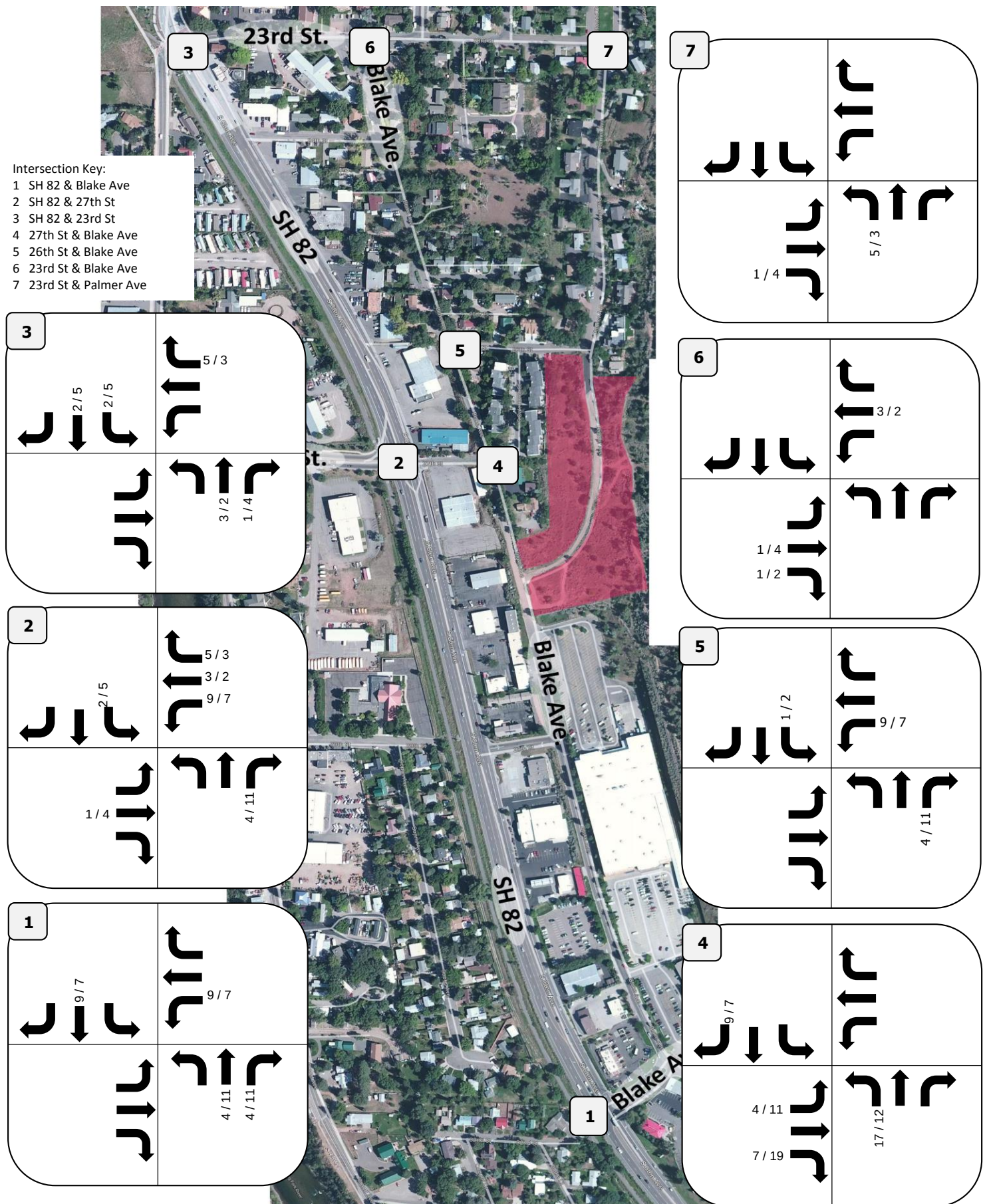


Figure 11: Year 2040 Total Traffic - Blake Ave. Gate Remains Closed, Blake is Two-Way

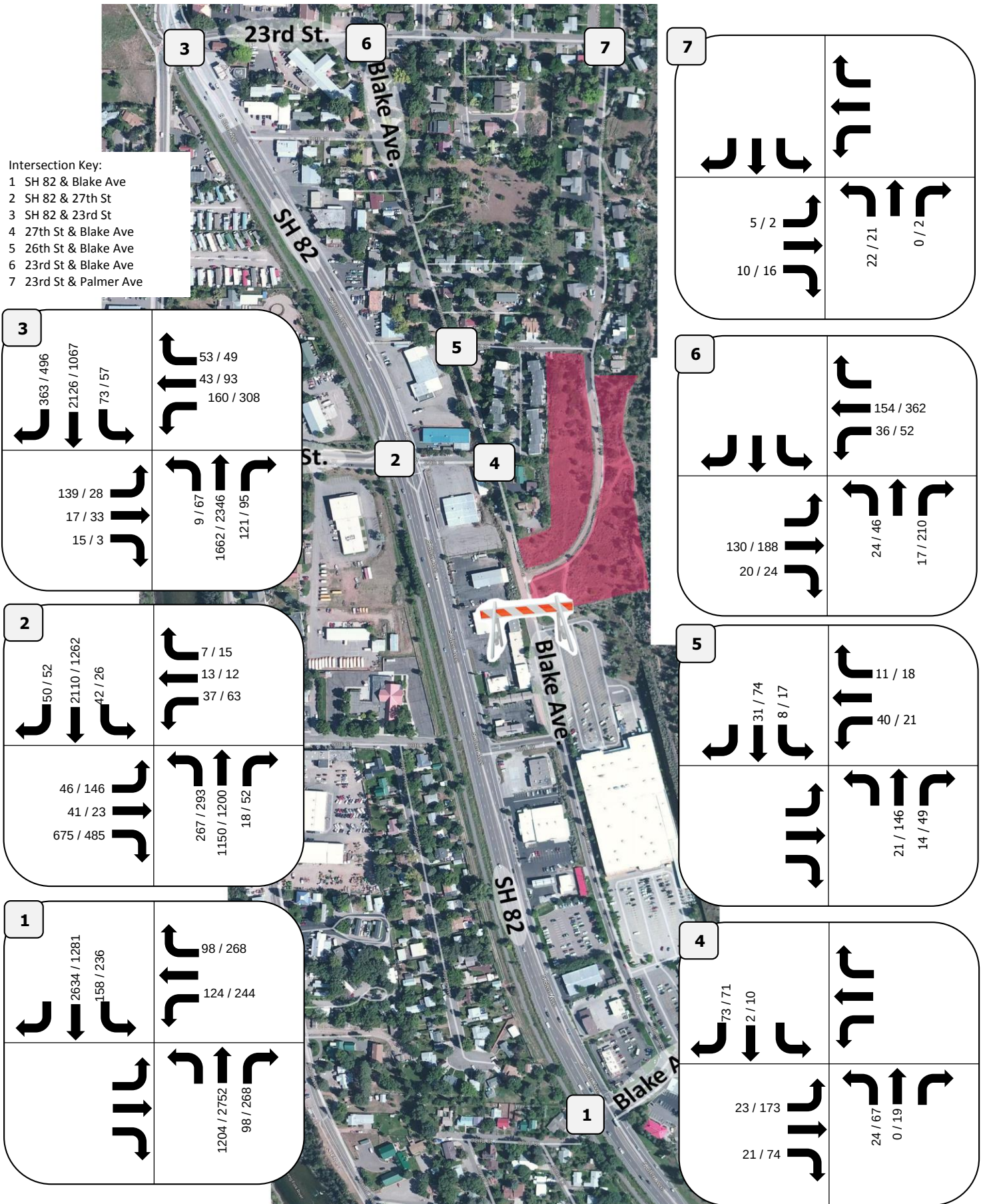
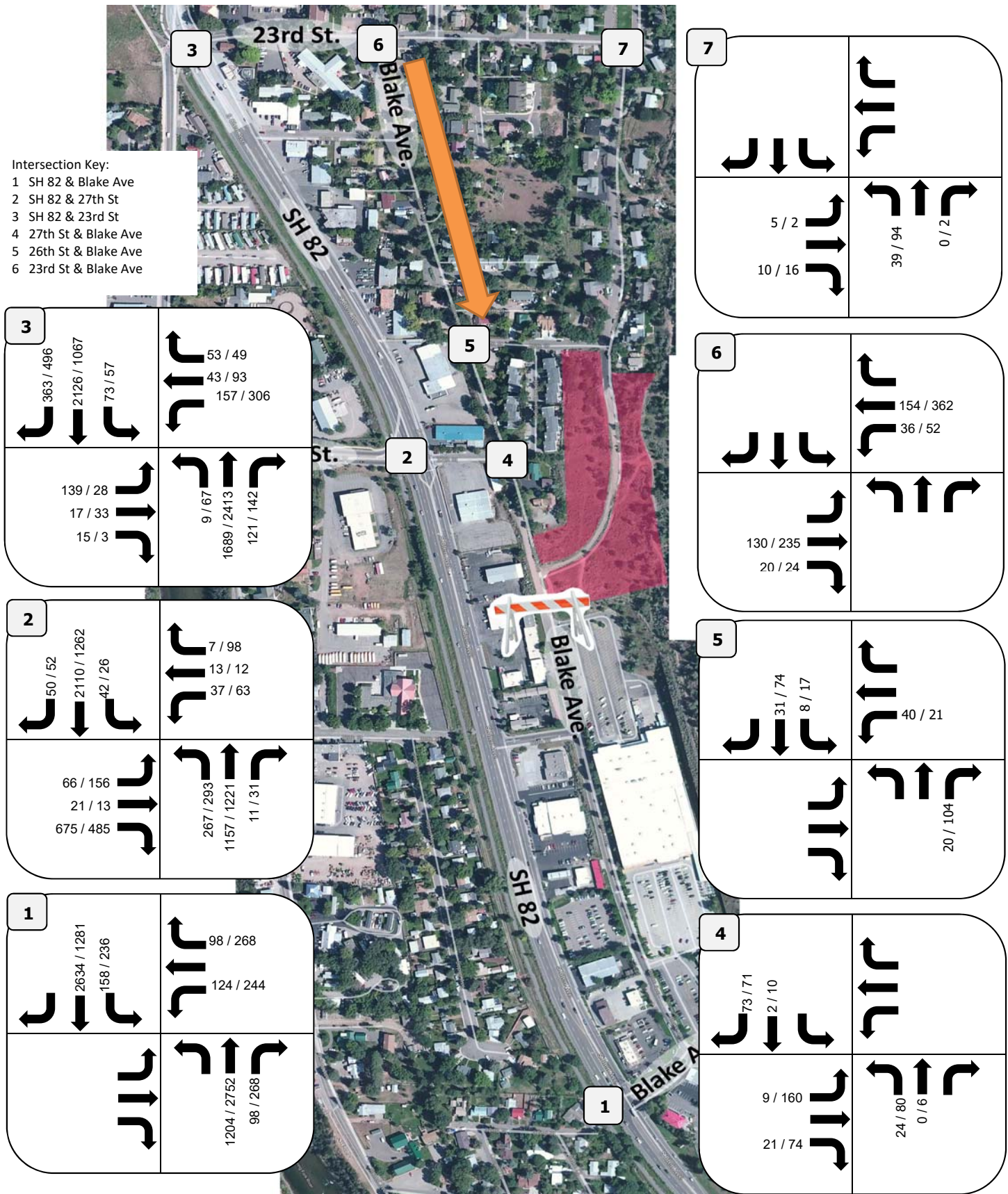


Figure 11A: Year 2040 Total Traffic - Blake Ave. Gate Remains Closed and Blake is One-Way Southbound Street from 23rd to 26th

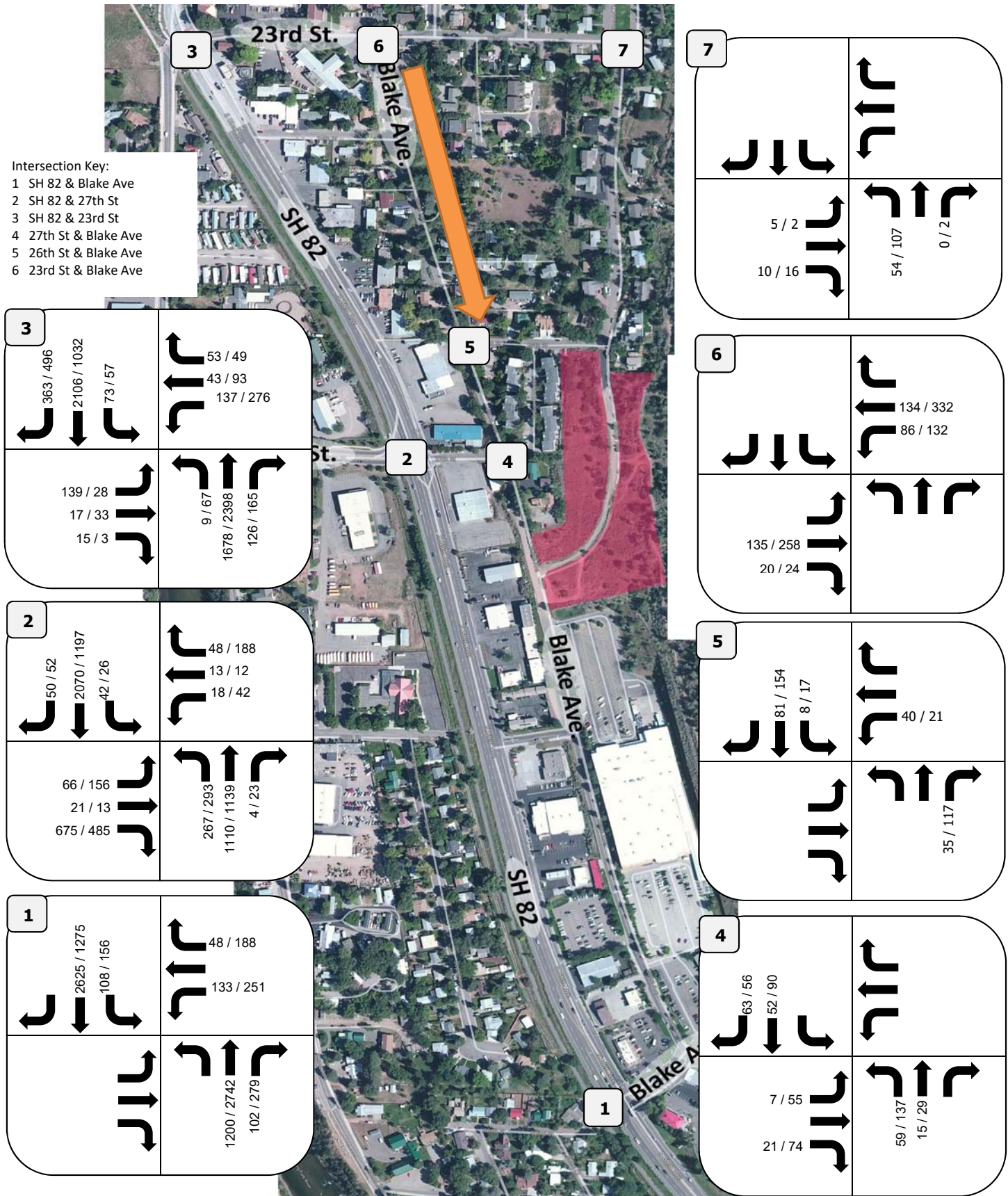


Project Number: 1247
 Prepared By: KJS
 Bell Rippey, Glenwood Springs, Colorado

LEGEND:
 AM/PM Volumes = XX / XX vph

October 30, 2017

Figure 12A: Year 2040 Total Traffic - Blake Ave. Gate is Opened and Blake is One-Way Southbound Street from 23rd to 26th



Project Number: 1247
 Prepared By: McDowell Engineering, KJS
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

October 30, 2017

Transportation Impact Study
for
Glenwood Multifamily Development
(Bell Rippy Apartments)
Glenwood Springs, Colorado



March 10, 2017
Revised July 10, 2017

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Project Number: M1247

Statement of Engineering Qualifications

Kari J. McDowell Schroeder, PE, PTOE is a Transportation and Traffic Engineer for McDowell Engineering, LLC. Ms. McDowell Schroeder has over twenty years of extensive traffic and transportation engineering experience. She has completed numerous transportation studies and roadway design projects throughout the State of Colorado. Ms. McDowell Schroeder is a licensed Professional Engineer in the State of Colorado and has her certification as a Professional Traffic Operations Engineer from the Institute of Transportation Engineers.

Traffic Impact Study for Glenwood Multifamily Development Project

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1.0 Project Description

McDowell Engineering has prepared this Transportation Impact Study for the proposed Glenwood Multifamily (Bell Rippy Apartment) Development in Glenwood Springs, Colorado. The purpose of this study is to forecast and analyze the impacts of the additional traffic volumes associated with this project on the surrounding roadway network. Recommendations to mitigate any traffic impacts are also included. The analysis complies with the City of Glenwood Springs and Colorado Department of Transportation standards.

The applicant is proposing to develop a 105-unit apartment project on Blocks 1 and 3 of the Oakhurst Subdivision located on Palmer Avenue in Glenwood Springs.

Refer to the area map in **Figure 1** and site plan in **Figure 2**.

Direct access to the project will be from Palmer Avenue.

It is anticipated that access to State Highway 82 will be from the intersections of 23rd Street and 27th Street.

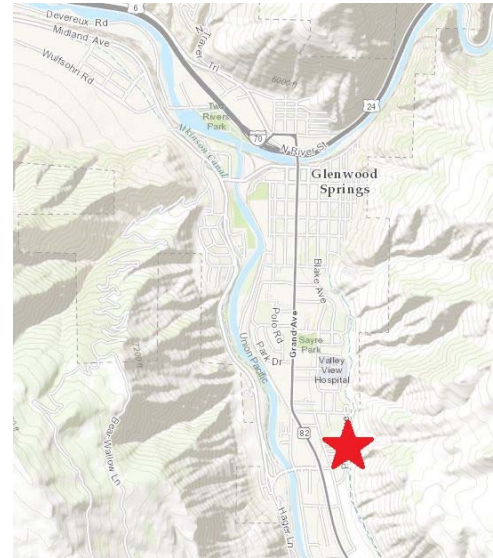


Figure 1: Area Map

ARCHITECT



P.O. Box 1805 Edwards, Colorado 81632 Phone - 970.374.4227 email - bobby@ralarch.com

STRUCTURAL

LANDSCAPE

NOTES

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ISSUES

NO.	DESCRIPTION	DATE
A	Preliminary Set	05.03.14
B	Conceptual Review	02.21.17
C	Planning Schedule	02.22.17
D	Planning Schedule	03.03.17
E	Planning Schedule	03.03.17
F	Planning Schedule	03.03.17
G	Planning Schedule	03.03.17

Glenwood Multifamily LLC Apartments
Parker, Colorado
Edwards, Colorado

Architectural Site Plan

15-011
June 19, 2017
A0.1

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BUILDING UNIT BREAKDOWN			
BUILDING	UNITS	BEDS	GARAGE
BUILDING 1	0	8	8
BUILDING 2	0	10	0
BUILDING 3	0	8	8
BUILDING 4	0	8	8
BUILDING 5	0	8	8
BUILDING 6	0	8	8
BUILDING 7	0	8	8
BUILDING 8	0	8	8
BUILDING 9	0	8	8
BUILDING 10	0	8	8
TOTALS	0	72	64

PARKING BREAKDOWN			
PARKING AREA	PARKING	AREA	REMARKS
PARKING AREA 1	12	2,143 SF	REAR
PARKING AREA 2	12	2,143 SF	REAR
PARKING AREA 3	12	2,143 SF	REAR
PARKING AREA 4	12	2,143 SF	REAR
PARKING AREA 5	12	2,143 SF	REAR
PARKING AREA 6	12	2,143 SF	REAR
PARKING AREA 7	12	2,143 SF	REAR
PARKING AREA 8	12	2,143 SF	REAR
PARKING AREA 9	12	2,143 SF	REAR
PARKING AREA 10	12	2,143 SF	REAR
TOTALS	120	21,430 SF	

BLAKE STREET
ROARING FORKS TRANSPORTATION AUTHORITY

2.0 Existing Conditions

2.1 Description of Existing Transportation System

SH 82 (South Glen Avenue): SH 82 is a State Highway that connects Interstate 70 at Glenwood Springs to US 24 south of Leadville. This major regional route is classified by the State as Access Category NR-B, Non-Rural Arterial, in the vicinity of the project. While SH 82 is generally considered an east/west highway, the alignment in this area is more north/south in nature. The posted speed limit is 35mph in the vicinity of the project. SH 82 is a four-lane facility from Glenwood Springs to just north of the City of Aspen.

23rd Street / South Grand Avenue: 23rd Street is a two-lane collector that provides access to residential development to the east of SH 82. The posted speed on 23rd Street is 25mph. 23rd Street is located approximately 0.3 miles north of 27th Street and 0.2 miles south of 20th Street.

South Grand Avenue is a two-lane collector that provides access to residential and commercial development to the west, parallel to SH 82. The posted speed on South Grand Avenue is 25mph. South Grand Avenue begins at the intersection of SH 82 / 23rd Street / South Grand Avenue and connects to 27th Street on the south.

The intersection of 23rd Street / South Grand Avenue and SH 82 is signalized.

27th Street: 27th Street is a two-lane collector roadway that connects SH 82 to Blake Avenue to the east and SH 82 to Midland Avenue to the west. The posted speed limit on 27th Street is 25 mph. 27th Street accesses local businesses and residential neighborhoods on both sides of SH 82 including a RFTA transit station just east of SH 82.

The intersection of 27th Street and SH 82 is signalized.

Palmer Avenue: Palmer Avenue is a local access road that will provide access to the project from 26th Street and Blake Avenue.

Blake Avenue: Blake Avenue is a local access road that begins at 7th Street and connects to SH 82 at the Roaring Fork Marketplace. Just south of the project the road is gated, restricting direct access to the Roaring Fork Marketplace. Blake Avenue serves residential and local businesses. The posted speed limit of Blake Avenue is 25mph.

2.2 Traffic Data Collection

Traffic data was collected at the following intersections on Tuesday, October 25, 2016.

- State Highway 82 / 23rd Street / South Grand Avenue
- State Highway 82 / 27th Street
- State Highway 82 / Blake Avenue (Roaring Fork Marketplace)
- 23rd Street / Blake Avenue
- 23rd Street / Palmer Avenue
- 26th Street / Blake Avenue
- 27th Street / Blake Avenue

Turning movement counts were collected from 7:00 – 9:00am and 4:00 – 6:00pm. The weather was mostly clear with a few periods of rain.

2.3 Background Infrastructure Assumptions

The following background infrastructure assumptions have been made based on previous studies:

23rd Street: The *City of Glenwood Springs State Highway 82 Access Study*⁴ anticipates that there would be realignment of South Grand Avenue to create a more perpendicular intersection and improve safety for vehicles and trail users. It is not anticipated that the realignment would change the lane configuration of the intersection.

27th Street: The SGM traffic study for the 27th Street Bridge Project anticipates that the western leg of the SH 82 and 27th Street intersection would be improved to include a left turn lane, left turn and through lane, and a right turn lane.

SH 82 Signals: CDOT has recently implemented adaptive signal coordination on the SH 82 corridor. It is unclear when or if this type of system would be implemented. This study assumes the existing signal timing will remain in place through the Year 2040. This represents a conservative analysis as any improvement to the signal coordination or timing would improve intersection operations.

Per July 2017 conversations with CDOT Region 3 Traffic Operations staff, the adaptive signal controllers are anticipated optimize traffic flow on SH 82. This has the possibility to decrease the necessary green time for mainline SH 82, thus allowing for more time for side street traffic. CDOT will be analyzing the data from the new adaptive controllers and determining the impacts.

2.4 Background Traffic Growth

SH 82 Forecasting:

The City of Glenwood Springs and CDOT completed the *City of Glenwood Springs State Highway 82 Access Study*⁴ in September 2013. The Study provides Year 2032 traffic volume projections for the SH 82 corridor including the intersections of SH 82 / 23rd / South Grand Avenue, SH 82 / 27th Street, and SH 82 / Blake Avenue. The Access Control Plan recommends a background traffic growth rate of 2%. This growth rate was used for all traffic forecasts.

The model data used in this analysis can be seen in the **Appendix**. The resulting projected Year 2018 and Year 2040 background traffic volumes can be seen in **Figure 3** and **Figure 4**, respectively.

The methodology for traffic forecasting was reviewed with CDOT and City of Glenwood Springs staff. Refer to correspondence in the **Appendix**.

Seasonal Adjustment Factor:

Historic data from CDOT's Automated Traffic Recorders (ATRs) on SH 82 at mile marker 2.3, near the south end of Glenwood Springs, were reviewed to determine a seasonal adjustment factor for each off-peak month that counts were taken.

The AADTs by month were averaged over the past four years to determine the seasonal factors of SH 82 traffic. The seasonal adjustment factor was 1.06 to adjust October data to July peak volumes.

The AADTs were also averaged over the past ten years to determine the seasonal adjustment factor. The ten-year analysis yielded a seasonal adjustment factor of 1.07 to adjust October data to July peak volumes. Therefore, the higher 1.07 seasonal adjustment factor was utilized. Data for this derivation can be found in the **Appendix** of the report.

Existing Land Use:

The project site is currently vacant with no activity.

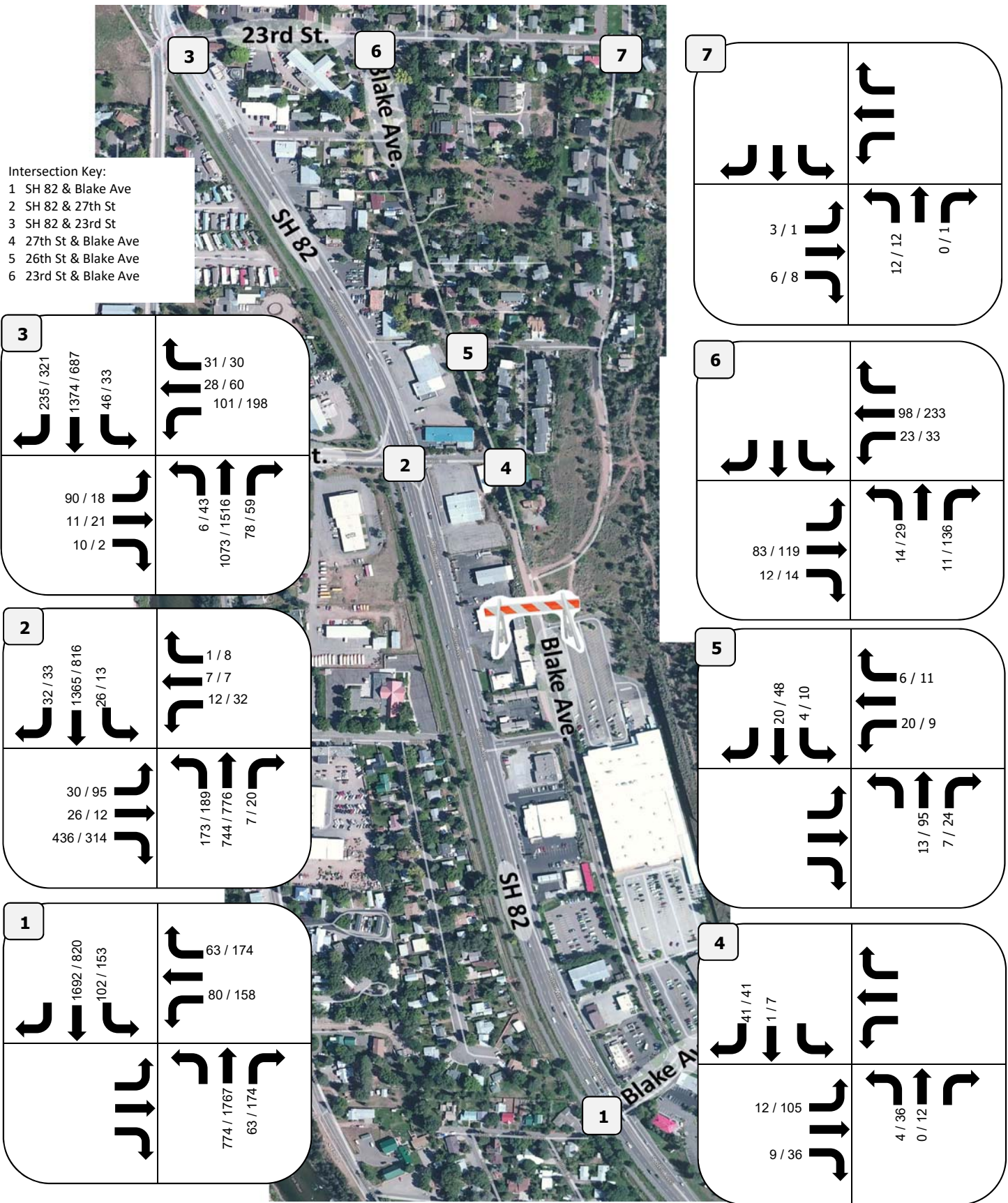
Year 2018 and 2040 Background Traffic Forecasts:

The resulting Year 2018, seasonally-adjusted background traffic volumes can be found in **Figure 3**. Year 2040 background traffic volumes can be found in **Figure 4**.

Background Infrastructure Improvements:

- Per SGM's recent traffic study for SH 82 and 27th Street, it was assumed that the intersection of South Grand and 27th Street would have an eastbound right turn lane constructed by Year 2040.
- Per conversations with CDOT Region 3 Traffic Operations staff, the adaptive signal controllers are anticipated optimize traffic flow on SH 82. This can decrease the necessary green time for mainline SH 82, thus allowing for more time for side street traffic. CDOT will be analyzing the data from the new adaptive controllers and determining the impacts.
- The City of Glenwood Springs staff requested an alternative analysis to evaluate the impact of opening the existing gate on Blake Avenue, north of Walmart.

Figure 3: Year 2018 Background Traffic - Blake Ave. Gate Remains Closed

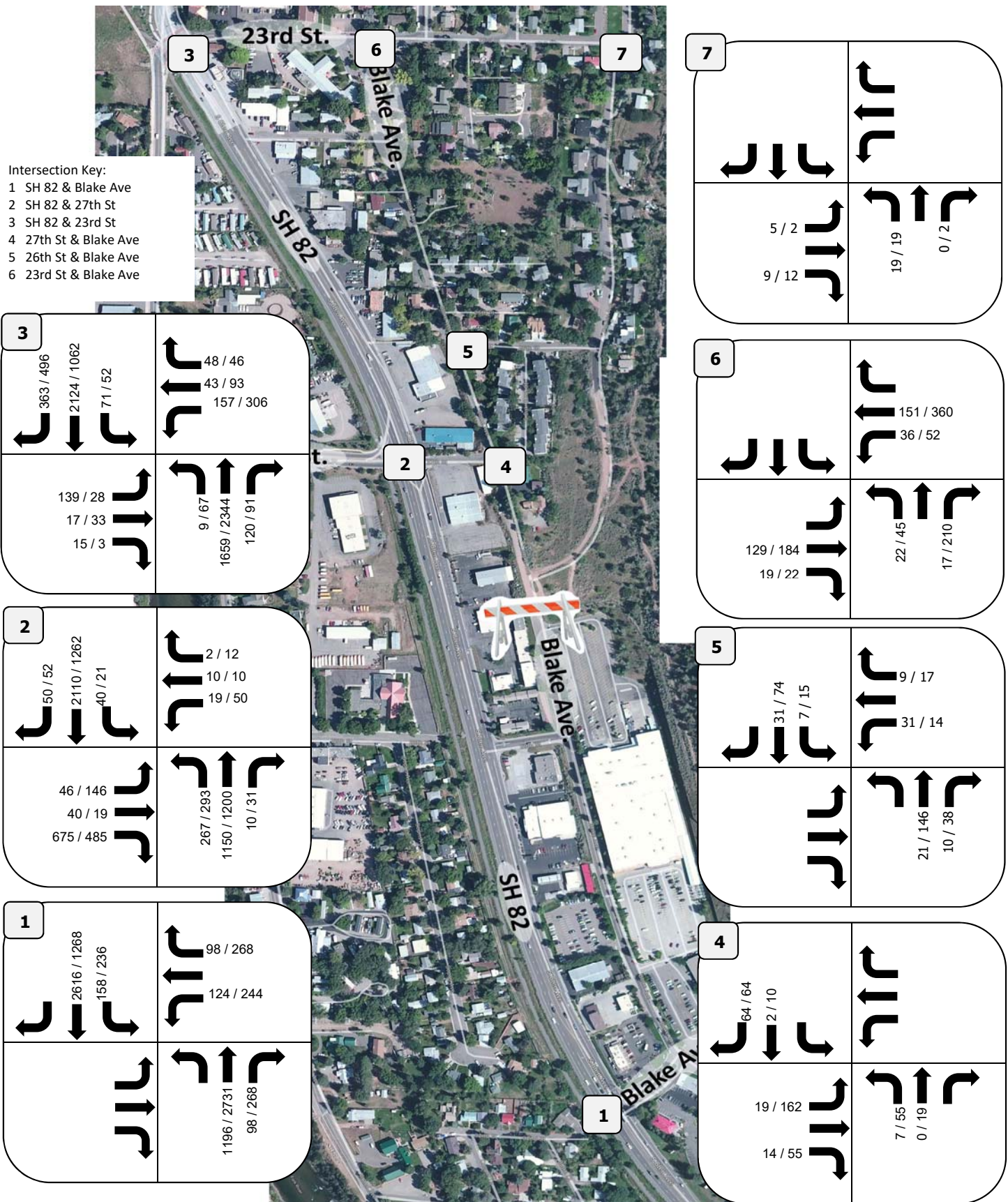


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 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 4: Year 2040 Background Traffic - Blake Ave. Gate Remains Closed



Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND:
 AM/PM Volumes = XX / XX vph

March 9, 2017

2.5 Year 2018 and 2040 Background Traffic Capacity Analysis

Intersection Level of Service: Using *Highway Capacity Manual 2010* (HCM) methodology, Synchro Version 8 software was used to determine the delay and Level-of-Service (LOS) at the following intersections:

- SH 82 & Blake Ave.
- SH 82 & 27th St.
- SH 82 & 23rd St.
- 27th St. & Blake Ave.
- 26th St. & Blake Ave.
- 23rd St. & Blake Ave.
- 23rd St. & Palmer Ave.

HCM LOS is defined by the following criteria:

Table 1: HCM 2010 Level-of-Service Criteria

LOS	Expected Delay to Minor Street Traffic	Average Signal Delay (seconds/vehicle)	Average Stop-Controlled Delay (seconds/vehicle)
A	Little or no delay.	0-10	0-10
B	Short traffic delays.	>10-20	>10-15
C	Average traffic delays.	>20-35	>15-25
D	Long traffic delays.	>35-55	>25-35
E	Very long traffic delays.	>55-80	>35-50
F	When volume exceeds the capacity of the lane extreme delays will be encountered with queuing that may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improving the intersection.	>80	>50

The following **Table 2** shows the resulting LOS under background conditions as determined by the HCM analysis:

Table 2: Background Traffic Level of Service

Intersection	Traffic Control	Approach	Year 2018				Year 2040			
			HCM Level of Service		95th Percentile Queue		HCM Level of Service		95th Percentile Queue	
			(Delay in Seconds)		(Feet)		(Delay in Seconds)		(Feet)	
			AM	PM	AM	PM	AM	PM	AM	PM
#1 - SH 82 & Blake Ave.	Signal	NB	A (5.6)	C (34.1)	192	761	A (9.0)	F (352.1)	394	1343
		SB	B (12.2)	B (16.2)	718	250	C (21.2)	C (22.8)	188	300
		EB								
		WB	D (53.8)	C (21.1)	143	120	E (55.1)	C (26.7)	207	184
#2 - SH 82 & 27th St.	Signal	NB	C (25.0)	A (9.9)	237	184	C (28.3)	C (21.0)	725	156
		SB	C (30.1)	C (28.2)	344	284	F (157.7)	F (143.7)	1852	498
		EB	D (52.1)	E (56.6)	455	231	F (180.4)	E (67.3)	891	329
		WB	E (73.4)	C (33.9)	38	44	E (76.6)	D (41.2)	53	67
#3 - SH 82 & 23rd St.	Signal	NB	A (9.6)	B (11.4)	241	270	B (18.9)	F (82.9)	1112	1001
		SB	A (9.6)	A (6.0)	607	129	C (22.1)	A (7.4)	1436	226
		EB	E (62.3)	C (32.0)	133	34	E (67.3)	C (32.9)	207	46
		WB	E (58.6)	D (47.8)	147	197	E (69.2)	F (249.6)	233	370
#4 - 27th St. & Blake Ave.	Stop	NB	A (9.2)	B (11.6)	0	7	A (9.6)	B (14.8)	1	16
		SB	A (8.5)	A (8.9)	3	4	A (8.6)	A (9.3)	5	7
		EB	A (4.2)	A (5.6)	1	6	A (4.2)	A (5.8)	1	9
		WB								
#5 - 26th St. & Blake Ave.	Stop	NB	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0
		SB	A (1.2)	A (1.3)	0	1	A (1.4)	A (1.4)	0	1
		EB								
		WB	A (8.8)	A (9.3)	2	2	A (9.0)	A (9.9)	4	3
#6 - 23rd St. & Blake Ave.	Stop	NB	A (9.6)	B (10.7)	3	21	B (10.5)	B (13.8)	5	49
		SB								
		EB	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0
		WB	A (1.5)	A (1.1)	1	2	A (1.7)	A (1.4)	2	3
#7 - Blake Ave. & Palmer Ave.	Stop	NB	A (8.6)	A (8.6)	1	1	8.7	8.7	2	2
		SB	A (0.0)	A (0.0)	0	0	0	0	0	0
		EB	A (2.4)	A (.8)	0	0	2.6	1	0	0
		WB								

SH 82 / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the PM peak period.

During the morning peak hour the side streets experience excessive delays through Years 2018 and 2040 due to the assignment of 120 seconds of the 160 second cycle length to SH 82 movements.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

SH 82 / 27th Street: As can be seen in **Table 2**, this intersection experiences significant delays during the both the morning and evening peak hour through Years 2018 and 2040.

The delay is attributed to the assignment of 120 seconds of the 160 second cycle length to SH 82 movements during the morning peak hour. During the evening peak hour the split phasing assigns 39 seconds of the 80 second cycle length to the 27th Street approaches, reducing time allowed for the SH 82 movements.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

SH 82 / 23rd Street/ South Grand Avenue: As can be seen in **Table 2**, the SH 82 legs of this intersection are anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the AM and PM peak periods.

Based upon the current signal timing, the side streets will experience excessive delays through Years 2018 and 2040.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

27th / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

26th / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

23rd / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

23rd / Palmer Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on background traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

3.0 Project Traffic

3.1 Trip Generation for Proposed Land Use

The applicant is proposing a new, 105 unit, rental apartment complex located on Palmer Avenue between 26th Street and Blake Avenue in Glenwood Springs, Colorado. Refer to **Figure 1** for a location map.

The anticipated traffic generation for this project was calculated using the Institute of Transportation Engineers' (ITE's) *9th Edition of the Trip Generation Manual*. The national standard rates were applied to the size/number of each use to determine the average weekday and morning/evening peak hour traffic volumes. Refer to the attached **Table 1** for trip generation calculations.

The trip generation calculations in **Table 3** summarize the anticipated traffic volumes that will be generated by the development.

Multi-Modal Trip Reduction

Due to the project location and proximity to transit, a 10 percent multi-modal reduction was applied to site generated trips. The 10% Multi-Modal Trip Reduction is believed to be justified conservative estimate.

Project Trip Generation

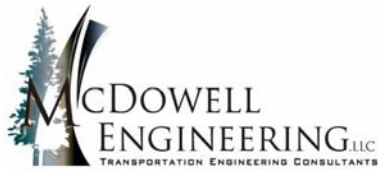
Based upon the applicant's proposed land uses, the site is anticipated to generate 684 vehicle trips per day. This includes 54 trips during the morning peak hour and 71 trips during the evening peak hour.

3.1 Trip Distribution

The anticipated directional distribution of the project-generated traffic is largely based upon the locations of employment, schools, and commercial centers that will be utilized by residents of the proposed apartment complex. Therefore, the project's directional distribution is anticipated to be:

- 30% of site traffic will come from/head to the north.
- 60% of site traffic will come from/head to the south.
- 10% of site traffic will come from/head to the west.

The anticipated directional distribution of project-generated traffic is depicted in **Figure 5**. **Figure 6** depicts the anticipated directional distribution is the Blake Street gate is opened.



Project Number: M1247
 Prepared By: KJS
 Date: 12/27/2016
 Revised: 7/9/2017

Table 3 - Total Project Trip Generation
Bell Rippy Apartments
Glenwood Springs, Colorado
Estimated Project-Generated Traffic¹

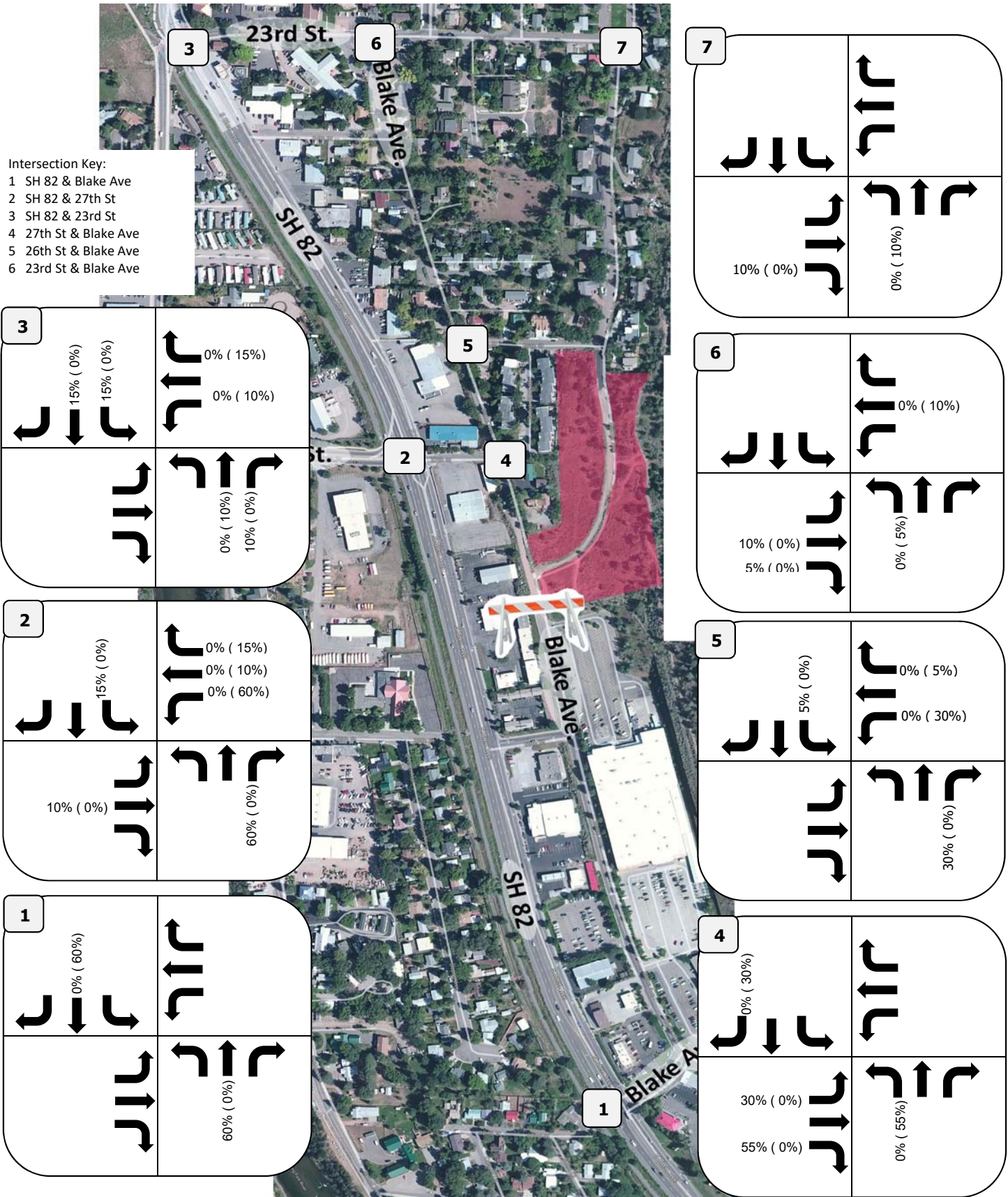
ITE Code	Units	AM Peak Hour	PM Peak Hour	Avg. Weekday	Average Weekday		Morning Peak Hour ²				Evening Peak Hour ³			
					Trips (vpd)		% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
Residential														
#220, Apartment	79 DU	Regression Equation			603		29%	14	71%	33	61%	39	39%	25
Multi-Modal Trip Reduction	-10%				-60			-1		-3		-4		-3
Total Project Generated Traffic					543			13		30		35		22

¹ Values obtained from *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.

² AM Peak Hour of Generator - $T = 0.54(X) + 2.45$

³ PM Peak Hour of Generator - $T = 0.60(X) + 14.91$

Figure 5: Directional Distribution of Project Traffic - Blake Ave. Gate Remains Closed

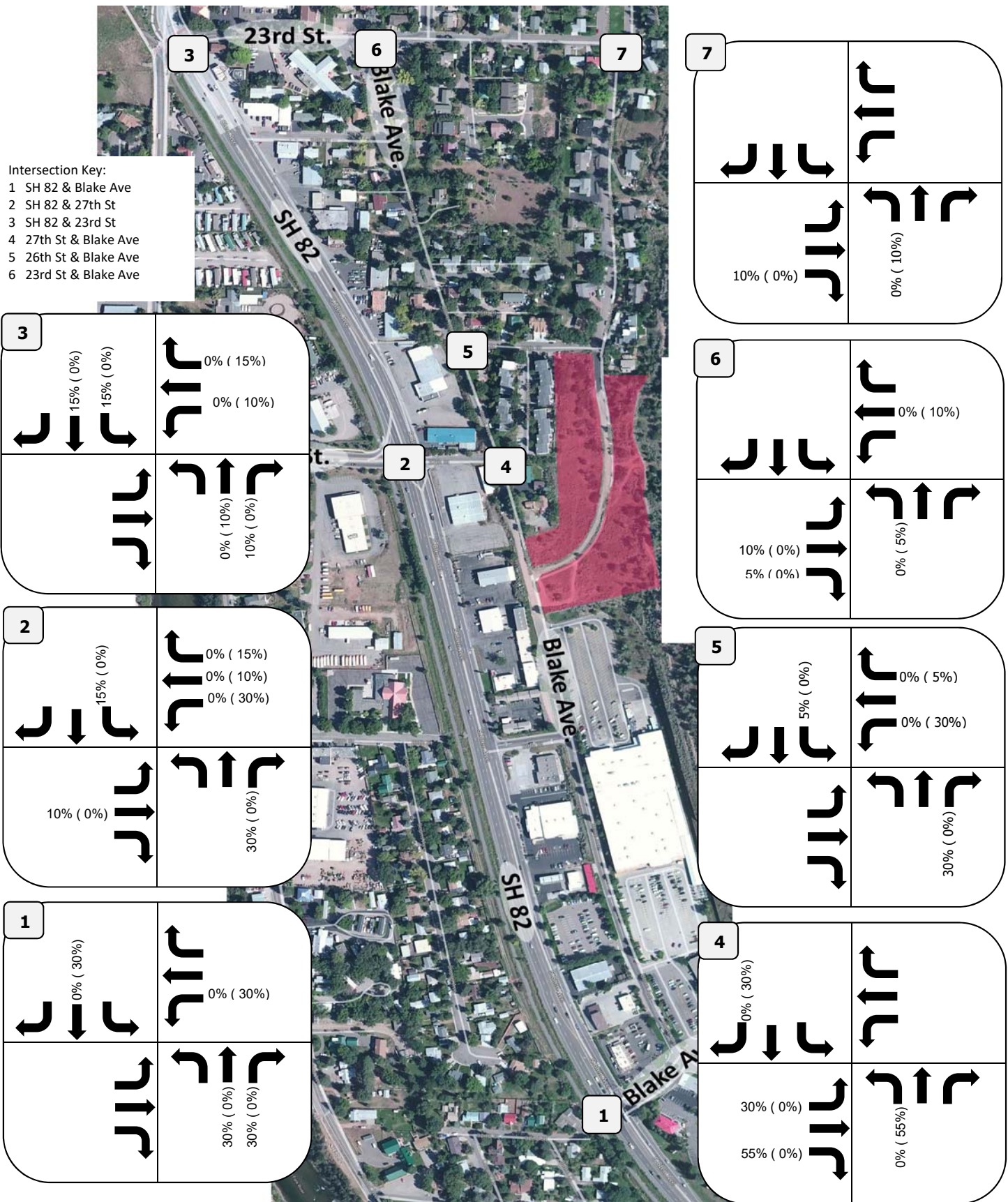


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND
 INBOUND % (OUTBOUND %) = XX% (XX%)
 DIRECTIONAL DISTRIBUTION

March 9, 2017

Figure 6: Directional Distribution of Project Traffic - Blake Ave. Gate is Opened



Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND
 INBOUND % (OUTBOUND %) = XX% (XX%)
 DIRECTIONAL DISTRIBUTION

March 9, 2017

3.2 Traffic Assignment and Total Traffic

When the trip generation expected for this site is applied to the estimated trip distribution, the result is the anticipated assignment of trips on the roadway system. **Figure 7** depicts the new vehicle trips that are anticipated from the proposed Bell Rippy development project.

The Year 2018 total traffic with the Blake Avenue gate remaining closed is the sum of Year 2018 background traffic (**Figure 3**) with **Figure 7** and can be seen in **Figure 9**.

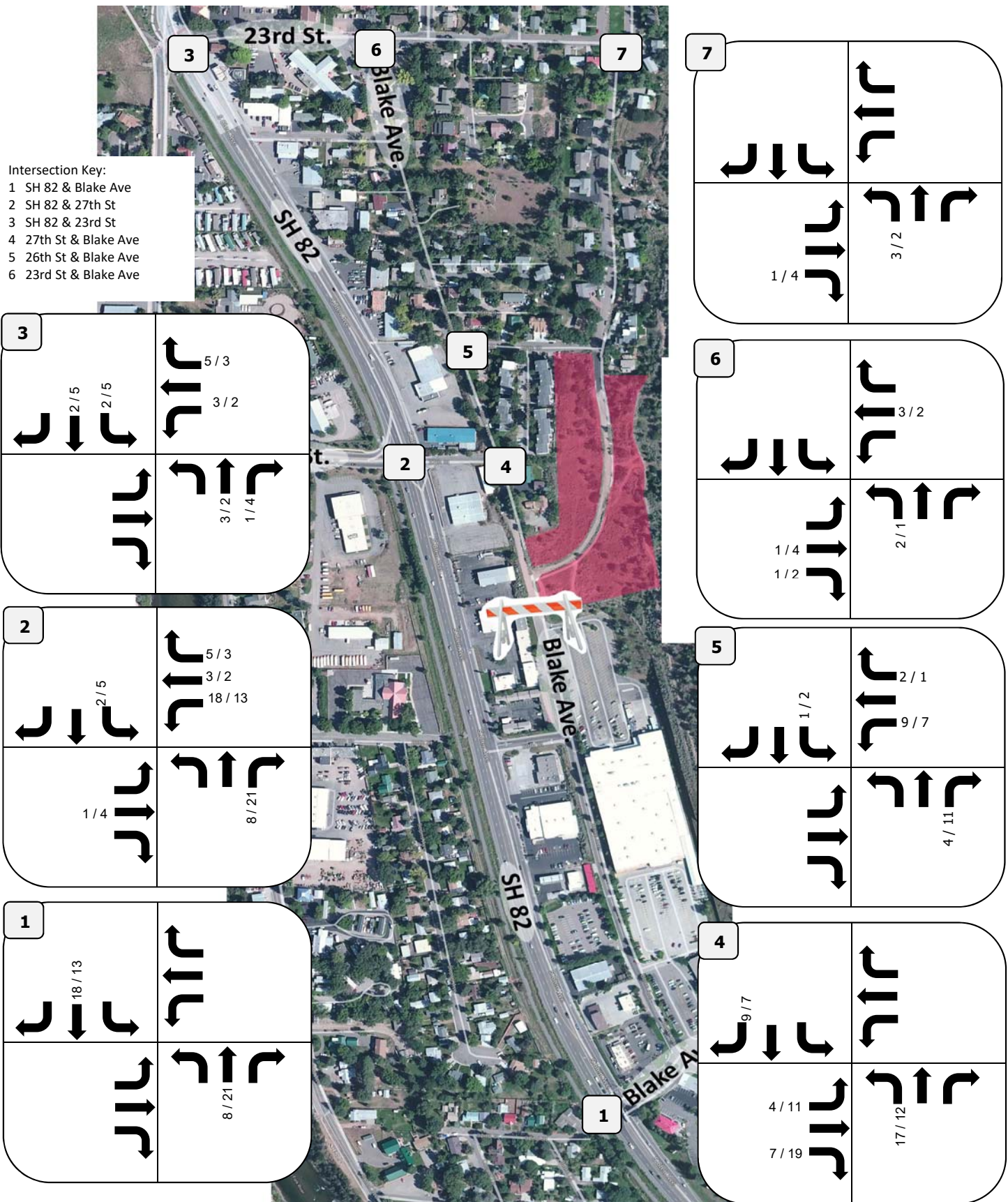
Similarly, Year 2040 total traffic with the Blake Avenue gate remaining closed is the sum of **Figure 4** with **Figure 7** and can be seen in **Figure 11**.

The City of Glenwood Springs has requested an alternative analysis to evaluate the impact of opening the Blake Avenue gate.

The Year 2018 total traffic with the Blake Avenue gate open can be seen in **Figure 10**.

Similarly, Year 2040 total traffic with the Blake Avenue gate remaining closed can be seen in **Figure 12**.

Figure 7: Project-Generated Traffic Assignment - Blake Ave. Gate Remains Closed

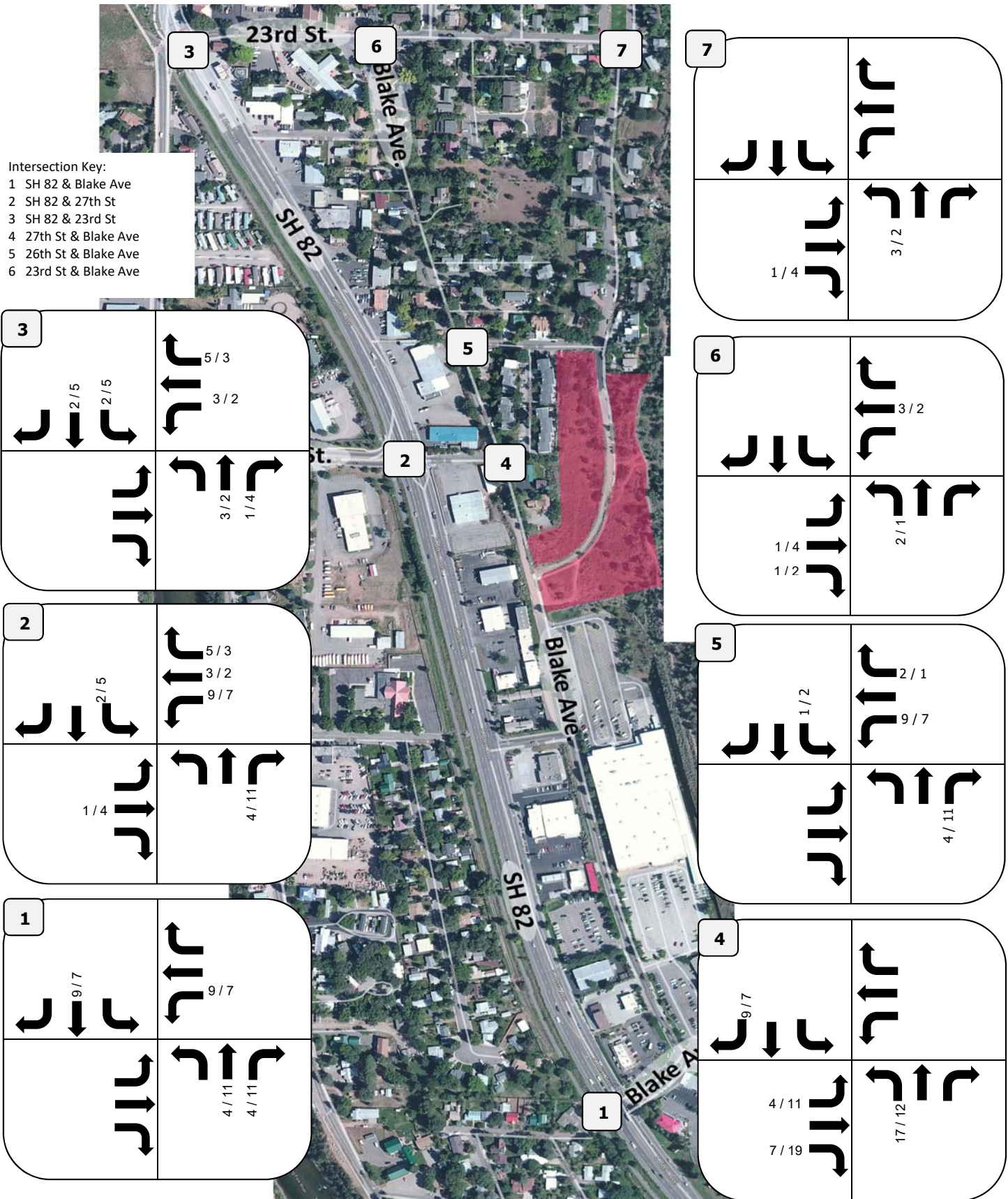


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 8: Project-Generated Traffic Assignment - Blake Ave. Gate is Opened

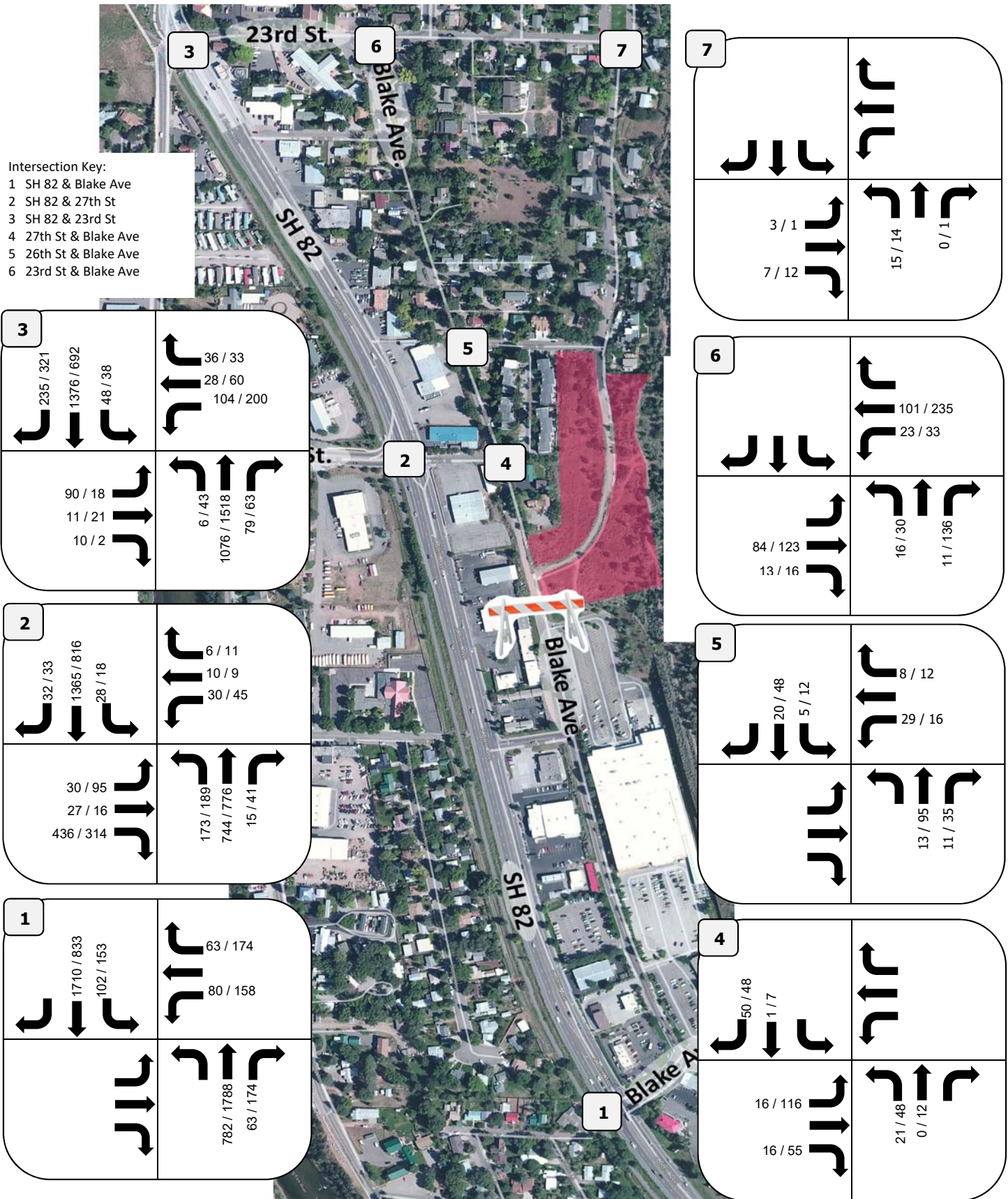


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 9: Year 2018 Total Traffic - Blake Ave. Gate Remains Closed

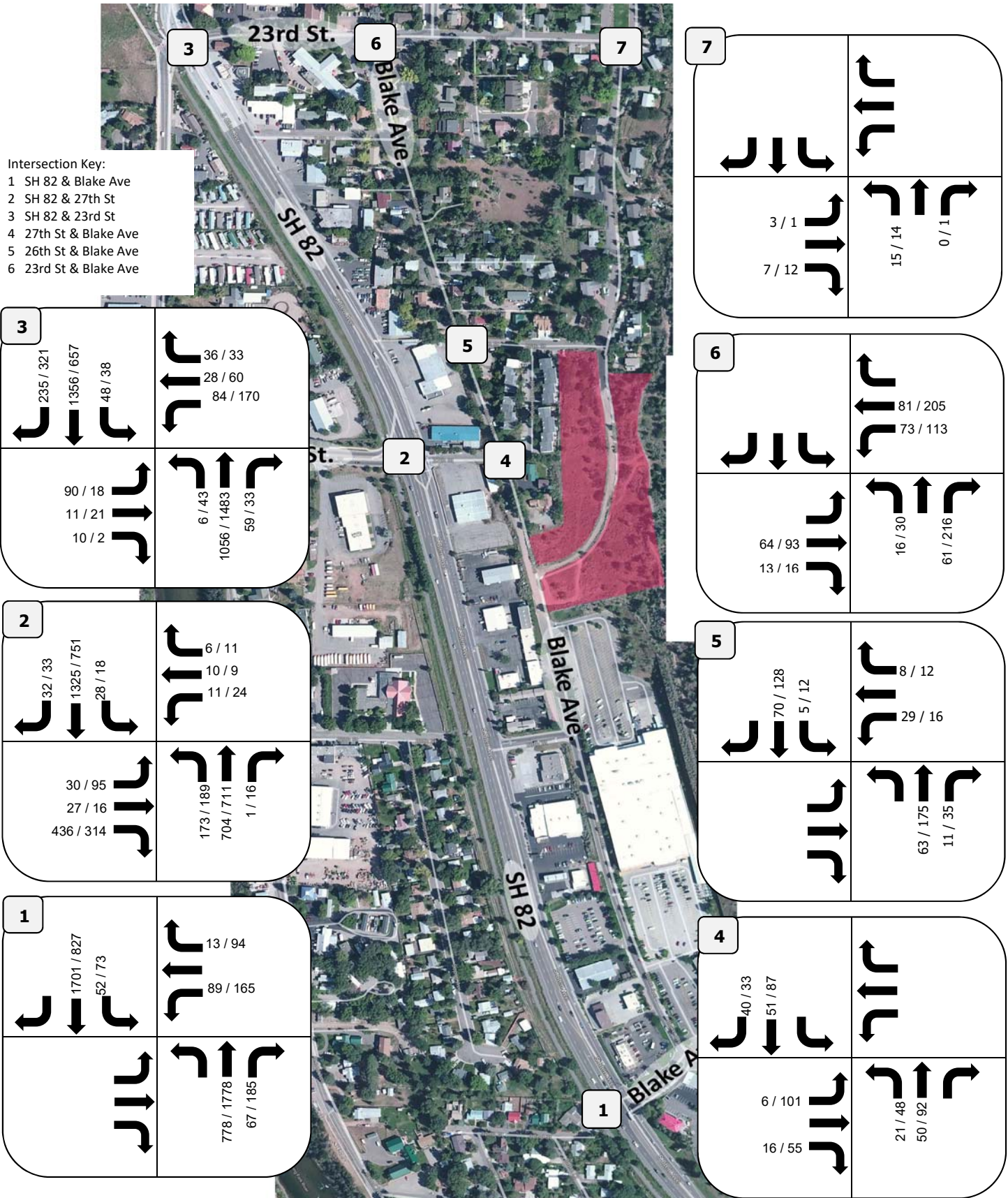


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 10: Year 2018 Total Traffic - Blake Ave. Gate is Opened

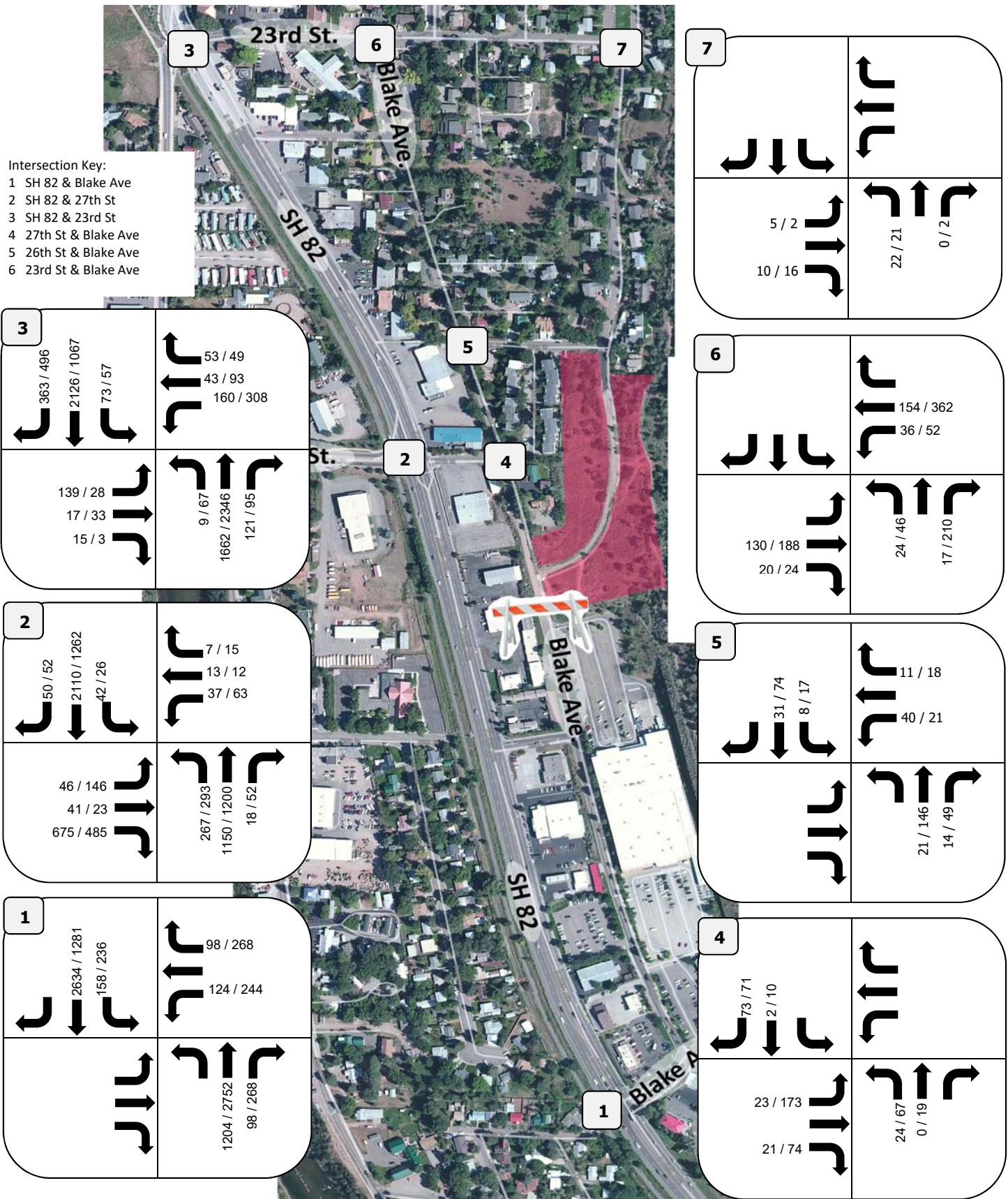


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 11: Year 2040 Total Traffic - Blake Ave. Gate Remains Closed

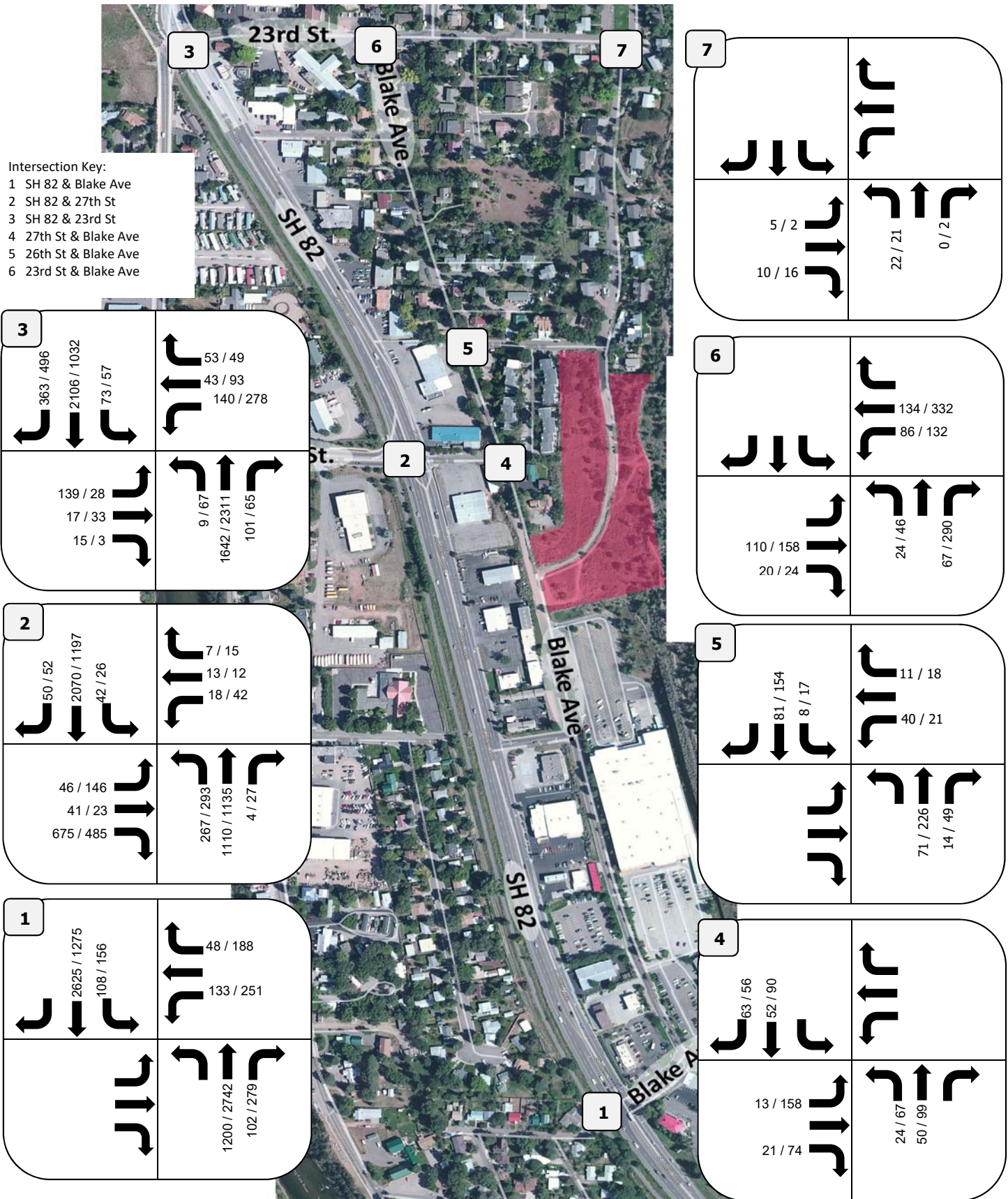


Project Number: 1247
 Prepared By: BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND:
 AM/PM Volumes = XX / XX vph

March 9, 2017

Figure 12: Year 2040 Total Traffic - Blake Ave. Gate is Opened



Project Number: 1247
 Prepared By: McDowell Engineering, BBG
 Bell Rippey, Glenwood Springs, Colorado

LEGEND :
 AM/PM Volumes = XX / XX vph

March 9, 2017

3.3 Year 2018 and Year 2040 Total Traffic Capacity Analysis

Intersection Level of Service: Using *Highway Capacity Manual 2010* (HCM) methodology, Synchro Version 8 software was used to determine the delay and Level-of-Service (LOS) at the at the following intersections:

- SH 82 & Blake Ave.
- SH 82 & 27th St.
- SH 82 & 23rd St.
- 27th St. & Blake Ave.
- 26th St. & Blake Ave.
- 23rd St. & Blake Ave.
- 23rd St. & Palmer Ave.

Table 4: Total Traffic Level of Service

Intersection	Traffic Control	Approach	Year 2018 - Blake Ave. Gate Closed				Year 2018 - Blake Ave. Gate Open				Year 2040 - Blake Ave. Gate Closed				Year 2040 - Blake Ave. Gate Open			
			HCM Level of Service		95th Percentile Queue		HCM Level of Service		95th Percentile Queue		HCM Level of Service		95th Percentile Queue		HCM Level of Service		95th Percentile Queue	
			(Delay in Seconds)		(Feet)		(Delay in Seconds)		(Feet)		(Delay in Seconds)		(Feet)		(Delay in Seconds)		(Feet)	
#1 - SH 82 & Blake Ave.	Signal	NB	A (5.7)	D (36.4)	195	772	A (5.3)	C (25.7)	187	766	A (9.1)	F (358.0)	401	1356	A (8.5)	F (291.7)	361	1349
		SB	B (14.0)	B (17.2)	751	248	B (13.2)	B (15.0)	710	254	C (24.1)	C (22.6)	130	300	C (23.8)	C (22.4)	170	316
		EB																
		WB	D (53.8)	C (21.1)	143	120	E (76.2)	C (25.7)	157	125	E (55.1)	C (26.7)	207	184	E (69.0)	C (25.8)	221	189
#2 - SH 82 & 27th St.	Signal	NB	C (27.2)	B (12.8)	245	181	C (26.5)	B (11.9)	238	166	C (30.8)	C (20.7)	744	154	C (28.6)	B (15.2)	666	151
		SB	C (33.8)	C (30.8)	354	284	C (29.9)	C (26.2)	282	264	F (185.5)	F (143.3)	1859	498	F (164.3)	F (117.2)	1800	476
		EB	E (75.2)	E (64.8)	527	256	D (50.9)	D (50.9)	482	214	F (205.5)	E (73.6)	948	344	F (178.3)	E (68.7)	887	318
		WB	F (80.6)	D (39.7)	72	58	E (63.9)	C (31.3)	40	36	E (75.6)	D (47.4)	82	90	E (69.3)	C (33.7)	52	54
#3 - SH 82 & 23rd St.	Signal	NB	B (10.3)	B (13.9)	242	272	A (9.8)	B (11.0)	247	242	B (17.6)	F (103.2)	1125	1000	B (18.0)	F (88.8)	1041	962
		SB	B (10.1)	A (6.1)	613	130	A (9.6)	A (5.7)	578	123	C (22.5)	A (7.5)	1442	227	C (21.9)	A (7.3)	1418	217
		EB	E (62.5)	C (32.0)	133	34	E (62.1)	C (32.0)	135	34	E (67.4)	C (32.9)	206	46	E (67.4)	C (32.9)	206	46
		WB	E (56.1)	D (47.5)	150	200	E (55.2)	D (45.6)	127	158	E (69.1)	F (248.1)	235	372	E (66.2)	F (196.1)	207	332
#4 - 27th St. & Blake Ave.	Stop	NB	A (9.5)	C (16.3)	2	22	A (9.7)	B (13.7)	7	27	A (9.9)	C (16.2)	3	21	B (10.0)	C (19.6)	8	52
		SB	A (8.5)	A (9.4)	4	8	A (9.3)	B (11.7)	9	18	A (8.6)	A (9.3)	6	8	A (9.3)	B (13.2)	11	27
		EB	A (3.7)	A (5.5)	1	10	A (2.0)	A (5.0)	0	5	A (3.8)	A (5.5)	1	10	A (2.9)	A (5.4)	1	9
		WB																
#5 - 26th St. & Blake Ave.	Stop	NB	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0
		SB	A (1.5)	A (1.5)	0	1	A (.5)	A (.7)	0	1	A (1.5)	A (1.5)	0	1	A (.7)	A (.9)	0	1
		EB																
		WB	A (8.8)	B (10.1)	3	4	A (9.4)	B (10.4)	4	3	A (9.1)	B (10.1)	5	4	A (9.7)	B (11.2)	5	5
#6 - 23rd St. & Blake Ave.	Stop	NB	A (9.7)	B (13.9)	3	50	A (9.5)	B (11.4)	8	35	B (10.6)	B (14.0)	5	50	B (10.4)	C (16.1)	11	79
		SB																
		EB	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0
		WB	A (1.5)	A (1.3)	1	3	A (3.8)	A (3.2)	4	7	A (1.6)	A (1.4)	2	3	A (3.3)	A (3.0)	5	9
#7 - Blake Ave. & Palmer Ave.	Stop	NB	A (8.6)	A (8.7)	1	2	A (8.6)	A (8.7)	1	1	A (8.7)	A (8.7)	2	2	A (8.7)	A (8.7)	2	2
		SB	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0	A (0.0)	A (0.0)	0	0
		EB	A (2.2)	A (.8)	0	0	A (2.2)	A (.6)	0	0	A (2.4)	A (.8)	0	0	A (2.4)	A (.8)	0	0
		WB																

SH 82 / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the PM peak period.

During the morning peak hour the side streets experience excessive delays through Years 2018 and 2040 due to the assignment of 120 seconds of the 160 second cycle length to SH 82 movements.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

SH 82 / 27th Street: As can be seen in **Table 2**, this intersection experiences significant delays during the both the morning and evening peak hour through Years 2018 and 2040.

The delay is attributed to the assignment of 120 seconds of the 160 second cycle length to SH 82 movements during the morning peak hour. During the evening peak hour the split phasing assigns 39 seconds of the 80 second cycle length to the 27th Street approaches, reducing time allowed for the SH 82 movements.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

SH 82 / 23rd Street/ South Grand Avenue: As can be seen in **Table 2**, the SH 82 legs of this intersection are anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the AM and PM peak periods.

Based upon the current signal timing, the side streets will experience excessive delays through Years 2018 and 2040.

The Year 2040 analysis assumes completion of the background infrastructure improvements described in **Section 2.4**.

27th / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

26th / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

23rd / Blake Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

23rd / Palmer Avenue: As can be seen in **Table 2**, this intersection is anticipated to operate at an acceptable LOS through Years 2018 and 2040 based on total traffic during the AM and PM peak periods. This is true whether the Blake Avenue gate remains closed or is opened to through traffic to the Roaring Fork Marketplace.

4.0 Transportation Impact Analysis

4.1 State Highway Access Permits

Section 2.6(3) of the *State Highway Access Code (Access Code)* requires a new access permit when there is a new access or land use change and/or the approach volume is anticipated to increase by more than twenty percent.

SH 82 / Blake Avenue: If the Blake Avenue gate remains closed the project would add no peak hour trips to the SH 82 / Blake Avenue intersection.

If the Blake Avenue gate were to be opened it is anticipated that the project will add a total of 16 AM / 21 PM peak hour project generated trips to the westbound leg of the SH 82 / Blake Avenue intersection.

The existing traffic for this leg is 209 AM / 498 PM trips. The project will add 8% AM / 4% PM to the westbound leg of the SH 80 / Blake Avenue intersection.

A new Access Permit will not be required for the SH 82 / Blake Avenue intersection.

SH 82 / 27th Street: The westbound leg of the intersection is currently permitted for 163 ADT per Access Permit #312051.

The project is anticipated to add a total of 45 AM / 56 PM trips to this leg resulting in an increase of 28% AM / 34% PM over the permitted volume.

A new State Highway Access Permit will be required for the SH 82 / 27th Street intersection based on project generated traffic volumes.

SH 82 / 23rd Street: The project will add a total of 11 AM / 14 PM trips to the westbound leg of the SH 82 and 23rd Street.

The existing traffic for this leg is 284 AM / 380 PM trips. The project will add 4% AM / 4% PM to the westbound leg of the SH 82 / 23rd Street / South Grand Avenue intersection.

A new Access Permit will not be required for the SH 82 / 23rd Street / South Grand Avenue intersection.

4.2 State Highway Turn Lane Analysis

The *State Highway Access Code* establishes the need for auxiliary turn lanes. Several criteria apply when determining the traffic volume thresholds. SH 82 is a four-lane highway with a posted speed limit of 35-45mph in the vicinity of the proposed project site. It is classified by the Colorado Department of Transportation (CDOT) as an access category NR-B, non-rural arterial. Per Section 3.11(4) of the *Access Code*³, auxiliary turn lanes are required for more than 25vph making a left turn movement, 50vph

making a right turn movement, and right turn acceleration lanes if there are operational or safety concerns at the access.

SH 82 / Blake Avenue: The existing intersection includes the following auxiliary turn lanes:

- northbound right turn deceleration lane (267-ft plus taper)
- southbound left turn deceleration lane (218-ft plus taper)
- westbound right turn lane (200-ft total)
- westbound left turn lane (200-ft total)

If the Blake Avenue gate is opened the project would add 11AM/8PM trips to the westbound left turn movement and 5AM/13PM trips to the northbound right turn movement. If the gate remains closed the project would not contribute to trips to any of the turning movements during peak hours.

Based upon the Year 2040 total traffic volumes (**Figure 10**) the existing turn lanes meet or exceed the requirements of the Access Code as shown in **Table 5**.

SH 82 / 27th Street: The existing intersection includes the following auxiliary turn lanes:

- northbound right turn deceleration lane (267-ft plus taper)
- northbound left turn deceleration lane (284-ft plus taper)
- southbound right turn deceleration lane (300-ft plus taper)
- southbound left turn deceleration lane (400-ft plus taper)
- eastbound left turn lane (87-ft plus taper)
- eastbound right turn acceleration lane (280-ft plus taper)
- westbound left turn lane (78-ft plus taper)

Based upon the Year 2040 total traffic volumes (**Figure 10**) the existing turn lanes meet or exceed the requirements of the Access Code as shown in **Table 5**. However, the intersection is currently seeing peak hour queues that exceed the deceleration lane lengths. It is recommended that the City and CDOT review the impacts of the installation of the adaptive signals on SH 82. Without observed operational improvements, the northbound left turn lane will need to be extended to accommodate 660 feet of storage by Year 2040.

SH 82 / 23rd Street: The existing intersection includes the following auxiliary turn lanes:

- northbound right turn deceleration lane (267-ft plus taper)
- northbound left turn deceleration lane (284-ft plus taper)
- southbound right turn deceleration lane (300-ft plus taper)
- southbound left turn deceleration lane (400-ft plus taper)
- eastbound left turn lane (87-ft plus taper)
- eastbound right turn acceleration lane (280-ft plus taper)
- westbound left turn lane (78-ft plus taper)

Based upon the Year 2040 total traffic volumes (**Figure 10**) the existing westbound left and northbound right turn lanes exceed the requirements of the Access Code as shown in **Table 5**.

The existing southbound left turn lane includes 86-ft of storage plus a taper. The Year 2040 volumes would require a turn lane with 49-ft of storage plus a 120-ft taper. The project will contribute 5 PM peak hour trips, or 4% of the total Year 2040 volume to this movement. The Year 2018 background volume for the southbound left turn is 46 AM peak hour trips.

The existing turn lane will not meet Access Code requirements by Year 2040 with or without the Bell Rippy project. The Bell Rippy project would add 8-ft to the turn lane length required by Year 2040 total volumes.

The southbound turn lane could be extended to meet Access Code requirements by restriping the existing TWLTL to the north.

It is recommended that CDOT and the City of Glenwood Springs continue to monitor this turn lane and extend it when necessary in conjunction with regular restriping of the SH 82 corridor.

Blake Avenue / 27th Street: Based upon the Year 2040 total traffic volumes (**Figure 10**), turn lanes would be required for all turning movements at this intersection with or without the Bell Rippy project. Due to the intersection geometry, low volume of through movements, and residential nature of Blake Avenue, it is not recommended that turn lanes be constructed at this location.

The Synchro analysis indicates that the existing geometry will operate at acceptable levels of service through Year 2040.

A comparison of the existing turn lanes vs. the *Access Code*'s required turn lanes is shown in **Table 5**.

Table 5: Auxiliary Turn Lane Requirements

Intersection	Movement	Year 2018 Background		Project Generated Traffic		Year 2040 Total Traffic		Access Code ³ Threshold	Existing Turn Lane	Access Code ³ Required Turn Lane
		AM	PM	AM	PM	AM	PM			
SH 82 / Blake Avenue**	WBL	80	158	0	0	124	244	>25vph	200' Total	244 'Storage +120' Taper
	WBR	63	174	0	0	98	268	>50vph	200' Total	268 'Storage +120' Taper
	NBR	63	174	0	0	98	268	>50vph	294' Storage + Taper	268 'Storage +120' Taper
	SBL	102	153	0	0	158	236	>25vph	218' Storage + Taper	236 'Storage +120' Taper
SH 82 / 27th Street	WBL	12	32	18	13	37	63	>25vph	78' Storage + Taper	54 'Storage +120' Taper
	WBR	1	8	5	3	7	15	>50vph	None	Not Required
	NBR	7	20	8	21	18	52	>50vph	267' Storage + Taper	48 'Storage +120' Taper
	SBL	26	13	2	5	42	26	>25vph	400' Storage + Taper	38 'Storage +120' Taper
SH 82 / 23rd Street / S Grand Avenue	WBL	101	198	3	2	160	308	>25vph	47' Storage + Taper	308 'Storage +120' Taper
	WBR	31	30	5	3	53	49	>50vph	None	Not Required
	NBR	78	59	1	4	121	95	>50vph	187' Storage + 75' Taper	Not Required
	SBL	46	33	2	5	73	57	>25vph	86' Storage + Taper	49 'Storage +120' Taper
27th Street / Blake Avenue	EBL	12	105	4	11	23	173	>25vph	None	173 'Storage +120' Taper
	EBR	9	36	7	19	21	74	>50vph	None	68 'Storage +120' Taper
	NBL	4	36	17	12	24	67	>25vph	None	59 'Storage +120' Taper
	SBR	41	41	9	7	73	71	>50vph	None	64 'Storage +120' Taper

*Required Turn Lane lengths calculated based on PM Peak Hour volumes using *Access Code*, Section 4.8.

**SH 82 & Blake Ave volumes assume Blake Ave gate is open. If gate remains closed the project has no impact on the intersection.

4.3 Access Design Criteria

The proposed access shall be constructed per Section 4 of the *Access Code*. The City of Glenwood Springs design standards will also apply.

4.4 Recommended Design Vehicle for Site Access

Based upon the anticipated deliveries to the site, McDowell Engineering recommends the use of a WB-50 as the design vehicle for the site access.

5.0 Recommendations and Conclusions

The proposed Bell Rippy Apartment Development Project is anticipated to be successfully accommodated into the greater roadway system.

Trip Generation:

The applicant is proposing to develop a 105-unit apartment project on Blocks 1 and 3 of the Oakhurst Subdivision located on Palmer Avenue in Glenwood Springs.

Based upon the applicant's proposed land uses, the project can be anticipated to generate 684 external vehicle trips per day (vpd) on the average weekday. Peak hour traffic on a weekday at project buildout is anticipated to be 54 vehicles per hour (vph) during the morning peak hour and 71 vph during the evening peak hour.

Intersection Level of Service:

Generally side street approaches to SH 82 will experience excessive delay through Year 2018 and Year 2040 primarily due to the current cycle length and signal timing.

CDOT has been considering adaptive signal coordination on the SH 82 corridor. Adaptive signal control technology adjusts the timing to accommodate changing traffic patterns and ease traffic congestion. Implementation of the adaptive signals should improve operations on the corridor.

State Highway Access Permits:

The proposed project will increase traffic on the westbound leg of SH 82 / 27th Street by 34% over the existing permitted volume (Access Permit #312051), requiring a revised Access Permits at each of this location.

Auxiliary Turn Lanes:

As described in **Section 4.2**, based on the Year 2040 total traffic volumes, the existing auxiliary turn lanes meet or exceed the CDOT Access Code requirements for all turning movements analyzed with the exception of the southbound left turn at SH 82 / 23rd Street / South Grand Avenue.

The existing turn lane will not meet Access Code requirements by Year 2040 with or without the Bell Rippy project. The Bell Rippy project would add 8-ft to the turn lane length required by Year 2040 total volumes.

The southbound turn lane could be extended to meet Access Code requirements by restriping the existing TWLTL to the north.

It is recommended that CDOT and the City of Glenwood Springs continue to monitor this turn lane and extend it when necessary in conjunction with regular restriping of the SH 82 corridor.

Side Street Delay Recommendations: Per conversations with CDOT Region 3 Traffic Operations staff, the adaptive signal controllers are anticipated optimize traffic flow on SH 82. This can decrease the necessary green time for mainline SH 82, thus allowing for more time for side street traffic. CDOT will be analyzing the data from the new adaptive controllers and determining the impacts.

6.0 Appendix

Reference Documents

1. OTIS Traffic Data. Colorado Department of Transportation.
<http://apps.coloradodot.info/dataaccess/>
2. *Highway Capacity Manual*. Transportation Research Board, 2010.
3. *State Highway Access Code*. State of Colorado, 2002.
4. *City of Glenwood Springs State Highway 82 Access Study*. Stolfus & Associates, 2013.
5. *Trip Generation Manual, 9th Edition*. Institute of Transportation Engineers, 2012.
6. *27th Street Bridge Study*. SGM, 2016.

Included Documents

1. Traffic Study Scoping Correspondence with CDOT
2. Traffic Counts
3. Seasonal Adjustment Factor Calculations
4. HCM Reports
 - a. SH 82 & Blake Ave.
 - b. SH 82 & 27th St.
 - c. SH 82 & 23rd St.
 - d. 27th St. & Blake Ave.
 - e. 26th St. & Blake Ave.
 - f. 23rd St. & Blake Ave.
 - g. 23rd St. & Palmer Ave.

T. Kent Harbert, PE
Access Engineer
CDOT Region 3, Traffic and Safety Residency

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Phone: 970.683.6279 Cell: 970.812.6768 Fax: 970.683.6290
kent.harbert@state.co.us | www.codot.gov | www.cotrip.org



[Quoted text hidden]

Ben Gerdes <ben@mcdowelleng.com>

Mon, Jan 9, 2017 at 9:45 AM

To: "Harbert - CDOT, Kent" <kent.harbert@state.co.us>

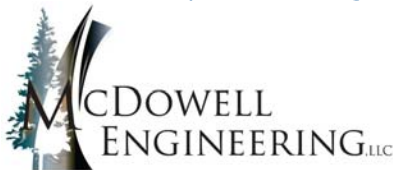
Cc: Daniel Roussin <Daniel.Roussin@state.co.us>, Kari McDowell Schroeder <kari@mcdowelleng.com>

Kent,

Attached is the scoping form for the Bell Rippy Apartments. Please let me know if you have questions or comments.

Thanks, Ben

Ben Gerdes, PE
Traffic / Transportation Engineer



Eagle • Broomfield • Grand Junction

Phone: 970.366.9502

email: ben@mcdowelleng.com

www.mcdowelleng.com

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2017-01-09 McDowell Engineering Traffic Study Scoping Form for Bell Rippy Apts - Glenwood Springs.pdf
3439K

SH82 & Roaring Fork Marketplace

Glenwood Springs, CO

Data Collection Date: Tuesday, October 25, 2016

Weather: A.M. Rain/Clear

Weekday Traffic Counts



Roaring Fork Marketplace												
Eastbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	1	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0

Roaring Fork Marketplace												
Westbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
7:00 AM	8	1	0	0	0	0	6	0	0	0	0	0
7:15 AM	13	0	0	0	0	0	13	0	0	0	0	0
7:30 AM	11	0	0	0	0	0	11	0	0	0	0	0
7:45 AM	15	0	0	0	0	0	19	1	0	0	0	0
8:00 AM	26	1	0	0	0	0	14	0	0	0	0	0
8:15 AM	19	0	0	0	0	0	12	0	0	0	0	0
8:30 AM	21	1	0	0	0	0	24	0	0	0	0	0
8:45 AM	9	0	0	0	0	0	22	0	0	0	0	0

Northbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
7:00 AM	0	0	0	79	7	0	5	0	0	0	0	0
7:15 AM	0	0	0	127	11	0	11	1	0	0	0	0
7:30 AM	0	0	0	75	8	0	13	0	0	0	0	0
7:45 AM	0	0	0	205	8	0	13	1	0	0	0	0
8:00 AM	0	0	0	202	6	0	12	0	0	0	0	0
8:15 AM	0	0	0	186	5	0	17	1	0	0	0	0
8:30 AM	0	0	0	157	12	0	19	1	0	0	0	0
8:45 AM	0	0	0	152	8	0	17	1	0	0	0	0

Southbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
7:00 AM	5	0	0	169	5	0	0	0	0	0	0	0
7:15 AM	16	1	0	332	10	0	0	0	0	0	0	0
7:30 AM	22	1	0	394	14	0	0	0	0	0	0	0
7:45 AM	13	0	0	333	9	0	0	0	0	0	0	0
8:00 AM	26	0	0	301	11	0	0	0	0	0	0	0
8:15 AM	30	0	0	447	11	0	0	0	0	0	0	0
8:30 AM	21	1	0	266	13	0	0	0	0	0	0	0
8:45 AM	23	1	0	225	10	0	0	0	0	0	0	0

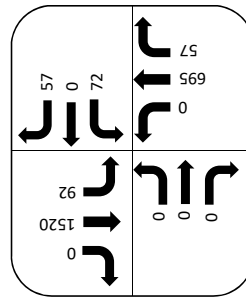
Total	0	0	1	1	0	0	2	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	0	0	1	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	1	0	0	0	0	0
Total	0	0	0	0	0	0	1	0	0	0	0	0

122	3	0	0	0	0	0	1	0	121	1	0	0
71	1	0	0	0	0	0	0	0	56	1	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0

0	0	0	0	##	65	0	0	107	5	0	0	0
0	0	0	0	668	27	0	0	55	2	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0

156	4	0	0	##	83	0	0	0	0	0	0	0
91	1	0	0	##	45	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0

Total Peak Hour Vehicle Traffic at Intersection	2493	yph
Total Peak Hour Peds/Bikes at Intersection	1	pph
Total Peak Hour Traffic (All Modes) at Intersection	2494	pph
Percentage Peak Hour Trucks at Intersection	3.1	%
Peak Hour Factor	0.86	



Peak Hour Data (Vehicular)



SH82 & Roaring Fork Marketplace

Glenwood Springs, CO

Data Collection Date: Tuesday, October 25, 2016

Weather: Rain a.m./Clear

Weekday Traffic Counts



Roaring Fork Marketplace										Roaring Fork Marketplace										SH82									
Eastbound										Westbound										Southbound									
Start Time	Left			Thru			Right			Left			Thru			Right			Left			Thru			Right				
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik					
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	32	2	0	0	22	3	0	0	30	2	0	0					
4:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	39	2	0	0	26	3	0	0	40	1	0	0					
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	44	1	0	0	20	3	0	0	35	0	0	0					
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	25	3	0	0	40	1	0	0					
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	43	0	0	0	42	1	0	0	39	1	0	0					
5:15 PM	0	0	0	0	0	0	0	0	0	2	0	0	36	1	0	0	30	3	0	0	20	0	0	0					
5:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	43	0	0	0	43	2	0	1	51	0	0	0					
5:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	38	0	0	0	45	6	0	0	185	2	0	0					
5:55 PM	0	0	0	0	0	0	0	0	1	0	0	0	38	0	0	0	34	0	0	0	32	1	0	0					

27th & Grand Ave

Glenwood Springs, CO

Data Collection Date: Tuesday, October 25, 2016

Weather: A.M. Rain/Clear

Weekday Traffic Counts

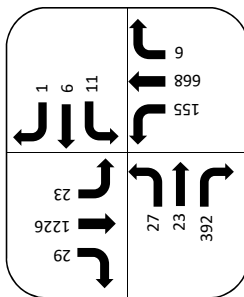


Start Time	27th										Grand Ave									
	Eastbound										Northbound									
	Left					Thru					Left					Thru				
	Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik	
7:00 AM	27	4	0	0	0	4	0	0	0	0	22	2	0	0	0	83	3	0	0	0
7:15 AM	44	3	0	0	0	6	1	0	0	0	24	2	0	0	0	139	7	0	0	1
7:30 AM	71	0	3	0	0	6	0	3	0	0	24	1	0	0	0	152	5	0	0	0
7:45 AM	87	1	0	0	0	6	1	1	0	0	48	1	0	0	0	183	2	0	0	0
8:00 AM	63	1	0	0	0	3	0	3	0	0	54	1	0	0	0	173	7	0	0	0
8:15 AM	56	1	0	0	0	2	0	0	0	0	44	0	0	0	0	166	4	0	0	0
8:30 AM	26	1	0	0	0	2	0	1	0	0	36	2	0	0	0	157	5	0	0	0
8:45 AM	30	0	0	0	0	2	1	3	1	0	37	2	0	0	0	165	7	0	0	0

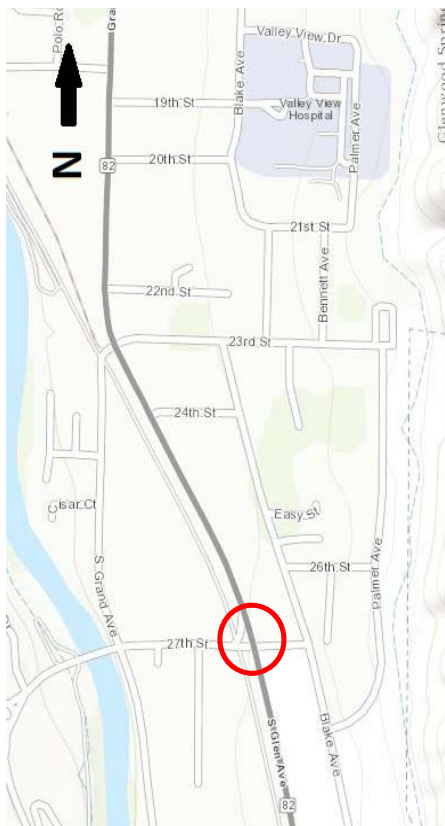
Total	404	11	3	0	31	3	11	1	717	18	0	0	0	0	0	289	11	0	0	###
Peak Hour	265	5	3	0	21	2	7	0	384	8	0	0	0	0	0	150	5	0	0	###

Peak Hour	270	vph	3	pph	23	vph	7	pph	392	vph	0	pph	0	pph	0	155	vph	0	pph	668	vph	0	pph	6	vph	2	pph	0	pph	23	vph	0	pph	###	vph	1	pph	29	vph	0	pph
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Total Peak Hour Vehicle Traffic at Intersection	2810	vph
Total Peak Hour Peds/Bikes at Intersection	14	pph
Total Peak Hour Traffic (All Modes) at Intersection	2824	pph
Percentage Peak Hour Trucks at Intersection	3.4	%
Peak Hour Factor	0.92	



Peak Hour Data (Vehicular)



27th Street & SH82

Glenwood Springs, CO
Data Collection Date: Tuesday, October 25, 2016
Weather: A.M. Rain/Clear

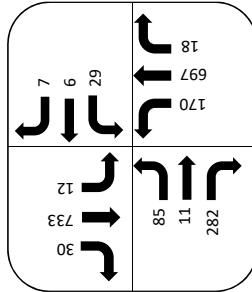
Weekday Traffic Counts



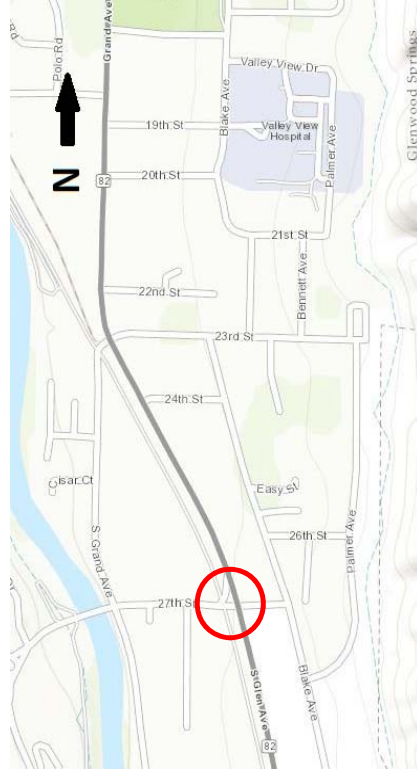
27th Street												SH82											
Eastbound												Southbound											
Left				Thru				Right				Left				Thru				Right			
Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
16	2	0	0	2	0	1	0	1	0	53	5	0	0	2	0	0	0	0	0	2	2	0	0
23	1	0	0	2	0	0	0	72	4	0	0	1	0	0	0	111	8	0	0	8	2	0	0
21	1	0	0	3	1	2	0	77	4	2	0	35	8	0	1	219	8	0	0	12	0	0	0
25	1	0	0	3	0	0	0	64	2	0	0	38	5	2	0	159	6	0	0	4	1	0	0
11	2	0	0	2	0	0	0	56	3	0	0	30	2	0	0	136	10	0	0	0	0	0	0
28	2	0	0	2	1	0	0	37	3	0	1	50	2	0	0	148	11	1	0	2	0	0	0
16	3	0	0	2	1	2	0	46	2	0	0	27	1	0	0	140	6	1	0	1	0	0	0
15	2	0	0	2	0	1	0	42	5	0	0	28	3	1	0	177	11	0	0	2	0	0	0
												38	4	0	0	147	9	0	0	2	0	0	0

Total	155	14	0	0	18	3	6	0	447	28	2	1	280	27	3	1	1314	68	2	0	28	1	0	0
Peak Hour	80	5	0	0	10	1	2	0	269	13	2	0	153	17	2	1	662	35	1	0	18	0	0	0

Peak Hour	85 vph	0 pph	11 vph	2 pph	282 vph	2 pph	29 vph	0 pph	6 vph	0 pph	7 vph	2 pph	170 vph	3 pph	697 vph	1 pph	18 vph	0 pph	12 vph	1 pph	733 vph	1 pph	30 vph	0 pph
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Peak Hour Data (Vehicular)



SH82 & 23rd Street
Glenwood Springs, CO
Data Collection Date: Tuesday, October 25, 2016
Weather: A.M. Rain/Clear

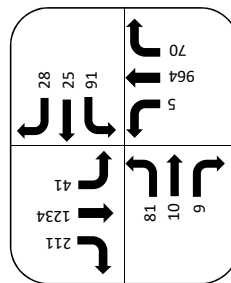
Weekday Traffic Counts



Start Time	23rd Street												SH82											
	Eastbound												Southbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
	12	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00AM	8	1	0	0	2	0	0	0	1	0	0	0	0	0	0	0	4	0	0	0	349	15	0	2
7:15AM	31	0	2	0	1	0	0	0	2	0	0	0	0	0	0	0	2	1	0	0	185	9	0	0
7:30AM	21	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	365	9	0	0
7:45AM	18	1	0	0	3	0	1	1	0	0	0	0	0	0	0	0	27	0	0	0	294	8	0	0
8:00AM	16	1	0	0	3	0	0	0	2	0	0	0	0	0	0	0	13	0	0	0	219	5	0	0
8:15AM	20	1	0	0	2	0	0	0	1	0	0	0	0	0	0	0	6	0	0	0	202	13	1	0
8:30AM	20	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	156	12	0	0
8:45AM	16	0	0	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total	142	5	3	0	18	1	1	1	11	3	0	0												
Peak Hour																								
Total	78	3	2	0	9	1	1	1	8	1	0	0												

Peak Hour	81 vph	2 pph	10 vph	2 pph	9 vph	0 pph																		
Total																								
Total Peak Hour Vehicle Traffic at Intersection																								
Total Peak Hour Peds/Bikes at Intersection																								
Total Peak Hour Traffic (All Modes) at Intersection																								
Percentage Peak Hour Trucks at Intersection																								
Peak Hour Factor																								



SH82 & 23rd Street

Glenwood Springs, CO
Data Collection Date: Tuesday, October 25, 2016
Weather: a.m. Rain/Clear

Weekday Traffic Counts



23rd Street												
Eastbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
4:00 PM	45	0	1	2	0	0	0	0	0	0	0	0
4:15 PM	26	0	0	5	0	0	0	0	0	0	0	0
4:30 PM	37	2	0	0	0	0	0	0	0	0	0	0
4:45 PM	39	0	2	2	0	0	0	0	0	0	0	1
5:00 PM	52	1	2	2	0	2	0	0	0	0	0	0
5:15 PM	37	0	2	10	0	1	0	1	0	0	0	0
5:30 PM	28	1	0	3	0	1	0	1	0	0	0	0
5:45 PM	31	0	2	2	0	0	0	0	0	0	0	0

23rd Street												
Westbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
4:00 PM	27	0	0	16	0	0	13	0	0	1	0	1
4:15 PM	24	0	0	8	0	0	12	0	0	0	0	0
4:30 PM	38	0	0	11	0	0	6	0	0	0	0	0
4:45 PM	34	0	0	12	0	0	1	5	0	0	0	0
5:00 PM	57	0	0	20	0	0	8	0	0	0	0	0
5:15 PM	49	0	0	11	0	0	8	0	0	0	0	0
5:30 PM	27	0	0	19	0	1	5	0	0	0	0	0
5:45 PM	23	1	0	13	0	0	8	0	0	0	0	0

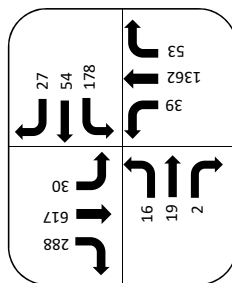
23rd Street												
Northbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
4:00 PM	7	0	0	263	8	1	10	1	0	1	0	1
4:15 PM	8	0	0	320	7	1	12	0	0	0	0	0
4:30 PM	7	0	0	312	10	0	2	11	0	0	0	0
4:45 PM	9	0	0	363	6	0	16	0	0	0	0	0
5:00 PM	7	0	0	341	6	0	17	0	0	0	0	0
5:15 PM	15	1	0	316	8	0	9	0	0	0	0	0
5:30 PM	17	0	0	227	4	0	15	1	0	0	0	0
5:45 PM	7	0	0	268	4	1	19	0	0	0	0	0

SH82												
Southbound												
Start Time	Left			Thru			Right			SH82		
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped
4:00 PM	12	0	0	163	6	0	3	66	2	0	0	0
4:15 PM	9	0	0	177	5	0	0	50	2	2	0	0
4:30 PM	7	1	0	133	3	0	1	58	0	0	0	0
4:45 PM	4	0	0	140	5	0	1	55	0	0	0	0
5:00 PM	10	0	0	196	3	0	1	85	1	0	0	0
5:15 PM	8	0	0	134	3	0	1	88	1	1	0	0
5:30 PM	11	0	0	160	2	0	0	63	0	0	0	0
5:45 PM	9	0	0	122	6	0	0	68	0	3	0	0

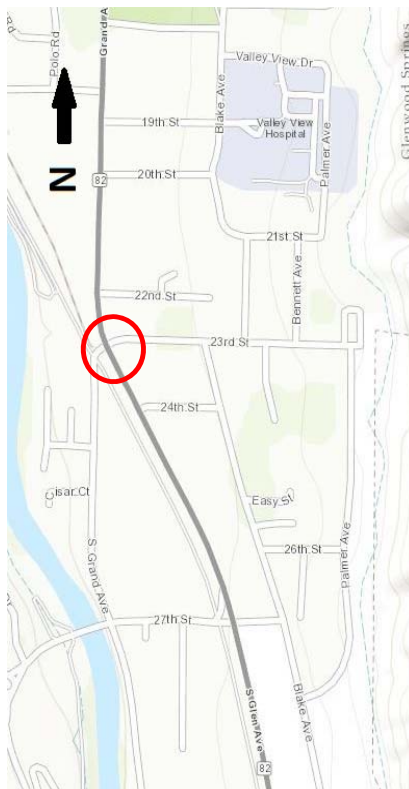
Total	295	4	7	7	31	0	4	0	3	0	0	1
Peak Hour	165	3	4	4	19	0	3	0	2	0	0	1
Total	178	0	0	0	54	0	0	1	27	0	0	0

Peak Hour	178 vph	0 pph	54 vph	1 pph	27 vph	0 pph
Total	168 vph	8 pph	19 vph	3 pph	2 vph	1 pph

Total Peak Hour Vehicle Traffic at Intersection	2837	vph
Total Peak Hour Peds/Bikes at Intersection	21	pph
Total Peak Hour Traffic (All Modes) at Intersection	2858	pph
Percentage Peak Hour Trucks at Intersection	1.8	%
Peak Hour Factor	0.88	



Peak Hour Data (Vehicular)

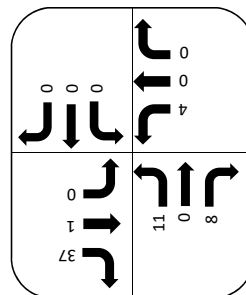


Weekday Traffic Counts

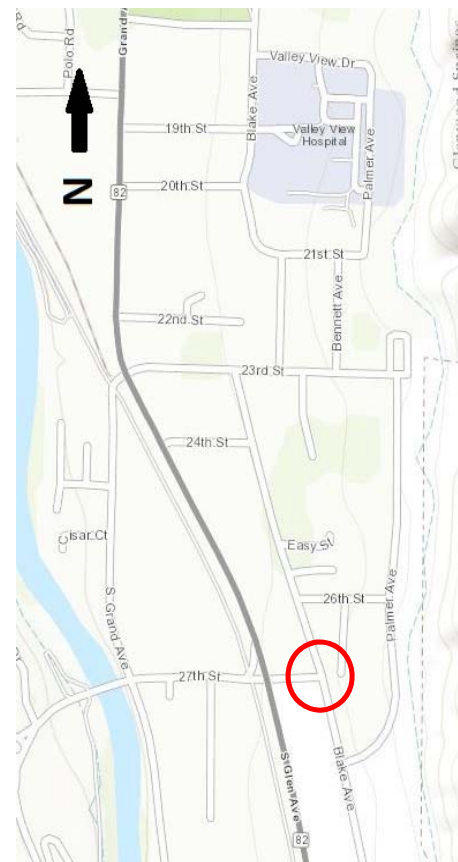
[illegible][illegible]

Peak Hour	0 vph	1 pph	8 vph	0 pph	0 pph	0 vph	0 pph	4 vph	0 pph	0 vph	1 pph	0 vph	0 pph
Total	11 vph	0 pph	0 vph	1 pph	8 vph	0 pph	0 pph	0 vph	0 pph	0 vph	1 pph	0 vph	0 pph

Total Peak Hour Vehicle Traffic at Intersection	61	vph
Total Peak Hour Peds/Bikes at Intersection	15	pph
Total Peak Hour Traffic (All Modes) at Intersection	76	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.86	



Peak Hour Data (Vehicular)



27th Street & Blake Ave
 Glenwood Springs, CO
 Data Collection Date: Wednesday, October 26, 2016
 Weather: Clear

Weekday Traffic Counts



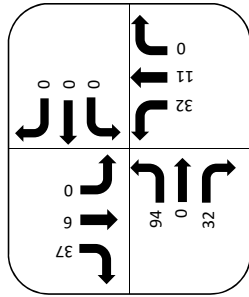
27th Street										Blake Ave									
Eastbound										Southbound									
Start Time	Left			Thru			Right			Left			Thru			Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik			
4:00 PM	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:15 PM	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:30 PM	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:45 PM	19	0	1	0	0	0	3	0	10	0	0	0	0	0	0	0	0		
5:00 PM	30	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0		
5:15 PM	21	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0		
5:30 PM	24	0	2	0	0	0	0	0	6	0	0	0	0	0	2	0	0		
5:45 PM	18	0	0	0	0	0	0	0	3	0	0	0	0	0	1	0	0		

27th Street										Blake Ave									
Westbound										Northbound									
Start Time	Left			Thru			Right			Left			Thru			Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik			
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4:15 PM	4	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0		
4:30 PM	4	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0		
4:45 PM	6	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0		
5:00 PM	13	0	1	0	2	0	0	0	0	0	2	0	0	1	0	0	0		
5:15 PM	5	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0		
5:30 PM	8	0	0	0	1	0	0	0	0	0	0	0	0	0	8	0	0		
5:45 PM	6	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0		

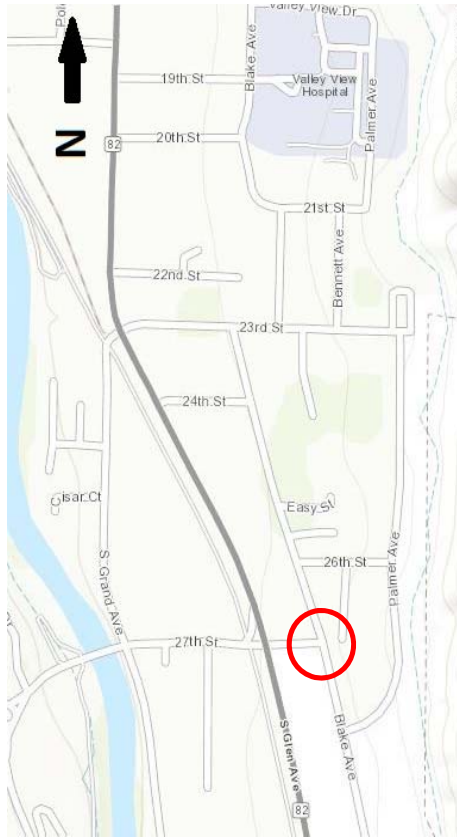
Total	171	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	94	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour	94 vph	3 pph	0 vph	4 pph	32 vph	3 pph	0 vph	0 pph	0 pph	0 pph	0 pph	0 pph	0 vph	11 vph	2 pph	0 vph	1 pph	0 vph	6 vph	1 pph	37 vph	0 pph	0 pph	0 pph
-----------	--------	-------	-------	-------	--------	-------	-------	-------	-------	-------	-------	-------	-------	--------	-------	-------	-------	-------	-------	-------	--------	-------	-------	-------

Total Peak Hour Vehicle Traffic at Intersection	212	vph
Total Peak Hour Peds/Bikes at Intersection	15	pph
Total Peak Hour Traffic (All Modes) at Intersection	227	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.79	



Peak Hour Data (Vehicular)



26th Street & Blake Ave

Glenwood Springs, CO

Data Collection Date: Wednesday, October 26, 2016

Weather: Clear

Weekday Traffic Counts

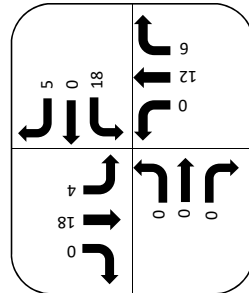


Start Time	26th Street												Blake Ave											
	Eastbound												Southbound											
	Left			Thru			Right			Left			Thru			Right								
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				

Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour	0	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	0	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 Peak Hour Vehicle Traffic at Intersection	63	vph
Total Peak Hour Peds/Bikes at Intersection	4	pph
Total Peak Hour Traffic (All Modes) at Intersection	67	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.93	



Peak Hour Data (Vehicular)



26th Street & Blake Ave
Glenwood Springs, CO
Data Collection Date: Wednesday, October 26, 2016
Weather: Clear

Weekday Traffic Counts

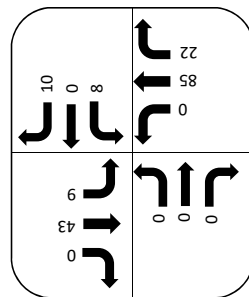


Start Time	26th Street												Blake Ave											
	Eastbound												Northbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	3	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	6	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	8	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	2	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	6	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	6	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0

Total	0	0	0	0	0	0	0	0	13	0	0	0	138	0	5	0	37	0	2	0	0	0	0	0
Peak Hour	0	0	0	0	0	0	0	0	8	0	0	1	85	0	5	0	22	0	2	0	0	0	0	0

Total	0	0	0	0	0	0	0	0	8	vph	1	pph	0	vph	0	pph	10	vph	0	pph	0	vph	0	pph
-------	---	---	---	---	---	---	---	---	---	-----	---	-----	---	-----	---	-----	----	-----	---	-----	---	-----	---	-----

Total Peak Hour Vehicle Traffic at Intersection	177	vph
Total Peak Hour Peds/Bikes at Intersection	11	pph
Total Peak Hour Traffic (All Modes) at Intersection	188	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.77	



Peak Hour Data (Vehicular)



23rd Street & Blake Ave

Glenwood Springs, CO
Data Collection Date: Wednesday, October 26, 2016
Weather: Clear

Weekday Traffic Counts

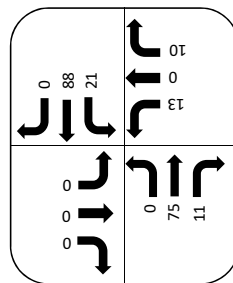


23rd Street										Blake Ave									
Eastbound										Southbound									
Start Time	Left			Thru			Right			Left			Thru			Right			
	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Car	Trk	Ped	Bik
7:00 AM	0	0	0	9	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0
7:15 AM	0	0	0	10	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	16	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

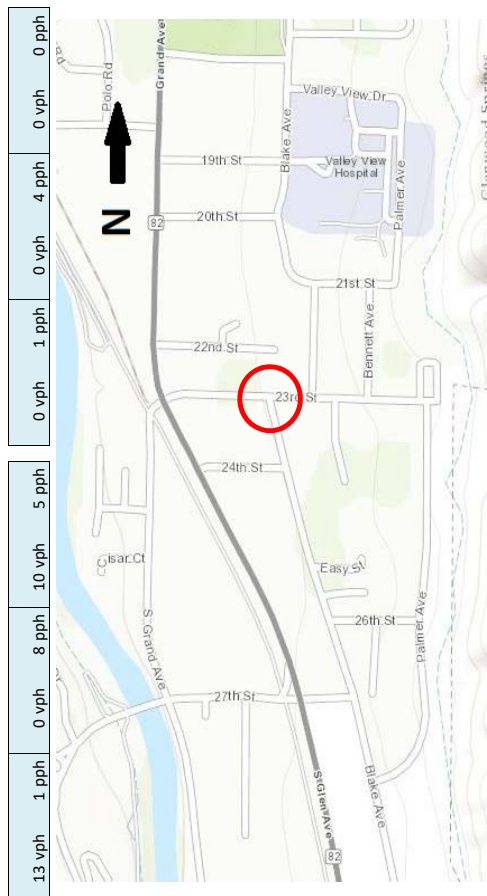
Total	0	0	0	128	3	1	0	13	0	0	0	0	0	0	0	7	0	0	0
Peak Hour																			
Total	0	0	0	74	1	1	0	11	0	0	0	0	0	0	4	0	0	0	0

Peak Hour	0 vph	0 pph	75 vph	1 pph	11 vph	0 pph
Total						

Total Peak Hour Vehicle Traffic at Intersection	218	vph
Total Peak Hour Peds/Bikes at Intersection	21	pph
Total Peak Hour Traffic (All Modes) at Intersection	239	pph
Percentage Peak Hour Trucks at Intersection	1.3	%
Peak Hour Factor	0.97	



Peak Hour Data (Vehicular)

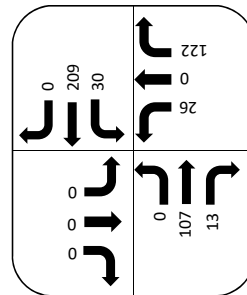


Weekday Traffic Counts

[illegible]

Total	0	0	0	0	209	0	5	1	26	0	2	1
Peak Hour												
Total	0	0	0	0	107	0	2	1	13	0	1	0
	50	0	4	6	355	0	7	2	0	0	0	0
	62	0	4	0	0	0	9	0	233	0	7	2

Peak Hour	0 vph	0 pph	107 vph	3 pph	13 vph	1 pph	30 vph	6 pph	209 vph	6 pph	0 pph	26 vph	0 pph	4 pph	122 vph	4 pph	0 vph	0 pph	0 vph	0 pph
Total	0 vph	0 pph	107 vph	3 pph	13 vph	1 pph	30 vph	6 pph	209 vph	6 pph	0 pph	26 vph	0 pph	4 pph	122 vph	4 pph	0 vph	0 pph	0 vph	0 pph



Peak Hour Data (Vehicular)



Total Peak Hour Vehicle Traffic at Intersection	507
Total Peak Hour Peds/Bikes at Intersection	24
Total Peak Hour Traffic (All Modes) at Intersection	531
Percentage Peak Hour Trucks at Intersection	0.0
Peak Hour Factor	0.94

23rd & Palmer

Glenwood Springs, CO
Data Collection Date: Wednesday, October 26, 2016
Weather: Clear

Weekday Traffic Counts

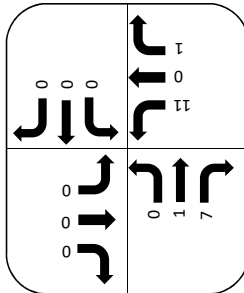


Start Time	23rd						23rd						Palmer						Palmer					
	Eastbound						Westbound						Northbound						Southbound					
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	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	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Peak Hour Vehicle Traffic at Intersection	20	vph
Total Peak Hour Peds/Bikes at Intersection	2	pph
Total Peak Hour Traffic (All Modes) at Intersection	22	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.79	



Peak Hour Data (Vehicular)



23rd Street & Palmer Avenue

Glenwood Springs, CO
Data Collection Date: Wednesday, October 26, 2016
Weather: Clear

Weekday Traffic Counts

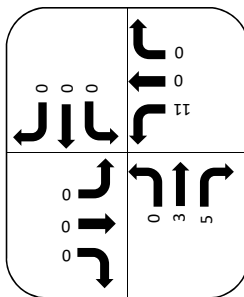


Start Time	23rd Street										23rd Street										Palmer Ave									
	Left					Thru					Right					Left					Thru					Left				
	Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik		Car	Trk	Ped	Bik	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total	0	0	0	0	0	4	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour	0	0	0	0	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

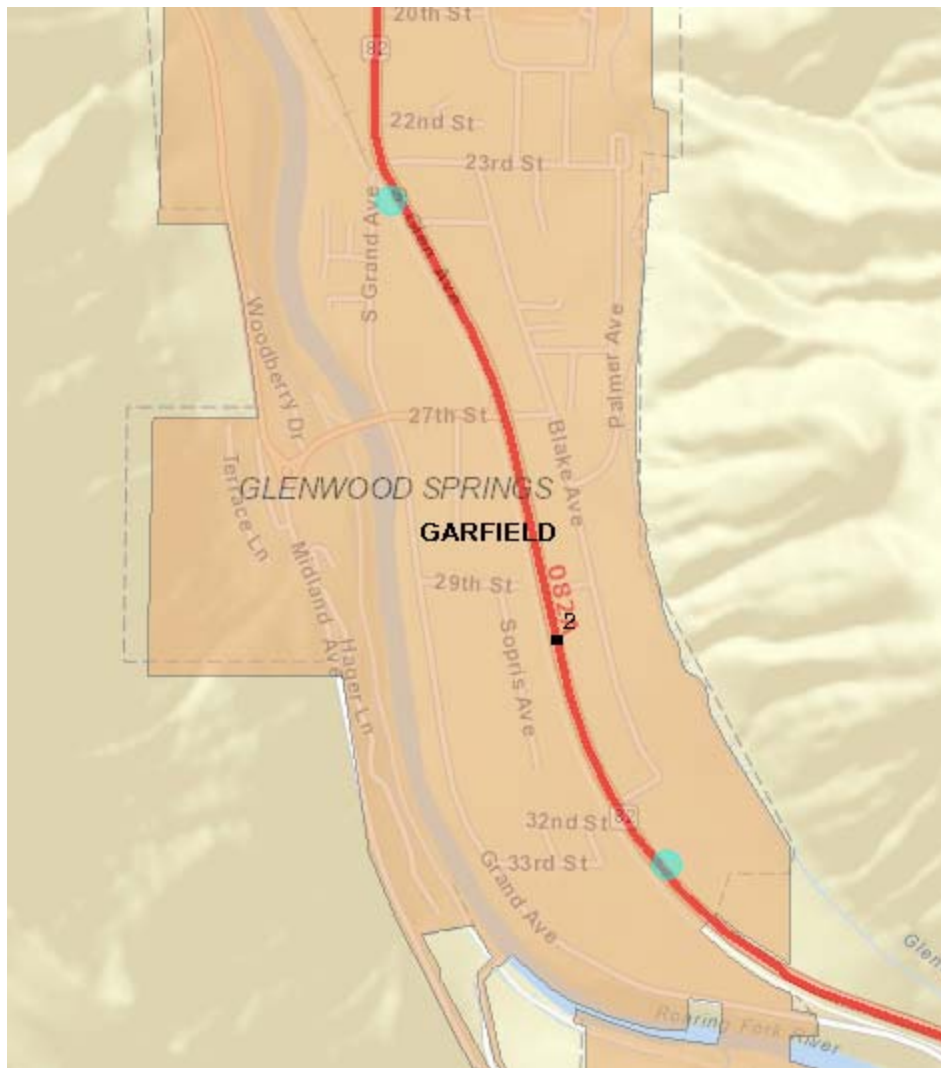
Peak Hour	0	0	0	0	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Peak Hour Vehicle Traffic at Intersection	19	vph
Total Peak Hour Peds/Bikes at Intersection	2	pph
Total Peak Hour Traffic (All Modes) at Intersection	21	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.75	



Peak Hour Data (Vehicular)





CDOT OTIS Station ID 103503 = 0.29% annual growth rate

	Route	Start	End	Description	AADT	Year	Single Unit	Comb Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
	082A	1.405	2.194	ON SH 82, GLEN AVE SE/O SOUTH GR...	26,000	2015	650	360	3.9	1.06	10	20,384	63

CDOT OTIS Station ID 000214 = 1.16% annual growth rate

	Route	Start	End	Description	AADT	Year	Single Unit	Comb Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
	082A	2.194	7.824	ON SH 82, GLEN AVE S/O BLAKE AVE, ...	25,000	2015	580	350	3.7	1.26	11	138,725	57

Seasonal Adjustment = October to July = 1.07

82 A	South end of Glenwood Springs	18,506	19,241	20,046	20,345	20,736	22,446	22,919	22,855	22,317	21,269	19,371	19,235
MM 2.3	Entire record: 1991 - 2016	1.24	1.19	1.14	1.13	1.11	1.02	1.00	1.00	1.03	1.08	1.18	1.19
	South end of Glenwood Springs	20,879	21,311	22,160	22,447	22,930	24,534	25,133	24,949	24,689	23,515	21,504	21,170
	Most recent 10 full years: 2006 - 2015	1.20	1.18	1.13	1.12	1.10	1.02	1.00	1.01	1.02	1.07	1.17	1.19

CDOT Continuous Counter Data
Station 000214
SH 0082A, MP 2.194 - 7.824 (S/O Blake Ave.)
Glenwood Springs, CO

KJS
7/9/2017

COUNT	STA	CALYR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
214		2017	22576	23590	24797	25270	25389							
214		2016	22629	22949	23948	24786	25563	27086	27406	27089	27051	25737	23475	23145
214		2015	22134	22151	23508	23842	24174	26460	27049	26201	26455	25224	22799	22782
214		2014	20312	20646	21761	22204	22727	24366	25318	24725	24859	23947	20843	21677
214		2013	20065	20137	20483	20986	21928	22998	23938	23718	22993	22538	20564	19880
214		2012	19531	19709	20760	20884	21349	22956	23301	23793	22904	22152	20404	19386
214		2011	19557	19445	20557	20174	20612	22241	23089	23255	23149	21614	19952	20194
214		2010	20137	20140	20998	20777	21017	23097	24447	24073	24005	21863	21239	20097
214		2009	21638	22319	22144	22424	22912	24701	25134	24300	24150	22561	19785	20400
214		2008	23112	23324	24444	24929	25006	26191	26580	26231	25768	25323	22664	22140
214		2007	20956	23067	24472	24836	25605	26598	26724	27227	26754	25724	24328	22715
214		2006	21346	22174	22476	23410	23967	25736	25747	25967	25854	24205	22466	22424
214		2005	21024	21907	22544	22652	22997	24963	25564	25465	24352	23362	22362	21578
214		2004		21061	21761	22242	21886	24336	24937	24743	24373	22921	21363	21829
214		2003	20521	20586	20471	20691	21234	23811	24859	23899	23188	22506	19602	20525
214		2002									23173	22975	20658	20815
214		2001	20369	20980	22123	22774	23131	24161	24315	25555	24094			
214		2000	18546	20063	20881	21592	22350	24926	24236	24569	23737	22778	20828	20217
214		1999	17820	19049	20071	20246	20259	22756	23208	22999	22652	21438	19915	19502
214		1998	16217	16607	17722	18423	18489	20127	21486	20892	20247	20686	18700	18857
214		1997	15386	16515	17677	17446	17871	19404	20643	19942	19535	18822	16256	15632
214		1996	14877	16403	17139	17623	17852	18869	19817	19933	18605	18320	16122	15860
214		1995	15478	16157	17065	16747	17155	19329	19741	20133	18982	18151	16730	16602
214		1994	14415	15144	16350	16291	16480	18263	19179	19490	18640	17381	15854	16158
214		1993	12808	13807	14594	14787	15606	17180	18002	18632	17947	16255	14918	15148
214		1992	12894	13533	13822	14372	14101	15743	16987	16684	16170	15158	13561	13941
214		1991	12373	13146	13369	13493	14121	14842	15762	16104	15337	14549	12979	13291

Year 2013 - 2016 Summary Data

4 Year Avg	21285	21471	22425	22955	23598	25228	25928	25433	25340	24362	21920	21871
Seasonal												
Adj. Factor	1.22	1.21	1.16	1.13	1.10	1.03	1.00	1.02	1.02	1.06	1.18	1.19

Year 2007 - 2016 Summary Data

10 Year Avg	21007	21389	22308	22584	23089	24669	25299	25061	24809	23668	21605	21242
Seasonal												
Adj. Factor	1.20	1.18	1.13	1.12	1.10	1.03	1.00	1.01	1.02	1.07	1.17	1.19

12: S Glen Ave & Blake Ave
2018 Background AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	80	63	774	63	102	1692
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.306	
Satd. Flow (perm)	1770	1583	3539	1547	570	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		68		68		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)				1		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	87	68	841	68	111	1839
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	1	1	0	0		
Act Effct Green (s)	14.1	14.1	124.4	124.4	136.4	134.4
Actuated g/C Ratio	0.09	0.09	0.78	0.78	0.85	0.84
v/c Ratio	0.56	0.34	0.31	0.06	0.21	0.62
Control Delay	82.2	17.5	6.0	1.4	4.7	12.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	82.2	17.5	6.0	1.4	4.7	12.7
LOS	F	B	A	A	A	B
Approach Delay	53.8		5.6			12.2
Approach LOS	D		A			B
Queue Length 50th (ft)	89	0	113	0	29	506
Queue Length 95th (ft)	143	48	192	15	m47	m718
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	295	2750	1217	718	2971
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave

2018 Background AM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.23	0.31	0.06	0.15	0.62

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 85

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 12.4

Intersection LOS: B

Intersection Capacity Utilization 62.2%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave

ø2 (R)		ø4	
130.5 s		29.5 s	
ø5	ø6		
35 s	95.5 s		

12: S Glen Ave & Blake Ave
2018 Background PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	158	174	1767	174	153	820
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.086	
Satd. Flow (perm)	1768	1563	3539	1547	160	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		186		189		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)	1	1		2	2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	172	189	1921	189	166	891
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	3	3	1	1		
Act Effct Green (s)	14.0	14.0	44.2	44.2	56.5	54.5
Actuated g/C Ratio	0.18	0.18	0.55	0.55	0.71	0.68
v/c Ratio	0.55	0.44	0.98	0.20	0.62	0.37
Control Delay	35.8	7.7	37.2	2.6	25.4	14.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.8	7.7	37.2	2.6	25.4	14.4
LOS	D	A	D	A	C	B
Approach Delay	21.1		34.1			16.2
Approach LOS	C		C			B
Queue Length 50th (ft)	81	1	446	0	66	182
Queue Length 95th (ft)	120	46	#761	34	m94	m250
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	581	1955	939	269	2410
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave

2018 Background PM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.33	0.98	0.20	0.62	0.37

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.98

Intersection Signal Delay: 27.4

Intersection LOS: C

Intersection Capacity Utilization 78.1%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



12: S Glen Ave & Blake Ave
2018 Total Blake Closed AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	80	63	782	63	102	1710
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.303	
Satd. Flow (perm)	1770	1583	3539	1547	564	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		68		68		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)				1		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	87	68	850	68	111	1859
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	1	1	0	0		
Act Effct Green (s)	14.1	14.1	124.4	124.4	136.4	134.4
Actuated g/C Ratio	0.09	0.09	0.78	0.78	0.85	0.84
v/c Ratio	0.56	0.34	0.31	0.06	0.21	0.63
Control Delay	82.2	17.5	6.0	1.4	5.0	14.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	82.2	17.5	6.0	1.4	5.0	14.6
LOS	F	B	A	A	A	B
Approach Delay	53.8		5.7			14.0
Approach LOS	D		A			B
Queue Length 50th (ft)	89	0	115	0	29	550
Queue Length 95th (ft)	143	48	195	15	m48	m751
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	295	2750	1217	714	2971
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2018 Total Blake Closed AM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.23	0.31	0.06	0.16	0.63

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 85

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 13.5

Intersection LOS: B

Intersection Capacity Utilization 62.7%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave

ø2 (R)		ø4	
130.5 s		29.5 s	
ø5	ø6		
35 s	95.5 s		

12: S Glen Ave & Blake Ave
2018 Total Blake Closed PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	158	174	1788	174	153	833
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.086	
Satd. Flow (perm)	1768	1563	3539	1547	160	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		186		189		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)	1	1		2	2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	172	189	1943	189	166	905
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	3	3	1	1		
Act Effct Green (s)	14.0	14.0	44.2	44.2	56.5	54.5
Actuated g/C Ratio	0.18	0.18	0.55	0.55	0.71	0.68
v/c Ratio	0.55	0.44	0.99	0.20	0.62	0.38
Control Delay	35.8	7.7	39.7	2.6	24.4	15.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.8	7.7	39.7	2.6	24.4	15.8
LOS	D	A	D	A	C	B
Approach Delay	21.1		36.4			17.2
Approach LOS	C		D			B
Queue Length 50th (ft)	81	1	458	0	64	181
Queue Length 95th (ft)	120	46	#772	34	m88	m248
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	581	1955	939	269	2410
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2018 Total Blake Closed PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.33	0.99	0.20	0.62	0.38

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 29.1

Intersection LOS: C

Intersection Capacity Utilization 78.7%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



12: S Glen Ave & Blake Ave
2018 Total Blake Open AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	89	13	778	67	52	1701
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.306	
Satd. Flow (perm)	1770	1583	3539	1547	570	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		14		73		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)				1		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	97	14	846	73	57	1849
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	1	1	0	0		
Act Effct Green (s)	14.8	14.8	126.3	126.3	135.7	133.7
Actuated g/C Ratio	0.09	0.09	0.79	0.79	0.85	0.84
v/c Ratio	0.60	0.09	0.30	0.06	0.11	0.63
Control Delay	83.4	25.8	5.7	1.3	4.6	13.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	83.4	25.8	5.7	1.3	4.6	13.4
LOS	F	C	A	A	A	B
Approach Delay	76.2		5.3			13.2
Approach LOS	E		A			B
Queue Length 50th (ft)	100	0	118	0	15	521
Queue Length 95th (ft)	157	23	187	15	m22	m710
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	249	2793	1236	715	2957
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2018 Total Blake Open AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.37	0.06	0.30	0.06	0.08	0.63

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 85

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 13.1

Intersection LOS: B

Intersection Capacity Utilization 62.4%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave

 $\phi 2$ (R)		 $\phi 4$	
130.5 s		29.5 s	
 $\phi 5$	 $\phi 6$		
35 s	95.5 s		

12: S Glen Ave & Blake Ave
2018 Total Blake Open PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	165	94	1778	185	73	827
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.082	
Satd. Flow (perm)	1768	1563	3539	1547	153	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		102		201		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Confl. Peds. (#/hr)	1	1		2	2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	179	102	1933	201	79	899
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	3	3	1	1		
Act Effct Green (s)	14.3	14.3	46.9	46.9	56.2	54.2
Actuated g/C Ratio	0.18	0.18	0.59	0.59	0.70	0.68
v/c Ratio	0.57	0.28	0.93	0.20	0.32	0.37
Control Delay	36.0	7.5	28.1	2.5	16.7	14.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	36.0	7.5	28.1	2.5	16.7	14.9
LOS	D	A	C	A	B	B
Approach Delay	25.7		25.7			15.0
Approach LOS	C		C			B
Queue Length 50th (ft)	84	0	442	0	28	184
Queue Length 95th (ft)	125	34	#766	34	m44	m254
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	522	2074	990	249	2398
Starvation Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2018 Total Blake Open PM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.35	0.20	0.93	0.20	0.32	0.37

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.93

Intersection Signal Delay: 22.6

Intersection LOS: C

Intersection Capacity Utilization 76.1%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



12: S Glen Ave & Blake Ave
2040 Background AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	124	98	1196	98	158	2616
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.170	
Satd. Flow (perm)	1770	1583	3539	1583	317	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		107		107		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	135	107	1300	107	172	2843
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	17.4	17.4	119.4	119.4	133.1	131.1
Actuated g/C Ratio	0.11	0.11	0.75	0.75	0.83	0.82
v/c Ratio	0.70	0.40	0.49	0.09	0.50	0.98
Control Delay	87.2	14.6	9.6	1.4	9.3	21.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	87.2	14.6	9.6	1.4	9.3	21.9
LOS	F	B	A	A	A	C
Approach Delay	55.1		9.0			21.2
Approach LOS	E		A			C
Queue Length 50th (ft)	139	0	254	0	13	581
Queue Length 95th (ft)	207	58	394	20	m11	m188
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	328	2640	1208	545	2899
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave

2040 Background AM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.33	0.49	0.09	0.32	0.98

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.98

Intersection Signal Delay: 19.3

Intersection LOS: B

Intersection Capacity Utilization 88.8%

ICU Level of Service E

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave

ø2 (R) 130.5 s		ø4 29.5 s	
ø5 35 s	ø6 95.5 s		

12: S Glen Ave & Blake Ave
2040 Background PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	244	268	2731	268	236	1268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.101	
Satd. Flow (perm)	1770	1583	3539	1583	188	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		184		202		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	265	291	2968	291	257	1378
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	17.1	17.1	37.2	37.2	53.4	51.4
Actuated g/C Ratio	0.21	0.21	0.46	0.46	0.67	0.64
v/c Ratio	0.70	0.60	1.81	0.35	0.72	0.61
Control Delay	38.8	15.6	386.0	5.9	24.5	22.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.8	15.6	386.0	5.9	24.5	22.4
LOS	D	B	F	A	C	C
Approach Delay	26.7		352.1			22.8
Approach LOS	C		F			C
Queue Length 50th (ft)	123	45	~1207	25	107	332
Queue Length 95th (ft)	184	110	#1343	72	m101	m300
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	586	1644	843	357	2273
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave

2040 Background PM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.50	1.81	0.35	0.72	0.61

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.81

Intersection Signal Delay: 220.1

Intersection LOS: F

Intersection Capacity Utilization 113.8%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



12: S Glen Ave & Blake Ave
2040 Total Blake Closed AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	124	98	1204	98	158	2634
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.168	
Satd. Flow (perm)	1770	1583	3539	1583	313	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		107		107		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	135	107	1309	107	172	2863
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	17.4	17.4	119.3	119.3	133.1	131.1
Actuated g/C Ratio	0.11	0.11	0.75	0.75	0.83	0.82
v/c Ratio	0.70	0.40	0.50	0.09	0.50	0.99
Control Delay	87.2	14.6	9.7	1.5	9.9	24.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	87.2	14.6	9.7	1.5	9.9	24.9
LOS	F	B	A	A	A	C
Approach Delay	55.1		9.1			24.1
Approach LOS	E		A			C
Queue Length 50th (ft)	139	0	257	0	15	628
Queue Length 95th (ft)	207	58	401	20	m12	m130
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	328	2639	1207	542	2899
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2040 Total Blake Closed AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.51	0.33	0.50	0.09	0.32	0.99
Intersection Summary						
Area Type:	Other					
Cycle Length: 160						
Actuated Cycle Length: 160						
Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green						
Natural Cycle: 145						
Control Type: Actuated-Coordinated						
Maximum v/c Ratio: 0.99						
Intersection Signal Delay: 21.1				Intersection LOS: C		
Intersection Capacity Utilization 89.3%				ICU Level of Service E		
Analysis Period (min) 15						
m Volume for 95th percentile queue is metered by upstream signal.						

Splits and Phases: 12: S Glen Ave & Blake Ave

 $\phi 2$ (R)  $\phi 5$		 $\phi 4$  $\phi 6$	
130.5 s		29.5 s	
35 s		95.5 s	

12: S Glen Ave & Blake Ave
2040 Total Blake Closed PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	244	268	2752	268	236	1281
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.101	
Satd. Flow (perm)	1770	1583	3539	1583	188	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		184		200		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	265	291	2991	291	257	1392
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	17.1	17.1	37.2	37.2	53.4	51.4
Actuated g/C Ratio	0.21	0.21	0.46	0.46	0.67	0.64
v/c Ratio	0.70	0.60	1.82	0.35	0.72	0.61
Control Delay	38.8	15.6	392.2	6.0	24.3	22.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.8	15.6	392.2	6.0	24.3	22.3
LOS	D	B	F	A	C	C
Approach Delay	26.7		358.0			22.6
Approach LOS	C		F			C
Queue Length 50th (ft)	123	45	~1220	26	106	335
Queue Length 95th (ft)	184	110	#1356	73	m100	m300
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	586	1644	842	357	2273
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2040 Total Blake Closed PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.50	1.82	0.35	0.72	0.61

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.82

Intersection Signal Delay: 223.6

Intersection LOS: F

Intersection Capacity Utilization 114.3%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



12: S Glen Ave & Blake Ave
2040 Total Blake Open AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	133	48	1200	102	108	2625
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.170	
Satd. Flow (perm)	1770	1583	3539	1583	317	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		52		111		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	145	52	1304	111	117	2853
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	20.0	26.0
Total Split (s)	29.5	29.5	95.5	95.5	35.0	130.5
Total Split (%)	18.4%	18.4%	59.7%	59.7%	21.9%	81.6%
Maximum Green (s)	24.0	24.0	91.0	91.0	31.0	124.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	18.2	18.2	120.0	120.0	132.3	130.3
Actuated g/C Ratio	0.11	0.11	0.75	0.75	0.83	0.81
v/c Ratio	0.72	0.23	0.49	0.09	0.35	0.99
Control Delay	87.8	16.7	9.1	1.3	2.6	24.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	87.8	16.7	9.1	1.3	2.6	24.7
LOS	F	B	A	A	A	C
Approach Delay	69.0		8.5			23.8
Approach LOS	E		A			C
Queue Length 50th (ft)	149	0	255	0	9	584
Queue Length 95th (ft)	221	42	361	19	m8	m170
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	265	281	2654	1215	543	2882
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2040 Total Blake Open AM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.19	0.49	0.09	0.22	0.99

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 21.0

Intersection LOS: C

Intersection Capacity Utilization 89.5%

ICU Level of Service E

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave

 ø2 (R)	 ø4
130.5 s	29.5 s
 ø5	 ø6
35 s	95.5 s

12: S Glen Ave & Blake Ave
2040 Total Blake Open PM.syn

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	251	188	2742	279	156	1275
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		306	230	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.093	
Satd. Flow (perm)	1770	1583	3539	1583	173	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		184		209		
Link Speed (mph)	25		35			35
Link Distance (ft)	268		311			2160
Travel Time (s)	7.3		6.1			42.1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Lane Group Flow (vph)	273	204	2980	303	170	1386
Turn Type	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	4		6		5	2
Permitted Phases		4		6	2	
Detector Phase	4	4	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	20.0	20.0	7.0	20.0
Minimum Split (s)	28.5	28.5	32.5	32.5	11.0	26.0
Total Split (s)	28.5	28.5	40.5	40.5	11.0	51.5
Total Split (%)	35.6%	35.6%	50.6%	50.6%	13.8%	64.4%
Maximum Green (s)	23.0	23.0	36.0	36.0	7.0	45.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.0	3.5
All-Red Time (s)	2.0	2.0	1.0	1.0	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	4.5	4.5	4.0	6.0
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?						
Vehicle Extension (s)	3.0	3.0	0.2	0.2	3.0	0.2
Recall Mode	None	None	Min	Min	None	C-Min
Walk Time (s)	4.0	4.0	14.0	14.0		
Flash Dont Walk (s)	19.0	19.0	14.0	14.0		
Pedestrian Calls (#/hr)	0	0	0	0		
Act Effct Green (s)	17.3	17.3	40.6	40.6	53.2	51.2
Actuated g/C Ratio	0.22	0.22	0.51	0.51	0.66	0.64
v/c Ratio	0.71	0.42	1.66	0.33	0.62	0.61
Control Delay	39.1	7.9	320.8	5.6	20.7	22.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	39.1	7.9	320.8	5.6	20.7	22.6
LOS	D	A	F	A	C	C
Approach Delay	25.8		291.7			22.4
Approach LOS	C		F			C
Queue Length 50th (ft)	127	8	~1167	24	66	334
Queue Length 95th (ft)	189	55	#1349	75	m65	m316
Internal Link Dist (ft)	188		231			2080
Turn Bay Length (ft)				306	230	
Base Capacity (vph)	508	586	1795	906	275	2263
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0

12: S Glen Ave & Blake Ave
2040 Total Blake Open PM.syn



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.54	0.35	1.66	0.33	0.62	0.61

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.66

Intersection Signal Delay: 189.0

Intersection LOS: F

Intersection Capacity Utilization 110.0%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 12: S Glen Ave & Blake Ave



4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	30	26	436	12	7	1	173	744	7	26	1365	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1493	0	1770	1828	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.115	0.627		0.690			0.053			0.344		
Satd. Flow (perm)	204	936	0	1277	1828	0	99	3539	1534	637	3539	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		400			1				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	6		3	6		3	6		3	6		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 (%)	10%											
Lane Group Flow (vph)	30	505	0	13	9	0	188	809	8	28	1484	35
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0		21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0		32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%		20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5		27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	4	4						2	2		2	2
Act Effct Green (s)	34.9	34.9		8.6	8.6		106.4	98.5	82.9	90.7	82.9	98.5
Actuated g/C Ratio	0.22	0.22		0.05	0.05		0.66	0.62	0.52	0.57	0.52	0.62
v/c Ratio	0.68	0.98		0.19	0.09		0.74	0.37	0.01	0.07	0.81	0.04
Control Delay	122.8	47.9		77.7	67.2		76.2	13.3	0.0	9.0	31.2	0.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	122.8	47.9		77.7	67.2		76.2	13.3	0.0	9.0	31.2	0.2
LOS	F	D		E	E		E	B	A	A	C	A
Approach Delay		52.1			73.4			25.0			30.1	
Approach LOS		D			E			C			C	
Queue Length 50th (ft)	31	~169		13	8		149	141	0	5	689	0
Queue Length 95th (ft)	#117	#455		38	28		237	160	m0	m16	344	m0
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	517		215	309		288	2178	846	409	1832	978
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.68	0.98		0.06	0.03		0.65	0.37	0.01	0.07	0.81	0.04

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 135

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.98

Intersection Signal Delay: 32.6

Intersection LOS: C

Intersection Capacity Utilization 81.8%

ICU Level of Service D

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
24.5 s	75 s	28 s	32.5 s
 ø5	 ø6 (R)		
10.5 s	89 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	95	12	314	32	7	8	189	776	20	13	816	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1500	0	1770	1702	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.173	0.478		0.952			0.141			0.286		
Satd. Flow (perm)	306	718	0	1772	1702	0	262	3539	1546	532	3539	1547
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		289			9				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	1		1	1		1	2		2	2		2
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 (%)	10%											
Lane Group Flow (vph)	93	364	0	35	17	0	205	843	22	14	887	36
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%		15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0		7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	6	6						1	1		1	1
Act Effct Green (s)	23.1	23.1		7.0	7.0		39.5	36.6	26.5	33.2	26.5	36.6
Actuated g/C Ratio	0.29	0.29		0.09	0.09		0.49	0.46	0.33	0.42	0.33	0.46
v/c Ratio	1.06	0.88		0.23	0.11		0.74	0.52	0.04	0.05	0.76	0.05
Control Delay	149.1	32.9		37.9	25.8		20.3	7.6	0.1	13.2	29.5	1.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	149.1	32.9		37.9	25.8		20.3	7.6	0.1	13.2	29.5	1.0
LOS	F	C		D	C		C	A	A	B	C	A
Approach Delay		56.6			33.9			9.9			28.2	
Approach LOS		E			C			A			C	
Queue Length 50th (ft)	~55	31		17	4		42	124	0	5	226	0
Queue Length 95th (ft)	#154	#231		44	23		m40	m184	m0	m12	#284	m3
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	412		155	157		278	1620	627	301	1185	797
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.06	0.88		0.23	0.11		0.74	0.52	0.04	0.05	0.75	0.05

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 25.7

Intersection LOS: C

Intersection Capacity Utilization 68.8%

ICU Level of Service C

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	30	27	436	30	10	6	173	744	15	28	1365	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1493	0	1770	1743	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.123	0.616		0.466			0.048			0.339		
Satd. Flow (perm)	218	920	0	862	1743	0	89	3539	1534	628	3539	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		368			7				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	6		3	6		3	6		3	6		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 (%)	10%											
Lane Group Flow (vph)	30	506	0	33	18	0	188	809	16	30	1484	35
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0		21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0		32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%		20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5		27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	4	4						2	2		2	2
Act Effct Green (s)	32.5	32.5		11.9	11.9		103.1	95.1	79.7	87.6	79.7	95.1
Actuated g/C Ratio	0.20	0.20		0.07	0.07		0.64	0.59	0.50	0.55	0.50	0.59
v/c Ratio	0.68	1.05		0.52	0.13		0.77	0.38	0.02	0.08	0.84	0.04
Control Delay	124.9	72.3		97.7	49.3		84.0	14.5	0.1	9.9	35.0	0.3
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	124.9	72.3		97.7	49.3		84.0	14.5	0.1	9.9	35.0	0.3
LOS	F	E		F	D		F	B	A	A	D	A
Approach Delay		75.2			80.6			27.2			33.8	
Approach LOS		E			F			C			C	
Queue Length 50th (ft)	31	~269		34	11		154	135	0	5	698	0
Queue Length 95th (ft)	#115	#527		72	38		245	166	0	m18	354	m0
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	480		145	299		281	2103	818	393	1762	947
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.68	1.05		0.23	0.06		0.67	0.38	0.02	0.08	0.84	0.04

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 115

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.05

Intersection Signal Delay: 39.5

Intersection LOS: D

Intersection Capacity Utilization 84.7%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
24.5 s	75 s	28 s	32.5 s
 ø5	 ø6 (R)		
10.5 s	89 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	95	16	314	45	9	11	189	776	41	18	816	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1504	0	1770	1696	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.175	0.476		0.714			0.144			0.252		
Satd. Flow (perm)	310	716	0	1329	1696	0	268	3539	1546	469	3539	1547
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		265			12				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	1		1	1		1	2		2	2		2
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 (%)	10%											
Lane Group Flow (vph)	93	368	0	49	22	0	205	843	45	20	887	36
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%		15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0		7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	6	6						1	1		1	1
Act Effct Green (s)	22.9	22.9		7.0	7.0		36.8	32.5	24.8	31.4	24.8	32.5
Actuated g/C Ratio	0.29	0.29		0.09	0.09		0.46	0.41	0.31	0.39	0.31	0.41
v/c Ratio	1.06	0.93		0.42	0.14		0.79	0.59	0.08	0.07	0.81	0.05
Control Delay	147.5	43.9		46.3	24.9		23.4	10.9	0.6	13.6	32.4	1.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	147.5	43.9		46.3	24.9		23.4	10.9	0.6	13.6	32.4	1.0
LOS	F	D		D	C		C	B	A	B	C	A
Approach Delay		64.8			39.7			12.8			30.8	
Approach LOS		E			D			B			C	
Queue Length 50th (ft)	~55	55		24	5		41	122	0	7	225	0
Queue Length 95th (ft)	#153	#256		58	26		m38	m181	m0	m17	#284	m3
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	394		116	159		259	1437	610	267	1141	726
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.06	0.93		0.42	0.14		0.79	0.59	0.07	0.07	0.78	0.05

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 29.5

Intersection LOS: C

Intersection Capacity Utilization 68.9%

ICU Level of Service C

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	30	27	436	11	10	6	173	704	1	28	1325	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1493	0	1770	1743	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.107	0.638		0.702			0.054			0.362		
Satd. Flow (perm)	189	953	0	1299	1743	0	101	3539	1534	671	3539	1538
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		388			7				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	6		3	6		3	6		3	6		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 (%)	10%											
Lane Group Flow (vph)	30	506	0	12	18	0	188	765	1	30	1440	35
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0		21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0		32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%		20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5		27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	4	4						2	2		2	2
Act Effct Green (s)	37.4	37.4		8.5	8.5		104.1	96.1	80.4	88.3	80.4	96.1
Actuated g/C Ratio	0.23	0.23		0.05	0.05		0.65	0.60	0.50	0.55	0.50	0.60
v/c Ratio	0.68	0.97		0.18	0.18		0.74	0.36	0.00	0.07	0.81	0.04
Control Delay	123.1	48.0		77.2	55.0		76.9	14.2	0.0	8.9	31.0	0.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	123.1	48.0		77.2	55.0		76.9	14.2	0.0	8.9	31.0	0.1
LOS	F	D		E	D		E	B	A	A	C	A
Approach Delay		52.2			63.9			26.5			29.9	
Approach LOS		D			E			C			C	
Queue Length 50th (ft)	30	181		12	11		152	143	0	6	694	0
Queue Length 95th (ft)	#120	#482		36	40		238	143	m0	m14	282	m0
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	520		219	299		288	2124	824	417	1777	955
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	0.68	0.97		0.05	0.06		0.65	0.36	0.00	0.07	0.81	0.04

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 125

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.97

Intersection Signal Delay: 33.1

Intersection LOS: C

Intersection Capacity Utilization 80.7%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 $\phi 1$	 $\phi 2 (R)$	 $\phi 4$	 $\phi 8$
24.5 s	75 s	28 s	32.5 s
 $\phi 5$	 $\phi 6 (R)$		
10.5 s	89 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2018 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	95	16	314	24	9	11	189	711	16	18	751	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		0	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1504	0	1770	1696	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.169	0.483		0.952			0.146			0.308		
Satd. Flow (perm)	299	727	0	1772	1696	0	272	3539	1546	573	3539	1547
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		312			12				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
Confl. Peds. (#/hr)	1		1	1		1	2		2	2		2
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 (%)	10%											
Lane Group Flow (vph)	93	368	0	26	22	0	205	773	17	20	816	36
Turn Type	Perm	NA		Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4			8			6		2	2		6
Detector Phase	4	4		8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5		12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%		15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0		7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5		3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
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)	5.5	5.5		5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0						14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0						14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	6	6						1	1		1	1
Act Effct Green (s)	23.6	23.6		7.0	7.0		38.6	34.3	26.1	32.8	26.1	34.3
Actuated g/C Ratio	0.30	0.30		0.09	0.09		0.48	0.43	0.33	0.41	0.33	0.43
v/c Ratio	1.06	0.85		0.17	0.14		0.74	0.51	0.03	0.06	0.71	0.05
Control Delay	147.8	26.4		36.6	24.9		21.7	9.5	0.1	13.4	27.6	1.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	147.8	26.4		36.6	24.9		21.7	9.5	0.1	13.4	27.6	1.2
LOS	F	C		D	C		C	A	A	B	C	A
Approach Delay		50.9			31.3			11.9			26.2	
Approach LOS		D			C			B			C	
Queue Length 50th (ft)	~53	22		12	5		43	111	0	7	216	0
Queue Length 95th (ft)	#155	#214		36	26		m40	m166	m0	m18	264	m4
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	434		155	159		276	1525	629	312	1190	760
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street

2018 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.06	0.85		0.17	0.14		0.74	0.51	0.03	0.06	0.69	0.05

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.06

Intersection Signal Delay: 25.1

Intersection LOS: C

Intersection Capacity Utilization 63.7%

ICU Level of Service B

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	46	40	675	19	10	2	267	1150	10	40	2110	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1761	1583	1770	1820	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.178	0.472		0.724			0.048			0.223		
Satd. Flow (perm)	315	835	1583	1349	1820	0	89	3539	1583	415	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			382		2				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	10%											
Lane Group Flow (vph)	45	48	734	21	13	0	290	1250	11	43	2293	54
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0	28.0	32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%	17.5%	20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5	22.5	27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	22.5	22.5	22.5	8.5	8.5		119.0	108.9	81.0	89.0	81.0	108.9
Actuated g/C Ratio	0.14	0.14	0.14	0.05	0.05		0.74	0.68	0.51	0.56	0.51	0.68
v/c Ratio	1.02	0.41	1.33	0.30	0.13		0.71	0.52	0.01	0.15	1.28	0.05
Control Delay	206.6	74.4	185.7	82.8	66.4		45.6	24.5	0.0	14.1	164.1	3.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	206.6	74.4	185.7	82.8	66.4		45.6	24.5	0.0	14.1	164.1	3.5
LOS	F	E	F	F	E		D	C	A	B	F	A
Approach Delay		180.4			76.6			28.3			157.7	
Approach LOS		F			E			C			F	
Queue Length 50th (ft)	~52	49	~634	22	11		234	452	0	16	~1632	0
Queue Length 95th (ft)	#148	98	#891	53	35		339	725	m0	m22	#1852	m3
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	117	550	227	308		408	2408	854	290	1790	1103
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street 2040 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.02	0.41	1.33	0.09	0.04		0.71	0.52	0.01	0.15	1.28	0.05

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.33

Intersection Signal Delay: 119.2

Intersection LOS: F

Intersection Capacity Utilization 119.7%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street



4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	146	19	485	50	10	12	293	1200	31	21	1262	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1704	1583	1770	1712	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.190	0.168		0.714			0.146			0.171		
Satd. Flow (perm)	336	297	1583	1330	1712	0	272	3539	1583	319	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			245		13				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	44%											
Lane Group Flow (vph)	89	91	527	54	24	0	318	1304	34	23	1372	57
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%	33.1%	15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0	21.0	7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	21.0	21.0	21.0	7.0	7.0		38.7	34.4	24.5	31.1	24.5	34.4
Actuated g/C Ratio	0.26	0.26	0.26	0.09	0.09		0.48	0.43	0.31	0.39	0.31	0.43
v/c Ratio	1.01	1.18	0.88	0.47	0.15		1.03	0.86	0.06	0.11	1.27	0.07
Control Delay	135.6	193.1	34.0	48.5	24.7		48.2	14.9	0.1	11.3	151.9	1.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	135.6	193.1	34.0	48.5	24.7		48.2	14.9	0.1	11.3	151.9	1.5
LOS	F	F	C	D	C		D	B	A	B	F	A
Approach Delay		67.3			41.2			21.0			143.7	
Approach LOS		E			D			C			F	
Queue Length 50th (ft)	~47	~57	140	26	5		~136	186	0	7	~461	0
Queue Length 95th (ft)	#144	#152	#329	#67	27		m28	m156	m0	m11	m#498	m2
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	77	596	116	161		309	1521	598	216	1083	774
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.01	1.18	0.88	0.47	0.15		1.03	0.86	0.06	0.11	1.27	0.07

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 100

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.27

Intersection Signal Delay: 75.6

Intersection LOS: E

Intersection Capacity Utilization 84.5%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	46	41	675	37	13	7	267	1150	18	42	2110	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1761	1583	1770	1760	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.178	0.472		0.723			0.050			0.219		
Satd. Flow (perm)	315	835	1583	1347	1760	0	93	3539	1583	408	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			352		8				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	10%											
Lane Group Flow (vph)	45	50	734	40	22	0	290	1250	20	46	2293	54
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0	28.0	32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%	17.5%	20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5	22.5	27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	22.5	22.5	22.5	10.4	10.4		114.6	104.2	77.0	85.3	77.0	104.2
Actuated g/C Ratio	0.14	0.14	0.14	0.06	0.06		0.72	0.65	0.48	0.53	0.48	0.65
v/c Ratio	1.02	0.43	1.40	0.46	0.18		0.72	0.54	0.02	0.17	1.35	0.05
Control Delay	206.6	75.3	214.3	87.8	53.3		46.4	27.6	0.1	15.2	193.2	4.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	206.6	75.3	214.3	87.8	53.3		46.4	27.6	0.1	15.2	193.2	4.0
LOS	F	E	F	F	D		D	C	A	B	F	A
Approach Delay		205.5			75.6			30.8			185.5	
Approach LOS		F			E			C			F	
Queue Length 50th (ft)	~52	51	~691	41	14		233	471	0	18	~1661	0
Queue Length 95th (ft)	#148	103	#948	82	45		348	744	m0	m25	#1859	m3
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	117	525	227	303		402	2305	818	278	1704	1059
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.02	0.43	1.40	0.18	0.07		0.72	0.54	0.02	0.17	1.35	0.05

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.40

Intersection Signal Delay: 137.7

Intersection LOS: F

Intersection Capacity Utilization 119.7%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 $\phi 1$	 $\phi 2 (R)$	 $\phi 4$	 $\phi 8$
24.5 s	75 s	28 s	32.5 s
 $\phi 5$	 $\phi 6 (R)$		
10.5 s	89 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	146	23	485	63	12	15	293	1200	52	26	1262	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1708	1583	1770	1708	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.190	0.165		0.714			0.146			0.171		
Satd. Flow (perm)	336	292	1583	1330	1708	0	272	3539	1583	319	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			227		16				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	43%											
Lane Group Flow (vph)	91	93	527	68	29	0	318	1304	57	28	1372	57
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%	33.1%	15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0	21.0	7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	21.0	21.0	21.0	7.0	7.0		38.7	34.4	24.5	31.1	24.5	34.4
Actuated g/C Ratio	0.26	0.26	0.26	0.09	0.09		0.48	0.43	0.31	0.39	0.31	0.43
v/c Ratio	1.03	1.22	0.91	0.59	0.18		1.03	0.86	0.10	0.13	1.27	0.07
Control Delay	141.6	207.8	38.1	57.2	24.3		48.1	14.9	0.9	11.5	151.8	1.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	141.6	207.8	38.1	57.2	24.3		48.1	14.9	0.9	11.5	151.8	1.5
LOS	F	F	D	E	C		D	B	A	B	F	A
Approach Delay		73.6			47.4			20.7			143.3	
Approach LOS		E			D			C			F	
Queue Length 50th (ft)	~52	~61	151	33	6		~136	186	0	9	~461	0
Queue Length 95th (ft)	#146	#156	#344	#90	30		m27	m154	m0	m13	m#498	m2
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	76	582	116	164		309	1521	598	216	1083	774
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.03	1.22	0.91	0.59	0.18		1.03	0.86	0.10	0.13	1.27	0.07

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.27

Intersection Signal Delay: 76.2

Intersection LOS: E

Intersection Capacity Utilization 84.5%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	46	41	675	18	13	7	267	1110	4	42	2070	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1761	1583	1770	1760	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.178	0.472		0.723			0.049			0.233		
Satd. Flow (perm)	315	835	1583	1347	1760	0	91	3539	1583	434	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			384		8				109			82
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	10%											
Lane Group Flow (vph)	45	50	734	20	22	0	290	1207	4	46	2250	54
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	27.0	27.0	27.0	21.5	21.5		11.0	33.5	26.5	9.0	26.5	33.5
Total Split (s)	28.0	28.0	28.0	32.5	32.5		24.5	89.0	75.0	10.5	75.0	89.0
Total Split (%)	17.5%	17.5%	17.5%	20.3%	20.3%		15.3%	55.6%	46.9%	6.6%	46.9%	55.6%
Maximum Green (s)	22.5	22.5	22.5	27.0	27.0		20.5	83.5	69.5	6.5	69.5	83.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	22.5	22.5	22.5	8.4	8.4		116.6	106.3	78.6	86.8	78.6	106.3
Actuated g/C Ratio	0.14	0.14	0.14	0.05	0.05		0.73	0.66	0.49	0.54	0.49	0.66
v/c Ratio	1.02	0.43	1.33	0.29	0.22		0.71	0.51	0.00	0.16	1.30	0.05
Control Delay	206.6	75.3	183.5	82.6	57.2		45.6	24.6	0.0	14.5	171.2	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	206.6	75.3	183.5	82.6	57.2		45.6	24.6	0.0	14.5	171.2	3.6
LOS	F	E	F	F	E		D	C	A	B	F	A
Approach Delay		178.3			69.3			28.6			164.3	
Approach LOS		F			E			C			F	
Queue Length 50th (ft)	~52	51	~630	21	14		232	431	0	17	~1580	0
Queue Length 95th (ft)	#148	103	#887	52	46		339	666	m0	m24	#1800	m4
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	44	117	552	227	303		407	2351	832	294	1737	1079
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.02	0.43	1.33	0.09	0.07		0.71	0.51	0.00	0.16	1.30	0.05

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 145

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.33

Intersection Signal Delay: 122.8

Intersection LOS: F

Intersection Capacity Utilization 118.6%

ICU Level of Service H

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street



4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	146	23	485	42	12	15	293	1135	27	26	1197	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	110		0	110		0	300		264	416		280
Storage Lanes	1		1	1		0	1		1	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1681	1708	1583	1770	1708	0	1770	3539	1583	1770	3539	1583
Flt Permitted	0.190	0.165		0.952			0.152			0.179		
Satd. Flow (perm)	336	292	1583	1773	1708	0	283	3539	1583	333	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			258		16				164			164
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		714			252			2160			1652	
Travel Time (s)		16.2			5.7			49.1			37.5	
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 (%)	43%											
Lane Group Flow (vph)	91	93	527	46	29	0	318	1234	29	28	1301	57
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA	custom	pm+pt	NA	custom
Protected Phases		4			8		1	6		5	2	
Permitted Phases	4		4	8			6		2	2		6
Detector Phase	4	4	4	8	8		1	6	2	5	2	6
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		7.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	26.5	9.0	26.5	32.0
Total Split (s)	26.5	26.5	26.5	12.5	12.5		11.0	32.0	30.0	9.0	30.0	32.0
Total Split (%)	33.1%	33.1%	33.1%	15.6%	15.6%		13.8%	40.0%	37.5%	11.3%	37.5%	40.0%
Maximum Green (s)	21.0	21.0	21.0	7.0	7.0		7.0	26.5	24.5	5.0	24.5	26.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.0	3.5	3.5	3.0	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		1.0	2.0	2.0	1.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5		4.0	5.5	5.5	4.0	5.5	5.5
Lead/Lag							Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	None	None	None	None		None	C-Min	C-Min	None	C-Min	C-Min
Walk Time (s)	4.0	4.0	4.0					14.0	4.0		4.0	14.0
Flash Dont Walk (s)	17.0	17.0	17.0					14.0	17.0		17.0	14.0
Pedestrian Calls (#/hr)	0	0	0					0	0		0	0
Act Effct Green (s)	21.0	21.0	21.0	7.0	7.0		41.2	36.9	24.5	31.2	24.5	36.9
Actuated g/C Ratio	0.26	0.26	0.26	0.09	0.09		0.52	0.46	0.31	0.39	0.31	0.46
v/c Ratio	1.03	1.22	0.87	0.30	0.18		0.86	0.76	0.05	0.13	1.20	0.07
Control Delay	141.6	207.8	31.6	39.6	24.3		25.6	12.8	0.0	11.3	124.5	1.7
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	141.6	207.8	31.6	39.6	24.3		25.6	12.8	0.0	11.3	124.5	1.7
LOS	F	F	C	D	C		C	B	A	B	F	A
Approach Delay		68.7			33.7			15.2			117.2	
Approach LOS		E			C			B			F	
Queue Length 50th (ft)	~52	~61	132	22	6		~132	209	0	9	~421	0
Queue Length 95th (ft)	#146	#156	#318	54	30		m29	m151	m0	m14	m#476	m3
Internal Link Dist (ft)		634			172			2080			1572	
Turn Bay Length (ft)	110			110			300		264	416		280
Base Capacity (vph)	88	76	605	155	164		368	1632	598	223	1083	818
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	0

4: S Glen Ave/SH 82 & 27th St./27th Street
2040 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	0
Reduced v/c Ratio	1.03	1.22	0.87	0.30	0.18		0.86	0.76	0.05	0.13	1.20	0.07

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green, Master Intersection

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.22

Intersection Signal Delay: 63.3

Intersection LOS: E

Intersection Capacity Utilization 82.7%

ICU Level of Service E

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: S Glen Ave/SH 82 & 27th St./27th Street

 ø1	 ø2 (R)	 ø4	 ø8
11 s	30 s	26.5 s	12.5 s
 ø5	 ø6 (R)		
9 s	32 s		

1: SH 82 & 23rd St.
2018 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	90	11	10	101	28	31	6	1073	78	46	1374	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1717	0	1770	1701	0	1770	3497	0	1770	3539	1583
Flt Permitted	0.715			0.499			0.139			0.174		
Satd. Flow (perm)	1329	1717	0	927	1701	0	259	3497	0	324	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			29			9				108
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	1		1	1		1	1		2	2		1
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 (%)												
Lane Group Flow (vph)	98	23	0	110	64	0	7	1251	0	50	1493	255
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		2			1			1			2	1
Act Effct Green (s)	20.1	10.0		24.8	11.3		121.9	116.8		125.7	123.5	116.8
Actuated g/C Ratio	0.13	0.06		0.16	0.07		0.76	0.73		0.79	0.77	0.73
v/c Ratio	0.49	0.20		0.48	0.44		0.03	0.49		0.16	0.55	0.22
Control Delay	66.0	46.5		64.0	49.3		6.0	9.6		6.6	10.3	5.9
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	66.0	46.5		64.0	49.3		6.0	9.6		6.6	10.3	5.9
LOS	E	D		E	D		A	A		A	B	A
Approach Delay		62.3			58.6			9.6			9.6	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)	93	12		105	36		1	250		10	263	43
Queue Length 95th (ft)	133	41		147	81		m5	241		32	607	115
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	229	234		243	251		297	2562		345	2732	1160
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.43	0.10		0.45	0.25		0.02	0.49		0.14	0.55	0.22

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.55

Intersection Signal Delay: 14.0

Intersection LOS: B

Intersection Capacity Utilization 57.7%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

											
ø1	ø2 (R)					ø3			ø4		
14 s	102 s					19 s			25 s		
											
ø5	ø6 (R)					ø7			ø8		
14 s	102 s					19 s			25 s		

1: SH 82 & 23rd St.
2018 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	18	21	2	198	60	30	43	1516	59	33	687	321
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1838	0	1770	1759	0	1770	3515	0	1770	3539	1583
Flt Permitted				0.588			0.331			0.085		
Satd. Flow (perm)	1859	1838	0	1093	1759	0	616	3515	0	158	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			25			8				349
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	2		2	2		2	2		2	2		2
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 (%)												
Lane Group Flow (vph)	20	25	0	215	98	0	47	1712	0	36	747	349
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		6			1			1			3	1
Act Effct Green (s)	8.3	7.0		13.4	11.4		54.6	50.9		54.6	50.9	50.9
Actuated g/C Ratio	0.10	0.09		0.17	0.14		0.68	0.64		0.68	0.64	0.64
v/c Ratio	0.11	0.15		0.79	0.36		0.09	0.76		0.17	0.33	0.31
Control Delay	29.2	34.3		56.0	29.8		3.6	11.6		5.5	8.0	1.8
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.2	34.3		56.0	29.8		3.6	11.6		5.5	8.0	1.8
LOS	C	C		E	C		A	B		A	A	A
Approach Delay		32.0			47.8			11.4			6.0	
Approach LOS		C			D			B			A	
Queue Length 50th (ft)	10	11		100	31		5	205		4	95	0
Queue Length 95th (ft)	26	34		#197	#91		m11	m270		12	129	32
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	186	162		273	272		499	2240		216	2252	1110
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.11	0.15		0.79	0.36		0.09	0.76		0.17	0.33	0.31

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.79

Intersection Signal Delay: 13.3

Intersection LOS: B

Intersection Capacity Utilization 68.5%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

											
9 s	51 s					9 s	11 s				
											
9 s	51 s					9 s	11 s				

1: SH 82 & 23rd St.
2018 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	90	11	10	104	28	36	6	1076	79	48	1376	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1717	0	1770	1691	0	1770	3497	0	1770	3539	1583
Flt Permitted	0.712			0.477			0.135			0.170		
Satd. Flow (perm)	1324	1717	0	887	1691	0	251	3497	0	317	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			34			9				108
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	1		1	1		1	1		2	2		1
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 (%)												
Lane Group Flow (vph)	98	23	0	113	69	0	7	1256	0	52	1496	255
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		2			1			1			2	1
Act Effct Green (s)	19.9	10.0		27.3	11.4		119.6	114.5		123.5	121.3	114.5
Actuated g/C Ratio	0.12	0.06		0.17	0.07		0.75	0.72		0.77	0.76	0.72
v/c Ratio	0.49	0.20		0.45	0.45		0.03	0.50		0.17	0.56	0.22
Control Delay	66.2	46.6		61.7	46.9		6.0	10.3		6.9	10.9	6.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	66.2	46.6		61.7	46.9		6.0	10.3		6.9	10.9	6.1
LOS	E	D		E	D		A	B		A	B	A
Approach Delay		62.5			56.1			10.3			10.1	
Approach LOS		E			E			B			B	
Queue Length 50th (ft)	92	12		108	36		1	259		10	267	44
Queue Length 95th (ft)	133	41		150	84		m5	242		33	613	117
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	228	234		254	255		288	2514		336	2683	1141
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.43	0.10		0.44	0.27		0.02	0.50		0.15	0.56	0.22

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 14.5

Intersection LOS: B

Intersection Capacity Utilization 59.6%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

			
ø1	ø2 (R)	ø3	ø4
14 s	102 s	19 s	25 s
			
ø5	ø6 (R)	ø7	ø8
14 s	102 s	19 s	25 s

1: SH 82 & 23rd St.
2018 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	18	21	2	200	60	33	43	1518	63	38	692	321
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1838	0	1770	1755	0	1770	3515	0	1770	3539	1583
Flt Permitted				0.588			0.328			0.085		
Satd. Flow (perm)	1859	1838	0	1093	1755	0	610	3515	0	158	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			27			9				349
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	2		2	2		2	2		2	2		2
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 (%)												
Lane Group Flow (vph)	20	25	0	217	101	0	47	1718	0	41	752	349
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		6			1			1			3	1
Act Effct Green (s)	8.3	7.0		13.5	11.5		54.5	50.8		54.5	50.8	50.8
Actuated g/C Ratio	0.10	0.09		0.17	0.14		0.68	0.64		0.68	0.64	0.64
v/c Ratio	0.11	0.15		0.79	0.37		0.09	0.77		0.19	0.33	0.31
Control Delay	29.2	34.3		56.0	29.4		3.9	14.1		5.8	8.1	1.8
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.2	34.3		56.0	29.4		3.9	14.1		5.8	8.1	1.8
LOS	C	C		E	C		A	B		A	A	A
Approach Delay		32.0			47.5			13.9			6.1	
Approach LOS		C			D			B			A	
Queue Length 50th (ft)	10	11		101	32		5	206		5	96	0
Queue Length 95th (ft)	26	34		#200	#94		m11	m272		13	130	32
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	186	162		275	276		495	2234		217	2246	1108
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.11	0.15		0.79	0.37		0.09	0.77		0.19	0.33	0.31

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.79

Intersection Signal Delay: 14.7

Intersection LOS: B

Intersection Capacity Utilization 68.8%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

	ø1		ø2 (R)		ø3		ø4
9 s		51 s		9 s		11 s	
	ø5		ø6 (R)		ø7		ø8
9 s		51 s		9 s		11 s	

1: SH 82 & 23rd St.
2018 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	90	11	10	84	28	36	6	1056	59	48	1356	235
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1717	0	1770	1691	0	1770	3506	0	1770	3539	1583
Flt Permitted	0.712			0.493			0.141			0.181		
Satd. Flow (perm)	1324	1717	0	916	1691	0	263	3506	0	337	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11			34			6				109
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	1		1	1		1	1		2	2		1
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 (%)												
Lane Group Flow (vph)	98	23	0	91	69	0	7	1212	0	52	1474	255
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		2			1			1			2	1
Act Effct Green (s)	20.7	10.7		25.5	10.9		120.1	115.1		124.0	121.8	115.1
Actuated g/C Ratio	0.13	0.07		0.16	0.07		0.75	0.72		0.78	0.76	0.72
v/c Ratio	0.48	0.18		0.38	0.47		0.03	0.48		0.16	0.55	0.22
Control Delay	66.0	45.4		60.3	48.4		6.0	9.9		6.5	10.4	5.8
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	66.0	45.4		60.3	48.4		6.0	9.9		6.5	10.4	5.8
LOS	E	D		E	D		A	A		A	B	A
Approach Delay		62.1			55.2			9.8			9.6	
Approach LOS		E			E			A			A	
Queue Length 50th (ft)	93	12		86	36		1	227		10	254	42
Queue Length 95th (ft)	135	41		127	85		m5	247		31	578	112
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	235	235		244	251		297	2523		351	2694	1142
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.42	0.10		0.37	0.27		0.02	0.48		0.15	0.55	0.22

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.55

Intersection Signal Delay: 13.8

Intersection LOS: B

Intersection Capacity Utilization 58.8%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

											
ø1	ø2 (R)					ø3	ø4				
14 s	102 s					19 s	25 s				
											
ø5	ø6 (R)					ø7	ø8				
14 s	102 s					19 s	25 s				

1: SH 82 & 23rd St.
2018 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	18	21	2	170	60	33	43	1483	33	38	657	321
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1838	0	1770	1755	0	1770	3527	0	1770	3539	1583
Flt Permitted				0.588			0.349			0.083		
Satd. Flow (perm)	1859	1838	0	1093	1755	0	649	3527	0	155	3539	1546
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		2			27			5				349
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
Confl. Peds. (#/hr)	2		2	2		2	2		2	2		2
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 (%)												
Lane Group Flow (vph)	20	25	0	185	101	0	47	1648	0	41	714	349
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		6			1			1			3	1
Act Effct Green (s)	8.3	7.0		12.2	10.2		55.8	52.1		55.8	52.1	52.1
Actuated g/C Ratio	0.10	0.09		0.15	0.13		0.70	0.65		0.70	0.65	0.65
v/c Ratio	0.11	0.15		0.75	0.41		0.09	0.72		0.19	0.31	0.31
Control Delay	29.2	34.3		53.6	30.9		3.3	11.2		5.7	7.6	1.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.2	34.3		53.6	30.9		3.3	11.2		5.7	7.6	1.7
LOS	C	C		D	C		A	B		A	A	A
Approach Delay		32.0			45.6			11.0			5.7	
Approach LOS		C			D			B			A	
Queue Length 50th (ft)	10	11		85	32		5	191		5	89	0
Queue Length 95th (ft)	26	34		#158	#94		m10	m242		13	123	32
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	186	162		246	247		528	2297		217	2303	1128
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2018 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.11	0.15		0.75	0.41		0.09	0.72		0.19	0.31	0.31

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay: 12.6

Intersection LOS: B

Intersection Capacity Utilization 65.3%

ICU Level of Service C

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

														
9 s	51 s					9 s	11 s					9 s	11 s	
														
9 s	51 s					9 s	11 s					9 s	11 s	

1: SH 82 & 23rd St.
2040 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	139	17	15	157	43	48	9	1659	120	71	2124	363
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1730	0	1770	1716	0	1770	3504	0	1770	3539	1583
Flt Permitted	0.540			0.610			0.037			0.044		
Satd. Flow (perm)	1006	1730	0	1136	1716	0	69	3504	0	82	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16			29			8				108
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	151	34	0	171	99	0	10	1933	0	77	2309	395
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	25.2	12.1		27.4	12.1		114.8	108.6		121.3	116.9	108.6
Actuated g/C Ratio	0.16	0.08		0.17	0.08		0.72	0.68		0.76	0.73	0.68
v/c Ratio	0.67	0.23		0.66	0.63		0.09	0.81		0.51	0.89	0.36
Control Delay	72.2	45.5		70.2	67.6		4.8	19.0		28.8	24.1	9.4
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	72.2	45.5		70.2	67.6		4.8	19.0		28.8	24.1	9.4
LOS	E	D		E	E		A	B		C	C	A
Approach Delay		67.3			69.2			18.9			22.1	
Approach LOS		E			E			B			C	
Queue Length 50th (ft)	141	18		162	72		1	825		18	814	113
Queue Length 95th (ft)	207	54		233	134		m3	m1112		76	#1436	211
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	233	240		260	250		157	2380		172	2585	1109
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Background AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.65	0.14		0.66	0.40		0.06	0.81		0.45	0.89	0.36

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay: 25.0

Intersection LOS: C

Intersection Capacity Utilization 81.5%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

											
14 s	102 s					19 s	25 s				
											
14 s	102 s					19 s	25 s				

1: SH 82 & 23rd St.
2040 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	28	33	3	306	93	46	67	2344	91	52	1062	496
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1840	0	1770	1770	0	1770	3518	0	1770	3539	1583
Flt Permitted	0.800			0.444			0.179			0.084		
Satd. Flow (perm)	1490	1840	0	827	1770	0	333	3518	0	156	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			24			8				539
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	30	39	0	333	151	0	73	2647	0	57	1154	539
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	9.2	7.0		11.8	9.8		56.2	52.7		55.4	50.7	52.7
Actuated g/C Ratio	0.12	0.09		0.15	0.12		0.70	0.66		0.69	0.63	0.66
v/c Ratio	0.16	0.24		1.66	0.64		0.22	1.14		0.27	0.51	0.44
Control Delay	29.0	36.0		342.8	44.0		5.1	85.0		7.0	10.0	2.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.0	36.0		342.8	44.0		5.1	85.0		7.0	10.0	2.0
LOS	C	D		F	D		A	F		A	B	A
Approach Delay		32.9			249.6			82.9			7.4	
Approach LOS		C			F			F			A	
Queue Length 50th (ft)	12	17		~233	55		6	~885		7	172	0
Queue Length 95th (ft)	34	46		#370	#169		m15	m#1001		17	226	38
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	189	163		201	237		328	2321		214	2244	1226
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Background PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.16	0.24		1.66	0.64		0.22	1.14		0.27	0.51	0.44

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.66

Intersection Signal Delay: 72.0

Intersection LOS: E

Intersection Capacity Utilization 98.4%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

	ø1		ø2 (R)		ø3		ø4
9 s		51 s		9 s		11 s	
	ø5		ø6 (R)		ø7		ø8
9 s		51 s		9 s		11 s	

1: SH 82 & 23rd St.
2040 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	139	17	15	160	43	53	9	1662	121	73	2126	363
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1730	0	1770	1708	0	1770	3504	0	1770	3539	1583
Flt Permitted	0.508			0.612			0.037			0.043		
Satd. Flow (perm)	946	1730	0	1140	1708	0	69	3504	0	80	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16			32			9				108
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	151	34	0	174	105	0	10	1939	0	79	2311	395
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	25.5	12.4		27.7	12.4		114.4	108.1		121.1	116.6	108.1
Actuated g/C Ratio	0.16	0.08		0.17	0.08		0.72	0.68		0.76	0.73	0.68
v/c Ratio	0.67	0.23		0.66	0.65		0.09	0.82		0.53	0.90	0.36
Control Delay	72.5	45.1		70.2	67.2		4.6	17.7		30.6	24.5	9.6
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	72.5	45.1		70.2	67.2		4.6	17.7		30.6	24.5	9.6
LOS	E	D		E	E		A	B		C	C	A
Approach Delay		67.4			69.1			17.6			22.5	
Approach LOS		E			E			B			C	
Queue Length 50th (ft)	141	18		165	75		1	832		19	823	114
Queue Length 95th (ft)	206	54		235	140		m3	m1125		80	#1442	214
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	230	240		262	251		157	2370		171	2578	1104
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Total Blake Closed AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.66	0.14		0.66	0.42		0.06	0.82		0.46	0.90	0.36

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.90

Intersection Signal Delay: 24.8

Intersection LOS: C

Intersection Capacity Utilization 83.3%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

											
14 s	102 s		19 s	25 s		19 s	25 s		19 s	25 s	
											
14 s	102 s		19 s	25 s		19 s	25 s		19 s	25 s	

1: SH 82 & 23rd St.
2040 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	28	33	3	308	93	49	67	2346	95	57	1067	496
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1840	0	1770	1766	0	1770	3518	0	1770	3539	1583
Flt Permitted	0.800			0.444			0.182			0.084		
Satd. Flow (perm)	1490	1840	0	827	1766	0	339	3518	0	156	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			26			9				539
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	30	39	0	335	154	0	73	2653	0	62	1160	539
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	9.2	7.0		11.8	9.8		55.4	50.7		55.3	50.7	50.7
Actuated g/C Ratio	0.12	0.09		0.15	0.12		0.69	0.63		0.69	0.63	0.63
v/c Ratio	0.16	0.24		1.66	0.64		0.22	1.19		0.29	0.52	0.45
Control Delay	29.0	36.0		342.0	43.8		5.1	105.9		7.4	10.1	2.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.0	36.0		342.0	43.8		5.1	105.9		7.4	10.1	2.1
LOS	C	D		F	D		A	F		A	B	A
Approach Delay		32.9			248.1			103.2			7.5	
Approach LOS		C			F			F			A	
Queue Length 50th (ft)	12	17		~235	56		6	~888		8	173	0
Queue Length 95th (ft)	34	46		#372	#172		m15	m#1000		18	227	38
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	189	163		202	240		328	2232		214	2242	1200
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Total Blake Closed PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.16	0.24		1.66	0.64		0.22	1.19		0.29	0.52	0.45

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.66

Intersection Signal Delay: 82.9

Intersection LOS: F

Intersection Capacity Utilization 98.7%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

 ø1	 ø2 (R)	 ø3	 ø4
9 s	51 s	9 s	11 s
 ø5	 ø6 (R)	 ø7	 ø8
9 s	51 s	9 s	11 s

1: SH 82 & 23rd St.
2040 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	139	17	15	140	43	53	9	1642	101	73	2106	363
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1730	0	1770	1708	0	1770	3507	0	1770	3539	1583
Flt Permitted	0.508			0.612			0.037			0.048		
Satd. Flow (perm)	946	1730	0	1140	1708	0	69	3507	0	89	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		16			32			7				109
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	151	34	0	152	105	0	10	1895	0	79	2289	395
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	25.0		9.0	25.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	19.0	25.0		19.0	25.0		14.0	102.0		14.0	102.0	102.0
Total Split (%)	11.9%	15.6%		11.9%	15.6%		8.8%	63.8%		8.8%	63.8%	63.8%
Maximum Green (s)	15.0	21.0		15.0	21.0		10.0	97.5		10.0	97.5	97.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	25.5	12.4		27.7	12.4		114.4	108.1		121.1	116.6	108.1
Actuated g/C Ratio	0.16	0.08		0.17	0.08		0.72	0.68		0.76	0.73	0.68
v/c Ratio	0.67	0.23		0.58	0.65		0.09	0.80		0.51	0.89	0.36
Control Delay	72.5	45.1		65.5	67.2		5.0	18.1		26.2	23.8	9.5
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	72.5	45.1		65.5	67.2		5.0	18.1		26.2	23.8	9.5
LOS	E	D		E	E		A	B		C	C	A
Approach Delay		67.4			66.2			18.0			21.9	
Approach LOS		E			E			B			C	
Queue Length 50th (ft)	141	18		142	75		1	806		19	802	114
Queue Length 95th (ft)	206	54		207	140		m3	m1041		73	#1418	213
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	230	240		262	251		157	2372		178	2578	1105
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Total Blake Open AM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.66	0.14		0.58	0.42		0.06	0.80		0.44	0.89	0.36

Intersection Summary

Area Type: Other

Cycle Length: 160

Actuated Cycle Length: 160

Offset: 14 (9%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 130

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay: 24.3

Intersection LOS: C

Intersection Capacity Utilization 82.2%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

															
14 s	102 s					19 s	25 s								
															
14 s	102 s					19 s	25 s								

1: SH 82 & 23rd St.
2040 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	28	33	3	278	93	49	67	2311	65	57	1032	496
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	24		0	41		0	108		300	106		119
Storage Lanes	1		0	1		0	1		0	1		1
Taper Length (ft)	25			25			25			25		
Satd. Flow (prot)	1770	1840	0	1770	1766	0	1770	3525	0	1770	3539	1583
Flt Permitted	0.800			0.444			0.193			0.084		
Satd. Flow (perm)	1490	1840	0	827	1766	0	360	3525	0	156	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			26			6				539
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		251			596			1652			518	
Travel Time (s)		5.7			13.5			37.5			11.8	
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 (%)												
Lane Group Flow (vph)	30	39	0	302	154	0	73	2583	0	62	1122	539
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	custom
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		6
Detector Phase	3	8		7	4		1	6		5	2	6
Switch Phase												
Minimum Initial (s)	5.0	7.0		5.0	7.0		5.0	20.0		5.0	20.0	20.0
Minimum Split (s)	9.0	11.0		9.0	11.0		9.0	27.5		9.0	27.5	27.5
Total Split (s)	9.0	11.0		9.0	11.0		9.0	51.0		9.0	51.0	51.0
Total Split (%)	11.3%	13.8%		11.3%	13.8%		11.3%	63.8%		11.3%	63.8%	63.8%
Maximum Green (s)	5.0	7.0		5.0	7.0		5.0	46.5		5.0	46.5	46.5
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.5		3.0	3.5	3.5
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	1.0
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	4.5		4.0	4.5	4.5
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	0.2		3.0	0.2	0.2
Recall Mode	None	None		None	None		None	C-Min		None	C-Min	C-Min
Walk Time (s)		4.0			4.0			9.0			9.0	9.0
Flash Dont Walk (s)		17.0			17.0			14.0			14.0	14.0
Pedestrian Calls (#/hr)		0			0			0			0	0
Act Effct Green (s)	9.2	7.0		11.8	9.8		55.4	50.7		55.3	50.7	50.7
Actuated g/C Ratio	0.12	0.09		0.15	0.12		0.69	0.63		0.69	0.63	0.63
v/c Ratio	0.16	0.24		1.50	0.64		0.21	1.16		0.29	0.50	0.45
Control Delay	29.0	36.0		273.8	43.8		5.0	91.2		7.4	9.8	2.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	29.0	36.0		273.8	43.8		5.0	91.2		7.4	9.8	2.1
LOS	C	D		F	D		A	F		A	A	A
Approach Delay		32.9			196.1			88.8			7.3	
Approach LOS		C			F			F			A	
Queue Length 50th (ft)	12	17		~201	56		6	~861		8	165	0
Queue Length 95th (ft)	34	46		#332	#172		m16	m#962		18	217	38
Internal Link Dist (ft)		171			516			1572			438	
Turn Bay Length (ft)	24			41			108			106		119
Base Capacity (vph)	189	163		202	240		342	2236		214	2242	1200
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0

1: SH 82 & 23rd St.
2040 Total Blake Open PM.syn

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.16	0.24		1.50	0.64		0.21	1.16		0.29	0.50	0.45

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 9 (11%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green

Natural Cycle: 150

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.50

Intersection Signal Delay: 69.4

Intersection LOS: E

Intersection Capacity Utilization 96.3%

ICU Level of Service F

Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: SH 82 & 23rd St.

 ø1	 ø2 (R)	 ø3	 ø4
9 s	51 s	9 s	11 s
 ø5	 ø6 (R)	 ø7	 ø8
9 s	51 s	9 s	11 s

6: Blake Ave. & 27th Street
2018 Background AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	12	9	4	0	1	41			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	13	10	4	0	1	45			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage (veh)									
Upstream signal (ft)	252								
pX, platoon unblocked									
vC, conflicting volume	0		76	31	36	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		76	31	36	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	99		100	100	100	96			
cM capacity (veh/h)	1623		870	855	850	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	23	4	46						
Volume Left	13	4	0						
Volume Right	10	0	45						
cSH	1623	870	1078						
Volume to Capacity	0.01	0.00	0.04						
Queue Length 95th (ft)	1	0	3						
Control Delay (s)	4.2	9.2	8.5						
Lane LOS	A	A	A						
Approach Delay (s)	4.2	9.2	8.5						
Approach LOS		A	A						
Intersection Summary									
Average Delay		7.2							
Intersection Capacity Utilization		13.3%	ICU Level of Service		A				
Analysis Period (min)		15							

6: Blake Ave. & 27th Street
2018 Background PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	105	36	36	12	7	41
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	114	39	39	13	8	45
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		296	248	267	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		296	248	267	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	93		93	98	99	96
cM capacity (veh/h)	1623		590	609	594	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	153	52	52			
Volume Left	114	39	0			
Volume Right	39	0	45			
cSH	1623	594	968			
Volume to Capacity	0.07	0.09	0.05			
Queue Length 95th (ft)	6	7	4			
Control Delay (s)	5.6	11.6	8.9			
Lane LOS	A	B	A			
Approach Delay (s)	5.6	11.6	8.9			
Approach LOS		B	A			
Intersection Summary						
Average Delay			7.5			
Intersection Capacity Utilization		24.0%		ICU Level of Service		A
Analysis Period (min)			15			

6: Blake Ave. & 27th Street
2018 Total Blake Closed AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	16	16	21	0	1	50			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	17	17	23	0	1	54			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh									
Upstream signal (ft)	252								
pX, platoon unblocked									
vC, conflicting volume	0		98	43	52	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		98	43	52	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	99		97	100	100	95			
cM capacity (veh/h)	1623		832	839	830	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	35	23	55						
Volume Left	17	23	0						
Volume Right	17	0	54						
cSH	1623	832	1078						
Volume to Capacity	0.01	0.03	0.05						
Queue Length 95th (ft)	1	2	4						
Control Delay (s)	3.7	9.5	8.5						
Lane LOS	A	A	A						
Approach Delay (s)	3.7	9.5	8.5						
Approach LOS		A	A						
Intersection Summary									
Average Delay		7.2							
Intersection Capacity Utilization		17.8%	ICU Level of Service		A				
Analysis Period (min)		15							

6: Blake Ave. & 27th Street
2018 Total Blake Closed PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	173	75	68	19	11	70
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	188	82	74	21	12	76
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		499	417	458	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		499	417	458	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	88		82	96	97	93
cM capacity (veh/h)	1623		400	466	442	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	270	95	88			
Volume Left	188	74	0			
Volume Right	82	0	76			
cSH	1623	413	906			
Volume to Capacity	0.12	0.23	0.10			
Queue Length 95th (ft)	10	22	8			
Control Delay (s)	5.5	16.3	9.4			
Lane LOS	A	C	A			
Approach Delay (s)	5.5	16.3	9.4			
Approach LOS		C	A			
Intersection Summary						
Average Delay		8.5				
Intersection Capacity Utilization		32.3%		ICU Level of Service		A
Analysis Period (min)		15				

6: Blake Ave. & 27th Street
2018 Total Blake Open AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	6	16	21	50	51	40			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	7	17	23	54	55	43			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage (veh)									
Upstream signal (ft)	252								
pX, platoon unblocked									
vC, conflicting volume	0		93	22	30	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		93	22	30	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		97	94	94	96			
cM capacity (veh/h)	1623		810	868	859	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	24	77	99						
Volume Left	7	23	0						
Volume Right	17	0	43						
cSH	1623	850	946						
Volume to Capacity	0.00	0.09	0.10						
Queue Length 95th (ft)	0	7	9						
Control Delay (s)	2.0	9.7	9.3						
Lane LOS	A	A	A						
Approach Delay (s)	2.0	9.7	9.3						
Approach LOS		A	A						
Intersection Summary									
Average Delay		8.5							
Intersection Capacity Utilization		20.5%	ICU Level of Service		A				
Analysis Period (min)		15							

6: Blake Ave. & 27th Street
2018 Total Blake Open PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	101	55	48	92	87	33
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	110	60	52	100	95	36
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		333	249	279	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		333	249	279	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	93		90	84	84	97
cM capacity (veh/h)	1623		500	609	586	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	170	152	130			
Volume Left	110	52	0			
Volume Right	60	0	36			
cSH	1623	567	671			
Volume to Capacity	0.07	0.27	0.19			
Queue Length 95th (ft)	5	27	18			
Control Delay (s)	5.0	13.7	11.7			
Lane LOS	A	B	B			
Approach Delay (s)	5.0	13.7	11.7			
Approach LOS		B	B			
Intersection Summary						
Average Delay			9.8			
Intersection Capacity Utilization			29.8%	ICU Level of Service	A	
Analysis Period (min)			15			

6: Blake Ave. & 27th Street
2040 Background AM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	19	14	7	0	2	64
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	21	15	8	0	2	70
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		120	49	57	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		120	49	57	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	99		99	100	100	94
cM capacity (veh/h)	1623		792	832	824	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	36	8	72			
Volume Left	21	8	0			
Volume Right	15	0	70			
cSH	1623	792	1075			
Volume to Capacity	0.01	0.01	0.07			
Queue Length 95th (ft)	1	1	5			
Control Delay (s)	4.2	9.6	8.6			
Lane LOS	A	A	A			
Approach Delay (s)	4.2	9.6	8.6			
Approach LOS		A	A			
Intersection Summary						
Average Delay			7.3			
Intersection Capacity Utilization		15.8%		ICU Level of Service	A	
Analysis Period (min)		15				

6: Blake Ave. & 27th Street
2040 Background PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	162	55	55	19	10	64
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	176	60	60	21	11	70
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		457	382	412	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		457	382	412	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	89		86	96	98	94
cM capacity (veh/h)	1623		433	491	473	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	236	80	80			
Volume Left	176	60	0			
Volume Right	60	0	70			
cSH	1623	447	923			
Volume to Capacity	0.11	0.18	0.09			
Queue Length 95th (ft)	9	16	7			
Control Delay (s)	5.8	14.8	9.3			
Lane LOS	A	B	A			
Approach Delay (s)	5.8	14.8	9.3			
Approach LOS		B	A			
Intersection Summary						
Average Delay			8.3			
Intersection Capacity Utilization			29.7%	ICU Level of Service	A	
Analysis Period (min)			15			

6: Blake Ave. & 27th Street
2040 Total Blake Closed AM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	23	21	24	0	2	73
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	25	23	26	0	2	79
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		142	61	73	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		142	61	73	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	98		97	100	100	93
cM capacity (veh/h)	1623		757	817	805	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	48	26	82			
Volume Left	25	26	0			
Volume Right	23	0	79			
cSH	1623	757	1075			
Volume to Capacity	0.02	0.03	0.08			
Queue Length 95th (ft)	1	3	6			
Control Delay (s)	3.8	9.9	8.6			
Lane LOS	A	A	A			
Approach Delay (s)	3.8	9.9	8.6			
Approach LOS		A	A			
Intersection Summary						
Average Delay		7.4				
Intersection Capacity Utilization		18.0%		ICU Level of Service		A
Analysis Period (min)		15				

6: Blake Ave. & 27th Street
2040 Total Blake Closed PM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	173	74	67	19	10	71			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	188	80	73	21	11	77			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)	252								
pX, platoon unblocked									
vC, conflicting volume	0		499	416	457	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		499	416	457	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	88		82	96	98	93			
cM capacity (veh/h)	1623		400	466	442	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	268	93	88						
Volume Left	188	73	0						
Volume Right	80	0	77						
cSH	1623	413	920						
Volume to Capacity	0.12	0.23	0.10						
Queue Length 95th (ft)	10	21	8						
Control Delay (s)	5.5	16.2	9.3						
Lane LOS	A	C	A						
Approach Delay (s)	5.5	16.2	9.3						
Approach LOS		C	A						
Intersection Summary									
Average Delay		8.5							
Intersection Capacity Utilization		32.1%	ICU Level of Service	A					
Analysis Period (min)		15							

6: Blake Ave. & 27th Street
2040 Total Blake Open AM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	14	21	24	50	52	63
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	15	23	26	54	57	68
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)	252					
pX, platoon unblocked						
vC, conflicting volume	0		139	42	53	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		139	42	53	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	99		96	94	93	94
cM capacity (veh/h)	1623		734	842	830	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	38	80	125			
Volume Left	15	26	0			
Volume Right	23	0	68			
cSH	1623	804	953			
Volume to Capacity	0.01	0.10	0.13			
Queue Length 95th (ft)	1	8	11			
Control Delay (s)	2.9	10.0	9.3			
Lane LOS	A	A	A			
Approach Delay (s)	2.9	10.0	9.3			
Approach LOS		A	A			
Intersection Summary						
Average Delay			8.6			
Intersection Capacity Utilization			20.6%	ICU Level of Service	A	
Analysis Period (min)			15			

6: Blake Ave. & 27th Street
2040 Total Blake Open PM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	158	74	67	99	90	56			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	172	80	73	108	98	61			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage (veh)									
Upstream signal (ft)	252								
pX, platoon unblocked									
vC, conflicting volume	0		493	384	424	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		493	384	424	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	89		79	78	79	94			
cM capacity (veh/h)	1623		355	492	467	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	252	180	159						
Volume Left	172	73	0						
Volume Right	80	0	61						
cSH	1623	425	597						
Volume to Capacity	0.11	0.42	0.27						
Queue Length 95th (ft)	9	52	27						
Control Delay (s)	5.4	19.6	13.2						
Lane LOS	A	C	B						
Approach Delay (s)	5.4	19.6	13.2						
Approach LOS		C	B						
Intersection Summary									
Average Delay		11.8							
Intersection Capacity Utilization		40.3%	ICU Level of Service		A				
Analysis Period (min)		15							

18: Blake Ave. & 26th St.
2018 Background AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	20	6	13	7	4	20
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	22	7	14	8	4	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	48	18			22	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	48	18			22	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	99			100	
cM capacity (veh/h)	958	1061			1594	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	28	22	26			
Volume Left	22	0	4			
Volume Right	7	8	0			
cSH	980	1700	1594			
Volume to Capacity	0.03	0.01	0.00			
Queue Length 95th (ft)	2	0	0			
Control Delay (s)	8.8	0.0	1.2			
Lane LOS	A		A			
Approach Delay (s)	8.8	0.0	1.2			
Approach LOS	A					
Intersection Summary						
Average Delay			3.7			
Intersection Capacity Utilization			14.5%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2018 Background PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	9	11	95	24	10	48
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	12	103	26	11	52
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	190	116			129	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	190	116			129	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	99			99	
cM capacity (veh/h)	793	936			1456	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	22	129	63			
Volume Left	10	0	11			
Volume Right	12	26	0			
cSH	866	1700	1456			
Volume to Capacity	0.03	0.08	0.01			
Queue Length 95th (ft)	2	0	1			
Control Delay (s)	9.3	0.0	1.3			
Lane LOS	A		A			
Approach Delay (s)	9.3	0.0	1.3			
Approach LOS	A					
Intersection Summary						
Average Delay			1.3			
Intersection Capacity Utilization			19.7%	ICU Level of Service	A	
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2018 Total Blake Closed AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	29	8	8	13	5	20
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	32	9	9	14	5	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	48	16			23	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	48	16			23	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	99			100	
cM capacity (veh/h)	958	1064			1592	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	40	23	27			
Volume Left	32	0	5			
Volume Right	9	14	0			
cSH	979	1700	1592			
Volume to Capacity	0.04	0.01	0.00			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	8.8	0.0	1.5			
Lane LOS	A		A			
Approach Delay (s)	8.8	0.0	1.5			
Approach LOS	A					
Intersection Summary						
Average Delay		4.4				
Intersection Capacity Utilization		15.4%		ICU Level of Service		A
Analysis Period (min)		15				

18: Blake Ave. & 26th St.
2018 Total Blake Closed PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	21	18	147	48	17	74
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	23	20	160	52	18	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	303	186			212	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	303	186			212	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	679	856			1358	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	42	212	99			
Volume Left	23	0	18			
Volume Right	20	52	0			
cSH	751	1700	1358			
Volume to Capacity	0.06	0.12	0.01			
Queue Length 95th (ft)	4	0	1			
Control Delay (s)	10.1	0.0	1.5			
Lane LOS	B		A			
Approach Delay (s)	10.1	0.0	1.5			
Approach LOS	B					
Intersection Summary						
Average Delay			1.6			
Intersection Capacity Utilization			28.5%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2018 Total Blake Open AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	29	8	63	11	5	70
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	32	9	68	12	5	76
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	161	74			80	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	161	74			80	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	96	99			100	
cM capacity (veh/h)	826	987			1517	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	40	80	82			
Volume Left	32	0	5			
Volume Right	9	12	0			
cSH	857	1700	1517			
Volume to Capacity	0.05	0.05	0.00			
Queue Length 95th (ft)	4	0	0			
Control Delay (s)	9.4	0.0	0.5			
Lane LOS	A		A			
Approach Delay (s)	9.4	0.0	0.5			
Approach LOS	A					
Intersection Summary						
Average Delay			2.1			
Intersection Capacity Utilization			17.8%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2018 Total Blake Open PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	16	12	175	35	12	128
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	17	13	190	38	13	139
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	374	209			228	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	374	209			228	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	621	831			1340	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	30	228	152			
Volume Left	17	0	13			
Volume Right	13	38	0			
cSH	696	1700	1340			
Volume to Capacity	0.04	0.13	0.01			
Queue Length 95th (ft)	3	0	1			
Control Delay (s)	10.4	0.0	0.7			
Lane LOS	B		A			
Approach Delay (s)	10.4	0.0	0.7			
Approach LOS	B					
Intersection Summary						
Average Delay			1.0			
Intersection Capacity Utilization			26.7%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2040 Background AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	31	9	21	10	7	31
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	34	10	23	11	8	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	77	28			34	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	77	28			34	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	96	99			100	
cM capacity (veh/h)	921	1047			1578	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	43	34	41			
Volume Left	34	0	8			
Volume Right	10	11	0			
cSH	947	1700	1578			
Volume to Capacity	0.05	0.02	0.00			
Queue Length 95th (ft)	4	0	0			
Control Delay (s)	9.0	0.0	1.4			
Lane LOS	A		A			
Approach Delay (s)	9.0	0.0	1.4			
Approach LOS	A					
Intersection Summary						
Average Delay			3.8			
Intersection Capacity Utilization			17.6%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2040 Background PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	14	17	146	38	15	74
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	15	18	159	41	16	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	292	179			200	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	292	179			200	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	98	98			99	
cM capacity (veh/h)	690	863			1372	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	34	200	97			
Volume Left	15	0	16			
Volume Right	18	41	0			
cSH	776	1700	1372			
Volume to Capacity	0.04	0.12	0.01			
Queue Length 95th (ft)	3	0	1			
Control Delay (s)	9.9	0.0	1.4			
Lane LOS	A		A			
Approach Delay (s)	9.9	0.0	1.4			
Approach LOS	A					
Intersection Summary						
Average Delay		1.4				
Intersection Capacity Utilization		26.7%		ICU Level of Service		A
Analysis Period (min)		15				

18: Blake Ave. & 26th St.
2040 Total Blake Closed AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	40	11	21	14	8	31
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	43	12	23	15	9	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	82	30			38	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	82	30			38	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	95	99			99	
cM capacity (veh/h)	915	1044			1572	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	55	38	42			
Volume Left	43	0	9			
Volume Right	12	15	0			
cSH	940	1700	1572			
Volume to Capacity	0.06	0.02	0.01			
Queue Length 95th (ft)	5	0	0			
Control Delay (s)	9.1	0.0	1.5			
Lane LOS	A		A			
Approach Delay (s)	9.1	0.0	1.5			
Approach LOS	A					
Intersection Summary						
Average Delay			4.2			
Intersection Capacity Utilization			18.5%	ICU Level of Service	A	
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2040 Total Blake Closed PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	21	18	146	49	17	74
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	23	20	159	53	18	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	303	185			212	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	303	185			212	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	680	857			1358	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	42	212	99			
Volume Left	23	0	18			
Volume Right	20	53	0			
cSH	751	1700	1358			
Volume to Capacity	0.06	0.12	0.01			
Queue Length 95th (ft)	4	0	1			
Control Delay (s)	10.1	0.0	1.5			
Lane LOS	B		A			
Approach Delay (s)	10.1	0.0	1.5			
Approach LOS	B					
Intersection Summary						
Average Delay			1.6			
Intersection Capacity Utilization			28.5%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2040 Total Blake Open AM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	40	11	71	14	8	81
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	43	12	77	15	9	88
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	190	85			92	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	190	85			92	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	95	99			99	
cM capacity (veh/h)	794	974			1502	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	55	92	97			
Volume Left	43	0	9			
Volume Right	12	15	0			
cSH	827	1700	1502			
Volume to Capacity	0.07	0.05	0.01			
Queue Length 95th (ft)	5	0	0			
Control Delay (s)	9.7	0.0	0.7			
Lane LOS	A		A			
Approach Delay (s)	9.7	0.0	0.7			
Approach LOS	A					
Intersection Summary						
Average Delay			2.5			
Intersection Capacity Utilization			20.9%	ICU Level of Service		A
Analysis Period (min)			15			

18: Blake Ave. & 26th St.
2040 Total Blake Open PM.syn

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	21	18	226	49	17	154
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	23	20	246	53	18	167
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	477	272			299	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	477	272			299	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	96	97			99	
cM capacity (veh/h)	539	766			1262	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	42	299	186			
Volume Left	23	0	18			
Volume Right	20	53	0			
cSH	625	1700	1262			
Volume to Capacity	0.07	0.18	0.01			
Queue Length 95th (ft)	5	0	1			
Control Delay (s)	11.2	0.0	0.9			
Lane LOS	B		A			
Approach Delay (s)	11.2	0.0	0.9			
Approach LOS	B					
Intersection Summary						
Average Delay		1.2				
Intersection Capacity Utilization		32.3%		ICU Level of Service		A
Analysis Period (min)		15				

8: Blake Ave. & 23rd St.
2018 Background AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	83	12	23	98	14	11
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	90	13	25	107	15	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			103		253	97
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			103		253	97
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		98	99
cM capacity (veh/h)			1489		723	960
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	103	132	27			
Volume Left	0	25	15			
Volume Right	13	0	12			
cSH	1700	1489	811			
Volume to Capacity	0.06	0.02	0.03			
Queue Length 95th (ft)	0	1	3			
Control Delay (s)	0.0	1.5	9.6			
Lane LOS		A	A			
Approach Delay (s)	0.0	1.5	9.6			
Approach LOS			A			
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			23.1%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2018 Background PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	119	14	33	233	29	136
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	129	15	36	253	32	148
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			145		462	137
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			145		462	137
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		94	84
cM capacity (veh/h)			1438		544	912
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	145	289	179			
Volume Left	0	36	32			
Volume Right	15	0	148			
cSH	1700	1438	815			
Volume to Capacity	0.09	0.02	0.22			
Queue Length 95th (ft)	0	2	21			
Control Delay (s)	0.0	1.1	10.7			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.1	10.7			
Approach LOS			B			
Intersection Summary						
Average Delay			3.7			
Intersection Capacity Utilization			41.2%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2018 Total Blake Closed AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	84	13	23	101	16	11
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	91	14	25	110	17	12
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			105		258	98
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			105		258	98
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		98	99
cM capacity (veh/h)			1486		718	958
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	105	135	29			
Volume Left	0	25	17			
Volume Right	14	0	12			
cSH	1700	1486	800			
Volume to Capacity	0.06	0.02	0.04			
Queue Length 95th (ft)	0	1	3			
Control Delay (s)	0.0	1.5	9.7			
Lane LOS		A	A			
Approach Delay (s)	0.0	1.5	9.7			
Approach LOS			A			
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			23.3%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2018 Total Blake Closed PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	188	24	51	362	46	210
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	204	26	55	393	50	228
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			230		722	217
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			230		722	217
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		87	72
cM capacity (veh/h)			1337		377	822
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	230	449	278			
Volume Left	0	55	50			
Volume Right	26	0	228			
cSH	1700	1337	679			
Volume to Capacity	0.14	0.04	0.41			
Queue Length 95th (ft)	0	3	50			
Control Delay (s)	0.0	1.3	13.9			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.3	13.9			
Approach LOS			B			
Intersection Summary						
Average Delay			4.7			
Intersection Capacity Utilization			58.7%	ICU Level of Service		B
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2018 Total Blake Open AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	64	13	73	81	16	61
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	70	14	79	88	17	66
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			84		323	77
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			84		323	77
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			95		97	93
cM capacity (veh/h)			1513		635	984
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	84	167	84			
Volume Left	0	79	17			
Volume Right	14	0	66			
cSH	1700	1513	884			
Volume to Capacity	0.05	0.05	0.09			
Queue Length 95th (ft)	0	4	8			
Control Delay (s)	0.0	3.8	9.5			
Lane LOS		A	A			
Approach Delay (s)	0.0	3.8	9.5			
Approach LOS			A			
Intersection Summary						
Average Delay			4.3			
Intersection Capacity Utilization			26.3%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2018 Total Blake Open PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	93	16	113	205	30	216
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	101	17	123	223	33	235
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			118		578	110
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			118		578	110
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			92		93	75
cM capacity (veh/h)			1470		438	944
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	118	346	267			
Volume Left	0	123	33			
Volume Right	17	0	235			
cSH	1700	1470	827			
Volume to Capacity	0.07	0.08	0.32			
Queue Length 95th (ft)	0	7	35			
Control Delay (s)	0.0	3.2	11.4			
Lane LOS		A	B			
Approach Delay (s)	0.0	3.2	11.4			
Approach LOS			B			
Intersection Summary						
Average Delay			5.7			
Intersection Capacity Utilization			45.4%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Background AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	129	19	36	151	22	17
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	140	21	39	164	24	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			161		393	151
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			161		393	151
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			97		96	98
cM capacity (veh/h)			1418		595	896
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	161	203	42			
Volume Left	0	39	24			
Volume Right	21	0	18			
cSH	1700	1418	697			
Volume to Capacity	0.09	0.03	0.06			
Queue Length 95th (ft)	0	2	5			
Control Delay (s)	0.0	1.7	10.5			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.7	10.5			
Approach LOS			B			
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			31.2%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Background PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	184	22	52	360	45	210
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	200	24	57	391	49	228
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			224		716	212
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			224		716	212
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		87	72
cM capacity (veh/h)			1345		380	828
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	224	448	277			
Volume Left	0	57	49			
Volume Right	24	0	228			
cSH	1700	1345	685			
Volume to Capacity	0.13	0.04	0.40			
Queue Length 95th (ft)	0	3	49			
Control Delay (s)	0.0	1.4	13.8			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.4	13.8			
Approach LOS			B			
Intersection Summary						
Average Delay			4.7			
Intersection Capacity Utilization			58.3%	ICU Level of Service	B	
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Total Blake Closed AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	130	20	36	154	24	17
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	141	22	39	167	26	18
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			163		398	152
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			163		398	152
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			97		96	98
cM capacity (veh/h)			1416		591	894
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	163	207	45			
Volume Left	0	39	26			
Volume Right	22	0	18			
cSH	1700	1416	687			
Volume to Capacity	0.10	0.03	0.06			
Queue Length 95th (ft)	0	2	5			
Control Delay (s)	0.0	1.6	10.6			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.6	10.6			
Approach LOS			B			
Intersection Summary						
Average Delay			2.0			
Intersection Capacity Utilization			31.5%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Total Blake Closed PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	188	24	52	362	46	210
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	204	26	57	393	50	228
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			230		724	217
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			230		724	217
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		87	72
cM capacity (veh/h)			1337		376	822
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	230	450	278			
Volume Left	0	57	50			
Volume Right	26	0	228			
cSH	1700	1337	678			
Volume to Capacity	0.14	0.04	0.41			
Queue Length 95th (ft)	0	3	50			
Control Delay (s)	0.0	1.4	14.0			
Lane LOS		A	B			
Approach Delay (s)	0.0	1.4	14.0			
Approach LOS			B			
Intersection Summary						
Average Delay			4.7			
Intersection Capacity Utilization			58.8%	ICU Level of Service	B	
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Total Blake Open AM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	110	20	86	134	24	67
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	120	22	93	146	26	73
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			141		463	130
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			141		463	130
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			94		95	92
cM capacity (veh/h)			1442		521	919
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	141	239	99			
Volume Left	0	93	26			
Volume Right	22	0	73			
cSH	1700	1442	765			
Volume to Capacity	0.08	0.06	0.13			
Queue Length 95th (ft)	0	5	11			
Control Delay (s)	0.0	3.3	10.4			
Lane LOS		A	B			
Approach Delay (s)	0.0	3.3	10.4			
Approach LOS			B			
Intersection Summary						
Average Delay			3.8			
Intersection Capacity Utilization			34.3%	ICU Level of Service		A
Analysis Period (min)			15			

8: Blake Ave. & 23rd St.
2040 Total Blake Open PM.syn

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	158	24	132	332	46	290
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	172	26	143	361	50	315
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)	596					
pX, platoon unblocked						
vC, conflicting volume			198		833	185
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			198		833	185
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			90		84	63
cM capacity (veh/h)			1375		303	857
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	198	504	365			
Volume Left	0	143	50			
Volume Right	26	0	315			
cSH	1700	1375	686			
Volume to Capacity	0.12	0.10	0.53			
Queue Length 95th (ft)	0	9	79			
Control Delay (s)	0.0	3.0	16.1			
Lane LOS		A	C			
Approach Delay (s)	0.0	3.0	16.1			
Approach LOS			C			
Intersection Summary						
Average Delay			6.9			
Intersection Capacity Utilization			65.0%	ICU Level of Service		C
Analysis Period (min)			15			

2: Palmer Ave./Crestwood Dr. & 23rd St.
2018 Background AM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	3	6	12	0	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	3	7	13	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		10	10	13	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		10	10	13	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		99	100	100	100
cM capacity (veh/h)	1623		1007	883	880	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	10	13	0			
Volume Left	3	13	0			
Volume Right	7	0	0			
cSH	1623	1007	1700			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	1	0			
Control Delay (s)	2.4	8.6	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	2.4	8.6	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay		6.0				
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)		15				

2: Palmer Ave./Crestwood Dr. & 23rd St.
2018 Background PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	1	8	12	1	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	9	13	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		7	7	11	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		7	7	11	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		99	100	100	100
cM capacity (veh/h)	1623		1013	888	883	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	10	14	0			
Volume Left	1	13	0			
Volume Right	9	0	0			
cSH	1623	1002	1700			
Volume to Capacity	0.00	0.01	0.00			
Queue Length 95th (ft)	0	1	0			
Control Delay (s)	0.8	8.6	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	0.8	8.6	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay		5.4				
Intersection Capacity Utilization		13.3%	ICU Level of Service		A	
Analysis Period (min)		15				

2: Palmer Ave./Crestwood Dr. & 23rd St.
2018 Total Blake Closed AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	3	7	15	0	0	0			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	3	8	16	0	0	0			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)									
pX, platoon unblocked									
vC, conflicting volume	0		10	10	14	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		10	10	14	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		98	100	100	100			
cM capacity (veh/h)	1623		1006	883	878	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	11	16	0						
Volume Left	3	16	0						
Volume Right	8	0	0						
cSH	1623	1006	1700						
Volume to Capacity	0.00	0.02	0.00						
Queue Length 95th (ft)	0	1	0						
Control Delay (s)	2.2	8.6	0.0						
Lane LOS	A	A	A						
Approach Delay (s)	2.2	8.6	0.0						
Approach LOS		A	A						
Intersection Summary									
Average Delay		6.1							
Intersection Capacity Utilization		13.3%	ICU Level of Service		A				
Analysis Period (min)		15							

2: Palmer Ave./Crestwood Dr. & 23rd St.
2018 Total Blake Closed PM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	2	16	21	2	0	0			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	2	17	23	2	0	0			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)									
pX, platoon unblocked									
vC, conflicting volume	0		13	13	22	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		13	13	22	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		98	100	100	100			
cM capacity (veh/h)	1623		1003	880	871	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	20	25	0						
Volume Left	2	23	0						
Volume Right	17	0	0						
cSH	1623	991	1700						
Volume to Capacity	0.00	0.03	0.00						
Queue Length 95th (ft)	0	2	0						
Control Delay (s)	0.8	8.7	0.0						
Lane LOS	A	A	A						
Approach Delay (s)	0.8	8.7	0.0						
Approach LOS		A	A						
Intersection Summary									
Average Delay		5.3							
Intersection Capacity Utilization		13.3%	ICU Level of Service	A					
Analysis Period (min)		15							

2: Palmer Ave./Crestwood Dr. & 23rd St.
2018 Total Blake Open AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	3	7	15	0	0	0			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	3	8	16	0	0	0			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)									
pX, platoon unblocked									
vC, conflicting volume	0		10	10	14	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		10	10	14	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		98	100	100	100			
cM capacity (veh/h)	1623		1006	883	878	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	11	16	0						
Volume Left	3	16	0						
Volume Right	8	0	0						
cSH	1623	1006	1700						
Volume to Capacity	0.00	0.02	0.00						
Queue Length 95th (ft)	0	1	0						
Control Delay (s)	2.2	8.6	0.0						
Lane LOS	A	A	A						
Approach Delay (s)	2.2	8.6	0.0						
Approach LOS		A	A						
Intersection Summary									
Average Delay		6.1							
Intersection Capacity Utilization		13.3%	ICU Level of Service		A				
Analysis Period (min)		15							

2: Palmer Ave./Crestwood Dr. & 23rd St.

2018 Total Blake Open PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	1	12	14	1	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	13	15	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		9	9	15	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		9	9	15	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		98	100	100	100
cM capacity (veh/h)	1623		1010	886	878	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	14	16	0			
Volume Left	1	15	0			
Volume Right	13	0	0			
cSH	1623	1000	1700			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	1	0			
Control Delay (s)	0.6	8.7	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	0.6	8.7	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay		4.9				
Intersection Capacity Utilization		13.3%	ICU Level of Service		A	
Analysis Period (min)		15				

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Background AM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	5	9	19	0	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	10	21	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		16	16	21	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		16	16	21	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		98	100	100	100
cM capacity (veh/h)	1623		997	875	870	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	15	21	0			
Volume Left	5	21	0			
Volume Right	10	0	0			
cSH	1623	997	1700			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	2	0			
Control Delay (s)	2.6	8.7	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	2.6	8.7	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay		6.1				
Intersection Capacity Utilization		13.3%		ICU Level of Service		A
Analysis Period (min)		15				

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Background PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	12	19	2	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	13	21	2	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		11	11	17	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		11	11	17	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		98	100	100	100
cM capacity (veh/h)	1623		1006	883	875	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	15	23	0			
Volume Left	2	21	0			
Volume Right	13	0	0			
cSH	1623	993	1700			
Volume to Capacity	0.00	0.02	0.00			
Queue Length 95th (ft)	0	2	0			
Control Delay (s)	1.0	8.7	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	1.0	8.7	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay			5.6			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Total Blake Closed AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	5	10	22	0	0	0			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	5	11	24	0	0	0			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)									
pX, platoon unblocked									
vC, conflicting volume	0		16	16	22	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		16	16	22	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		98	100	100	100			
cM capacity (veh/h)	1623		996	875	869	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	16	24	0						
Volume Left	5	24	0						
Volume Right	11	0	0						
cSH	1623	996	1700						
Volume to Capacity	0.00	0.02	0.00						
Queue Length 95th (ft)	0	2	0						
Control Delay (s)	2.4	8.7	0.0						
Lane LOS	A	A	A						
Approach Delay (s)	2.4	8.7	0.0						
Approach LOS		A	A						
Intersection Summary									
Average Delay		6.2							
Intersection Capacity Utilization		13.3%	ICU Level of Service	A					
Analysis Period (min)		15							

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Total Blake Closed PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	16	21	2	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	17	23	2	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		13	13	22	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		13	13	22	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		98	100	100	100
cM capacity (veh/h)	1623		1003	880	871	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	20	25	0			
Volume Left	2	23	0			
Volume Right	17	0	0			
cSH	1623	991	1700			
Volume to Capacity	0.00	0.03	0.00			
Queue Length 95th (ft)	0	2	0			
Control Delay (s)	0.8	8.7	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	0.8	8.7	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay			5.3			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Total Blake Open AM.syn

									
Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Volume (veh/h)	5	10	22	0	0	0			
Sign Control	Free			Stop	Stop				
Grade	0%			0%	0%				
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92			
Hourly flow rate (vph)	5	11	24	0	0	0			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None								
Median storage veh)									
Upstream signal (ft)									
pX, platoon unblocked									
vC, conflicting volume	0		16	16	22	0			
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	0		16	16	22	0			
tC, single (s)	4.1		7.1	6.5	6.5	6.2			
tC, 2 stage (s)									
tF (s)	2.2		3.5	4.0	4.0	3.3			
p0 queue free %	100		98	100	100	100			
cM capacity (veh/h)	1623		996	875	869	1085			
Direction, Lane #	EB 1	NB 1	SB 1						
Volume Total	16	24	0						
Volume Left	5	24	0						
Volume Right	11	0	0						
cSH	1623	996	1700						
Volume to Capacity	0.00	0.02	0.00						
Queue Length 95th (ft)	0	2	0						
Control Delay (s)	2.4	8.7	0.0						
Lane LOS	A	A	A						
Approach Delay (s)	2.4	8.7	0.0						
Approach LOS		A	A						
Intersection Summary									
Average Delay		6.2							
Intersection Capacity Utilization		13.3%	ICU Level of Service	A					
Analysis Period (min)		15							

2: Palmer Ave./Crestwood Dr. & 23rd St.
2040 Total Blake Open PM.syn

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	2	16	21	2	0	0
Sign Control	Free			Stop	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	17	23	2	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		13	13	22	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		13	13	22	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	100		98	100	100	100
cM capacity (veh/h)	1623		1003	880	871	1085
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	20	25	0			
Volume Left	2	23	0			
Volume Right	17	0	0			
cSH	1623	991	1700			
Volume to Capacity	0.00	0.03	0.00			
Queue Length 95th (ft)	0	2	0			
Control Delay (s)	0.8	8.7	0.0			
Lane LOS	A	A	A			
Approach Delay (s)	0.8	8.7	0.0			
Approach LOS		A	A			
Intersection Summary						
Average Delay			5.3			
Intersection Capacity Utilization			13.3%	ICU Level of Service	A	
Analysis Period (min)			15			



REPORT

Debris Flow Hazard Evaluation

*Glenwood Multifamily
Glenwood Springs, Colorado*

Submitted to:

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July 29, 2019

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Figure 1 Flexible Debris Flow Fence Example	
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1.0 INTRODUCTION

In accordance with Golder Associates Inc.'s (Golder's) November 22, 2016, proposed Scope of Work, we have prepared this report to present the findings of our debris flow hazards evaluation and hydraulic modeling conducted for the Glenwood Multifamily project, Glenwood Springs, Colorado. The evaluation is intended to provide an assessment of the debris flow hazards, which may affect the planned development of the property. The report also describes hydraulic modeling completed in support of our evaluation and recommendations for additional mitigation.

Planned improvements at this site include ten apartment buildings, streets and associated infrastructure on the lower part of the property. The client is seeking land use approvals for the lot and the City of Glenwood Springs has required an evaluation of the debris flow hazards impacting the property. Site plans, topographic information, hydrologic inputs, and drainage plans with proposed mitigation were provided by RAL Architects, Inc (RAL) and Yarnell Consulting & Civil Design, LLC (Yarnell). The Yarnell drawings show drainage improvements including cast-in-place (CIP) walls and berms for routing storm water and some debris through the development. Golder analyzed the existing conditions and the conditions with the proposed mitigation shown on the Yarnell drawings to estimate how debris flow paths and depths change after construction of the proposed development.

Golder understands that a portion of the development is within Zone A of the FEMA Flood Insurance Rate Map for the area and that debris flows occurred in 1977 at this site as well as several others nearby. The Colorado Geological Survey (CGS) produced a report for this site that estimates a recurrence interval of approximately 50 years (2-percent chance of exceedance in any year) for the flow events and recommends mitigating the hazard by additional structural reinforcement of foundations walls and structural "catch" fences (CGS 1977). The CGS states that when debris flows occur in the basins, the flow depths can be expected to be approximately 5 ft deep.

2.0 SITE INVESTIGATION AND SITE CONDITIONS

The site is located on the east side of the Roaring Fork River valley within the city limits of Glenwood Springs, Colorado. The site location is shown on Figure 2. Golder's investigation consisted of review of existing documents and observations made during a site visit. Two Golder staff visited the site on June 29, 2017, to observe conditions on the fan, within the site, as well as within the drainages to the east contributing to the site.

The proposed development is located on an alluvial debris fan. Two basins contribute to the site, a larger basin on the north end (OS-1) and a smaller one on the south (OS-2). Based on the landforms observed during our site visit, it appears that recent, minor deposition onto the property has been generated from both basins. There is no development upstream of the property that has modified the natural flow paths. The apparently abandoned Glenwood irrigation ditch and maintenance road is located along the base of the steeper terrain to the east of the proposed development. The ditch and road provides a horizontal platform at the toe of the slope and apex of the fan that varies between 15 and 20 feet wide.

The fan and contributing basins are mapped hazards in at least two previous reports from 1977 and 1978. The reports were prepared in response to debris flow events on July 24, 1977, that caused significant damage to homes and infrastructure. Anecdotal evidence indicates that a previous flow event occurred around 1940. Reports from the 1977 event indicate entrained trees and boulders up to 5 feet in diameter in a muddy, fluid matrix. Post-flow observation indicates flow depths of 4 to 5 feet in the channels and in the oak trees where the channel gradient lessens at the top of the fan. This is supported by current observations of the fan surface and channels within the basin.

The basins on the east side of the valley are incised into the Maroon Formation, which consists of grey to reddish siltstone and silty sandstone with layers of red and purple arkosic sandstone. The Eagle Valley Evaporite Formation inter-fingers with the Maroon Formation but is not considered to be a major contributor of sediment for the two subject basins. Bedrock outcroppings are visible in the basin but the surface consists primarily of clayey, silty sandy soil with gravel, cobbles, and boulders. The Maroon Formation weathers to form silty, clayey sand and sandy, clayey silt soils, which have a significant fraction passing the #200 US Sieve but are relatively low plasticity. Locally, the Maroon Formation is the source for the majority of debris flow events in the Roaring Fork Valley due to its mineralogy, specifically clay forming minerals, and its differentially erodible layers that form cliffs interspersed with unconsolidated sediment that is available to scour as water flows over the cliffs.

Slope that are less than 35 degrees are moderately to well vegetated with Pinion, Gambel Oak, Juniper, grasses and undergrowth. The upper parts of the basins are moderately to well vegetated with modest slopes of 10 to 20 degrees. The lower part of the basin above the fan has slopes typically steeper than 40 degrees and areas of near vertical slopes and rock outcroppings. The steeper slopes are slightly vegetated to unvegetated and are subject to erosion of the bed load in the main and side channels along with sheet erosion and rill formation on the slopes adjacent to the channel. The fan consists of clayey, silty sand with gravel, cobbles, and boulders to 5 feet in diameter. The fan is populated with intermittent Juniper, Pinion and well mature cover of native grasses.

3.0 HYDROLOGY

A hydrologic analysis was conducted to determine flow hydrographs reporting to the apex of the fan that contributes to the subject property. The design storm event used for the debris flows is the 100-year, 24-hour event (1-percent annual exceedance probability). A flow hydrograph for the design storm was developed to which sediment was added to model the debris flow.

3.1 Methodology

Using parameters previously calculated by Yarnell for the two basins contributing to the property, the Hydrologic Engineering Center's Hydrologic Modeling Software (HEC-HMS) was used to estimate peak 100-year, 24-hour flow rates and hydrographs reporting to the alluvial fan apex (USACE 2017).

3.2 Data and Assumptions

Parameter	OS-1	OS-2
Subbasin Area (mi ²)	0.202	0.016
Composite Curve Number	82	85
Basin Lag Time (min)	15.8	6.12
100-year, 24-hour Rain Depth (in)	2.67	
NRCS Storm Distribution	Type II	

Note: Parameters from Yarnell Drainage Study for the Site (Yarnell 2017)

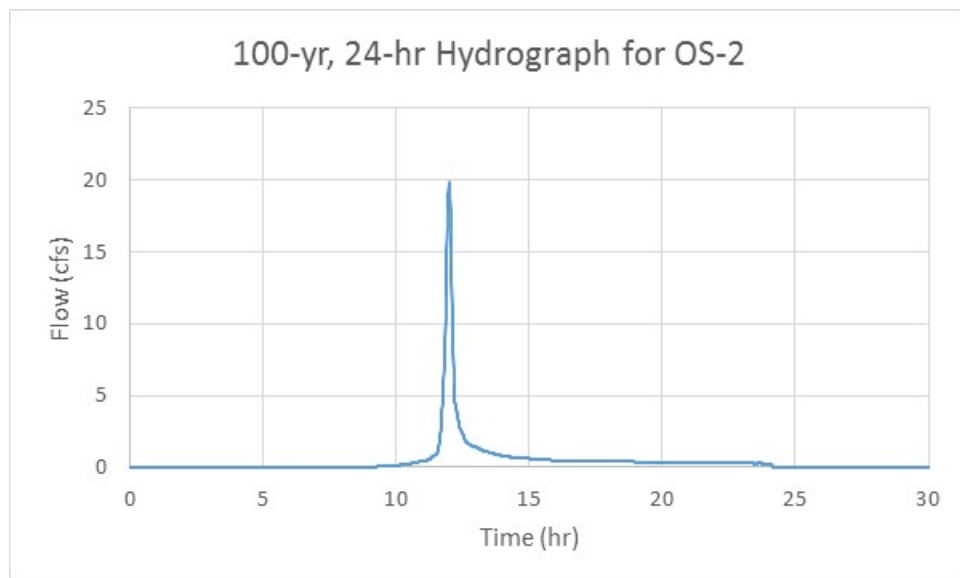
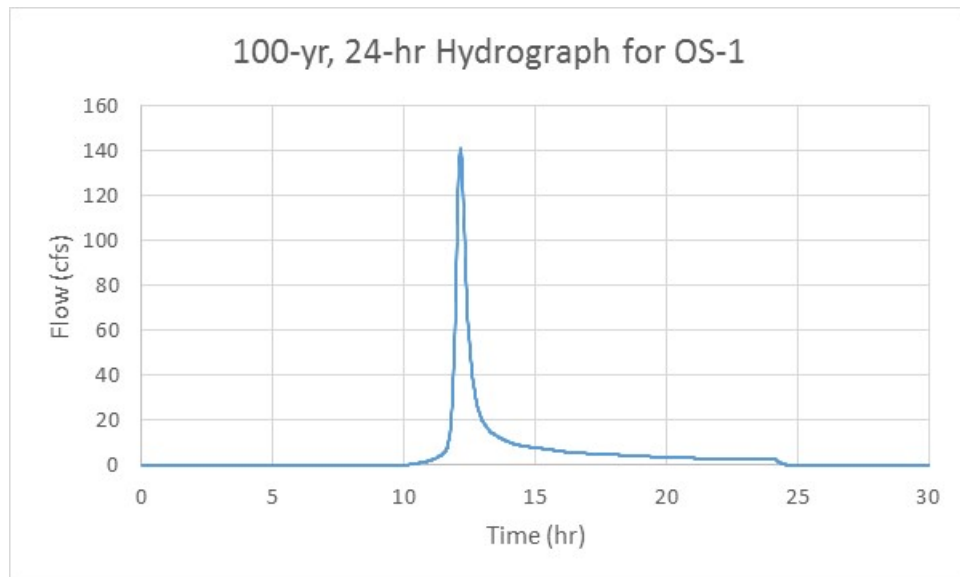
3.3 Analysis

Calculations were performed by Yarnell for off-site basins OS-1 and OS-2 that correspond to the north and south contributing basins, respectively, subject to debris flows (Yarnell 2017). Precipitation that falls directly on the fan will not contribute significantly to the potential for debris flow at the proposed development location and therefore runoff generated by rainfall on the fan itself was not analyzed for this study. The analysis by Yarnell used the TR-55 tabular method (USSCS 1986) to determine peak flows for the two off-site basins. Because the entire flow

hydrograph is needed for debris flow modeling, Golder used the hydrologic parameters developed by Yarnell as inputs to HEC-HMS to develop the hydrographs required for OS-1 and OS-2.

3.4 Results

The results of the HEC-HMS model show that the peak flow contributing to the fan apex is estimated to be 141.4 cfs for OS-1 and 19.8 cfs for OS-2. The full hydrograph output from HEC-HMS was input to FLO-2D for routing of the debris flow through the alluvial fan. The hydrograph output from the HEC-HMS model is provided below (water only).



4.0 HYDRAULIC MODELING

A hydraulic model was created to route the design storm hydrograph, bulked with sediment, through the site and surrounding area. Debris flow models were developed for both existing and proposed conditions as shown on the

Yarnell drawings. The existing conditions model was used to compare against the proposed conditions models to determine the effectiveness of the berms and wall currently shown on the drawings.

4.1 Methodology

The potential debris flow depths and extents from the 100-year frequency, 24-hour duration event were simulated using FLO-2D modeling software (FLO-2D 2014a). FLO-2D preserves continuity for both water and sediment during mudflow simulations. The hydrograph developed during the hydrology analysis was input into FLO-2D and was bulked to account for sediment. The mud/debris flow function in FLO-2D was used and parameters for viscosity, yield stress, and laminar flow resistance were estimated and input into the model.

4.2 Data and Assumptions

- Incoming sediment specific gravity = 2.65
- Laminar Flow Resistance (LFR) values modeled (FLO-2D 2014b): 2,480 – FLO-2D recommended for sparse vegetation
- Coefficients and exponents for use in calculation of yield stress and viscosity (Glenwood 4 soil – FLO-2D recommended to represent high viscosity and moderate yield stress with high sediment concentrations) (FLO-2D 2014b):

	Yield Stress	Viscosity
α	0.00172	0.000602
β	29.5	33.1

4.3 Hydraulic Model Analysis

The FLO-2D model for the site was developed using the available topography, design storm hydrograph from HEC-HMS (100-yr, 24-hr), and sediment parameters as laid out above. The model grid encompasses the proposed development and surrounding properties/streets. The sediment concentration was specified for each incremental hydrograph flow at each inflow cell. Total sediment volume and sediment concentration during the hydrograph are extremely difficult to predict. Golder estimated these values based on empirical relationships developed for muddy debris flows (Rickenmann 1999), Golder's understanding of the site based on visual inspections during the site visit and aerial imagery, and comparison to historical debris flows recorded at this site. Sediment parameters were input globally for the entire model run. The model was set up and run with the existing topography to develop base conditions. Following this, the proposed features were input to the model including buildings, parking, streets, and proposed mitigation and used to analyze the differences in flow patterns from existing conditions.

FLO-2D documentation cautions that large flood events such as the 100-year event may not have enough sediment and rock supply to produce a high enough sediment concentration to constitute a mud flow (45% to 55% concentration by volume at the peak of the hydrograph) unless there is evidence of significant hill slope failure, recent wildfire, etc. (FLO-2D 2014b). There is no evidence in the contributing watershed of any of these characteristics from aerial imagery or site reconnaissance. Golder used the 100-year, 24-hour storm event as the design storm to be consistent with stormwater design requirements, however, more frequent storm events, such as the 10-year or 25-year event may trigger a debris flow event.

A constant sediment load of 20% over the design storm event hydrograph was deemed reasonable for the debris flow modeling. To create a conservative condition with higher concentrations, the sediment load was redistributed to create a period of high concentration discharge at the peak of the hydrograph. This was done by calculating the total sediment volume with a constant 20% concentration by volume and modifying the distribution to have a maximum 45% concentration by volume at the peak of the water hydrograph while maintaining the same sediment volume through the storm event.

Estimating sediment yield available for transport during a debris flow event is difficult. Golder used a power equation in a paper by Dieter Rickenmann entitled “Empirical Relationship’s for Debris Flows” (Rickenmann 1999) to estimate debris flow volumes with a given peak water flow rate. This paper presents several equations relating debris flow volume to water peak flow for a variety of conditions. The equation that was deemed most reasonable to the Glenwood Multifamily site is the equation for a muddy debris flow. Using the peak flow calculated for basins OS-1 and OS-2, the Rickenmann equation gives a sediment volume of 31,275 and 2,597 ft³, respectively. Using Golder’s method to determine sediment volume, the modeled volume for each basin is 68,231 ft³ for OS-1 and 6,274 ft³ for OS-2, which is significantly higher than the empirical relationships suggested by Rickenmann. However, given the high uncertainty in estimating potential sediment volumes during debris flow events, the estimated volume of 68,231 ft³ and 6,274 ft³ was used in the model to provide a conservative, yet reasonable, estimation of the total volume of sediment based on Golder’s understanding of the site.

The incoming sediment inputs do not require a gradation; however, sediment properties and variables must be estimated to determine FLO-2D parameters for use in the mud flow computations. Variables for viscosity, yield stress, and laminar flow resistance are required for use in the FLO-2D model. FLO-2D provides tables of coefficients derived from lab data (viscosity and yield stress) and flow path roughness (laminar flow resistance). Viscosity and yield stress variables are difficult to choose without laboratory testing of on-site soil samples. FLO-2D however, recommends the “Glenwood 4” parameters when no lab data is available to calculate coefficients. The laminar flow resistance parameter (LFR) varies from 24 to 50,000 depending on flow path roughness. The LFR value chosen was 2,480, which is recommended by FLO-2D for urban areas and watersheds consisting of sparse vegetation.

4.4 Results

Results of the existing conditions debris flow modeling are presented in Figure 3. The existing conditions topography is based on available contours derived from the USGS National Elevation Dataset (10 m digital elevation model). The results of the preliminary proposed mitigation are shown in Figure 4 and include the initial mitigation options for debris flow events by Yarnell. The concept includes walls and diversion channels to pass the flow on to Palmer Avenue where it can be removed.

With minor adjustments, the proposed mitigation for flows contributing to the site from basin OS-2 is effective in reducing impact to proposed structures in the flow path. Results show up to approximately 1.5 feet of debris flow accumulation against the east side of proposed Building 10, which could be eliminated by modifying the berm. Flow from basin OS-1 overwhelms the currently proposed mitigation, bypassing and overtopping the mitigation and impacting Buildings 1 and 2 with flow depths greater than 2 feet.

4.5 Preliminary Mitigation Options

Several alternative options were discussed and analyzed to better protect the proposed development and neighboring properties from potential debris flow impacts from basin OS-1 including the following:

- Berms/swales to redirect flow to the north east of Palmer Avenue
- Detention basin above fan apex
- Flexible debris flow fencing

Several variations of berms were modeled to direct flow to the north and on to 26th Street, but the topography and required access for a neighboring house makes these options infeasible. Detention was deemed unpractical due to the large basin that would be required to contain the sediment-laden water along with the need to access the basin for maintenance, the steep terrain, and potentially problematic soils.

The flexible debris flow fencing appears to be the best option of those considered. Figure 1 below shows an image of a similar style fence as is being considered for the Glenwood Multifamily site. The concept for the fence is to place it on the downhill side of the existing ditch access road to allow for maintenance and cleaning. The fence will have to extend the entire width of the alluvial fan in the area, approximately 430 feet, for storage and to allow for changes in the flow paths as is common in an alluvial fan. Initial, preliminary calculations to determine the required height of the fence based only on the ability to store the sediment from a debris event in basin OS-1 show that the fence would have to be approximately 9 feet high.



Figure 1 Flexible Debris Flow Fence Example

Alluvial fans are very complex systems and modeling the effects of a mudflow on them is very difficult. It is impossible to predict how the flow paths will change throughout a mudflow event due to factors such as large boulders, trees, etc. blocking flow paths or avulsion due to a flow path filling with sediment and/or debris. These figures represent an estimate of possible maximum flow depths and extents encountered during a mudflow as a result of a major storm event.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The proposed development for the Glenwood Multifamily site in Glenwood Springs, Colorado sits on an alluvial fan and has been subject to debris flows in the past. Debris flow mitigation is recommended to protect the proposed development. The recommended mitigation is a combination of a wall and channels/berms for basin OS-2 on the south and a flexible debris flow fence for basin OS-1 on the north.

Debris flow modeling using FLO-2D shows that the mitigation currently shown on the Yarnell plans for basin OS-2 will, with minor modification, effectively limit inundation for buildings on the site while not increasing flows into surrounding properties.

The addition of a debris flow fence, as recommended by this report for OS-1, will contain sediment while allowing relatively clear water to pass downstream thereby decreasing the hazard to the proposed development and surrounding properties during debris flow events. The relatively clear portion of the hydrograph may still be turbid and consists of sediment concentrations less than 20% by volume behaving more as a water flow (i.e. Newtonian flow) rather than debris flow (i.e. non-homogeneous, nonnewtonian, higher viscosity flow). The debris flow fence will need to extend over the width of the OS-1 fan for storage and in case the flow path changes due to avulsion. Preliminary dimensions for the fence indicate that its length will be approximately 430 feet with a height of 9 feet. The fence will be designed to contain the sediment while allowing relatively clear water to flow downstream to be handled by the storm water controls for the site. As such, limited impacts from debris flows should be seen on either the Glenwood Multifamily site or neighboring properties from OS-1. The debris fence shall be designed to withstand the impact forces from the expected debris based on the recommendations of the fence manufacturer.

6.0 LIMITATIONS

This report has been prepared in accordance with generally accepted geological and engineering practices in this area for use by the client for preliminary planning purposes. The preliminary conclusions and recommendations submitted in this report are based upon data obtained from the observations made in the field, results of hydrologic/hydraulic modeling and from information provided by the client. It should be noted that geological hazard events are sporadic and unpredictable. The findings and recommendations given in this report are site-specific, and are only valid for the subject site.

7.0 CLOSING

Golder expects that this report meets your needs for this facility and appreciates the opportunity to work on this project. Please feel free to contact us for if you have any questions or wish to discuss the results in further detail.

GOLDER ASSOCIATES INC.

Elizabeth Kidner, PE
Senior Engineer



Roger Pihl, PG
Senior Geologist

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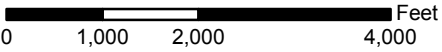
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Figures



LEGEND
SITE LOCATION



REFERENCE
1. AERIAL IMAGERY: ESRI BASEMAP SERVICES, BING MAPS, MICROSOFT CORPORATION.

CLIENT
GLENWOOD MULTIFAMILY, LLC

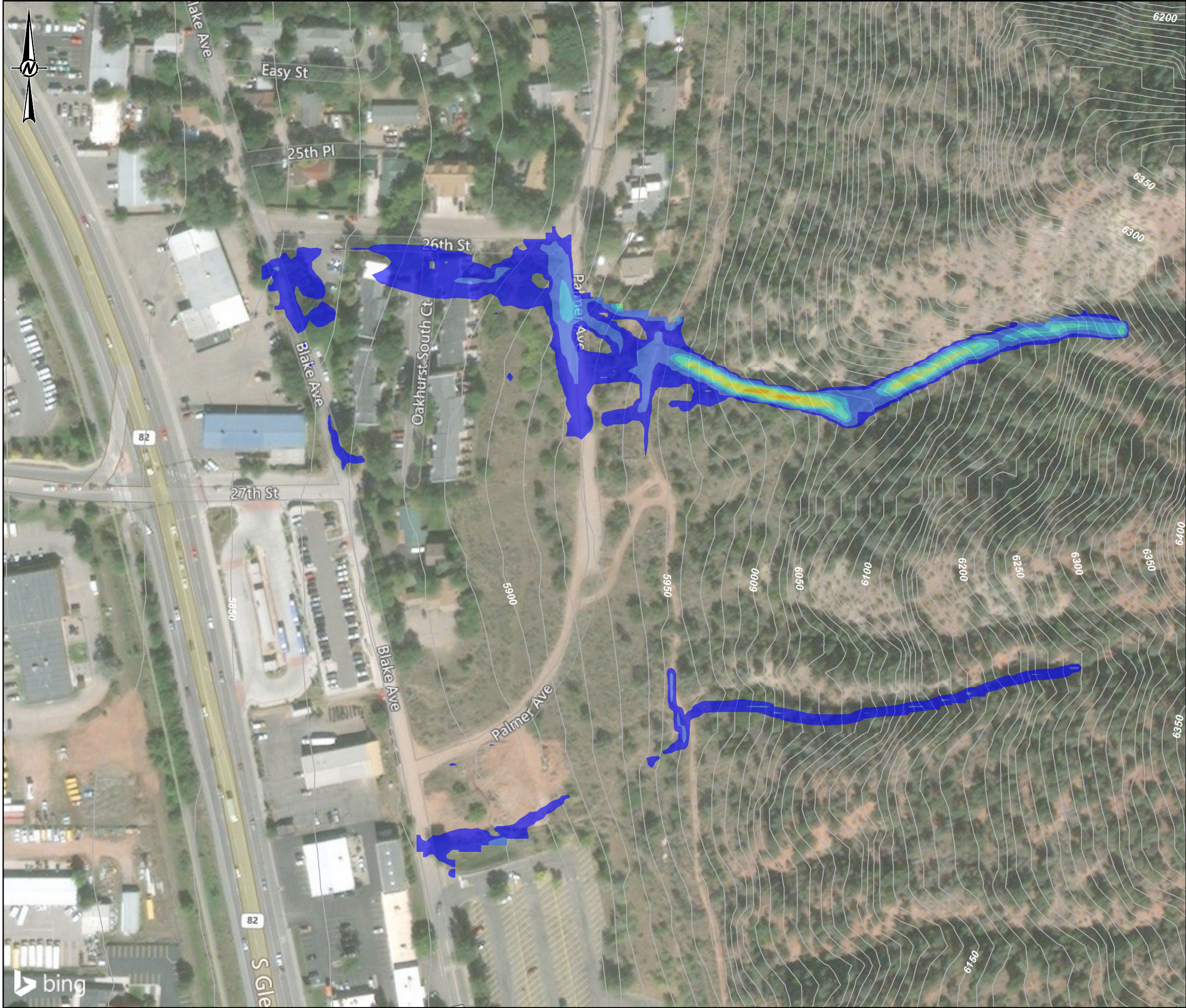
PROJECT
BELL RIPPY PARCEL DEBRIS FLOW HAZARD EVALUATION

TITLE
SITE LOCATION MAP

	CONSULTANT	YYYY-MM-DD	2017-08-16
		PREPARED	KJC
		DESIGN	KJC
		REVIEW	CPB
		APPROVED	

PROJECT No.
1669256

FIGURE
2

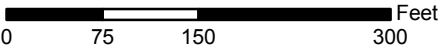


LEGEND

MAXIMUM FLOW DEPTH (FT)

- < 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 2.5
- 2.5 - 3
- 3 - 4
- 4 - 5
- > 5

EXISTING TOPOGRAPHY (10-FT CONTOUR INTERVAL)



- REFERENCE**
1. AERIAL IMAGERY: ESRI BASEMAP SERVICES, BING MAPS, MICROSOFT CORPORATION.
 2. EXISTING TOPOGRAPHY: CONTOURS DERIVED FROM THE USGS NATIONAL ELEVATION DATASET (NED) 10-METER DIGITAL ELEVATION MODEL.

CLIENT
GLENWOOD MULTIFAMILY, LLC

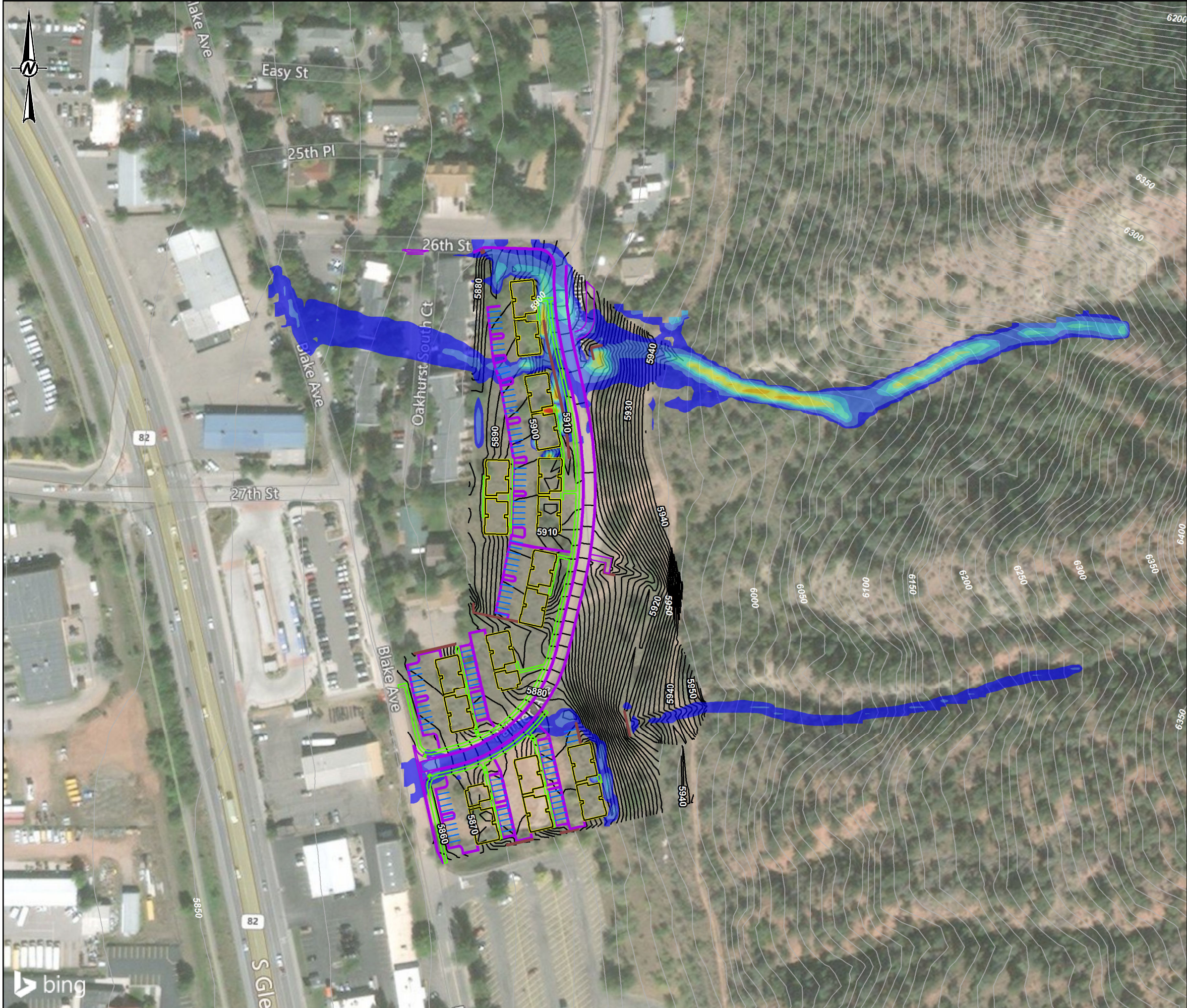
PROJECT
BELL RIPPY PARCEL DEBRIS FLOW HAZARD EVALUATION

TITLE
**EXISTING CONDITIONS
MAXIMUM FLOW DEPTH**

	CONSULTANT	YYYY-MM-DD	2017-08-16
		PREPARED	KJC
		DESIGN	KJC
		REVIEW	CPB
		APPROVED	SWR

PROJECT No.
1669256

FIGURE
3



LEGEND

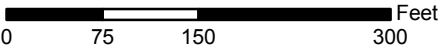
MAXIMUM FLOW DEPTH (FT)

- < 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 2.5
- 2.5 - 3
- 3 - 4
- 4 - 5
- > 5

EXISTING TOPOGRAPHY (10-FT CONTOUR INTERVAL)

PROPOSED FEATURES

- BUILDING FOOTPRINT
- CURB
- PAVEMENT MARKING
- SIDEWALK
- WALL
- PROPOSED TOPOGRAPHY (1-FT CONTOUR INTERVAL)



- REFERENCE**
1. AERIAL IMAGERY: ESRI BASEMAP SERVICES, BING MAPS, MICROSOFT CORPORATION.
 2. PROPOSED SITE TOPOGRAPHY AND SITE FEATURES RECEIVED FROM RAL ARCHITECTS ON JUNE 27, 2017.
 3. EXISTING TOPOGRAPHY: CONTOURS DERIVED FROM THE USGS NATIONAL ELEVATION DATASET (NED) 10-METER DIGITAL ELEVATION MODEL.

CLIENT
GLENWOOD MULTIFAMILY, LLC

PROJECT
BELL RIPPY PARCEL DEBRIS FLOW HAZARD EVALUATION

TITLE
**PROPOSED CONDITIONS
MAXIMUM FLOW DEPTH**

CONSULTANT	YYYY-MM-DD	2017-08-16
	PREPARED	KJC
	DESIGN	KJC
	REVIEW	CPB
	APPROVED	SWR

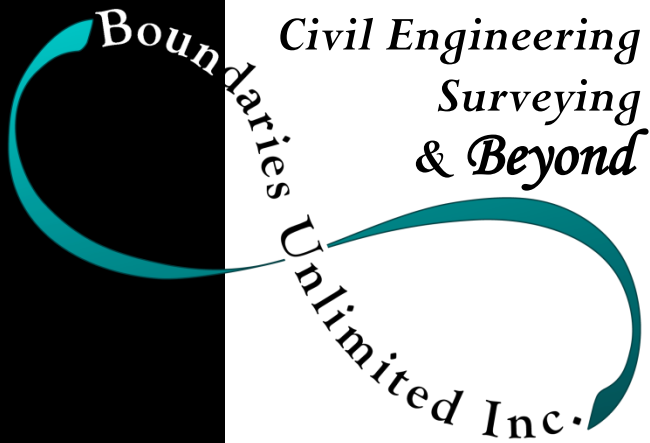


PROJECT No.
1669256

FIGURE
4



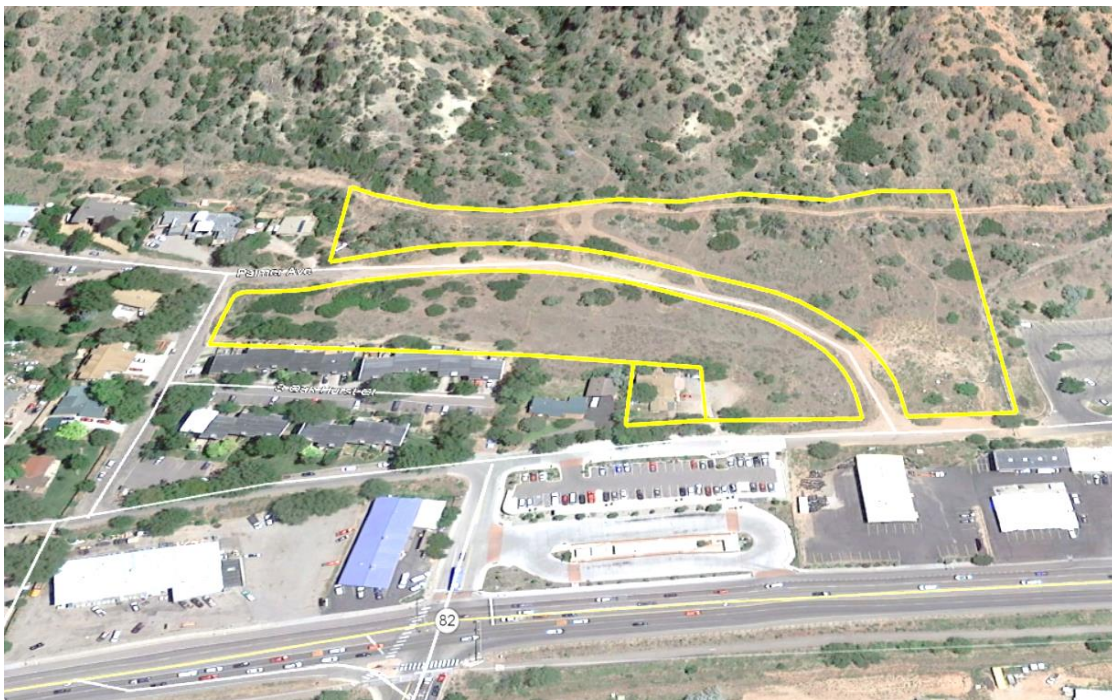
golder.com



Major Drainage Report

Bell Rippy Neighborhood

March 3, 2020
BUI Project #20002.01



Google Earth 2020

"I hereby affirm that this report and the accompanying plans for the Bell Rippy Neighborhood was prepared by me (or under my supervision) for the owners thereof in accordance with the provisions of the City of Glenwood Springs Stormwater, Drainage, Water Quality and Erosion Control Chapter and approved variances and exceptions listed thereto. I understand that it is the policy of the City of Glenwood Springs that the City of Glenwood Springs does not and will not assume liability for drainage facilities designed by others."

Deric Jon Walter

License No. 37110
Licensed Professional Engineer, State of Colorado



(Seal)

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Appendix

A. Introduction

The purpose of this report is to provide an outline and basis of design for the drainage improvements proposed for the Bell Rippy Neighborhood in Glenwood Springs, Colorado (situated within Sections 15, 16, 21 & 22 of Township 6 South, Range 89 West of the Sixth Principal Meridian). The intent of the project is to construct several apartment buildings with associated roads/parking/sidewalks/landscaping and to mitigate the drainage impacts resulting from the development.

B. Existing Conditions

The project area consists of two (2) undeveloped parcels of land included in the Oakhurst Subdivision (First Filing) and the previously developed 2710 Blake Avenue (single family residence). The undeveloped parcels are bisected by the Palmer Avenue right-of-way. The project area is bounded by 26th Street to the north, Oakhurst Townhomes west/northwest, Blake Avenue to the west/southwest, Walmart to the south and very steep mountainous slopes to the east. The only significant disturbances on the project are the construction of a dirt road within the right-of-way, a retired irrigation ditch along the east boundary, the improvements to 2710 Blake Avenue (multi-family) and various utility installations. In general, the topography within the property slopes from east to west with slopes beginning from 40%-70% directly below the irrigation ditch which taper down to 20%-30% above the Oakhurst Townhomes and 10%-15% above Blake Avenue. Site vegetation consists primarily of sagebrush and native grasses with intermittent groupings of oak brush and sparse juniper trees. The USDA NRCS Web Soil Survey indicates that soils are primarily Atencio-Azeltine complex (hydrologic Group B) with a small section of Torriorthents-Rock outcrop complex (hydrologic Group D) along the southeast edge of the property.

C. Existing Drainage Basins

The construction of the Palmer Avenue dirt road and Oakhurst Townhomes has effectively divided the project area into five (5) existing drainage basins. The property is impacted by two (2) offsite drainage basins, OS-1 and OS-2. Please see Table 1 for basin areas, runoff coefficients, times of concentration and runoff rates and Figures 1 (offsite) and 2 (onsite) for basin boundaries and hydrologic soil groups.

Basin	Area		Runoff	Tc (min.)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	(sf)	(Ac.)				
H/Ex-01	67574	1.551	0.37	7.21	2.46	3.20
H/Ex-02	20084	0.461	0.37	6.51	0.77	0.99
H/Ex-03	15964	0.366	0.37	6.54	0.61	0.79
H/Ex-04	30586	0.702	0.37	7.39	1.10	1.43
H/Ex-05	170017	3.903	0.37	8.75	5.67	7.37
OS-1	5423220	124.500	0.36	22.45	102.44	131.82
OS-2	408157	9.370	0.28	6.32	11.93	15.50

Table 1: Existing Basins

A geotechnical investigation was performed by Huddleston-Berry Engineering & Testing, LLC (Job No. 01402-0002, dated December 2, 2017). The borings and test pits generally encountered red, moist, dense to very dense silty to clayey gravel soils with cobbles and boulders. Groundwater was not encountered.

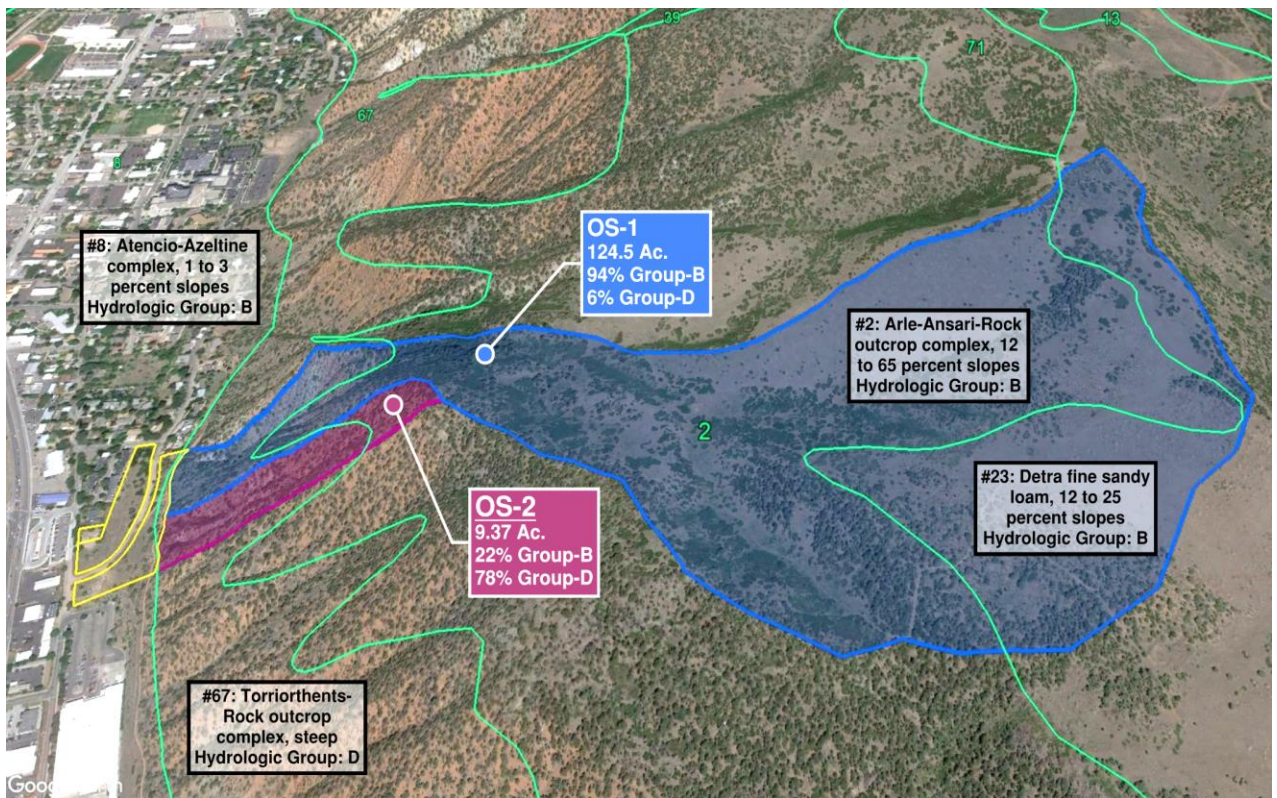


Figure 1: Existing Drainage Basins

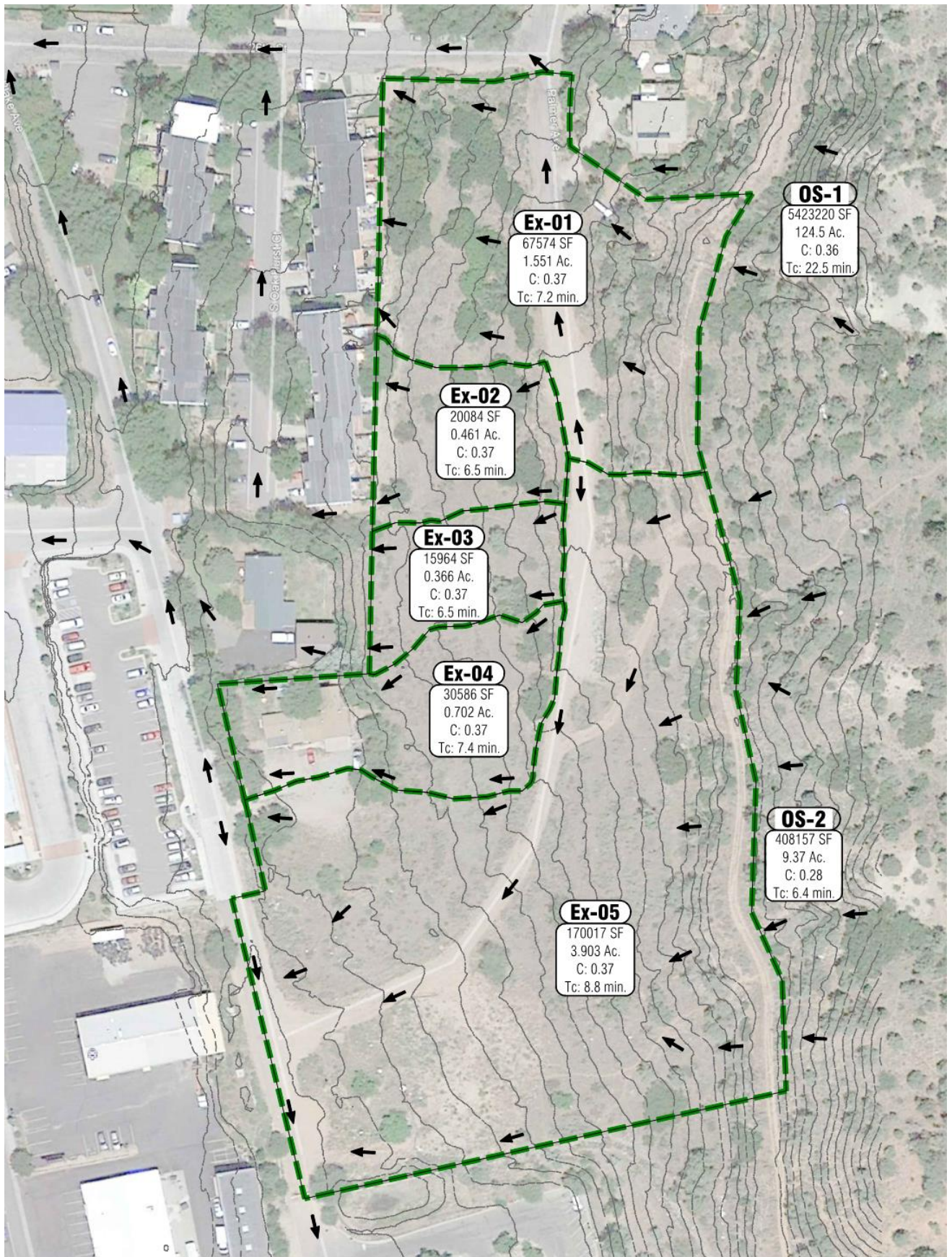


Figure 2: Existing Drainage Basins

1. Basin OS-1

Basin OS-1 exists above the north 1/3 of the site. The 124.5-acre basin extends up the steep mountain slope and then just over 3000-feet into the undisturbed upper mountain mesa. Vegetation consists primarily of juniper/pinyon trees, sagebrush and native grasses. Soil ratios are 94% hydrologic Group B and 6% Group D. Runoff sheet flows in the upper limits, shallow flows to the edge of the steep slope and then channel flows down the steep slope onto onsite Basin Ex-01. According to the Debris Flow Hazard Evaluation by Golder Associates Inc. (Project No. 1669256, dated July 29, 2019), offsite runoff from this basin is anticipated to consist of a sediment load of 20% during the major storm event which could result in flow depths greater than 2-feet.

2. Basin OS-2

Basin OS-2 exists above the south 2/3 of the site. The 9.4-acre basin extends up the steep mountain slope to a ridgeline adjacent to Basin OS-1. Vegetation consists primarily of juniper/pinyon trees and native grasses. Soil ratios are 22% hydrologic Group B and 78% Group D. Runoff sheet flows in the upper limits and shallow flows down the steep slope onto onsite Basin Ex-05. According to the Golder evaluation, runoff during the major storm event could result in flow depths greater than 1.5-feet.

3. Basin Ex-01

Basin Ex-01 (1.551 acres) consists of the northern portion of the site adjacent to 26th Street and above the north half of the Oakhurst Townhomes. During minor storm events, runoff sheet flows in the upper limits to Palmer Avenue where it concentrates and shallow flows north into 26th Street. There is an existing storm sewer system at the intersection of 26th Street/Blake Avenue that captures minor runoff flows. Runoff below Palmer Avenue sheet flows and shallow flows into the fence line of the Oakhurst Townhomes. Runoff may be deflected north to 26th Street by the fence line and/or the existing dirt maintenance trail. During major storm events, onsite runoff flows appear to peak and then recede prior to peak flows entering from Basin OS-1. When the offsite flows arrive, the Golder evaluation indicates that these flows are slightly redirected north, but that debris could still likely impact 4 to 5 of the northernmost townhomes.

4. Basin Ex-02

Basin Ex-02 (0.461 acres) consists of a central portion of the site above of the southern half of the Oakhurst Townhomes. During minor and major storm events, runoff sheet flows in the upper limits and shallow flows directly into a section of the Oakhurst Townhomes fence line which is relatively level and does not appear to deflect or redirect the runoff. Runoff onto the adjacent property may flood the existing townhomes or be redirected by interior grading. Whichever occurs, it is likely that runoff eventually continues downstream to Blake Avenue and then north towards 26th Street.

5. Basin Ex-03

Basin Ex-03 (0.366 acres) consists of a central portion of the site above 2707 Blake Avenue (existing single-family residence). During minor and major storm events, runoff sheet flows in the upper limits and shallow flows directly onto the adjacent property. Runoff onto the adjacent property may flood the existing building or be redirected by interior grading. Whichever occurs, it is likely that runoff eventually continues down to Blake Avenue and then north towards 27th Street and possibly further on to 26th Street. A storm sewer system exists at the intersection of 27th Street/Blake Avenue to capture runoff from minor storm events while excess runoff likely splits to continue down 27th Street to Highway 82 and north on Blake Avenue.

6. Basin Ex-04

Basin Ex-04 (0.702 acres) consists of 2710 Blake Avenue and a central portion of the site above. During minor and major storm events, runoff sheet flows in the upper limits and shallow flows directly onto 2710 Blake Avenue. Runoff may flood the existing building or be redirected by interior grading. Whichever occurs, it is likely that runoff eventually continues down to Blake Avenue and then north towards 27th Street where it follows the paths previously described.

7. Basin Ex-05

Basin Ex-05 (3.903 acres) consists of the southern portion of the site adjacent to Walmart and above Blake Avenue. During minor storm events, runoff sheet flows in the upper limits to Palmer Avenue where it concentrates and shallow flows south onto an incomplete section of Blake Avenue that slopes south at 1%-2%. There is an existing storm sewer system that was constructed by Walmart which includes a detention pond, outflow controls, a CDOT Type-R inlet at a sag location in the road and an 18"Ø storm sewer leading to 29th Street. The existing inlet/sag is located directly behind the Factor Surplus building. During major storm events, onsite runoff flows appear to peak and then partially recede prior to peak flows entering from Basin OS-2. When the offsite flows arrive at the site, the Golder evaluation indicates that these flows continue due west and that debris could impact the Factory Surplus and Alpine Tire properties. The Golder evaluation did not extend south towards the existing inlet, but an evaluation of the inlet concluded that it does not contain sufficient capacity to receive the peak offsite runoff rate from Basin OS-2.

8. Floodplain

The site is partially located in a floodplain per the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for Garfield County, Colorado, Community Panel Number 080071 1434 C, effective date: October 15, 1985. As indicated, most of the property is in Zone D - areas of undetermined, but possible, flood hazards. A portion of the site is within Zone A - areas of 100-year flood; base flood elevations and flood hazard factors have not been determined. That portion of the site north of Zone A is within Zone C - areas of minimal flooding. Please see Figure 3.

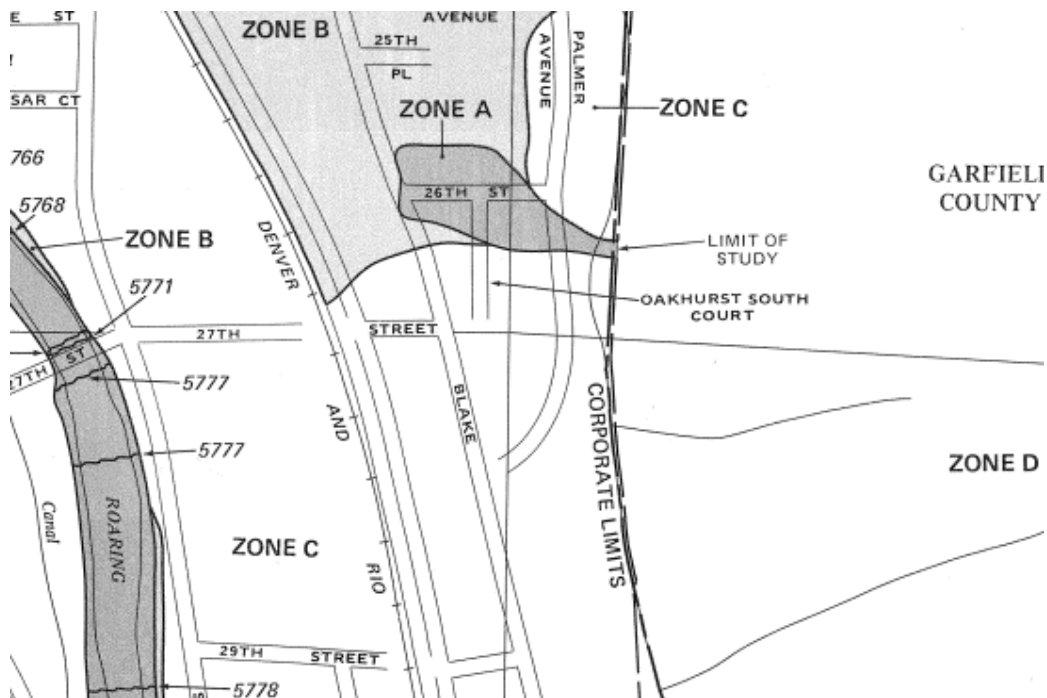


Figure 3: Existing Drainage Basins

9. Existing Design Points

The previous construction of Palmer Avenue (dirt road), 26th Street, Blake Avenue and adjacent properties largely confines the overall drainage basin boundary inside the property boundary. As discussed, there are three (3) topographic low points (outfalls/design points): the intersection of 26th Street/Blake Avenue; the intersection of 27th Street/Blake Avenue; and the existing CDOT Type-R inlet in Blake Avenue below Walmart. Please see the following Figure 4 (historic/existing peak runoff rates indicated).

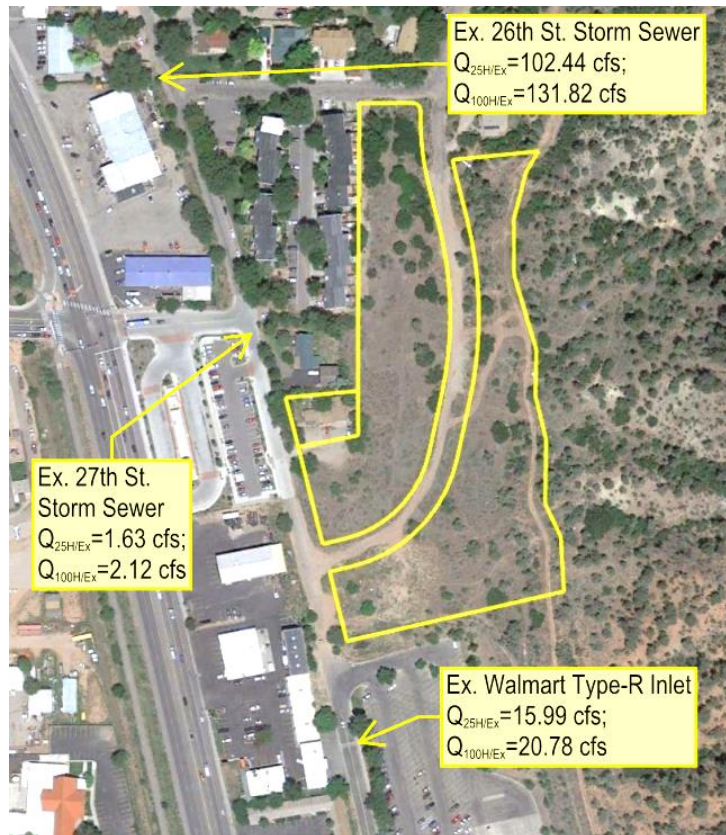


Figure 4: Outfalls/Design Points

D. Proposed Conditions

The proposed development will be multi-story multifamily residential apartments with three (3) topographic low points (outfalls/design points). These low points correspond with the existing conditions with concentrated flows at the intersection of 26th Street/Blake Avenue, 27th Street/Blake Avenue and the existing CDOT Type-R inlet in Blake Avenue below Walmart.

In planning out the design, several stormwater management alternatives were considered, including: bioretention; WQCV Drywells; Extended Detention Basin (EDB); Underground Detention (UGD) with hydrodynamic separators and conveyance structures. Per City requirements, the Project is required to treat runoff for the Water Quality Capture Volume (WQCV), manage runoff from the minor (25-year) and ensure conveyance of the 100-year storm event without adversely impacting downstream properties.

In preparing the design, it was determined that the soils were not suitable for infiltration and that the steep slopes and limited available flat areas negated the ability to utilize bioretention effectively. A previous study by Yarnell Consulting & Civil Design, LLC for the Glenwood Apartments (dated May 26, 2017) for a similar design on the site concluded that underground

detention with hydrodynamic separation was the best solution. The new Owner/Developer selected to expand the project site by purchasing 2710 Blake Avenue and utilize that property for a new EDB system which could serve the majority of the development. Despite all efforts to enable the EDB to serve the entire site, there remains a portion of land that is topographically lower than the EDB near the southwest corner where a UGD system is needed.

The Project has been designed to utilize roof gutters, downspouts, area inlets, curb inlets and storm sewer piping for the capture and conveyance of runoff to the treatment/detention facilities. Water Quality Capture Volume (WQCV) and runoff from impervious areas under the 25-year and 100-year, 1-hour storms will be managed using multi-stage outflow control in the EDB. A hydrodynamic separator will be installed upstream of the UGD for treatment and 25-year/100-year discharge will be managed using multi-stage outflow controls. The controlled discharge will be released into Blake Avenue for conveyance to the existing storm sewer systems. The undeveloped portion of Blake Avenue at the intersection of Blake Avenue/Palmer Avenue will be completed with curb, gutter and sidewalk. While the site runoff is well managed by the proposed systems, the offsite runoff exceeds feasible solutions. In an effort to better protect adjacent properties, earthen berms are proposed along the west side of Blake Avenue and along the north side of 26th Street to deflect the conveyed offsite runoff to the existing outfall points previously discussed. The existing CDOT Type-R Inlet below Walmart will also have to be increased from a single inlet (5' wide) to a triple inlet (15' wide). This should be accomplished in accordance with CDOT Standard Plan M-Standards using an "Inlet with Drop Box" configuration.

According to the Golder evaluation, the offsite debris flows are to be mitigated through the use of a 430± LF x 9' high flexible debris flow fence below Basin OS-1 and a combination of channels/berms below Basin OS-2. The debris flow fence is to be designed by others to extend across the basin fan and contain sediment while allowing relatively clear water to pass through which behaves as typical water flow rather than debris flow. A conveyance channel is to be constructed below the debris flow fence to capture and direct the clear water to a 24"x72" box culvert running under the new driveway of 2506 Palmer Avenue. The channel is to be 1.5' deep, have a 6.0' wide bottom width, have 1.5:1 side slopes and be lined with grouted riprap or a permanent UV stable erosion control fabric vegetated with native grasses. The box culvert needs to be angled to direct runoff north and down Palmer Avenue and towards 26th Street. Because of the steep slopes and high flow rates, the culvert headwall is required to be a wing/stem wall system which extends 4-feet up above the adjacent driveway. Grouted riprap needs to be installed below the culvert outfalls and extended to the top back of the street curb to control erosion. Dimensional details for the wing/stem wall and channel have been included in the Drainage Plans.

A deflection berm and conveyance channel are to be constructed across and below the debris fan of Basin OS-2. The berm is to be 3.0' high, have a 3.0' top width, have 2:1 side slopes and be lined with a permanent UV stable erosion control fabric vegetated with native grasses. The channel is to be 1.0' deep, have a 3.0' wide bottom width, have 1.5:1 side slopes and be lined with grouted riprap or a permanent UV stable erosion control fabric vegetated with native grasses.

A tiered retaining wall system is proposed along the east side of Palmer Avenue to minimize the amount of site disturbance, excavation and export. A drainage channel will need to be constructed above the wall to redirect runoff and protect the wall system. The channel is to be 1.0' deep, have a 1.0' wide bottom width, have 1.5:1 side slopes and be lined with grouted riprap or a permanent UV stable erosion control fabric vegetated with native grasses. Two (2) 24"Ø Nyloplast areas equipped with Agridrain heavy duty vertical debris guards are to be

installed in the channel above the retaining wall to capture the runoff and discharge it into Palmer Avenue.

As indicated on the attached Drainage Plans, a storm sewer system is to be installed in Palmer Avenue with branches into the adjacent parking lots and leads to the EDB. CDOT Type-R inlets are to be installed in Palmer Avenue to maximize on grade inlet capture and CDOT Type-16 inlets are to be installed in the parking areas to screen trash and maximize sump inlet capture. A detailed storm sewer analysis of this system has been performed using Autodesk Storm and Sanitary Sewer Analysis (SSA) v2020 software. Inlet and street capacities have also been confirmed using Mile High Flood District (MHFD) *Street and Inlet Hydraulics* software. Copies of each have been included in the Appendix.

A secondary storm sewer system is also to be installed in Palmer Avenue just above the intersection of Blake Avenue/Palmer Avenue because the area is topographically lower than the EDB. CDOT Type-13 valley inlets are to be installed across the driveway ramps and CDOT Type-16 inlets are to be installed in the parking areas. This storm sewer will direct runoff to a hydrodynamic separator positioned upstream of the underground detention facility.

In general, runoff from the roofs will be collected by roof gutters and downspouts connected to the storm sewer systems. Runoff from landscaped areas around the building will be captured by swales and area inlets also connected to the storm sewers. Runoff from the parking areas and street will be collected by the curb inlets previously described.

The available treatment/storage depth of the EDB is limited to just 3-feet by the elevation difference between the adjacent parking lot and Blake Avenue. The EDB treatment/storage requirements and outflow controls were designed using MHFD *Detention Basin Design Workbook* software for a three (3) zone system. The permissible outflow must be limited to the historic/existing runoff rates estimated at the intersection of Blake Avenue/27th Street and to prevent adverse impacts to downstream properties/systems. A copy has been included in the Appendix. The EDB storage requirements and proposed outflow controls are as follows:

Storm Event/ Zone	Storage Req'd		Orifice Ø (in)	Weir			Peak Outflow		
	(ac-ft)	(cf)		Width (ft)	Height (ft)	Stage (ft)	WQCV (cfs)	Q25 (cfs)	Q100 (cfs)
WQCV	0.074	3223	1	-	-	0	(40 hr)		
			1	-	-	0.25			
			1	-	-	0.5			
			1	-	-	0.75	0.07		
25-yr	0.219	9540	-	0.25	0.75	1.75		0.28	
100-yr*	0.262	11413	-	7.5*	-	2.5			2.09

*Overflow grate, not a typical weir

Table 2: EDB Storage Requirements and Outflow Control

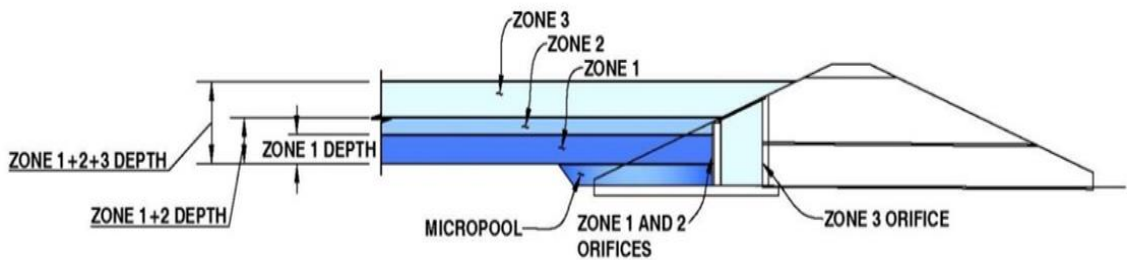


Figure 5: Extended Detention with 3 zones

The EDB has been depicted on the Drainage Plans to fit within the 2710 Blake Avenue parcel (available space). Steep 2:1 side slopes are required to meet the 100-year storage requirements above. The proposed Stage-Storage dimensions above the micropool are:

Stage (ft)	Area (sf)	Volume		Storm Event/ Zone	HWL (ft)
		(cf)	(ac-ft)		
-1 (micropool)	500	-	-	-	-
0	3139	0	0.000	WQCV	0.94
1	3774	3456	0.079	25-yr	2.45
2	4379	7533	0.173	100-yr	2.84
3	5044	12244	0.281		
4	5747	17640	0.405		

Table 3: EDB Stage-Storage

The EDB should contain a 500 sf x 12" deep micropool near the outflow control structure for sediment storage and a 10-foot wide access trail at the southwest corner at 6:1 max. The bottom of the micropool must be lined with 9"Ø nominal riprap and the remaining bottom of the EDB and side slopes must be lined with a permanent UV stable erosion control fabric vegetated with native grasses. Outflow control structure details have been included in the Drainage Plans.

The available treatment/storage depth of the UGD is limited to just 3-feet by the elevation difference between the rims of the Type-13 inlet proposed in Palmer Avenue and the existing curb flowline in Blake Avenue near the southwest corner of the site. Treatment will be obtained through the use of a hydrodynamic separator (Contech Vortech/CDS, ADS Barracuda, Forterra BioClean DSD or similar). The selected system will need to be sized by the manufacturer. Detention is proposed through the use of a large diameter perforated pipe network system (ADS LandMax or similar) backfilled with clean angular gravels with a 40% minimum void content. Alternative chamber systems capable of sustaining H-20 traffic loads may also be considered. Since the soils are not conducive to infiltration, the bottom and sides of the system will have to be lined with a full depth impermeable 30mil PVC pond liner. The UGD must have a minimum storage capacity of 2050 cf at a maximum depth of 2-feet. A suitable large diameter pipe system would consist of four (4) 24"Ø x 80 LF HDPE laterals with tee/bend manifolds, 24-inches of wall-to-wall separation, 4" of gravel subgrade, gravel backfill and 6" of gravel cover. The permissible outflow must be limited to the historic/existing runoff rates estimated at the intersection of Blake Avenue/27th Street at to prevent adverse impacts to downstream properties/systems. This is proposed to be accomplished through a two-stage weir as follows:

Storm Event/ Zone	Weir			Q25 (cfs)	Q100 (cfs)
	Width (ft)	Height (ft)	Stage (ft)		
WQCV	Hydrodynamic Separator			-	-
25-yr	0.25	1.5	0	5.43	

Table 4: UGD Outflow Control

E. Proposed Drainage Basins

Proposed drainage basin boundaries have been delineated in order to accurately size major receiving inlet structures. Please see Figure 6 for basin boundaries and Table 5 for areas, runoff coefficients, times of concentration and hydrology.

Basin	Area		Runoff C	Tc (min.)	WQCV (EDB) (in)	V _{WQ} (cf) (d6=0.34)	Design Point V _{WQ} (cf)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	(sf)	(Ac.)							
OS-1	5423220	124.5	0.36	22.45	-	-	-	102.44	131.82
OS-2	408157	9.37	0.28	6.32	-	-	-	11.93	15.50
Pr-1	24815	0.570	0.48	5.00	0.126	206	-	1.38	1.79
Pr-2	5326	0.122	0.83	5.00	0.333	117	-	0.51	0.67
Pr-3	12339	0.283	0.79	5.00	0.300	244	-	0.82	1.06
Pr-4	14372	0.330	0.33	5.00	0.067	64	-	0.55	0.71
Pr-5	6391	0.147	0.77	5.00	0.281	118	-	0.57	0.74
Pr-6	12701	0.292	0.78	5.00	0.288	241	-	1.15	1.49
Pr-7	32430	0.744	0.77	5.00	0.282	602	-	2.90	3.76
Pr-8	7888	0.181	0.81	5.00	0.312	162	-	0.74	0.96
Pr-9	73048	1.677	0.38	5.00	0.047	228	-	3.22	4.18
Pr-10	18150	0.417	0.46	5.00	0.144	173	-	0.97	1.26
Pr-11	9605	0.221	0.87	5.00	0.367	232	-	0.97	1.26
Pr-12	6322	0.145	0.62	5.00	0.208	86	-	0.45	0.59
Pr-13	18045	0.414	0.67	5.00	0.211	251	-	1.40	1.82
Pr-14	8825	0.203	0.86	5.00	0.369	215	-	0.88	1.14
Pr-15	5669	0.130	0.79	5.00	0.298	111	-	0.52	0.67
Pr-16	2187	0.050	0.71	5.00	0.247	36	-	0.60	0.78
Pr-17	7280	0.167	0.63	5.00	0.213	102	3187	0.16	0.21
Pr-18	4945	0.114	0.95	5.00	0.471	154	-	0.55	0.71
Pr-19	4542	0.104	0.82	5.00	0.319	95	-	0.43	0.56
Pr-20	13454	0.309	0.82	5.00	0.315	279	-	1.28	1.66
Pr-21	15845	0.364	0.55	5.00	0.180	188	716	1.01	1.31
Walmart	67518	1.550	0.95	10.00	-	-	-	5.45	7.08
Blake @ Walmart	1743	0.040	0.97	5.00	-	-	-	0.20	0.26

Table 5: Proposed Basins

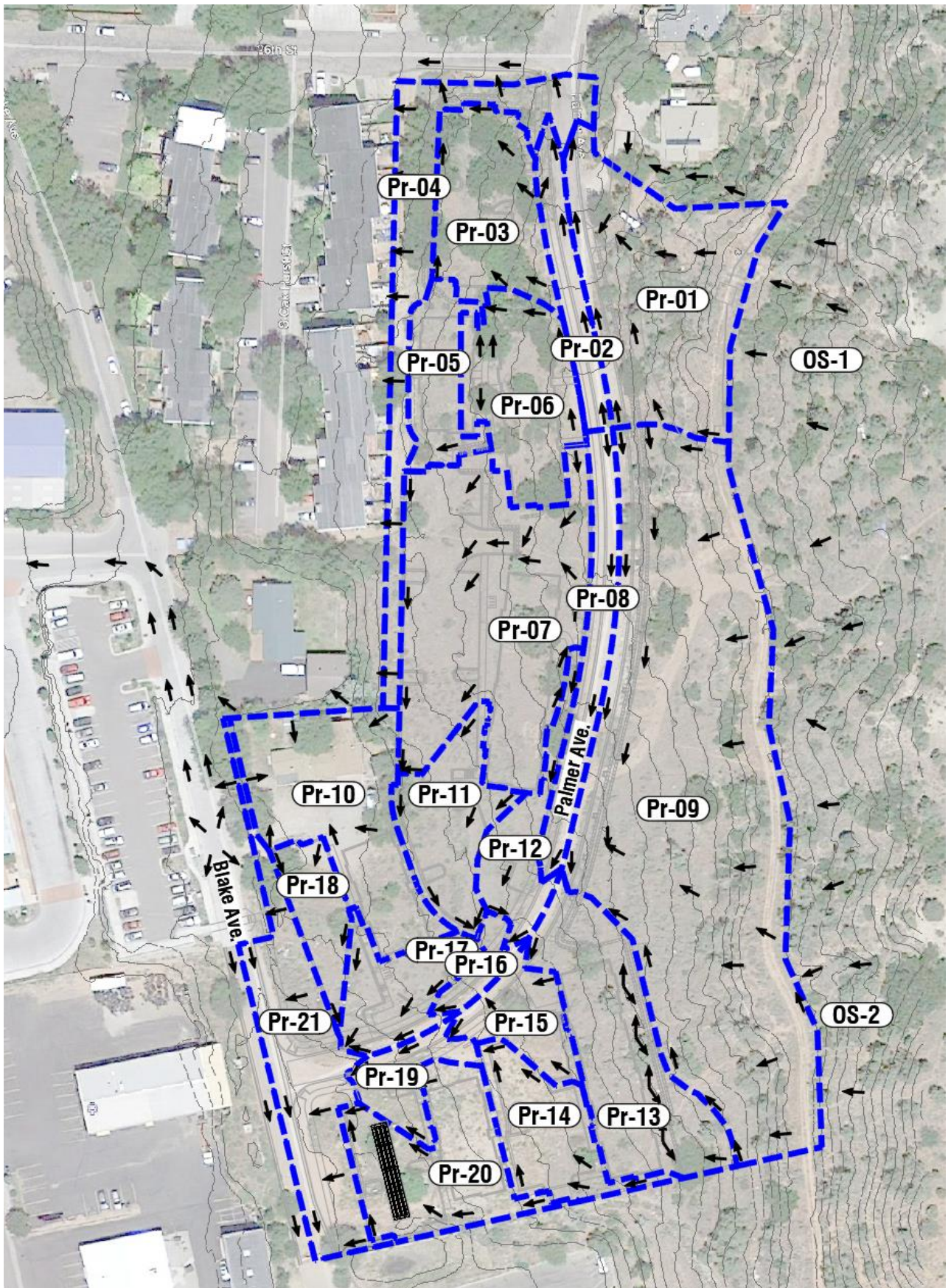


Figure 6: Proposed Drainage Basins

1. **Basin Pr-01**

Basin Pr-01 (0.570 acres; $C=0.48$; $T_c=5$ min. $Q_{25}=1.38$ cfs; $Q_{100}=1.79$ cfs) is situated at the northeast corner of the site below Offsite Basin OS-1 along with the east side of Palmer Avenue. As previously discussed, a conveyance channel is to be constructed across the basin below the proposed flexible debris flow fence to capture and direct the clear water from Offsite Basin OS-1 through the basin and to a 24"x72" box culvert running under the new driveway of 2506 Palmer Avenue. A 10-foot wide gravel maintenance trail will need to be constructed across the basin to obtain access to the debris flow fence for removal of debris and routine maintenance. A tiered retaining wall system is also proposed along the east side of Palmer Avenue to minimize the amount of site disturbance, excavation and export. A drainage channel will need to be constructed above the wall to redirect runoff and protect the wall system. The smaller wall channel is to be 1.0' deep, have a 1.0' wide bottom width, have 1.5:1 side slopes and be lined with grouted riprap or a permanent UV stable erosion control fabric vegetated with native grasses. No impervious buildings, streets or parking areas are proposed in this basin. In general, runoff will sheet flow in the upper limits, then shallow flow down to Palmer Avenue and shallow flow in Palmer Avenue to a proposed CDOT Type-R curb inlet located just above 26th Street. The inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which in total is greater than the runoff from this basin. Uncaptured excess runoff from Offsite Basin OS-2 will bypass the inlets and continue down the roadway to the next set of inlets in Basin Pr-12. The inlet will also capture a minimal quantity of runoff from Offsite Basin OS-1. Although minimal, this capture will provide a net benefit for downstream properties/systems by reducing the peak runoff at Blake Avenue/26th Street from 131.82 cfs to 131.44 cfs. Captured runoff will be routed through a new storm sewer system to the EDB for treatment, detention and controlled release. The east half of Palmer Avenue has a street capacity of 1.4 cfs under the minor storm event with a maximum spread of 4-feet which is less than the runoff from this basin. Any disturbed slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native grasses.

2. **Basin Pr-02**

Basin Pr-02 (0.122 acres; $C=0.83$; $T_c=5$ min. $Q_{25}=0.51$ cfs; $Q_{100}=0.67$ cfs) is the west one-half of the proposed Palmer Avenue at the north end of the site which flows into 26th Street. Runoff from Offsite Basin OS-1 will likely overtop the crown and enter the lower limits of this basin. Impervious areas will include the street and sidewalk. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits, shallow flow in the street curb to two CDOT Type-R curb inlets located at the north end of the basin just above 26th Street, and channel (pipe) flow in the storm sewer. These inlets contain sufficient capacity to capture the anticipated minor and major runoff from this basin and onsite Basin Pr-01. The inlets will also capture a minimal quantity of runoff from Offsite Basin OS-1. Although minimal, this capture will provide a net benefit for downstream properties/systems by reducing the peak runoff at Blake Avenue/26th Street from 131.82 cfs to 131.44 cfs. Captured runoff will be routed through a new storm sewer system to the EDB for treatment, detention and controlled release. Palmer Avenue has a street capacity of 2.8 cfs (1.4 cfs on each side of the crown) under the minor storm event at a maximum spread of 4-feet which is less than the combined runoff from onsite Basins Pr-01/Pr-02.

3. **Basin Pr-03**

Basin Pr-03 (0.286 acres; $C=0.79$; $T_c=5$ min. $Q_{25}=0.82$ cfs; $Q_{100}=1.06$ cfs) is the north parking lot near the intersection Palmer Avenue/26th Street and adjacent landscape areas. Impervious areas will include the parking and entry sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be

lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Captured runoff will be routed through a new storm sewer system to the EDB for treatment, detention and controlled release. In general, runoff will be sheet flow in the upper limits, shallow flow in the parking curbs, and channel (pipe) flow in the storm sewer.

4. Basin Pr-04

Basin Pr-04 (0.330 acres; $C=0.33$; $T_c=5$ min. $Q_{25}=0.55$ cfs; $Q_{100}=0.71$ cfs) is the long narrow strip of undeveloped/revegetated land adjacent to the Oakhurst Townhomes and 26th Street. It also includes a minor portion of the impervious Palmer Avenue just below the Pr-02 curb inlets. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Runoff will not be captured from the basin and will sheet flow onto the adjacent properties and 26th Street. Historically, these adjacent properties received much more runoff from Basins Ex-01 (2.46/3.20 cfs), Ex-02 (0.77/0.99 cfs) and Ex-03 (0.61/0.79 cfs) than they will once site improvements have been completed. Therefore, development will result in a net benefit for downstream properties/systems.

5. Basin Pr-05

Basin Pr-05 (0.147 acres; $C=0.77$; $T_c=5$ min. $Q_{25}=0.57$ cfs; $Q_{100}=0.74$ cfs) is the majority of Building-F and the surrounding walks and landscaping. Impervious areas will include the building and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales, and channel (pipe) flow in the storm sewer.

6. Basin Pr-06

Basin Pr-06 (0.292 acres; $C=0.78$; $T_c=5$ min. $Q_{25}=1.15$ cfs; $Q_{100}=1.49$ cfs) is Building-E, a portion of Building-F and the surrounding walks and landscaping. Impervious areas will include the buildings and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales, and channel (pipe) flow in the storm sewer.

7. Basin Pr-07

Basin Pr-07 (0.292 acres; $C=0.78$; $T_c=5$ min. $Q_{25}=1.15$ cfs; $Q_{100}=1.49$ cfs) is Building-E, the majority of the adjacent parking, and the surrounding walks and landscaping. Impervious areas will include the building, parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the EDB. Parking runoff will be captured by curb and CDOT Type-16 curb inlets connected to the same storm sewer. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer.

8. Basin Pr-08

Basin Pr-08 (0.181 acres; $C=0.81$; $T_c=5$ min. $Q_{25}=0.74$ cfs; $Q_{100}=0.96$ cfs) is the west half of the upper portion of Palmer Avenue flowing south to Blake Avenue prior to the first set of curb inlets along with the adjacent landscape strips/sidewalk. Impervious areas will include the road and sidewalk. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits, shallow flow in the street curb to a CDOT Type-R curb inlet located just above the driveway of Building-D, and channel (pipe) flow in the storm sewer. The inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which in total is greater than the runoff from the basin.

9. Basin Pr-09

Basin Pr-09 (1.677 acres; $C=0.38$; $T_c=5$ min. $Q_{25}=3.22$ cfs; $Q_{100}=4.18$ cfs) is the east half of Palmer Avenue adjacent to Basin Pr-08 and the undeveloped portion of the site above Palmer Avenue and Building-C. As previously discussed, a deflection berm/conveyance channel is to be constructed across the basin to capture and direct the runoff from Offsite Basin OS-2 through the basin and to an area inlet discharging into Palmer Avenue. Drainage channels will need to be constructed above the wall and Basin Pr-13 to redirect runoff and protect the wall systems and Building-C. The smaller channels are to be 1.0' deep, have a 1.0' wide bottom width, have 1.5:1 side slopes and be lined with grouted riprap or a permanent UV stable erosion control fabric vegetated with native grasses. No impervious buildings, streets or parking areas are proposed in this basin. In general, runoff will sheet flow in the upper limits and then shallow flow down to Palmer Avenue where it will join with the runoff from Offsite Basin OS-2 and enter a CDOT Type-R curb inlet. The inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which in total is less than the combined runoff from this basin and the offsite basin. Uncaptured runoff will bypass the inlet and continue down the street to the next inlet in Basin Pr-13. Any disturbed slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native grasses.

10. Basin Pr-10

Basin Pr-10 (0.417 acres; $C=0.46$; $T_c=5$ min. $Q_{25}=0.97$ cfs; $Q_{100}=1.26$ cfs) is Building-A, the EDB, and the surrounding walks and landscaping. Impervious areas will include the building and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer or the EDB. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales, and channel (pipe) flow in the storm sewer.

11. Basin Pr-11

Basin Pr-11 (0.221 acres; $C=0.87$; $T_c=5$ min. $Q_{25}=0.97$ cfs; $Q_{100}=1.26$ cfs) is the lower portion of the parking lot near Building-D and the surrounding walks and landscaping. Impervious areas will include the parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Parking runoff will be captured by curb and a CDOT Type-16 curb inlet connected to the storm sewer leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer.

12. Basin Pr-12

Basin Pr-12 (0.221 acres; $C=0.87$; $T_c=5$ min. $Q_{25}=0.97$ cfs; $Q_{100}=1.26$ cfs) is the remainder of the parking lot near Building-D, one-half of Palmer Avenue below Basin Pr-08 and the surrounding walks and landscaping. Impervious areas will include the street, parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Parking runoff will be captured by curb leading to a CDOT Type-16 curb inlets connected to the storm sewer leading to the EDB. Street runoff will be captured by a CDOT Type-R curb inlet connected to the same storm sewer. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-R inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which is greater than the runoff from the basin.

13. Basin Pr-13

Basin Pr-13 (0.414 acres; $C=0.67$; $T_c=5$ min. $Q_{25}=1.40$ cfs; $Q_{100}=1.82$ cfs) is Building-C, one-half of Palmer Avenue below Basin-09, and the surrounding walks and landscaping. Impervious areas will include the street, building and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the EDB. Street runoff will be captured by curb and a CDOT Type-R curb inlet connected to the same storm sewer. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-R inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which is greater than the runoff from the basin, but less than the bypass runoff produced by Offsite Basin OS-2. Uncaptured runoff will bypass the inlet and continue down the street to the next inlet in Basin Pr-15.

14. Basin Pr-14

Basin Pr-14 (0.203 acres; $C=0.86$; $T_c=5$ min. $Q_{25}=0.88$ cfs; $Q_{100}=1.14$ cfs) is the majority of the parking lot adjacent to Building-C and the surrounding walks and landscaping. Impervious areas will include the parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Parking runoff will be captured by curb and a CDOT Type-16 curb inlet connected to the storm sewer leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer.

15. Basin Pr-15

Basin Pr-15 (0.130 acres; $C=0.79$; $T_c=5$ min. $Q_{25}=0.52$ cfs; $Q_{100}=0.67$ cfs) is the remainder of the parking lot adjacent to Building-C, one-half of Palmer Avenue below Basin-13, and the surrounding walks and landscaping. Impervious areas will include the street and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Street runoff will be captured by curb and a CDOT Type-R curb inlet connected to the storm sewer leading to the EDB. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-R inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major)

which is greater than the runoff from the basin, but less than the bypass runoff produced by Offsite Basin OS-2. Uncaptured runoff will bypass the inlet and continue down the street to the next inlet in Basin Pr-19.

16. Basin Pr-16

Basin Pr-16 (0.050 acres; $C=0.71$; $T_c=5$ min. $Q_{25}=0.60$ cfs; $Q_{100}=0.78$ cfs) is one-half of Palmer Avenue below Basin Pr-12 and the surrounding walks and landscaping. Impervious areas will include the street and sidewalk. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Street runoff will be captured by a CDOT Type-R curb inlet connected to the storm sewer leading to the EDB. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-R inlet has a design intercept capacity of 2.2 cfs (minor) and 3.2 cfs (major) which is greater than the runoff from the basin.

17. Basin Pr-17

Basin Pr-17 (0.167 acres; $C=0.63$; $T_c=5$ min. $Q_{25}=0.16$ cfs; $Q_{100}=0.21$ cfs) is one-half of Palmer Avenue below Basin Pr-16, the lower portion of the parking lot near Building-A and the surrounding walks and landscaping. Impervious areas will include the street, parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Street/parking runoff will be captured by curb and a CDOT Type-13 valley inlet connected to the storm sewer leading to the UGD. Other surface areas will be captured by swales and area inlets also connected to the same storm sewer. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-13 inlet has a design intercept capacity of 1.3 cfs (minor) and 1.5 cfs (major) which is greater than the runoff from the basin, but not all of the runoff is captured because of gutter spread and a minor amount of bypass from Basin Pr-18. Minor runoff bypassing the Type-13 inlet will continue down the street to Blake Avenue.

18. Basin Pr-18

Basin Pr-18 (0.114 acres; $C=0.95$; $T_c=5$ min. $Q_{25}=0.55$ cfs; $Q_{100}=0.71$ cfs) is the majority of the parking lot adjacent to Building-A and the surrounding walks and landscaping. Impervious areas will include the parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Parking runoff will be captured by curb and a CDOT Type-16 curb inlet connected to the storm sewer leading to the UGD. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-16 inlet has a design intercept capacity of 1.5 cfs (minor) and 2.0 cfs (major) which is greater than the runoff from the basin.

19. Basin Pr-19

Basin Pr-19 (0.104 acres; $C=0.82$; $T_c=5$ min. $Q_{25}=0.43$ cfs; $Q_{100}=0.56$ cfs) is a portion of the parking lot adjacent to Building-B, one-half of Palmer Avenue below Basin-15, and the surrounding walks and landscaping. Impervious areas will include the street, parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Street/parking runoff will be captured by curb and a CDOT Type-13 valley inlet connected to the storm sewer leading to the UGD. In general, runoff will be sheet flow on the upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer. The Type-13 inlet has a design intercept capacity of 1.3 cfs (minor) and 1.5

cfs (major) which is greater than the runoff from the basin, but less than the bypass runoff produced by Offsite Basin OS-2. Uncaptured runoff will bypass the inlet and continue down the street to Blake Avenue to the existing Type-R inlet located below Walmart.

20. Basin Pr-20

Basin Pr-20 (0.309 acres; $C=0.82$; $T_c=5$ min. $Q_{25}=1.28$ cfs; $Q_{100}=1.66$ cfs) is Building-B, the majority of the adjacent parking, and the surrounding walks and landscaping. Impervious areas will include the building, parking and sidewalks. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Roof runoff will be captured by gutters/downspouts and piped directly into the storm sewer system leading to the UGD. Parking runoff will be captured by curb and a CDOT Type-16 curb inlet connected to the same storm sewer. Other surface areas will be captured by swales and area inlets also connected to the storm sewer. In general, runoff will be sheet flow on the roof/upper limits, shallow flow in swales/curbs, and channel (pipe) flow in the storm sewer.

21. Basin Pr-21

Basin Pr-21 (0.364 acres; $C=0.55$; $T_c=5$ min. $Q_{25}=1.01$ cfs; $Q_{100}=1.31$ cfs) is Blake Avenue, the uncaptured portion of Palmer Avenue, and the surrounding walks and landscaping. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Slopes steeper than 4:1 will need to be lined with a 3-year stable erosion control fabric vegetated with native/lawn grasses. Blake Avenue will be completed to connect to the existing curbed street below Walmart where an existing single (5-foot) Type-R inlet is located in a sag condition. The single inlet does not contain sufficient inflow capacity to receive the remaining 8.96 cfs of Offsite Basin OS-2 runoff being conveyed through the site. Therefore, and as previously discussed, the existing inlet must be expanded to a triple (15-foot) Type-R inlet constructed per CDOT Standard Plan M-Standards using an "Inlet with Drop Box" configuration.

22. Design Point Impacts

The proposed drainage system has been designed to reduce peak flow rates at each of the three (3) previously defined design points. Please see the following Figure 5 for a comparison of (historic/existing peak runoff rates versus developed peak runoff rates.

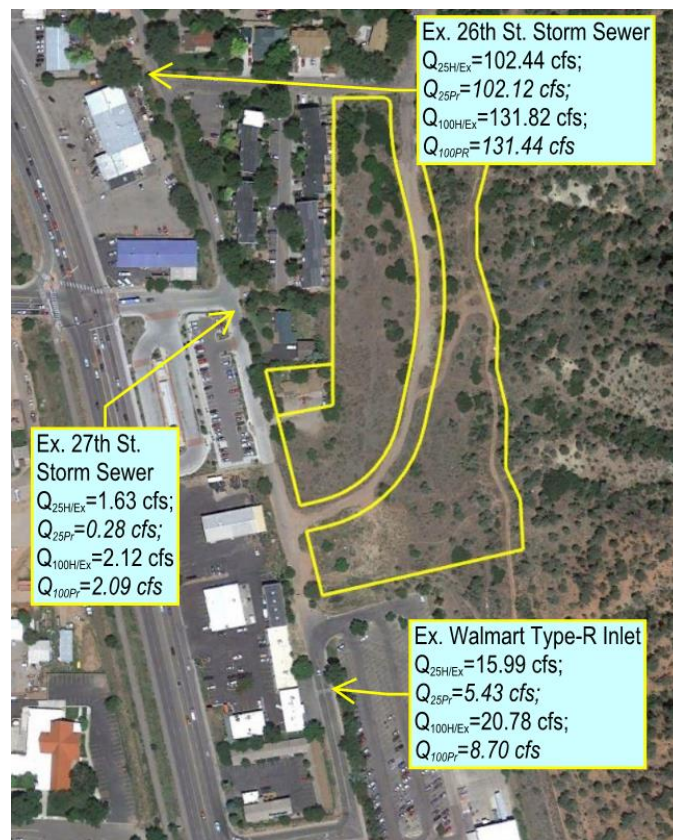


Figure 7: Outfall/Design Point Comparison

F. Low Impact Site Design

The landscaping strategy is to reduce impervious areas where possible and stabilize slopes with erosion fabric and vegetation and utilize low water demanding plants and grasses. Low Impact Site Design (LID) principals have been considered for implementation as follows:

Principle 1: Consider stormwater quality needs early in the design process

The need to manage and treat stormwater runoff was discussed during the design process affording the design team and owner an opportunity to discuss the options and evaluate their feasibility. Recognizing that the building footprints, parking and street would utilize the majority of this steep site, it was decided that detention/treatment would be more feasible than other BMP options. Plans were made to minimize the extent of hardscape improvements and install vegetative planting areas in parking islands and between the buildings and the parking. The use of grated inlets will, skim larger floating trash. The EDB will provide sediment fallout, hydrocarbon reduction and minor infiltration. The hydrodynamic separator will provide sediment fallout.

Principle 2: Use the entire site when planning for stormwater quality treatment

The design was prepared with the intent of promoting sheet flow (landscape areas between buildings/parking/walks), reducing imperviousness (minimized amount of parking/sidewalk), removing floating trash (grated inlets) and increasing sediment dropout (EDB/hydrodynamic separator).

Principle 3: Avoid unnecessary impervious area

The sidewalks and parking spaces were all reworked and reduced by utilizing some compact parking to minimize the amount of impervious area.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions

The use of the EDB and UGD with outflow control structures will reduce the runoff rates for the minor (25-year) and major (100-yr) storm events to the pre-developed level as required by City code.

Principle 5: Integrate stormwater quality management and flood control

The purposed use of vegetated planting areas around the building/parking provides for minor pretreatment while the EDB and hydrodynamic separator will provide more extensive treatment. The EDB, UGD and outflow control structures will reduce runoff rates.

Principle 6: Develop stormwater quality facilities that enhance the site, the community and the environment

Grading and area inlet placements have been designed to protect the building structures and capture large quantities of runoff. Treating the runoff will bolster the community and environment.

Principle 7: Use a treatment train approach

A train approach is not feasible on this site because of the steep topography and need to convey large quantities of runoff to the EDB and UGD.

Principle 8: Design sustainable facilities that can be safely maintained

The EDB will be equipped with a 6:1 access slope for maintenance and emergency ingress/egress. The water storage depth of the EDB has been kept shallow 3-feet. The bottom micropool will be lined with angular riprap to create a solid base and define the sediment removal limits.

Principle 9: Design and maintain facilities with public safety in mind

The 6:1 access slope in the EDB will enable humans and animals to enter/exit the EDB for maintenance or in emergency situations.

G. Hydrologic Criteria

The stormwater management system has been designed to treat polluted runoff, detain and release the 25-year and 100-year, 1-hour storm event runoffs and allow excess runoff beyond the 100-year event to overflow the EDB and UGD safely. Rainfall intensities are based on rainfall data contained in Chapter 4 of the City Engineering Design Standards. Runoff rates and volumes were estimated using Autodesk Storm and Sanitary Sewer Analysis (SSA) v2020 software and the Rational Method. Copies of these data sheets have been included in the Appendix.

H. Hydraulic Criteria

The EDB/outflow control structure was designed using MHFD calculation spreadsheets. Storm sewer pipes and inlets were sized using Autodesk SSA software. Curb and valley inlets were confirmed using MHFD calculation spreadsheets. The MHFD recommends a clogging factor of 50% for grates and 10% for curb openings. This study utilized 25% for curb openings because of the potential for debris flow entering from Offsite Basin OS-2. The box culvert was sized using the Autodesk Hydraflow Express extension. Copies of these data sheets have been included in the Appendix.

I. Proposed Facilities

Erosion control measures and Best Management Practices (BMPS) should be followed during construction to ensure that the property and the adjacent streets are not impacted from sedimentation. This should include a combination of temporary sediment control fence, erosion control logs, rock socks, inlet silt sacks, terraced excavations and erosion fabrics to minimize

erosion and control runoff. A detailed Stormwater Management and Erosion Control Plan will need to be design and approved by the City of Glenwood Springs Engineering Department prior to construction. Preparation of stormwater management plans, permitting and compliance are the responsibility of the contractor. This project will also require a permit for stormwater discharge associated with construction activity from the station of Colorado.

The EDB will treat the WQCV for the majority of the site. The hydrodynamic separator will treat the WQCV of the runoff which cannot be directed to the EDB. Runoff from the minor and major storm events will be captured and released at controlled rates as discussed. Excess runoff beyond the major event will safely pass through the control structures. The majority of the offsite runoff will be conveyed through the site with some minor capture which will provide a net benefit for downstream properties and systems.

J. Operation and Maintenance

During construction activities and until vegetation can be established, temporary rock socks should be installed in the roadside curb and gutter and around curb inlets. Temporary silt sacks should be installed in roadway drop inlets. Temporary certified weed free hay bales, check dams, silt dikes, erosion control logs or sediment control fencing should be installed around below all disturbances in Colorado Department of Transportation M-Standards. The Contractor shall be responsible for removing debris from the sediment structures after each storm event. The Contractor shall also repair any damaged erosion controls, remove accumulated sediment from the EDB, from the hydrodynamic separator and from behind hay bales/check dams/silt dikes/erosion control logs/sediment control fence after each storm event. After construction, the property owner shall be responsible for removing debris and sediment after each storm event and dredging sediment on an as-needed basis.

The hydrodynamic separator and EDB/UGD Outflow Control Structures must be inspected and maintained semi-annually to remove sediment and debris that has collected. Heat tape from the roof downspouts should be extended into nearby area inlets secured to the bottom of the inlet grates.

Extended detention basins have low to moderate maintenance requirements. Routine and non-routine maintenance is necessary to assure performance, enhance aesthetics, and protect structural integrity. The dry basins can result in nuisance complaints if not properly designed or maintained. Bio-degradable pesticides may be required to limit insect problems. Frequent debris removal and grass-mowing can reduce aesthetic complaints. If a shallow wetland or marshy area is included, mosquito breeding and nuisance odors could occur if the water becomes stagnant. The basic elements of the maintenance requirements are presented as follows:

Required Action	Maintenance Objective	Frequency of Action
Lawn mowing and lawn care	Occasional mowing to limit unwanted vegetation. Maintain irrigated turf grass as 2 to 4 inches tall and non-irrigated native turf grasses at 4 to 6 inches.	Routine – Depending on aesthetic requirements.
Debris and litter removal	Remove debris and litter from the entire pond to minimize outlet clogging and improve aesthetics.	Routine – Following spring runoff and following significant rainfall events.
Sediment removal from forebay and micro-pool	Remove accumulated sediment from the forebay and micro-pool. Dewatering of the micro-pool by pumping onto the EDB's bottom grasses and temporary diversion of all base flows will be needed to remove the accumulated sediment from micro-pool's bottom.	Routine – The sediment accumulations forebay and the micro-pool will need to be cleaned out every one to three years. Cleaning of micro-pool is important for mosquito control.

(AMEC Earth and Environmental Inc., Wright Water Engineers Inc., Wenk & Associates, 2010, Rev. 12/2014)

Sediment and mud should be prevented from leaving the construction site by the immediate placement of a stabilized construction entrance. The Contractor should be responsible for cleaning and general upkeep of the site and adjacent roadways. As an effective dust control measure, water and weed-free straw may be utilized to minimize uprising of dust.

Forterra BioClean recommends the following inspection and maintenance procedures for underground detention: (BioClean, 2020)

Inspection and maintenance of the underground detention, retention, or infiltration system is vital for the performance and life cycle of the stormwater management system. All local, state, and federal permits and regulations must be followed for system compliance. Manway access locations are provided on each system for ease of ingress and egress for routine inspection and maintenance activities. Stormwater regulations require that all BMP(s) be inspected and maintained to ensure they are operating as designed and providing protection to receiving water bodies. It is recommended that inspections be performed multiple times during the first year to assess the site specific conditions. Inspection after the first significant rainfall event and at quarterly intervals is typical. This is recommended because pollutant loading and pollutant characteristics can vary greatly from site to site. Variables such as nearby soil erosion or construction sites, winter sanding on roads, amount of daily traffic and land use can increase pollutant loading on the system. The first year of inspections can be used to set inspection and maintenance intervals for subsequent years to ensure appropriate maintenance is provided. Without appropriate maintenance a BMP can exceed its storage capacity, become blocked, or damaged, which can negatively affect its continued performance.

Inspection Equipment

Following is a list of equipment to allow for simple and effective inspection of the underground detention, retention, or infiltration system:

- Bio Clean Environmental Inspection and Maintenance Report Form
- Flashlight
- Manhole hook or appropriate tools to access hatches and covers
- Appropriate traffic control signage and procedures
- Measuring pole and/or tape measure
- Protective clothing and eye protection

Note: Entering a confined space requires appropriate safety and certification. It is generally not required for routine inspections of the system.

Inspection Steps

The key to any successful stormwater BMP maintenance program is routine inspections. The inspection steps required on the underground detention, retention, or infiltration system are quick and easy. As mentioned above, the first year should be seen as the maintenance interval establishment phase. During the first year more frequent inspections should occur in order to gather loading data and maintenance requirements for that specific site. This information can be used to establish a base for long term inspection and maintenance interval requirements.

The underground detention, retention, or infiltration system can be inspected through visual observation without entry into the system. All necessary pre-inspection steps must be carried out before inspection occurs, especially traffic control and other safety measures to protect the inspector and nearby pedestrians from any dangers associated with an open access hatch or manhole. Once these access covers have been safely opened the inspection process can proceed:

- *Prepare the inspection form by writing in the necessary information including project name, location, date & time, unit number and other information (see inspection form).*
- *Observe the upstream drainage area and look for sources of pollution, sediment, trash and debris.*
- *Observe the inside of the system through the access manholes. If minimal light is available and vision into the unit is impaired, utilize a flashlight to see inside the system and all of its modules.*
- *Look for any out of the ordinary obstructions in the inflow and outflow pipes. Check pipes for movement or leakage. Write down any observations on the inspection form.*
- *Observe any movement of modules.*
- *Observe concrete for cracks and signs of deterioration.*
- *In detention and retention systems inspect for any signs of leakage.*
- *In infiltration systems inspect for any signs of blockage or reasons that the soils are not infiltrating.*
- *Through observation and/or digital photographs, estimate the amount of floatable debris accumulated in the system. Record this information on the inspection form. Next, utilizing a tape measure or measuring stick, estimate the amount of sediment accumulated in the system. Sediment depth may vary throughout the system, depending on the flow path. Record this depth on the inspection form.*
- *Finalize inspection report for analysis by the maintenance manager to determine if maintenance is required.*

Maintenance Indicators

Based upon observations made during inspection, maintenance of the system may be required based on the following indicators:

- *Damaged inlet and outlet pipes.*
- *Obstructions in the system or its inlet or outlet.*
- *Excessive accumulation of floatables.*
- *Excessive accumulation of sediment of more than 6" in depth.*
- *Damaged joint sealant.*

Maintenance Equipment

While maintenance can be done fully by hand it is recommended that a vacuum truck be utilized to minimize time requirements required to maintain the underground detention, retention, or infiltration system:

- Bio Clean Environmental Inspection and Maintenance Report Form
- Flashlight
- Manhole hook or appropriate tools to access hatches and covers
- Appropriate traffic control signage and procedures
- Measuring pole and/or tape measure
- Protective clothing and eye protection
- Vacuum truck
- Trash can
- Pressure washer

Note: Entering a confined space requires appropriate safety and certification. It is generally not required for routine inspections of the system. Entry into the system will be required if maintenance is required.

Maintenance Procedures

It is recommended that maintenance occurs at least three days after the most recent rain event to allow for drain down of the system and any upstream detention systems designed to drain down over an extended period of time. Maintaining the system while flows are still entering it will increase the time and complexity required for maintenance. Once all safety measures have been set up cleaning of the system can proceed as follows:

- *Using an extension on a boom on the vacuum truck, position the hose over the opened manway and lower into the system. Remove all floating debris, standing water (as needed) and sediment from the system. A power washer can be used to assist if sediments have become hardened and stuck to the walls and columns. Repeat the same procedure at each manway until the system has been fully maintained. Be sure not to pressure wash the infiltration area as it may scour.*

If maintenance requires entry into the vault:

- *Following rules for confined space entry use a gas meter to detect the presence of any hazardous gases. If hazardous gases are present do not enter the vault. Follow appropriate confined space procedures, such as utilizing venting system, to address the hazard. Once it is determined to be safe, enter utilizing appropriate entry equipment such as a ladder and tripod with harness.*
- *The last step is to close up and replace all manhole covers and remove all traffic control.*
- *All removed debris and pollutants shall be disposed of following local and state requirements.*

Good housekeeping BMP(s) should be followed throughout the entire life of the project. These include but are not limited to:

- refuge receptacles should be regularly emptied and equipped with lids;
- keeping machinery in good operating condition to prevent leakage;
- apply appropriate (not excessive) amounts of fertilizer to the landscaping;
- scheduled maintenance cleaning of any downstream curb and gutter, storm sewer inlets, culverts and ditches;
- general site cleanliness and proper training of employees;
- Grading must be performed (but not in excess) to ensure that drainage is directed away from all structures in all directions.

Once construction activities are completed, final stabilization of the disturbed areas should begin. Within one growing season of the project completion, uniform vegetative site coverage should be equal to or greater than 70% of the pre-disturbance levels, or equivalent permanent, physical erosion reduction methods should be employed. When the site is determined to have reached the final stabilization stage, erosion control structures can be removed.

K. Works Cited

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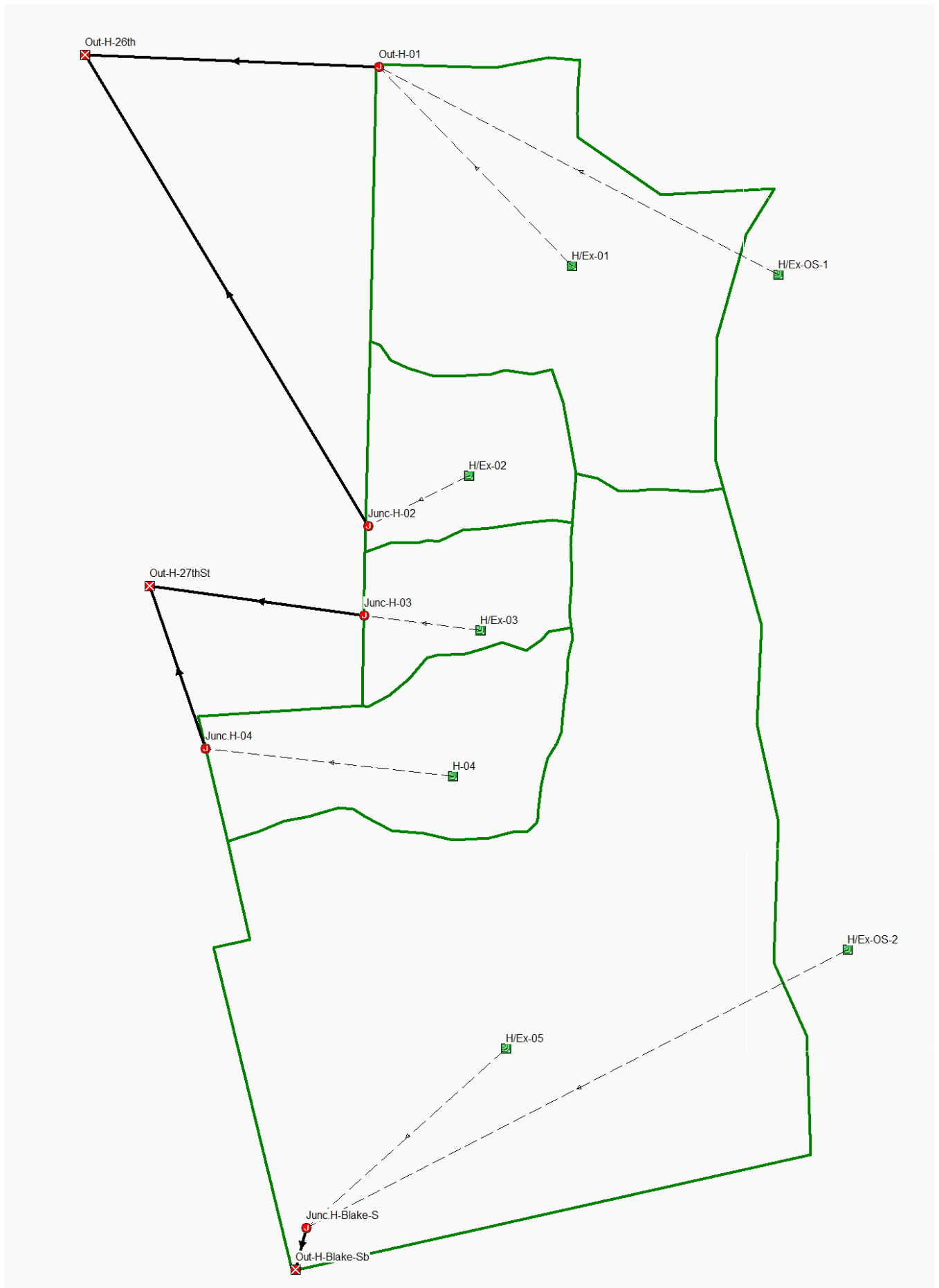
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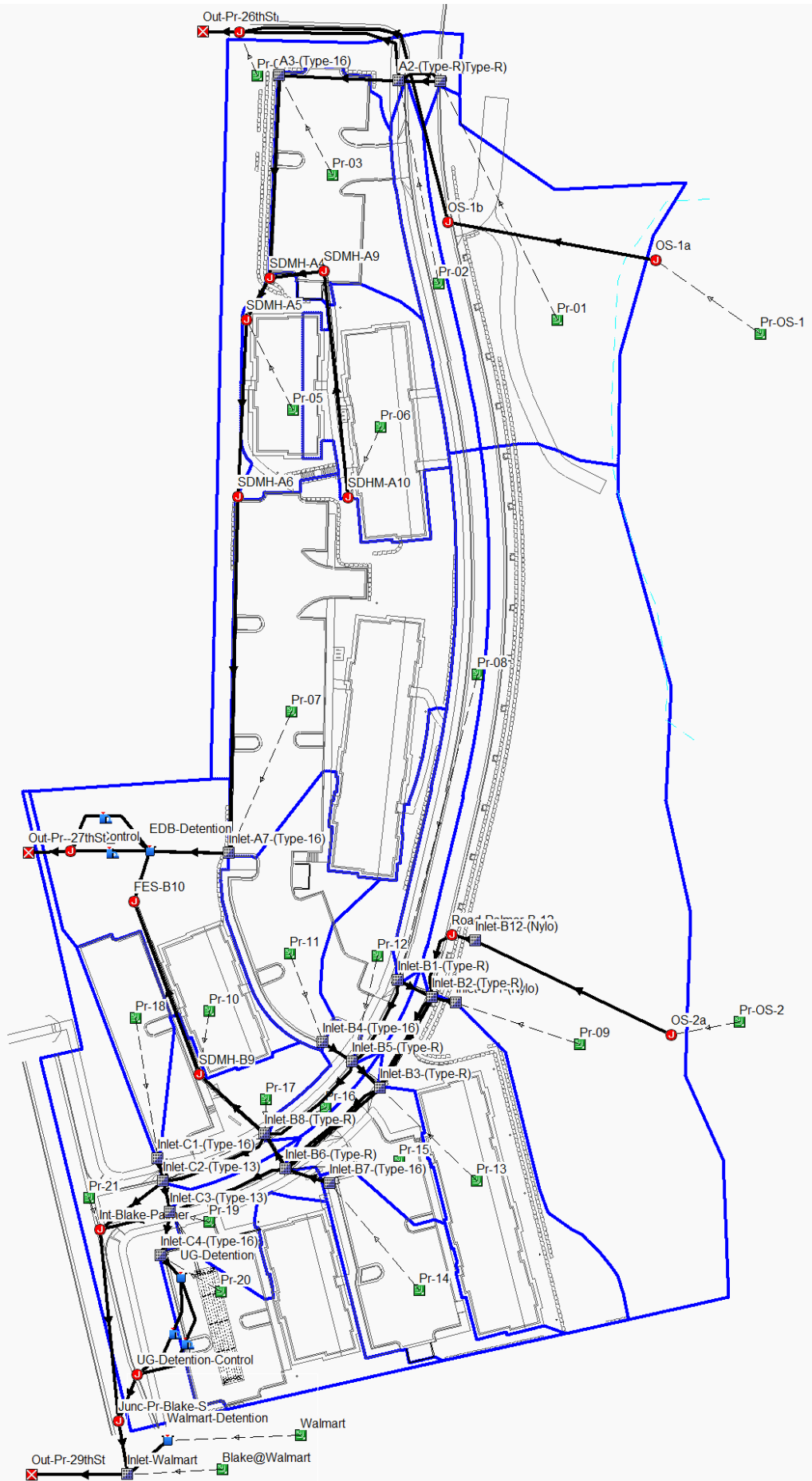
Appendix

- *Drainage Basin Summary Spreadsheet*
- *Autodesk Storm and Sanitary Sewer Analysis (SSA) datasheets*
- *MHFD Street and Inlet Hydraulics datasheets*
- *MHFD Detention Basin Design Workbook datasheets*
- *Autodesk Hydraflow Express datasheets*
- *NRCS Web Soil Survey*
- *Design Plans & Details (11"x17")*
- *Contech Inline CDS Detail (to be confirmed)*
- *ADS Underground Detention Details & Specifications*

Drainage Basin Summary Bell Rippy Townhouses

Basin	Area (sf)	Impervious		Soil Type B						Soil Type D			Runoff C	Tc (min.)	WQCV (EDB) (in)	V _{wq} (cf) (d6=0.34)	Design Point V _{wq} (cf)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
				Open Space/LS		Natural Vegetation		Natural Vegetation		Soil Type D									
		Area (sf)	%	Area (sf)	%	Area (sf)	%	Area (sf)	%	Area (sf)	%								
H/Ex-01	67574	-	-	-	-	-	-	67574	100%	0.37	7.21	-	-	-	2.46	3.20			
H/Ex-02	20084	-	-	-	-	-	-	20084	100%	0.37	6.51	-	-	-	0.77	0.99			
H/Ex-03	15964	-	-	-	-	-	-	15964	100%	0.37	6.54	-	-	-	0.61	0.79			
H/Ex-04	30586	-	-	-	-	-	-	30586	100%	0.37	7.39	-	-	-	1.10	1.43			
H/Ex-05	170017	-	-	-	-	-	-	170017	100%	0.37	8.75	-	-	-	5.67	7.37			
OS-1	5423220	-	-	5097827	94%	-	-	325393	6%	0.36	22.45	-	-	-	102.44	131.82			
OS-2	408157	-	-	89794.58	22%	-	-	318363	78%	0.28	6.32	-	-	-	11.93	15.50			
Pr-1	24815	5590	22.5%	1125	4.5%	14510	58.5%	3590	14.5%	0.48	5.00	0.126	206	-	1.38	1.79			
Pr-2	5326	4301	80.8%	1025	19.2%	-	-	-	-	0.83	5.00	0.333	117	-	0.51	0.67			
Pr-3	12339	9259	75.0%	3080	25.0%	-	-	-	-	0.79	5.00	0.300	244	-	0.82	1.06			
Pr-4	14372	1442	10.0%	-	-	12930	90.0%	-	-	0.33	5.00	0.067	64	-	0.55	0.71			
Pr-5	6391	4551	71.2%	1840	28.8%	-	-	-	-	0.77	5.00	0.281	118	-	0.57	0.74			
Pr-6	12701	9241	72.8%	3460	27.2%	-	-	-	-	0.78	5.00	0.288	241	-	1.15	1.49			
Pr-7	32430	23160	71.4%	9270	28.6%	-	-	-	-	0.77	5.00	0.282	602	-	2.90	3.76			
Pr-8	7888	6098	77.3%	1790	22.7%	-	-	-	-	0.81	5.00	0.312	162	-	0.74	0.96			
Pr-9	73048	4913	6.7%	1895	2.6%	51070	69.9%	15170	20.8%	0.38	5.00	0.047	228	-	3.22	4.18			
Pr-10	18150	5040	27.8%	13110	72.2%	-	-	-	-	0.46	5.00	0.144	173	-	0.97	1.26			
Pr-11	9605	8225	85.6%	1380	14.4%	-	-	-	-	0.87	5.00	0.367	232	-	0.97	1.26			
Pr-12	6322	3192	50.5%	3130	49.5%	-	-	-	-	0.62	5.00	0.208	86	-	0.45	0.59			
Pr-13	18045	9315	51.6%	1720	9.5%	7010	38.8%	-	-	0.67	5.00	0.211	251	-	1.40	1.82			
Pr-14	8825	7585	85.9%	1240	14.1%	-	-	-	-	0.86	5.00	0.369	215	-	0.88	1.14			
Pr-15	5669	4239	74.8%	1430	25.2%	-	-	-	-	0.79	5.00	0.298	111	-	0.52	0.67			
Pr-16	2187	1382	63.2%	805	36.8%	-	-	-	-	0.71	5.00	0.247	36	-	0.60	0.78			
Pr-17	7280	3830	52.6%	3450	47.4%	-	-	-	-	0.63	5.00	0.213	102	3187	0.16	0.21			
Pr-18	4945	4815	97.4%	130	2.6%	-	-	-	-	0.95	5.00	0.471	154	-	0.55	0.71			
Pr-19	4542	3562	78.4%	980	21.6%	-	-	-	-	0.82	5.00	0.319	95	-	0.43	0.56			
Pr-20	13454	10464	77.8%	1495	11.1%	1495	11.1%	-	-	0.82	5.00	0.315	279	-	1.28	1.66			
Pr-21	15845	6365	40.2%	9480	59.8%	-	-	-	-	0.55	5.00	0.180	188	716	1.01	1.31			
Walmart	67518	67518	100.0%	-	-	-	-	-	-	0.95	10.00	-	-	-	5.45	7.08			
Blake @ Walmart	1743	1743	100.0%	-	-	-	-	-	-	0.97	5.00	-	-	-	0.20	0.26			





Project Description

File Name 20002-SSA.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods YES

Rainfall Details

Return Period..... 25 year(s)

Subbasin Summary

SN Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft³)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 Blake@Walmart	0.040	0.97	0.42	0.41	59.2	0.20	0 00:05:00
2 H/Ex-01	1.551	0.37	0.51	0.19	1064.3	2.46	0 00:07:12
3 H/Ex-02	0.461	0.37	0.49	0.18	301.3	0.77	0 00:06:30
4 H/Ex-03	0.366	0.37	0.49	0.18	238.1	0.61	0 00:06:32
5 H/Ex-05	3.903	0.37	0.58	0.21	3032.0	5.67	0 00:08:45
6 H/Ex-OS-1	124.700	0.36	0.86	0.31	139419.6	102.44	0 00:22:27
7 H/Ex-OS-2	9.370	0.28	0.48	0.13	4557.8	11.93	0 00:06:19
8 H-04	0.702	0.37	0.52	0.19	489.4	1.10	0 00:07:23
9 Pr-01	0.570	0.48	0.42	0.20	417.7	1.38	0 00:05:00
10 Pr-02	0.122	0.83	0.42	0.35	154.9	0.51	0 00:05:00
11 Pr-03	0.283	0.79	0.42	0.33	341.4	1.13	0 00:05:00
12 Pr-04	0.330	0.33	0.42	0.14	166.5	0.55	0 00:05:00
13 Pr-05	0.147	0.77	0.42	0.32	172.6	0.57	0 00:05:00
14 Pr-06	0.292	0.78	0.42	0.33	347.2	1.15	0 00:05:00
15 Pr-07	0.745	0.77	0.42	0.32	875.6	2.90	0 00:05:00
16 Pr-08	0.181	0.81	0.42	0.34	224.2	0.74	0 00:05:00
17 Pr-09	1.677	0.38	0.42	0.16	974.0	3.22	0 00:05:00
18 Pr-10	0.417	0.46	0.42	0.19	293.4	0.97	0 00:05:00
19 Pr-11	0.221	0.87	0.42	0.37	293.0	0.97	0 00:05:00
20 Pr-12	0.145	0.62	0.42	0.26	137.5	0.45	0 00:05:00
21 Pr-13	0.414	0.67	0.42	0.28	424.1	1.40	0 00:05:00
22 Pr-14	0.203	0.86	0.42	0.36	266.2	0.88	0 00:05:00
23 Pr-15	0.130	0.79	0.42	0.33	156.8	0.52	0 00:05:00
24 Pr-16	0.167	0.71	0.42	0.30	181.4	0.60	0 00:05:00
25 Pr-17	0.050	0.63	0.42	0.27	48.3	0.16	0 00:05:00
26 Pr-18	0.114	0.95	0.42	0.40	164.8	0.55	0 00:05:00
27 Pr-19	0.104	0.82	0.42	0.35	130.6	0.43	0 00:05:00
28 Pr-20	0.309	0.82	0.42	0.35	386.8	1.28	0 00:05:00
29 Pr-21	0.364	0.55	0.42	0.23	305.2	1.01	0 00:05:00
30 Pr-OS-1	124.700	0.36	0.86	0.31	139419.6	102.44	0 00:22:27
31 Pr-OS-2	9.370	0.28	0.48	0.13	4557.8	11.93	0 00:06:19
32 Walmart	1.550	0.95	0.62	0.59	3297.1	5.45	0 00:10:00

Storm Event

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1	EDB-Control	Junction	5863.00	5866.00	5863.00	0.00	0.00	0.160	5863.10	0.00	2.90	0 00:00	0.00	0.00
2	FES-B10	Junction	5863.00	5869.00	5863.00	0.00	0.00	12.640	5864.09	0.00	4.91	0 00:00	0.00	0.00
3	Int-Blake-Palmer	Junction	5859.50	5859.50	5859.50	0.00	0.00	4.340	5859.82	0.00	0.28	0 00:00	0.00	0.00
4	Junc-H-04	Junction	5870.00	5876.00	5870.00	5876.00	0.00	1.100	5870.00	0.00	6.00	0 00:00	0.00	0.00
5	Junc.H-Blake-S	Junction	5858.00	5864.00	5858.00	5864.00	0.00	15.990	5858.00	0.00	6.00	0 00:00	0.00	0.00
6	Junc-H-02	Junction	5885.00	5891.00	5885.00	5891.00	0.00	0.770	5885.00	0.00	6.00	0 00:00	0.00	0.00
7	Junc-H-03	Junction	5888.00	5894.00	5888.00	5894.00	0.00	0.610	5888.00	0.00	6.00	0 00:00	0.00	0.00
8	Junc-Pr-Blake-S	Junction	5858.20	5858.20	5858.20	0.00	0.00	5.620	5858.70	0.00	0.75	0 00:00	0.00	0.00
9	OS-1a	Junction	5942.00	5942.00	5942.00	0.00	0.00	102.440	5942.96	0.00	0.54	0 00:00	0.00	0.00
10	OS-1b	Junction	5906.00	5906.00	5906.00	0.00	0.00	102.290	5906.96	0.00	0.54	0 00:00	0.00	0.00
11	OS-2a	Junction	5942.00	5942.00	5942.00	0.00	0.00	11.930	5942.30	0.00	0.20	0 00:00	0.00	0.00
12	Out-H-01	Junction	5875.00	5881.00	5875.00	5881.00	0.00	102.440	5875.00	0.00	6.00	0 00:00	0.00	0.00
13	Pr-26th	Junction	5876.00	5877.00	5876.00	11753.00	0.00	102.120	5876.52	0.00	0.48	0 00:00	0.00	0.00
14	Road-Palmer-B-12	Junction	5888.00	5888.00	5888.00	0.00	0.00	11.510	5888.73	0.00	0.52	0 00:00	0.00	0.00
15	SDHM-A10	Junction	5896.00	5899.00	5896.00	5899.00	0.00	1.150	5896.37	0.00	2.63	0 00:00	0.00	0.00
16	SDMH-A4	Junction	5889.50	5899.80	5889.50	5899.80	0.00	3.660	5894.15	0.00	5.65	0 00:00	0.00	0.00
17	SDMH-A5	Junction	5888.90	5893.65	5888.90	5893.65	0.00	4.160	5889.55	0.00	4.10	0 00:00	0.00	0.00
18	SDMH-A6	Junction	5886.30	5890.77	5886.30	5890.77	0.00	4.150	5887.15	0.00	3.63	0 00:00	0.00	0.00
19	SDMH-A9	Junction	5894.20	5900.19	5894.20	5900.19	0.00	1.110	5894.76	0.00	5.43	0 00:00	0.00	0.00
20	SDMH-B9	Junction	5864.00	5867.21	5864.00	5867.21	0.00	12.700	5865.09	0.00	2.12	0 00:00	0.00	0.00
21	UG-Detention-Control	Junction	5858.30	5858.30	5858.30	0.00	0.00	1.650	5858.80	0.00	1.50	0 00:00	0.00	0.00
22	Out-H-26th	Outfall	5841.00					102.440	5841.00					
23	Out-H-27thSt	Outfall	5858.00					1.630	5858.00					
24	Out-H-Blake-Sb	Outfall	5858.00					15.990	5858.00					
25	Out-Pr-26thSt	Outfall	5875.00					102.120	5875.00					
26	Out-Pr--27thSt	Outfall	5862.00					0.160	5862.10					
27	Out-Pr-29thSt	Outfall	5850.80					5.860	5852.30					
28	EDB-Detention	Storage Node	5863.00	5869.00	5863.00		0.00	19.080	5865.00				0.00	0.00
29	UG-Detention	Storage Node	5858.40	5861.40	5858.40		0.00	4.370	5859.96				0.00	0.00
30	Walmart-Detention	Storage Node	5852.00	5855.00	5852.00		0.00	5.450	5854.02				0.00	0.00

Replace w/ the MHFD Detention Basin Design Workbook value for an EDB outflow control (0.28 cfs)

Link Summary

SN Element ID	Element Type (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Elevation (ft)	Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1 26thSt	Pipe	Out-Pr-26thSt	25.49	5876.00	5875.00	5875.00	3.9200	0.000	0.0120	102.120	0.00	0.00	0.00	0.00	0.00	0.00
2 Link-B10	Pipe	EDB-Detention	35.65	5863.00	5863.00	5863.00	0.0000	0.000	0.0120	12.640	0.00	0.05	0.00	0.24	0.41	0.00
3 Link-H-01	Pipe	Out-H-26th	230.30	5875.00	5841.00	5841.00	14.7600	0.000	0.0120	102.440	0.00	0.13	0.00	0.31	0.52	0.00
4 Link-H-02	Pipe	Out-H-26th	177.03	5885.00	5841.00	5841.00	24.8500	0.000	0.0120	0.770	0.00	0.13	0.00	0.31	0.52	0.00
5 Link-H-03	Pipe	Out-H-27thSt	169.29	5888.00	5858.00	5858.00	17.7200	0.000	0.0120	0.610	0.00	0.13	0.00	0.31	0.52	0.00
6 Link-H-04	Pipe	Out-H-27thSt	134.40	5870.00	5858.00	5858.00	8.9300	0.000	0.0120	1.100	0.00	0.13	0.00	0.31	0.52	0.00
7 Link-H-Blake-S	Pipe	Out-H-Blake-Sb	33.46	5858.00	5858.00	5858.00	0.0000	0.000	0.0120	15.990	0.00	0.13	0.00	0.31	0.52	0.00
8 Pipe-29thSt	Pipe	Out-Pr-29thSt	265.00	5851.40	5850.80	5850.80	0.2300	18.000	0.0120	5.860	5.41	1.08	3.85	1.41	0.94	0.00
9 Pipe-A1	Pipe	A1-(Type-R)	24.33	5892.50	5892.20	5892.20	1.2300	12.000	0.0120	0.860	4.29	0.20	4.98	0.30	0.30	0.00
10 Pipe-A10	Pipe	SDMH-A9	153.02	5896.00	5894.40	5894.40	1.0500	12.000	0.0120	1.110	3.95	0.28	7.14	0.36	0.36	0.00
11 Pipe-A2	Pipe	A3-(Type-16)	80.85	5892.00	5891.20	5891.20	0.9900	12.000	0.0120	1.540	3.84	0.40	4.64	0.44	0.44	0.00
12 Pipe-A3	Pipe	A3-(Type-16)	133.17	5891.00	5889.70	5889.70	0.9800	12.000	0.0120	2.570	3.81	0.67	5.26	0.60	0.60	0.00
13 Pipe-A4	Pipe	SDMH-A4	29.56	5889.50	5888.90	5888.90	2.0300	15.000	0.0120	3.660	9.97	0.37	7.50	0.52	0.42	0.00
14 Pipe-A5	Pipe	SDMH-A5	117.00	5888.90	5886.50	5886.50	2.0500	12.000	0.0120	4.150	5.53	0.75	7.77	0.65	0.65	0.00
15 Pipe-A6	Pipe	SDMH-A6	240.10	5886.30	5879.80	5879.80	2.7100	12.000	0.0120	4.110	6.35	0.65	8.72	0.58	0.58	0.00
16 Pipe-A7	Pipe	Inlet-A7-(Type-16)	54.21	5876.80	5863.00	5863.00	25.4600	12.000	0.0120	6.480	19.47	0.33	22.29	0.40	0.40	0.00
17 Pipe-A9	Pipe	SDMH-A9	34.80	5894.20	5893.80	5893.80	1.1500	12.000	0.0120	1.110	4.14	0.27	4.47	0.35	0.35	0.00
18 Pipe-B1	Pipe	Inlet-B1-(Type-R)	24.33	5879.60	5879.30	5879.30	1.2300	12.000	0.0120	0.570	4.29	0.13	4.34	0.25	0.25	0.00
19 Pipe-B11	Pipe	Inlet-B2-(Type-R)	15.00	5880.00	5880.00	5880.00	20.0000	15.000	0.0120	3.200	32.82	0.10	16.99	0.26	0.21	0.00
20 Pipe-B12	Pipe	Road-Palmer-B-12	15.00	5889.00	5888.00	5888.00	6.6700	15.000	0.0120	11.510	18.07	0.64	15.59	0.72	0.58	0.00
21 Pipe-B2	Pipe	Inlet-B3-(Type-R)	65.73	5879.10	5872.80	5872.80	9.5800	15.000	0.0120	5.810	21.67	0.27	14.97	0.44	0.35	0.00
22 Pipe-B3	Pipe	Inlet-B6-(Type-R)	82.21	5872.60	5864.70	5864.70	9.6100	15.000	0.0120	9.110	21.69	0.42	16.91	0.57	0.45	0.00
23 Pipe-B4	Pipe	Inlet-B5-(Type-R)	20.78	5876.90	5873.30	5873.30	17.3300	8.000	0.0120	0.880	5.45	0.16	11.47	0.18	0.27	0.00
24 Pipe-B5	Pipe	Inlet-B3-(Type-R)	24.33	5873.10	5872.80	5872.80	1.2300	12.000	0.0120	1.370	4.29	0.32	4.85	0.39	0.39	0.00
25 Pipe-B6	Pipe	Inlet-B8-(Type-R)	24.34	5864.70	5864.50	5864.50	0.8200	24.000	0.0120	11.730	22.21	0.53	7.17	1.03	0.52	0.00
26 Pipe-B7	Pipe	Inlet-B6-(Type-R)	29.28	5870.20	5864.70	5864.70	18.7800	8.000	0.0120	0.870	5.67	0.15	11.78	0.18	0.26	0.00
27 Pipe-B8	Pipe	Inlet-B8-(Type-R)	57.48	5864.50	5864.00	5864.00	0.8700	24.000	0.0120	11.810	22.86	0.52	7.34	1.02	0.51	0.00
28 Pipe-B9	Pipe	SDMH-B9	125.34	5864.00	5863.00	5863.00	0.8000	24.000	0.0120	12.640	21.89	0.58	7.24	1.09	0.55	0.00
29 Pipe-C1	Pipe	Inlet-C1-(Type-16)	14.31	5859.60	5859.20	5859.20	2.8000	8.000	0.0120	0.440	2.19	0.20	4.91	0.20	0.30	0.00
30 Pipe-C2	Pipe	Inlet-C3-(Type-13)	19.75	5859.00	5858.80	5858.80	1.0100	8.000	0.0120	1.120	1.32	0.85	4.24	0.47	0.71	0.00
31 Pipe-C3	Pipe	Inlet-C3-(Type-13)	27.52	5858.80	5858.50	5858.50	1.0900	15.000	0.0120	3.320	7.31	0.45	5.81	0.59	0.47	0.00
32 Pipe-C4	Pipe	Inlet-C4-(Type-16)	20.00	5858.50	5858.40	5858.40	0.5000	18.000	0.0120	4.370	8.05	0.54	4.65	0.79	0.52	0.00
33 Pipe-EDB-Control	Pipe	UG-EDB-Control	28.55	5863.00	5862.00	5862.00	3.5000	15.000	0.0120	1.650	13.10	0.01	3.66	0.10	0.08	0.00
34 Pipe-UG-Control	Pipe	Out-Pr-27thSt	20.00	5858.30	5858.20	5858.20	0.5000	15.000	0.0120	0.160	4.95	0.33	3.62	0.50	0.40	0.00
35 Bypass-A1	Channel	A1-(Type-R)	31.56	5896.57	5896.57	5896.57	0.0100	7.200	0.0160	0.480	19.28	0.02	1.79	0.20	0.34	0.00
36 Bypass-A2	Channel	A2-(Type-R)	140.00	5896.57	5876.00	5876.00	14.6900	12.000	0.0160	0.250	565.61	0.00	3.97	0.07	0.00	0.00
37 Bypass-B1	Channel	Inlet-B1-(Type-R)	64.47	5883.39	5876.84	5876.84	10.1700	7.200	0.0160	0.160	68.98	0.00	6.05	0.09	0.14	0.00
38 Bypass-B2	Channel	Inlet-B2-(Type-R)	71.42	5883.39	5876.84	5876.84	9.1800	7.200	0.0160	9.170	65.53	0.14	6.88	0.33	0.55	0.00
39 Bypass-B3	Channel	Inlet-B3-(Type-R)	85.00	5876.84	5868.74	5868.74	9.5300	7.200	0.0160	7.820	66.77	0.12	6.74	0.31	0.52	0.00
40 Bypass-B5	Channel	Inlet-B5-(Type-R)	80.66	5876.84	5868.74	5868.74	10.0300	7.200	0.0160	0.100	68.52	0.00	3.20	0.07	0.12	0.00
41 Bypass-B6	Channel	Inlet-B6-(Type-R)	84.14	5868.74	5861.29	5861.29	8.8600	7.200	0.0160	6.110	64.40	0.09	6.18	0.29	0.49	0.00
42 Bypass-B8	Channel	Inlet-B8-(Type-R)	78.55	5868.74	5861.29	5861.29	9.4900	7.200	0.0160	0.010	66.65	0.00	1.63	0.03	0.06	0.00
43 Bypass-C1	Channel	Inlet-C1-(Type-16)	18.27	5862.19	5861.29	5861.29	4.9300	7.200	0.0160	0.100	95.74	0.00	3.96	0.06	0.11	0.00
44 Bypass-C2	Channel	Inlet-C2-(Type-13)	51.37	5861.29	5859.50	5859.50	3.4800	7.200	0.0160	0.170	80.42	0.00	2.08	0.08	0.14	0.00
45 Bypass-C3	Channel	Inlet-C3-(Type-13)	58.47	5861.29	5859.50	5859.50	3.0600	7.200	0.0160	3.760	75.38	0.05	3.15	0.24	0.41	0.00
46 Link-Blake-S	Channel	Int-Blake-Palmer	230.46	5859.50	5858.20	5858.20	0.5600	7.200	0.0160	4.100	32.38	0.13	4.25	0.31	0.52	0.00
47 Out-Pr-Blake	Channel	Junc-Pr-Blake-S	200.00	5858.20	5856.00	5856.00	1.1000	7.200	0.0160	5.450	45.21	0.12	2.44	0.31	0.52	0.00
48 Road-B12	Channel	Road-Palmer-B-12	48.58	5888.00	5883.39	5883.39	9.4800	7.200	0.0160	102.120	132.73	0.09	6.23	0.28	0.48	0.00
49 Road-OS-1b	Channel	OS-1b	240.00	5906.00	5876.00	5876.00	12.5000	12.000	0.0160	102.120	521.70	0.20	14.29	0.52	0.52	0.00
50 Swale-OS-1a	Channel	OS-1a	143.20	5942.00	5804.00	5804.00	96.3700	18.000	0.0300	102.290	260.63	0.39	18.12	0.96	0.64	0.00
51 Swale-OS-2	Channel	OS-2a	146.88	5942.00	5889.00	5889.00	36.0800	6.000	0.0300	11.820	30.08	0.39	10.14	0.30	0.60	0.00
52 Office-EDB-WQCV	Orifice	EDB-Detention		5863.00	5863.00	5863.00		1.250		0.060						
53 Walmart-Det-Control	Orifice	Walmart-Detention		5852.00	5851.40	5851.40		5.600		1.130						
54 Weir-EDB-100	Weir	EDB-Detention		5863.00	5863.00	5863.00				0.000						
55 Weir-EDB-25	Weir	EDB-Detention		5863.00	5863.00	5863.00				0.100						
56 Weir-UG-100	Weir	UG-Detention		5858.40	5858.30	5858.30				0.050						
57 Weir-UG-25	Weir	UG-Detention-Control		5858.40	5858.30	5858.30				1.590						

Inlet Summary

Storm Event

SN ID	Element	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Intercepted	Peak Flow by Inlet	Peak Flow Bypassing	Efficiency during Peak Flow	Inlet Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
1	A1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.50	5896.57	5892.50	N/A	1.380	(cfs)	0.86	0.52	62.58	7.00	3.96	5896.75
2	A2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.00	5896.57	5892.00	N/A	0.950		0.69	0.26	72.66	7.00	3.01	5896.72
3	A3-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5891.00	5896.76	5891.00	100.00	1.130		N/A	N/A	N/A	7.00	7.38	5897.15
4	Inlet-A7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.80	5883.87	5876.80	100.00	2.890		N/A	N/A	N/A	7.00	15.58	5884.42
5	Inlet-B1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.60	5883.39	5879.60	N/A	0.740		0.58	0.17	77.71	7.00	2.30	5883.53
6	Inlet-B11-(Nylol)	CAL TRANS	GCP	On Sag	1	5883.30	5899.00	5883.30	36.00	3.220		N/A	N/A	N/A	7.00	18.39	5899.63
7	Inlet-B12-(Nylol)	CAL TRANS	GCP	On Sag	1	5889.00	5901.00	5889.00	36.00	11.820		N/A	N/A	N/A	7.00	152.55	5905.09
8	Inlet-B2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.10	5883.39	5879.10	N/A	11.500		2.32	9.18	20.19	7.00	11.23	5883.71
9	Inlet-B3-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5872.60	5876.84	5872.60	N/A	10.030		2.19	7.84	21.85	7.00	10.61	5877.15
10	Inlet-B4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.90	5880.96	5876.90	100.00	0.970		N/A	N/A	N/A	7.00	6.52	5881.30
11	Inlet-B5-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5873.10	5876.84	5873.10	N/A	0.610		0.50	0.10	82.76	7.00	1.84	5876.97
12	Inlet-B6-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.70	5868.74	5864.70	N/A	8.130		2.00	6.13	24.66	7.00	9.71	5869.03
13	Inlet-B7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5870.20	5874.26	5870.20	0.00	0.880		N/A	N/A	N/A	7.00	5.92	5874.59
14	Inlet-B8-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.50	5868.74	5864.50	N/A	0.100		0.09	0.01	88.56	7.00	0.30	5868.77
15	Inlet-C1-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.60	5862.19	5859.60	N/A	0.540		0.44	0.10	81.17	7.00	4.32	5862.36
16	Inlet-C2-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.00	5861.29	5859.00	N/A	0.860		0.68	0.18	78.89	7.00	5.60	5861.48
17	Inlet-C3-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5858.50	5861.29	5858.50	N/A	6.350		2.58	3.77	40.60	7.00	13.94	5861.65
18	Inlet-C4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5853.50	5862.46	5853.50	0.00	1.280		N/A	N/A	N/A	7.00	8.14	5862.87
19	Inlet-Walmart	FHWA HEC-22 GENERIC	N/A	On Sag	1	5851.40	5856.00	5851.40	100.00	5.460		N/A	N/A	N/A	7.00	15.32	5856.57

Subbasin Hydrology

Subbasin : Blake@Walmart

Input Data

Area (ac) 0.04
 Weighted Runoff Coefficient 0.9700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.04	B (6%+)	0.97
Composite Area & Weighted Runoff Coeff.	0.04		0.97

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

T_c = Time of Concentration (hr)
 n = Manning's roughness
 L_f = Flow Length (ft)
 P = 2 yr, 24 hr Rainfall (inches)
 S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
 V = 20.3282 * (S_f^{0.5}) (paved surface)
 V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
 V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
 V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
 V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
 V = 5.0 * (S_f^{0.5}) (woodland surface)
 V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
 T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)

Channel Flow Equation :

$$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$$

$$R = A_q / W_p$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where :

T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 R = Hydraulic Radius (ft)
 A_q = Flow Area (ft²)
 W_p = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)
 n = Manning's roughness

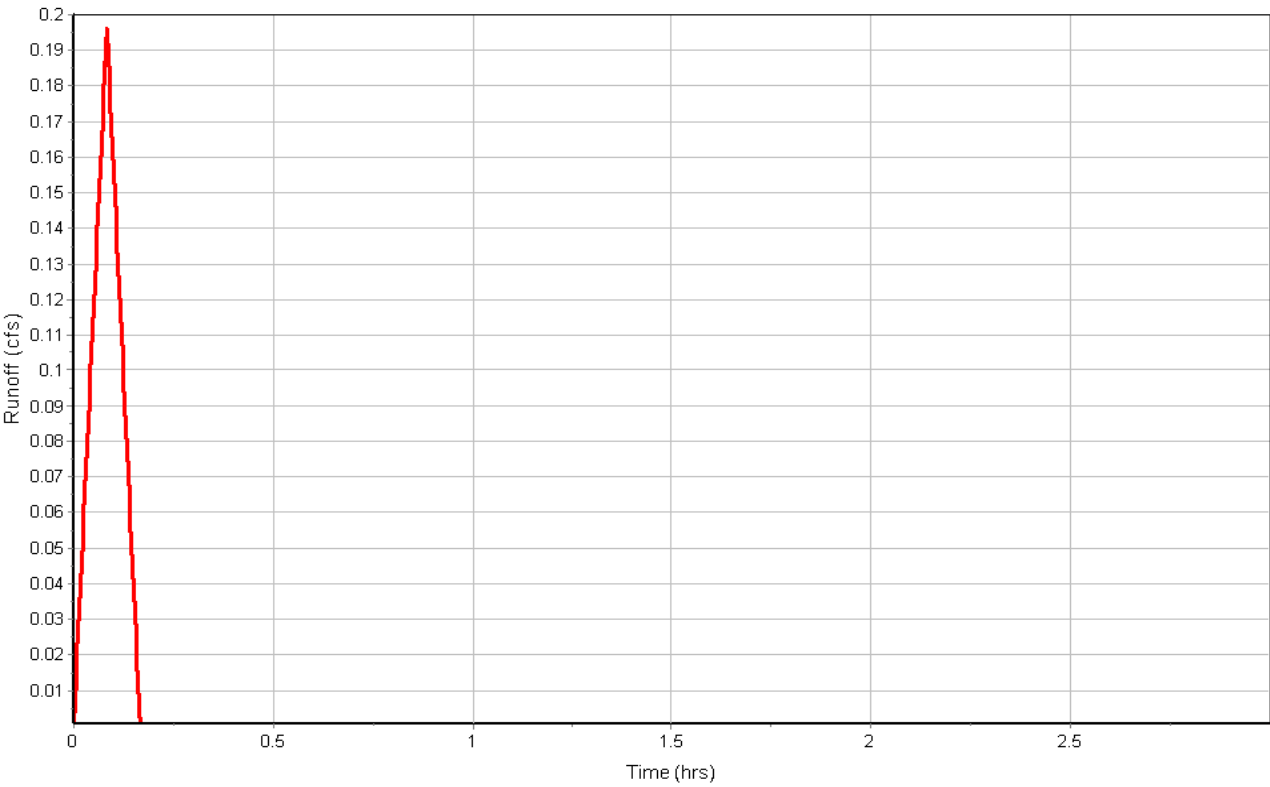
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.41
 Peak Runoff (cfs) 0.20
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.9700
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Blake@Walmart

Runoff Hydrograph



Subbasin : H/Ex-01

Input Data

Area (ac) 1.55
 Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	1.55	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	1.55		0.37

Time of Concentration

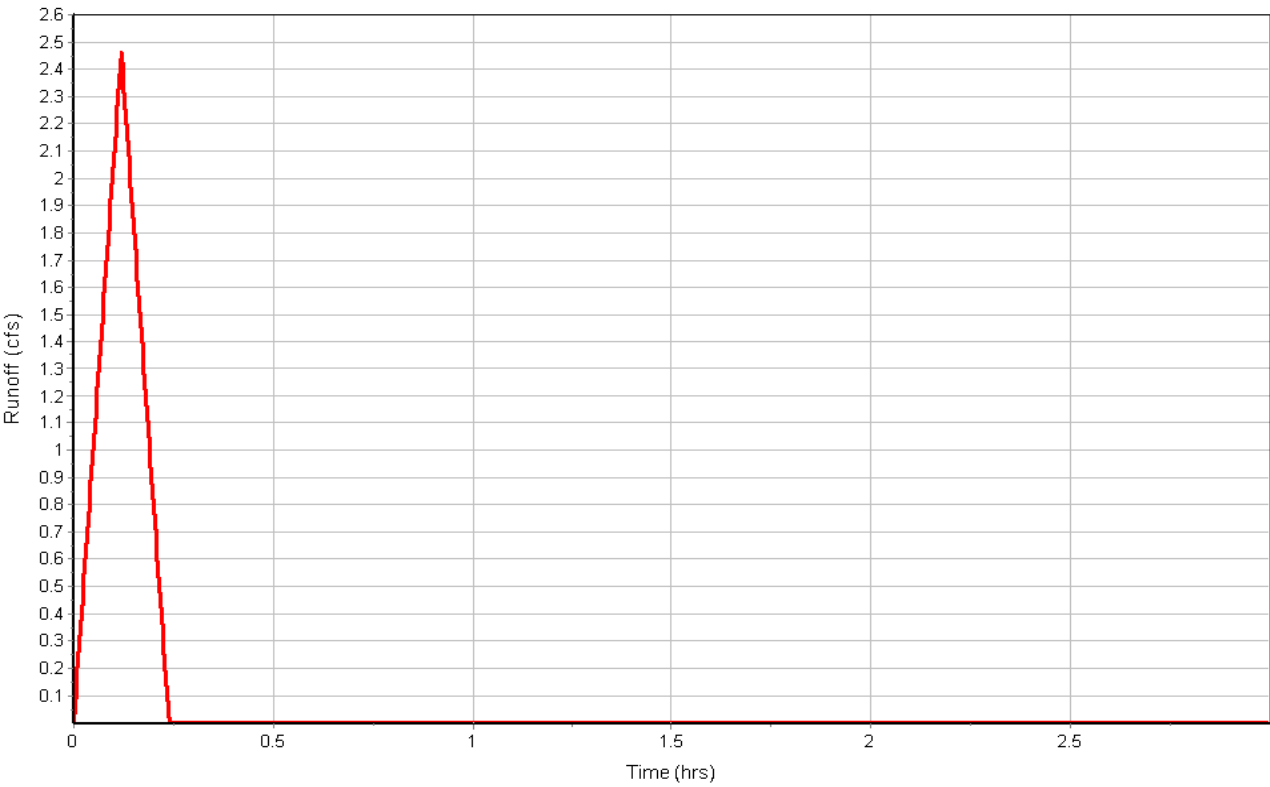
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	23	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.29	0.00	0.00
Computed Flow Time (min) :	5.74	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	440	0.00	0.00
Slope (%) :	9.6	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.00	0.00	0.00
Computed Flow Time (min) :	1.47	0.00	0.00
Total TOC (min)	7.21		

Subbasin Runoff Results

Total Rainfall (in) 0.51
 Total Runoff (in) 0.19
 Peak Runoff (cfs) 2.46
 Rainfall Intensity 4.285
 Weighted Runoff Coefficient 0.3700
 Time of Concentration (days hh:mm:ss) 0 00:07:13

Subbasin : H/Ex-01

Runoff Hydrograph



Subbasin : H/Ex-02

Input Data

Area (ac) 0.46
 Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.46	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.46		0.37

Time of Concentration

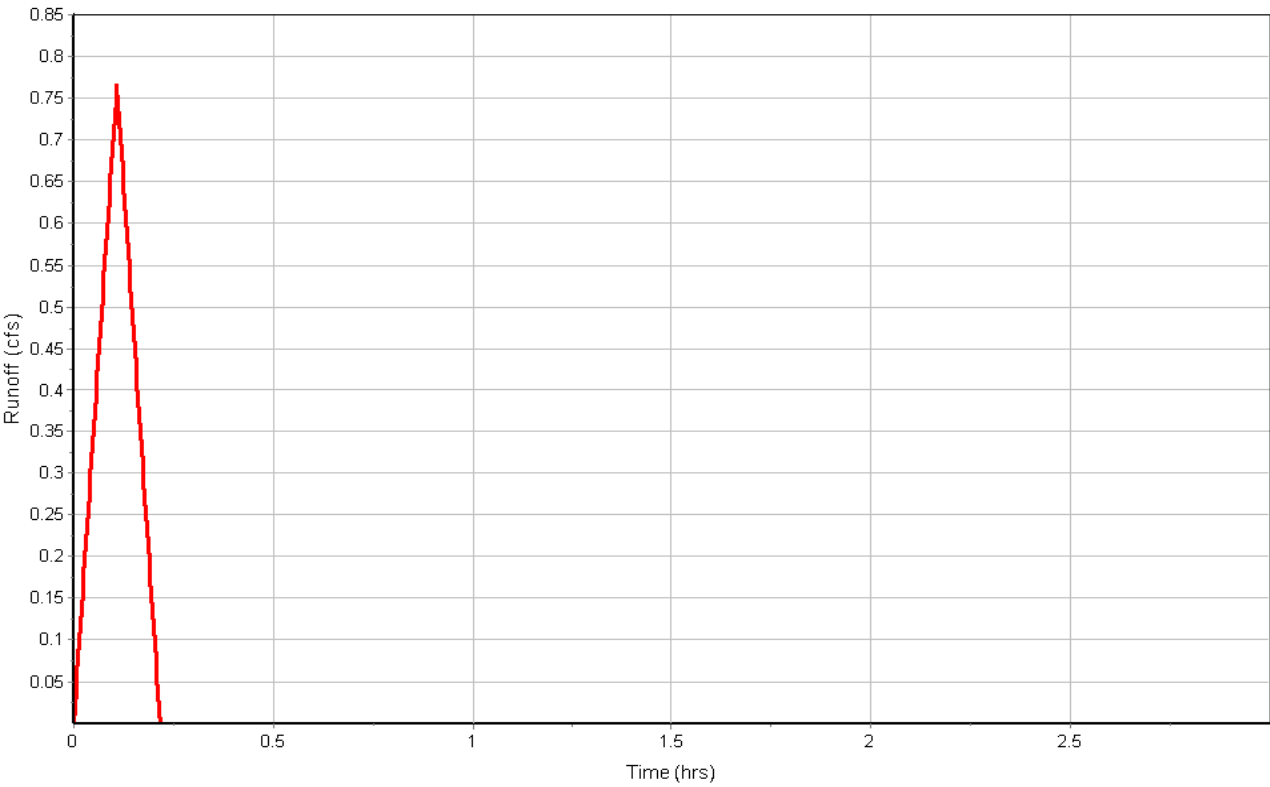
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	75	0.00	0.00
Slope (%) :	16	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	4.00	0.00	0.00
Computed Flow Time (min) :	0.31	0.00	0.00
Total TOC (min)	6.51		

Subbasin Runoff Results

Total Rainfall (in) 0.49
 Total Runoff (in) 0.18
 Peak Runoff (cfs) 0.77
 Rainfall Intensity 4.486
 Weighted Runoff Coefficient 0.3700
 Time of Concentration (days hh:mm:ss) 0 00:06:31

Subbasin : H/Ex-02

Runoff Hydrograph



Subbasin : H/Ex-03

Input Data

Area (ac) 0.37
 Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.37	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.37		0.37

Time of Concentration

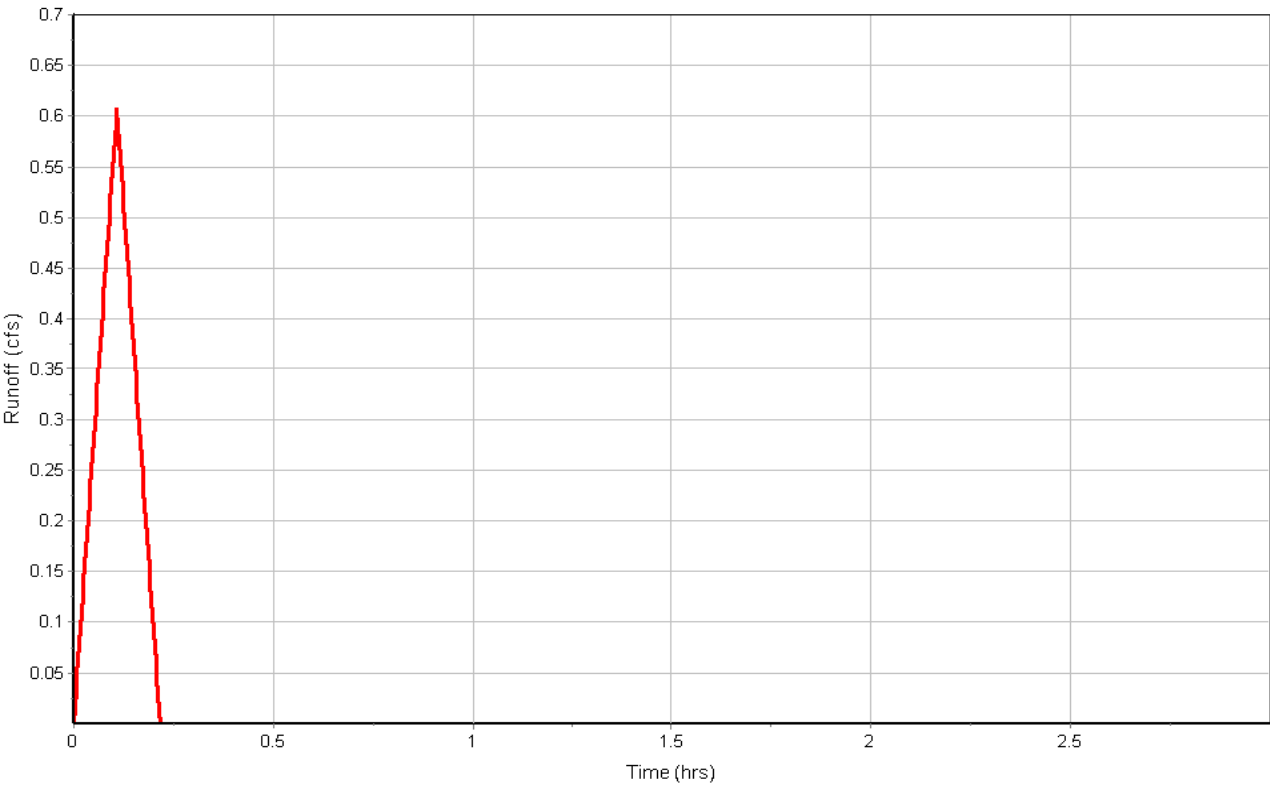
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	70	0.00	0.00
Slope (%) :	11.5	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.39	0.00	0.00
Computed Flow Time (min) :	0.34	0.00	0.00
Total TOC (min)	6.54		

Subbasin Runoff Results

Total Rainfall (in) 0.49
 Total Runoff (in) 0.18
 Peak Runoff (cfs) 0.61
 Rainfall Intensity 4.477
 Weighted Runoff Coefficient 0.3700
 Time of Concentration (days hh:mm:ss) 0 00:06:32

Subbasin : H/Ex-03

Runoff Hydrograph



Subbasin : H/Ex-05

Input Data

Area (ac) 3.90
 Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	3.90	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	3.90		0.37

Time of Concentration

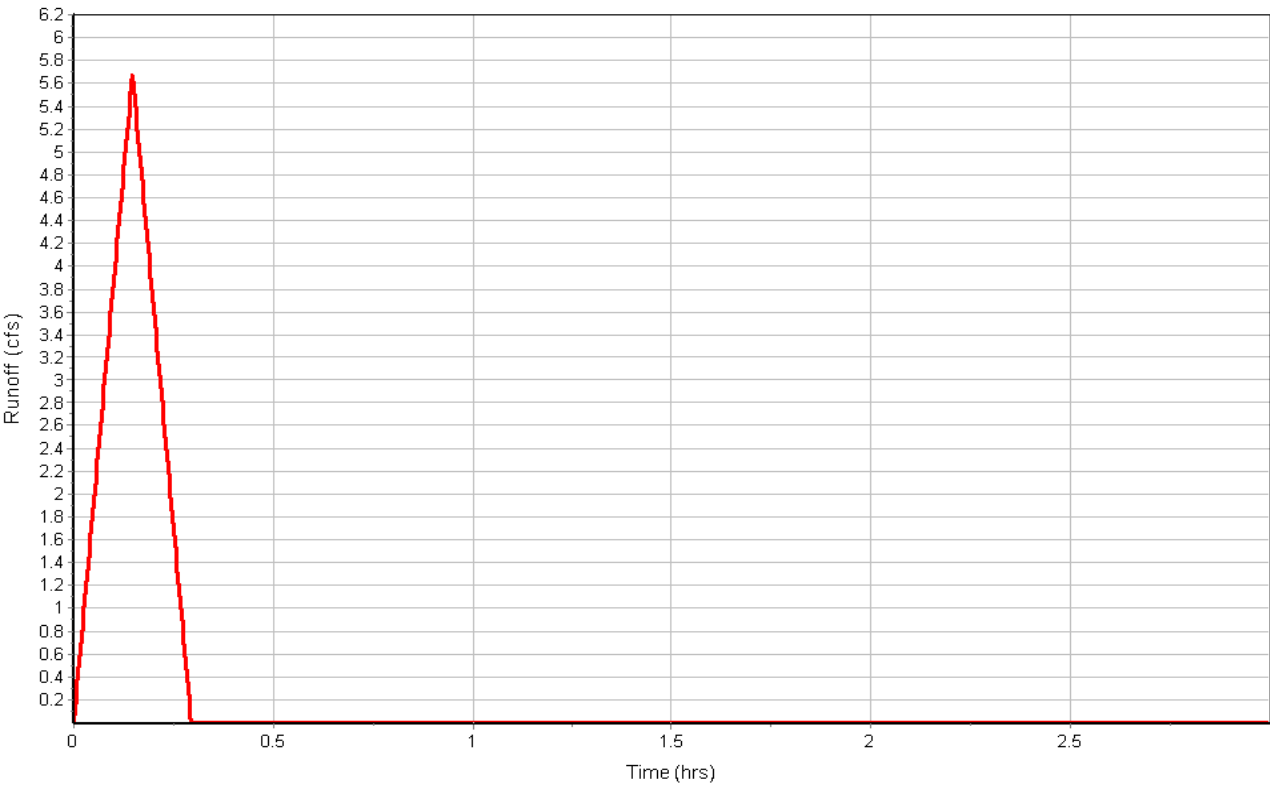
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	23	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.29	0.00	0.00
Computed Flow Time (min) :	5.74	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	560	140	0.00
Slope (%) :	10	1.5	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.10	1.98	0.00
Computed Flow Time (min) :	1.83	1.18	0.00
Total TOC (min)	8.75		

Subbasin Runoff Results

Total Rainfall (in) 0.58
 Total Runoff (in) 0.21
 Peak Runoff (cfs) 5.67
 Rainfall Intensity 3.928
 Weighted Runoff Coefficient 0.3700
 Time of Concentration (days hh:mm:ss) 0 00:08:45

Subbasin : H/Ex-05

Runoff Hydrograph



Subbasin : H/Ex-OS-1

Input Data

Area (ac) 124.70
 Weighted Runoff Coefficient 0.3600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	117.22	B (6%+)	0.37
Forest, 25 years or greater	7.48	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	124.70		0.36

Time of Concentration

	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.21	0.00	0.00
Computed Flow Time (min) :	8.01	0.00	0.00

	Subarea A	Subarea B	Subarea C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	3200	0.00	0.00
Slope (%) :	15	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	0.00	0.00
Computed Flow Time (min) :	13.78	0.00	0.00

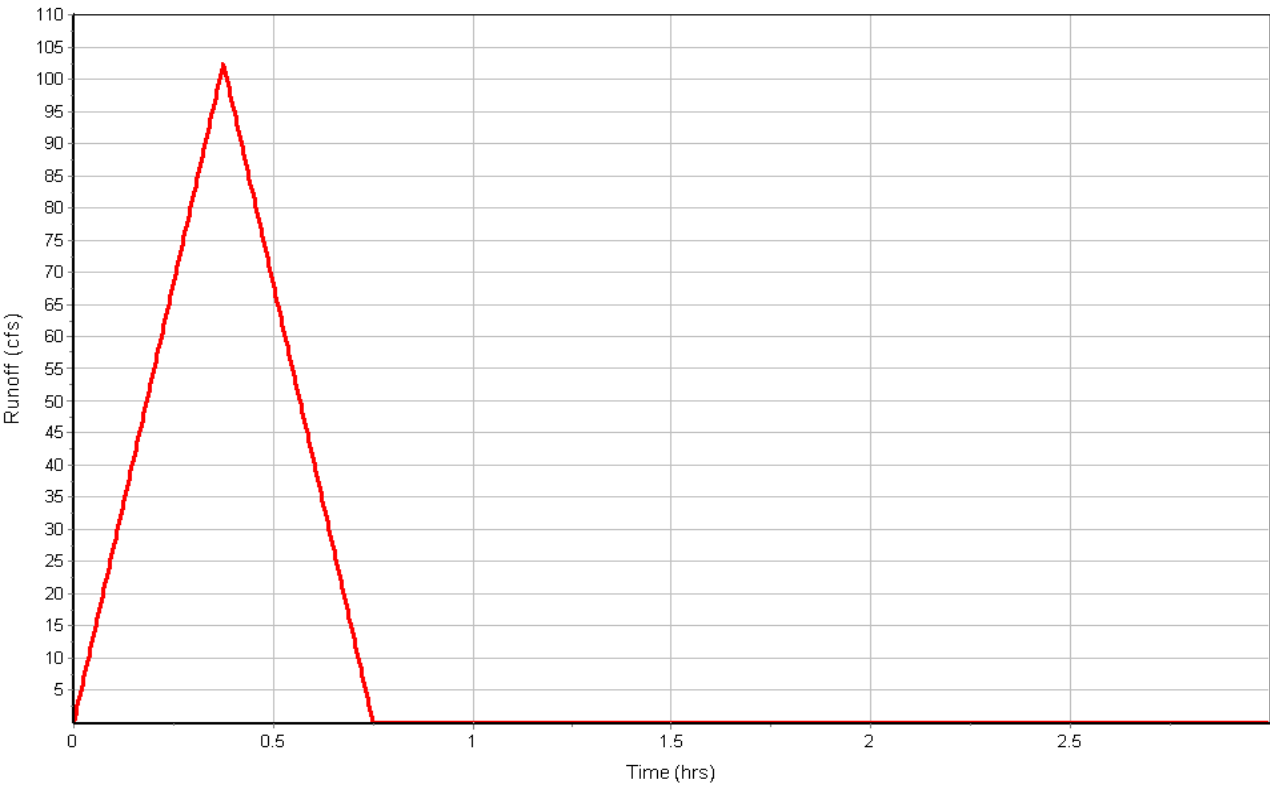
	Subarea A	Subarea B	Subarea C
Channel Flow Computations			
Manning's Roughness :	0.030	0.00	0.00
Flow Length (ft) :	2200	0.00	0.00
Channel Slope (%) :	33	0.00	0.00
Cross Section Area (ft ²) :	62.5	0.00	0.00
Wetted Perimeter (ft) :	23	0.00	0.00
Velocity (ft/sec) :	55.56	0.00	0.00
Computed Flow Time (min) :	0.66	0.00	0.00
Total TOC (min)	22.45		

Subbasin Runoff Results

Total Rainfall (in) 0.86
 Total Runoff (in) 0.31
 Peak Runoff (cfs) 102.44
 Rainfall Intensity 2.282
 Weighted Runoff Coefficient 0.3600
 Time of Concentration (days hh:mm:ss) 0 00:22:27

Subbasin : H/Ex-OS-1

Runoff Hydrograph



Subbasin : H/Ex-OS-2

Input Data

Area (ac) 9.37
 Weighted Runoff Coefficient 0.2800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	2.06	B (6%+)	0.37
Forest, 25 years or greater	7.31	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	9.37		0.28

Time of Concentration

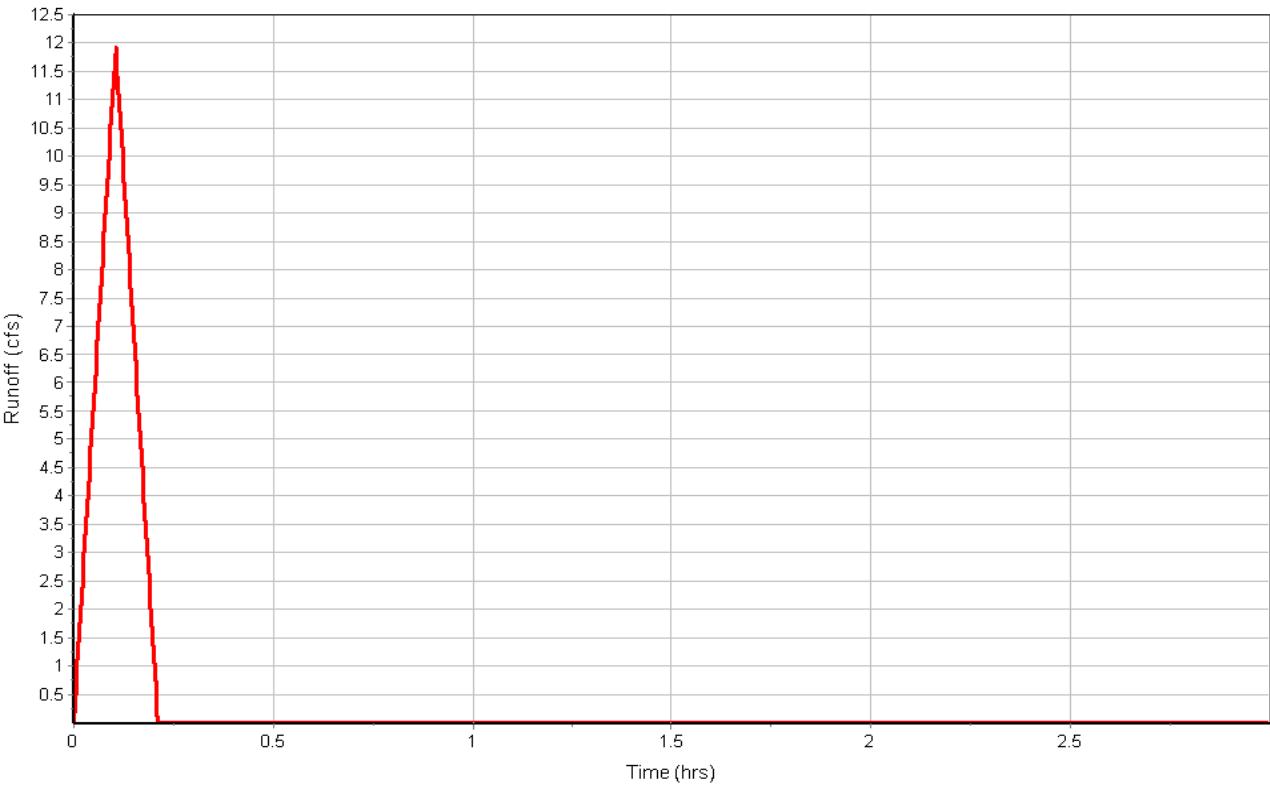
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	45	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.38	0.00	0.00
Computed Flow Time (min) :	4.39	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1360	0.00	0.00
Slope (%) :	53	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	11.75	0.00	0.00
Computed Flow Time (min) :	1.93	0.00	0.00
Total TOC (min)	6.32		

Subbasin Runoff Results

Total Rainfall (in) 0.48
 Total Runoff (in) 0.13
 Peak Runoff (cfs) 11.93
 Rainfall Intensity 4.546
 Weighted Runoff Coefficient 0.2800
 Time of Concentration (days hh:mm:ss) 0 00:06:19

Subbasin : H/Ex-OS-2

Runoff Hydrograph



Subbasin : H-04

Input Data

Area (ac) 0.70
 Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.70	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.70		0.37

Time of Concentration

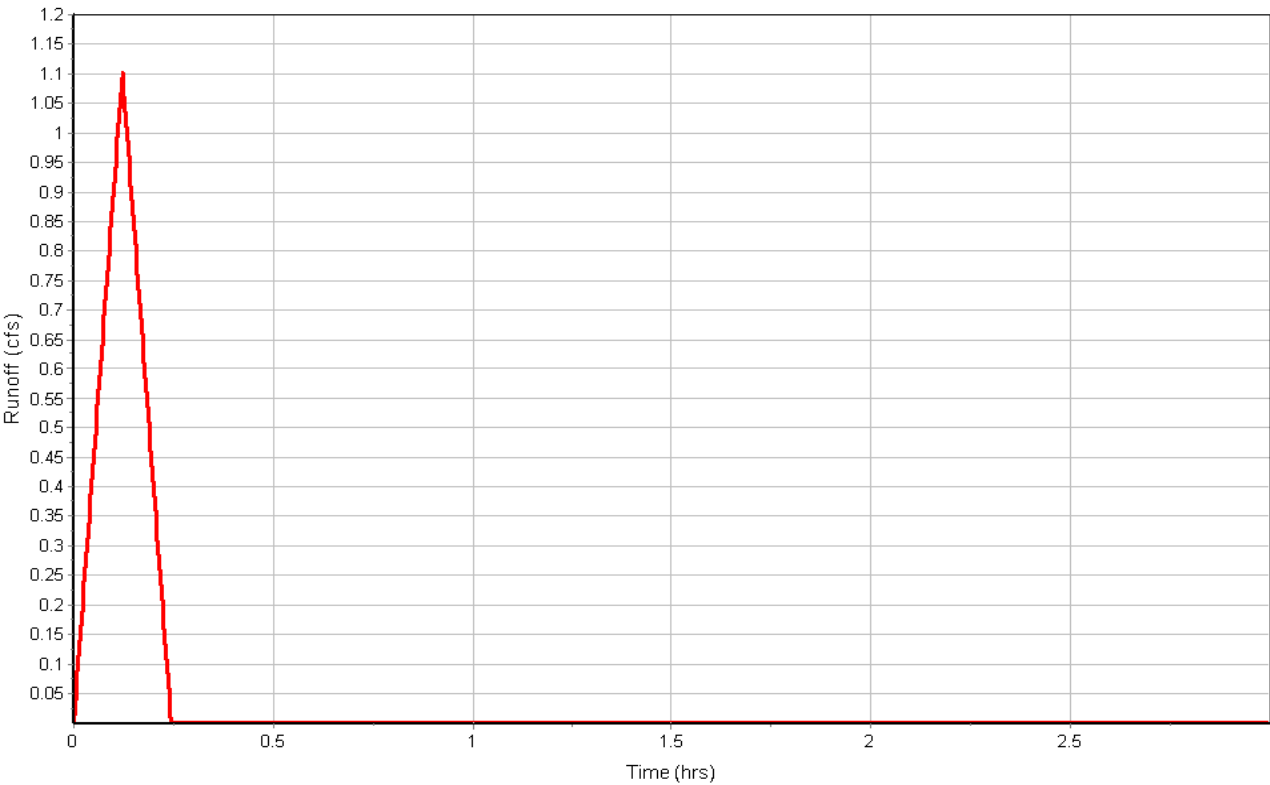
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	140	110	0.00
Slope (%) :	15	3.7	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	3.10	0.00
Computed Flow Time (min) :	0.60	0.59	0.00
Total TOC (min)	7.39		

Subbasin Runoff Results

Total Rainfall (in) 0.52
 Total Runoff (in) 0.19
 Peak Runoff (cfs) 1.10
 Rainfall Intensity 4.238
 Weighted Runoff Coefficient 0.3700
 Time of Concentration (days hh:mm:ss) 0 00:07:23

Subbasin : H-04

Runoff Hydrograph



Subbasin : Pr-01

Input Data

Area (ac) 0.57
 Weighted Runoff Coefficient 0.4800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.13	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Meadow, 25 years or greater	0.33	B (6%+)	0.37
Forest, 25 years or greater	0.08	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	0.57		0.48

Time of Concentration

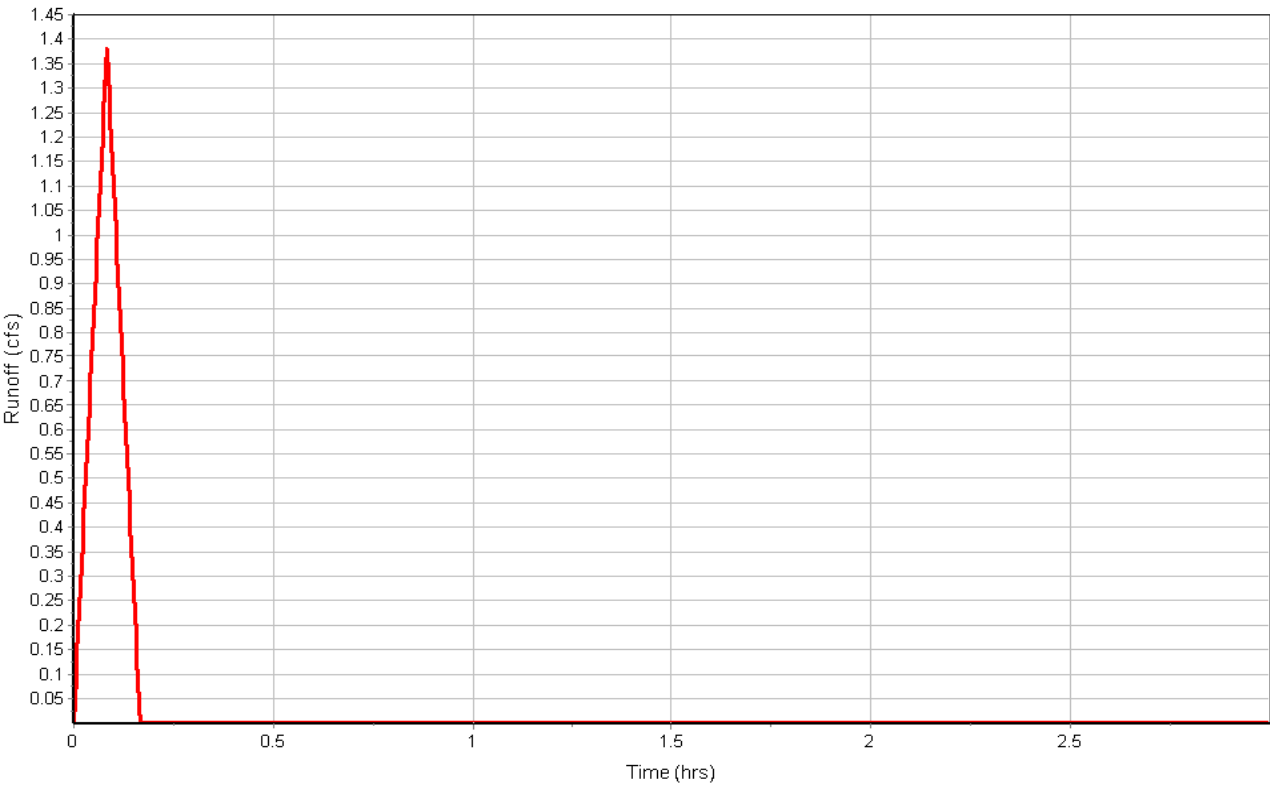
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.20
 Peak Runoff (cfs) 1.38
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.4800
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-01

Runoff Hydrograph



Subbasin : Pr-02

Input Data

Area (ac) 0.12
Weighted Runoff Coefficient 0.8300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.12		0.83

Time of Concentration

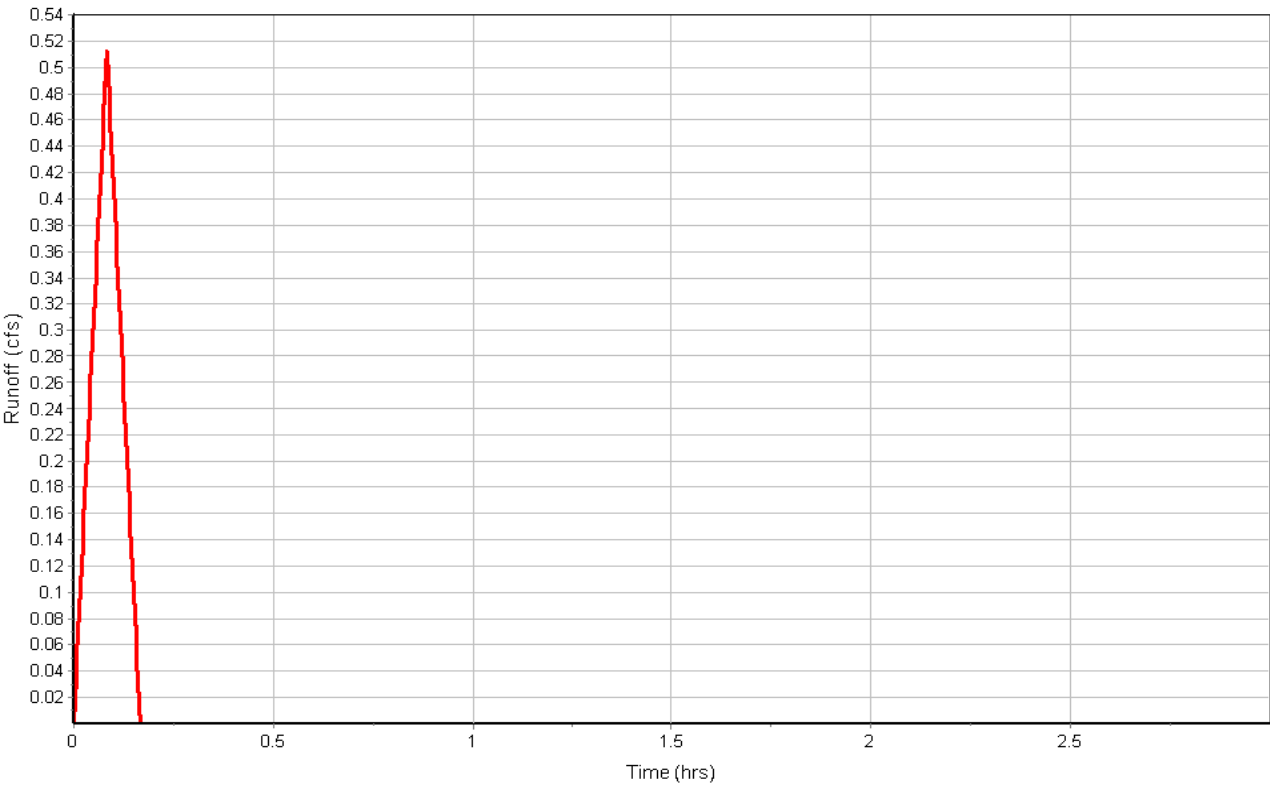
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.35
Peak Runoff (cfs) 0.51
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.8300
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-02

Runoff Hydrograph



Subbasin : Pr-03

Input Data

Area (ac) 0.28
Weighted Runoff Coefficient 0.7900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.07	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.28		0.79

Time of Concentration

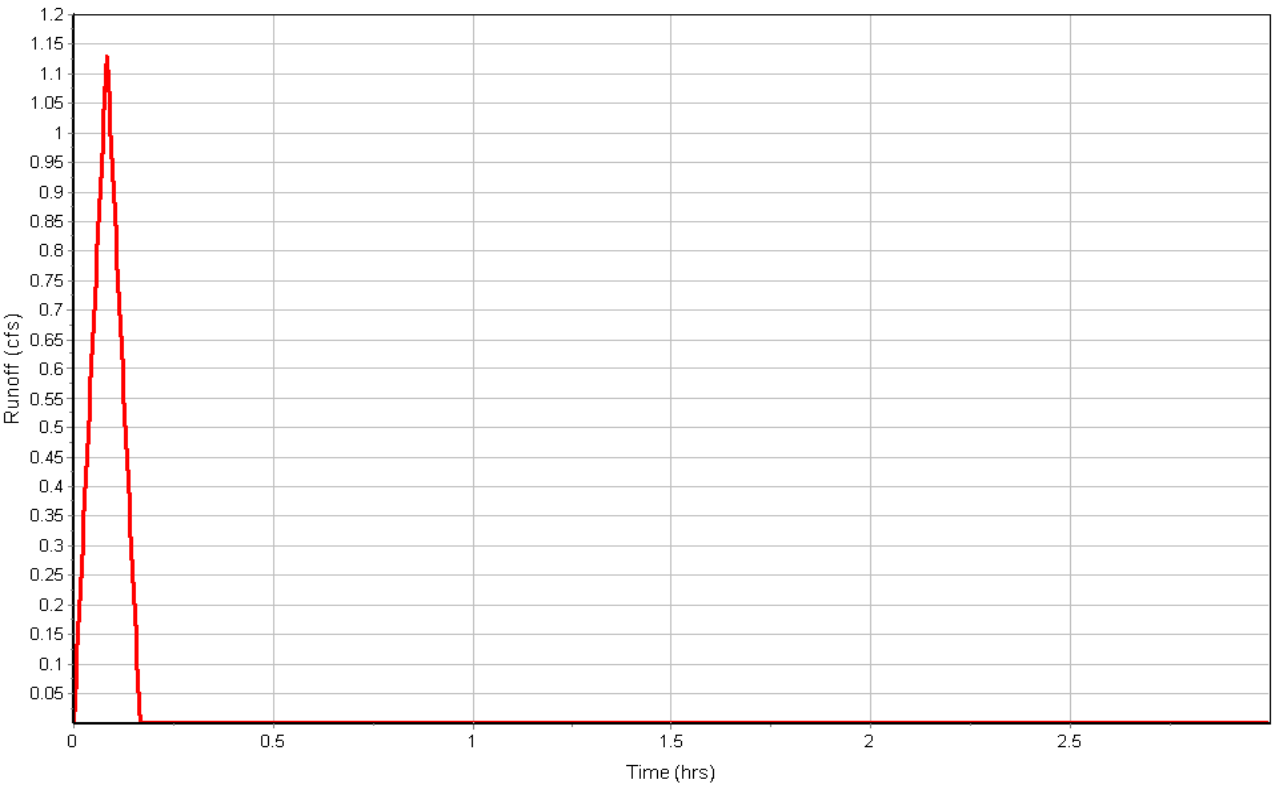
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.33
Peak Runoff (cfs) 1.13
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-03

Runoff Hydrograph



Subbasin : Pr-04

Input Data

Area (ac) 0.33
Weighted Runoff Coefficient 0.3300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.03	B (6%+)	0.97
Open Space, 25 years or greater	0.30	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.33		0.33

Time of Concentration

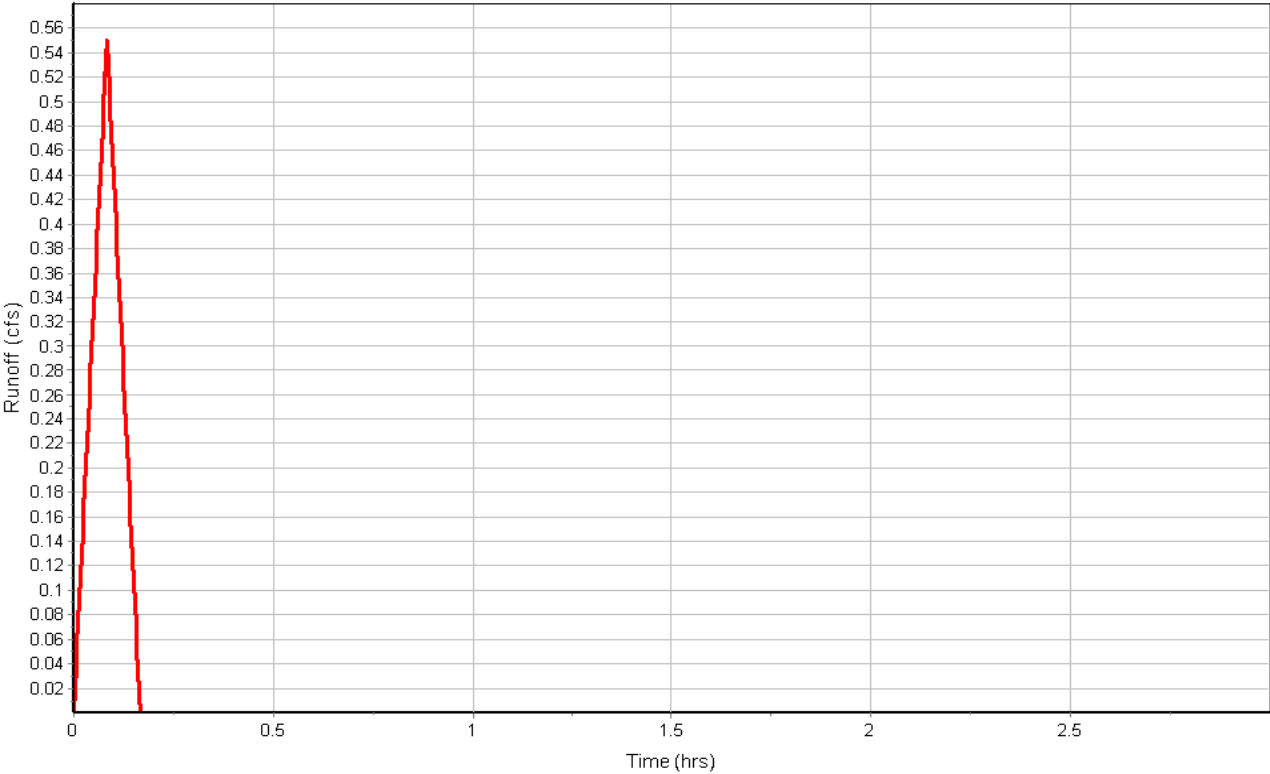
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.14
Peak Runoff (cfs) 0.55
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.3300
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-04

Runoff Hydrograph



Subbasin : Pr-05

Input Data

Area (ac) 0.15
Weighted Runoff Coefficient 0.7700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.14		0.77

Time of Concentration

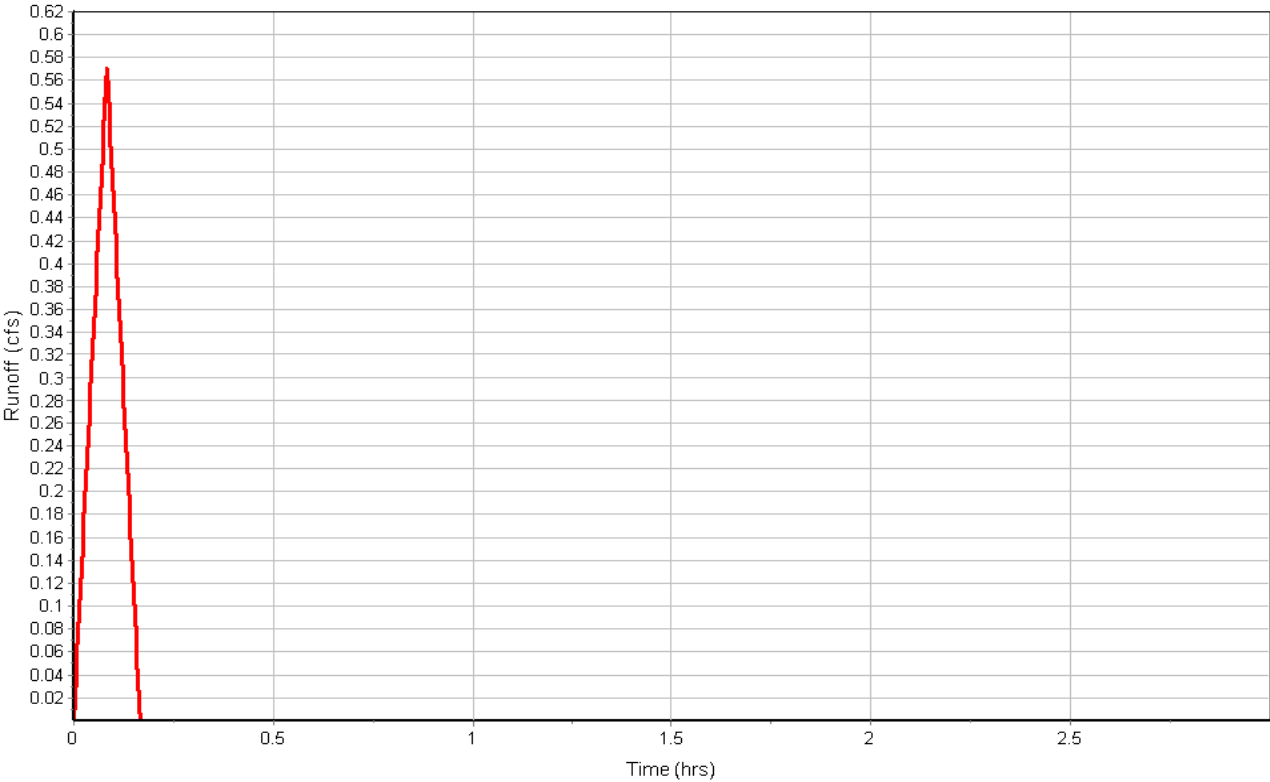
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.32
Peak Runoff (cfs) 0.57
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-05

Runoff Hydrograph



Subbasin : Pr-06

Input Data

Area (ac) 0.29
Weighted Runoff Coefficient 0.7800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.08	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.29		0.78

Time of Concentration

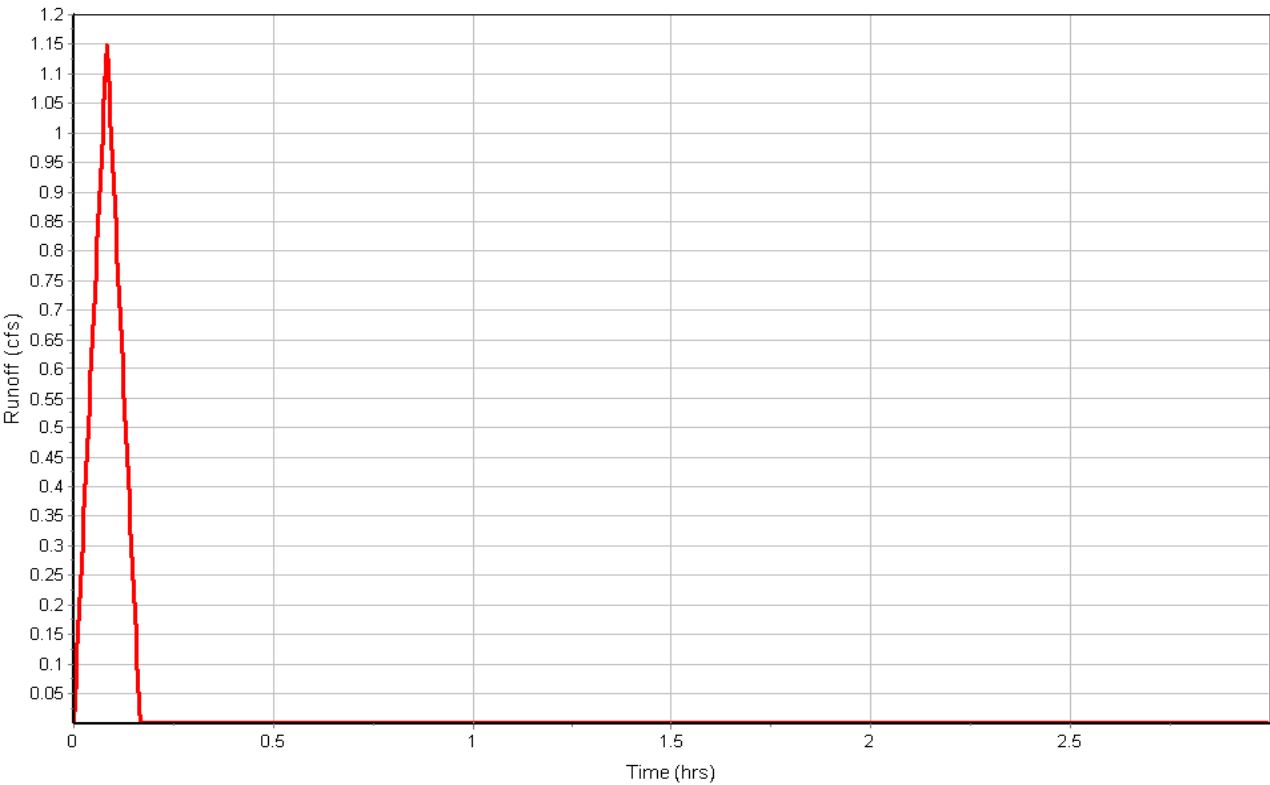
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.33
Peak Runoff (cfs) 1.15
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-06

Runoff Hydrograph



Subbasin : Pr-07

Input Data

Area (ac) 0.74
Weighted Runoff Coefficient 0.7700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.53	B (6%+)	0.97
Open Space, 25 years or greater	0.21	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.74		0.77

Time of Concentration

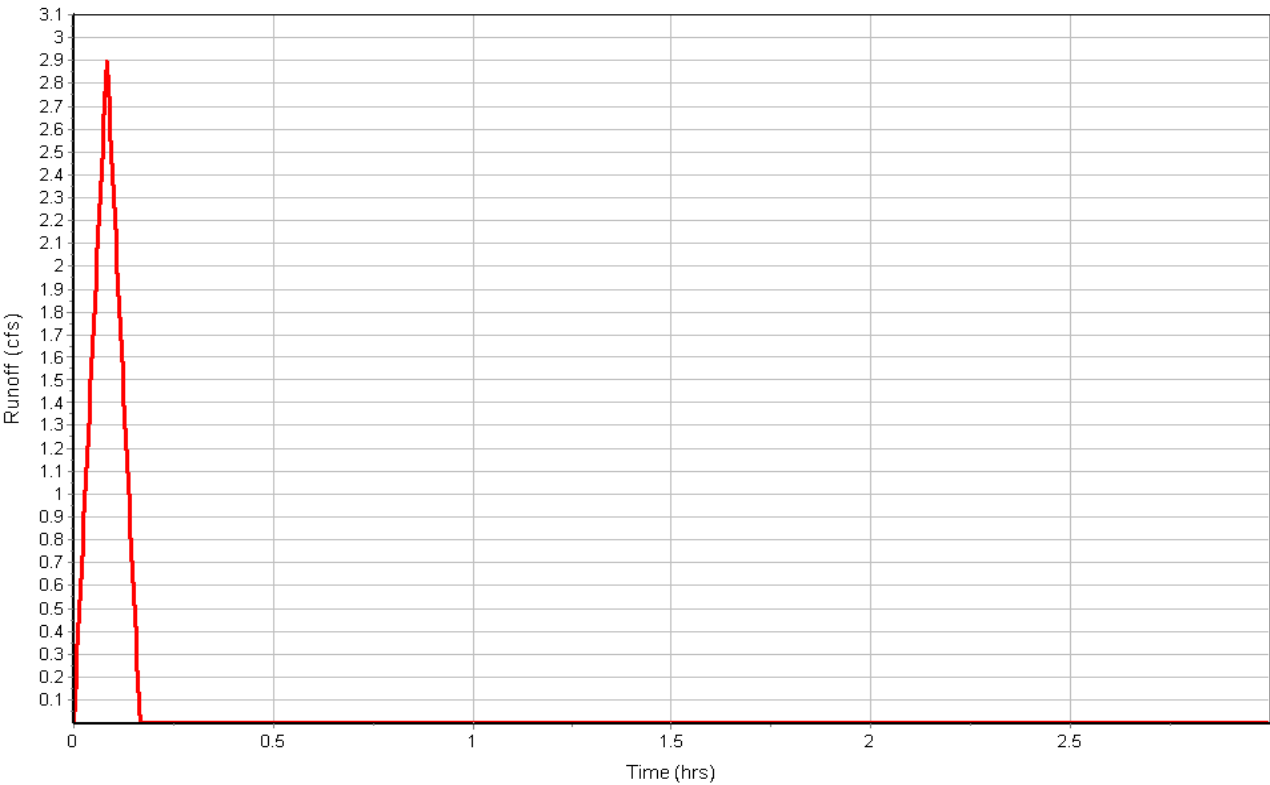
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.32
Peak Runoff (cfs) 2.90
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-07

Runoff Hydrograph



Subbasin : Pr-08

Input Data

Area (ac) 0.18
Weighted Runoff Coefficient 0.8100

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.14	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.18		0.81

Time of Concentration

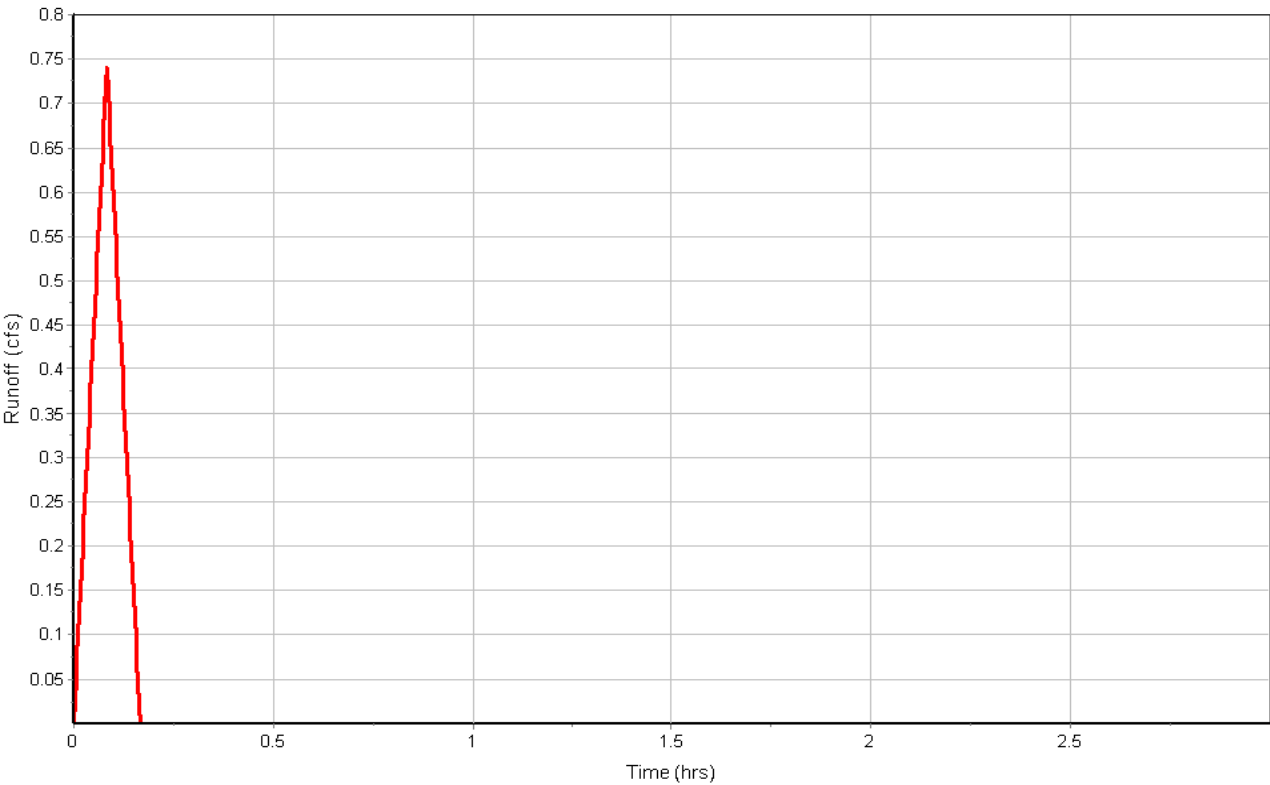
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.34
Peak Runoff (cfs) 0.74
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.8100
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-08

Runoff Hydrograph



Subbasin : Pr-09

Input Data

Area (ac) 1.68
 Weighted Runoff Coefficient 0.3800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Meadow, 25 years or greater	1.17	B (6%+)	0.37
Forest, 25 years or greater	0.35	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	1.67		0.38

Time of Concentration

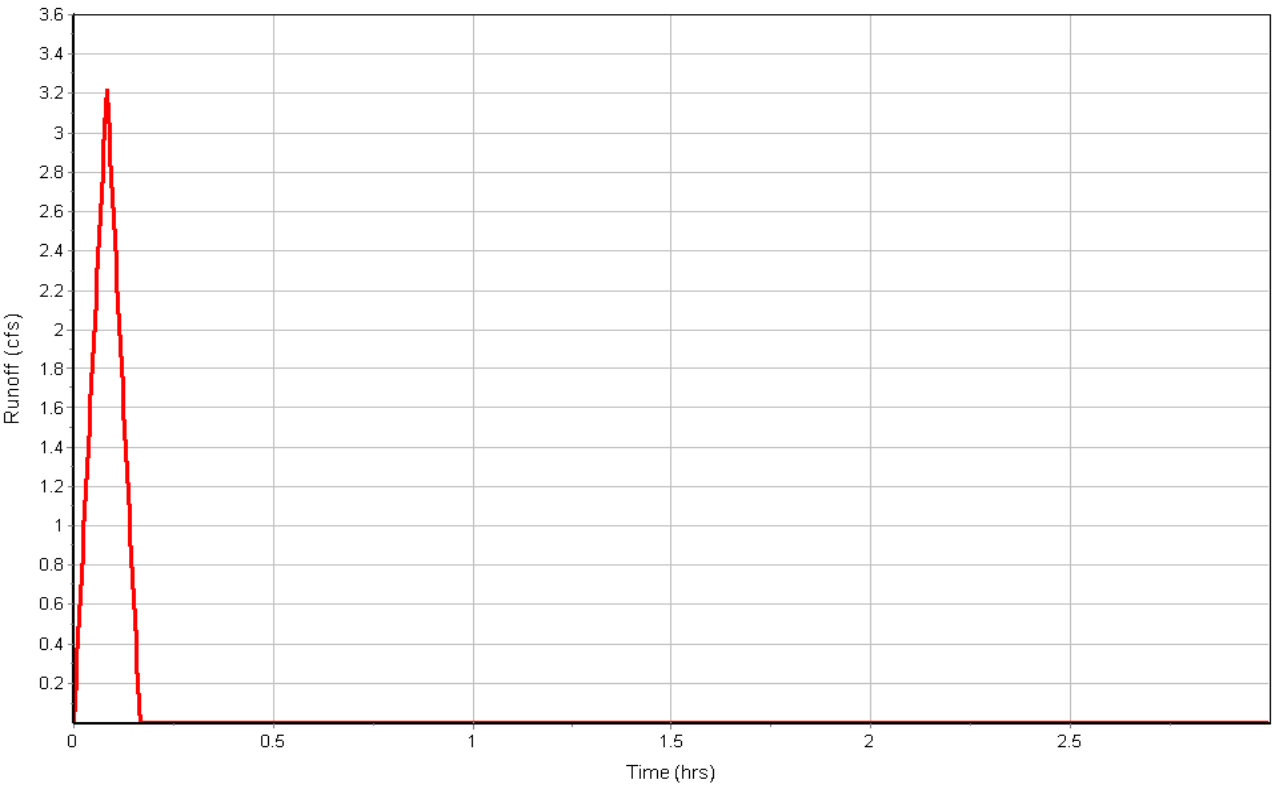
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.16
 Peak Runoff (cfs) 3.22
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.3800
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-09

Runoff Hydrograph



Subbasin : Pr-10

Input Data

Area (ac) 0.42
Weighted Runoff Coefficient 0.4600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.12	B (6%+)	0.97
Open Space, 25 years or greater	0.30	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.42		0.46

Time of Concentration

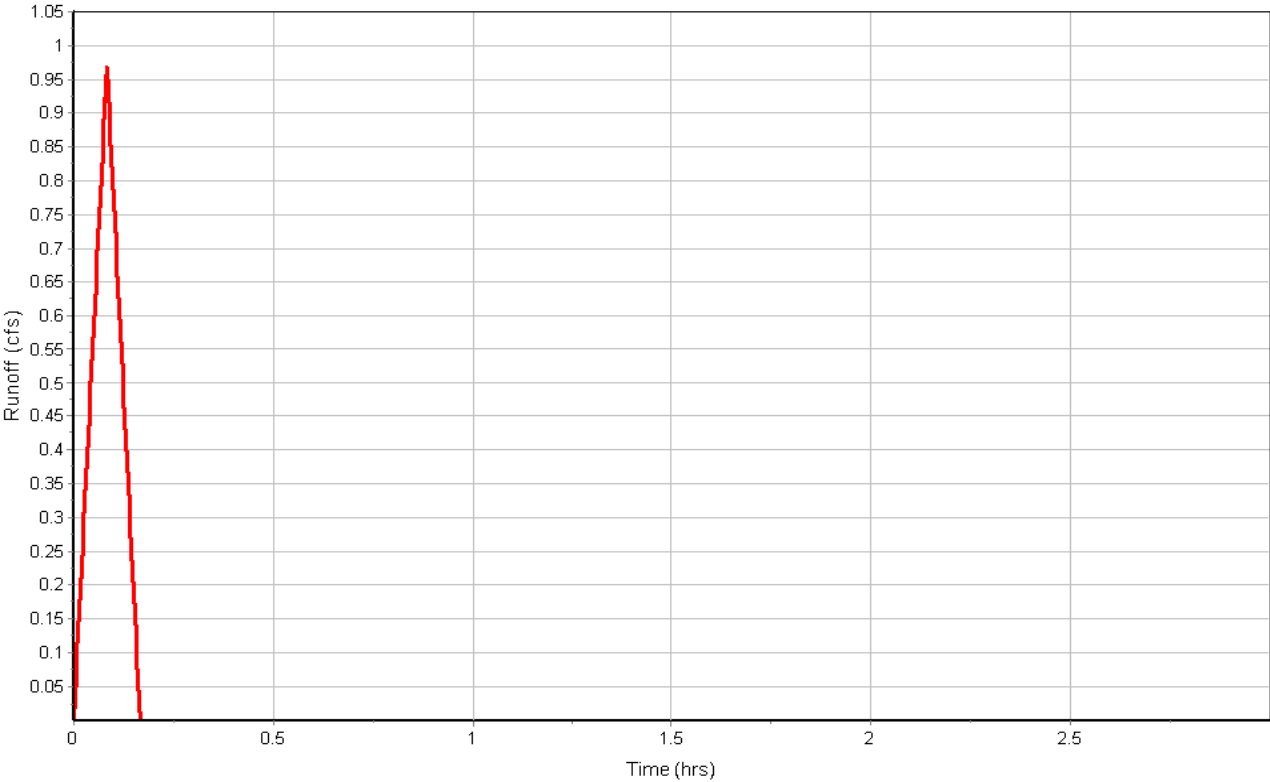
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.19
Peak Runoff (cfs) 0.97
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.4600
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-10

Runoff Hydrograph



Subbasin : Pr-11

Input Data

Area (ac) 0.22
 Weighted Runoff Coefficient 0.8700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.19	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.22		0.87

Time of Concentration

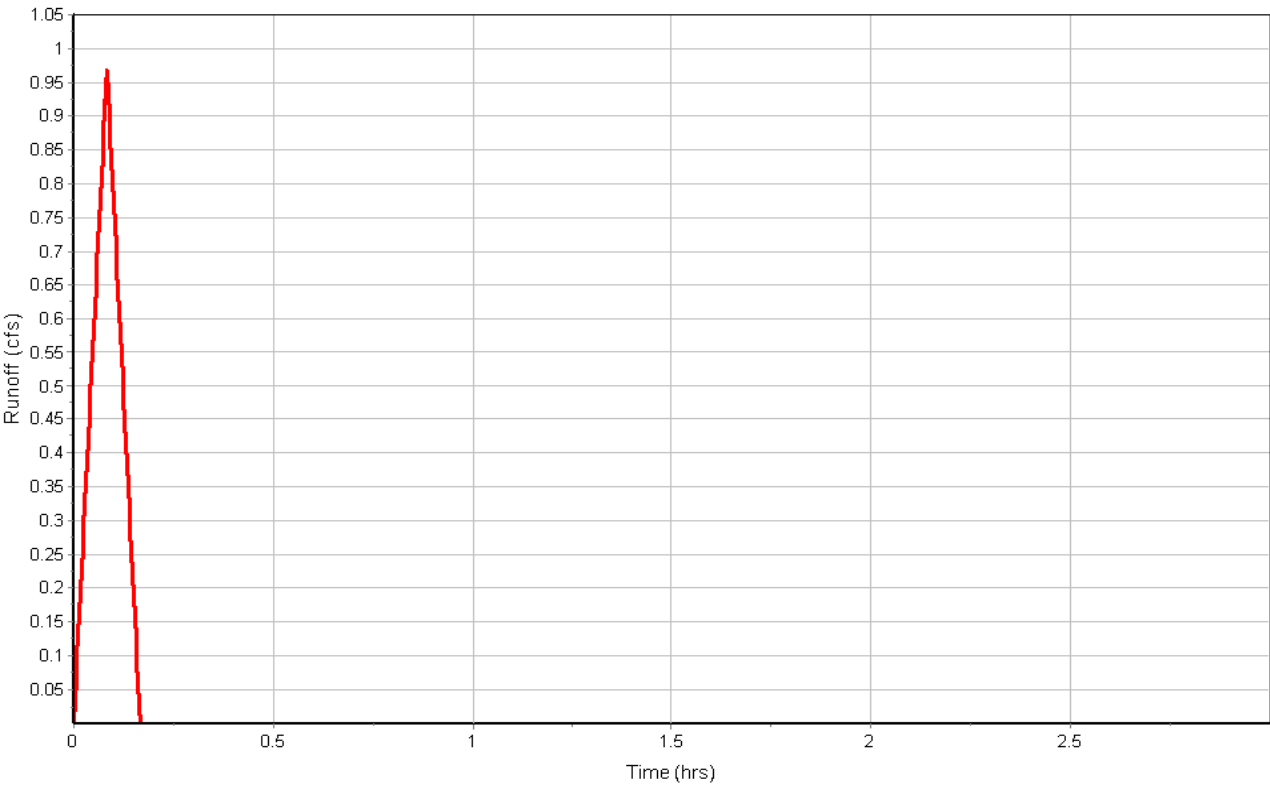
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.37
 Peak Runoff (cfs) 0.97
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.8700
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-11

Runoff Hydrograph



Subbasin : Pr-12

Input Data

Area (ac) 0.15
 Weighted Runoff Coefficient 0.6200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.07	B (6%+)	0.97
Open Space, 25 years or greater	0.07	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.14		0.62

Time of Concentration

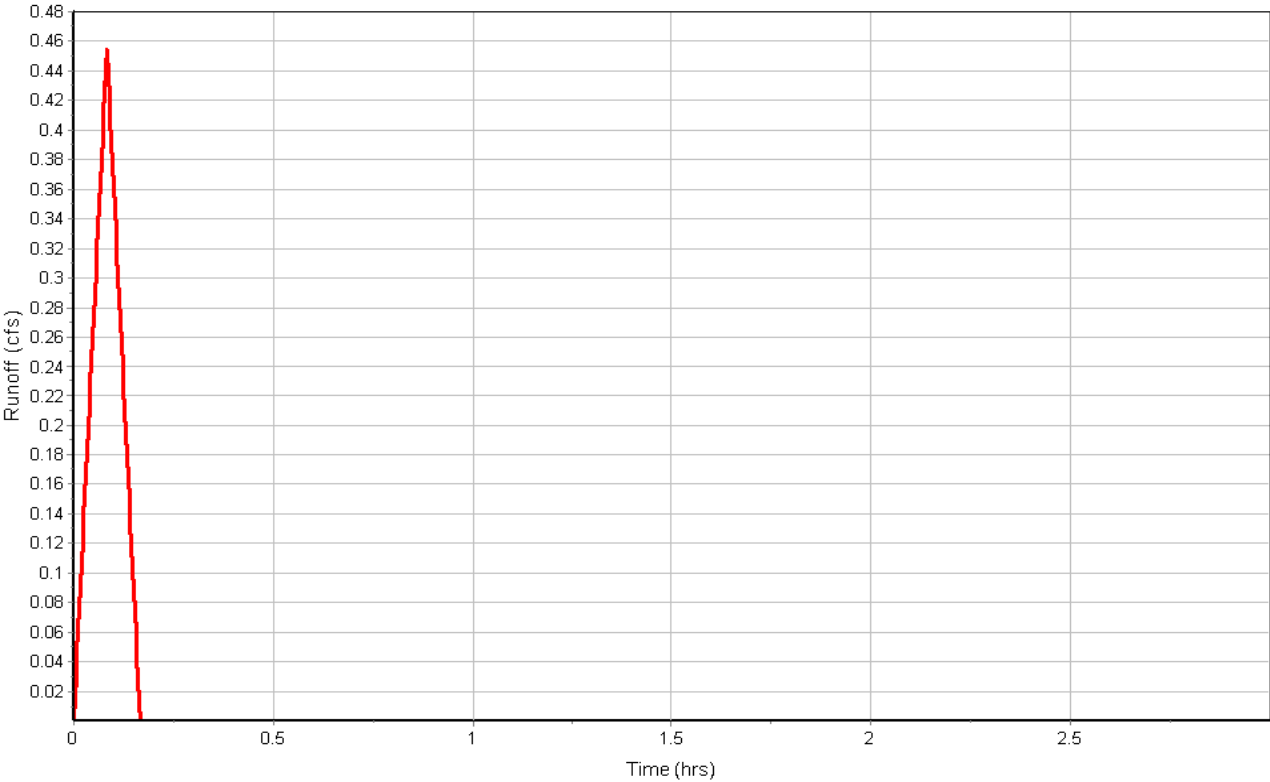
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.26
 Peak Runoff (cfs) 0.45
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.6200
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-12

Runoff Hydrograph



Subbasin : Pr-13

Input Data

Area (ac) 0.41
 Weighted Runoff Coefficient 0.6700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Meadow, 25 years or greater	0.16	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.41		0.67

Time of Concentration

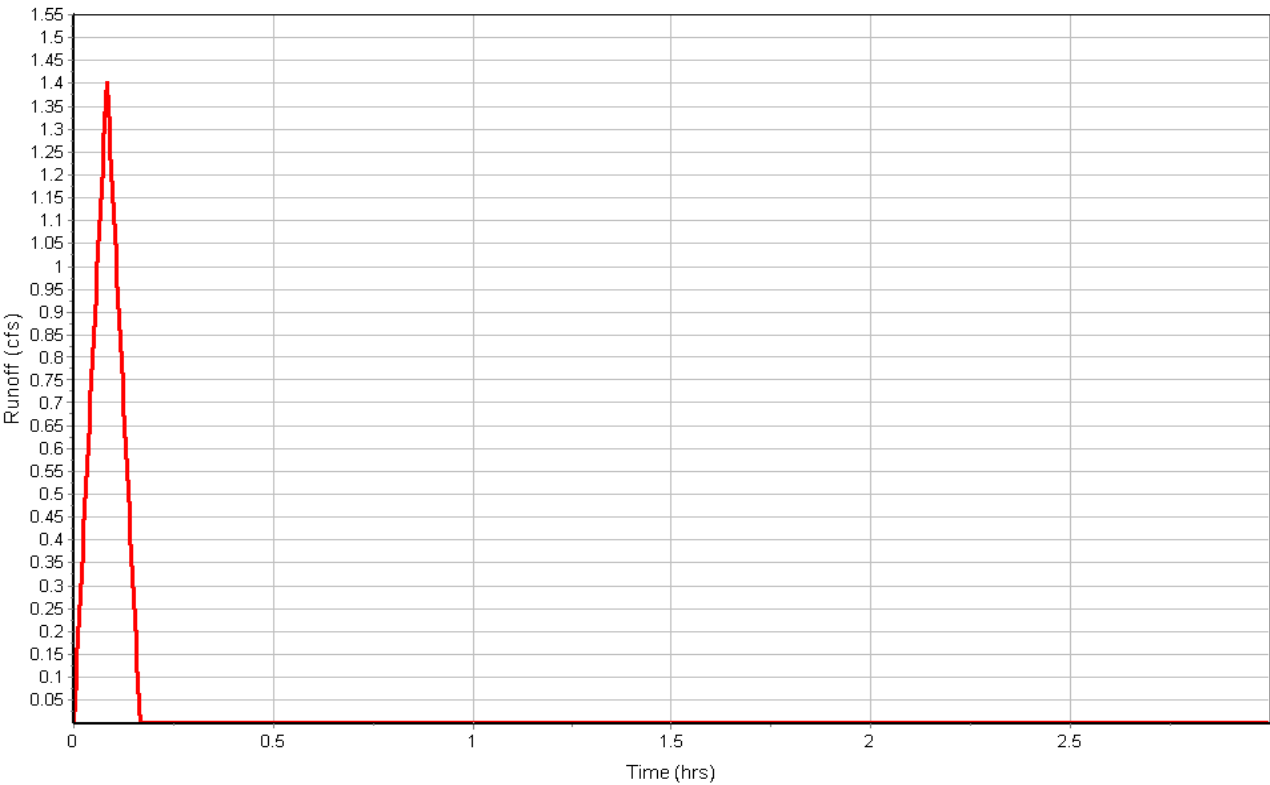
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.28
 Peak Runoff (cfs) 1.40
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.6700
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-13

Runoff Hydrograph



Subbasin : Pr-14

Input Data

Area (ac) 0.20
Weighted Runoff Coefficient 0.8600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.17	B (2-6%)	0.96
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.20		0.86

Time of Concentration

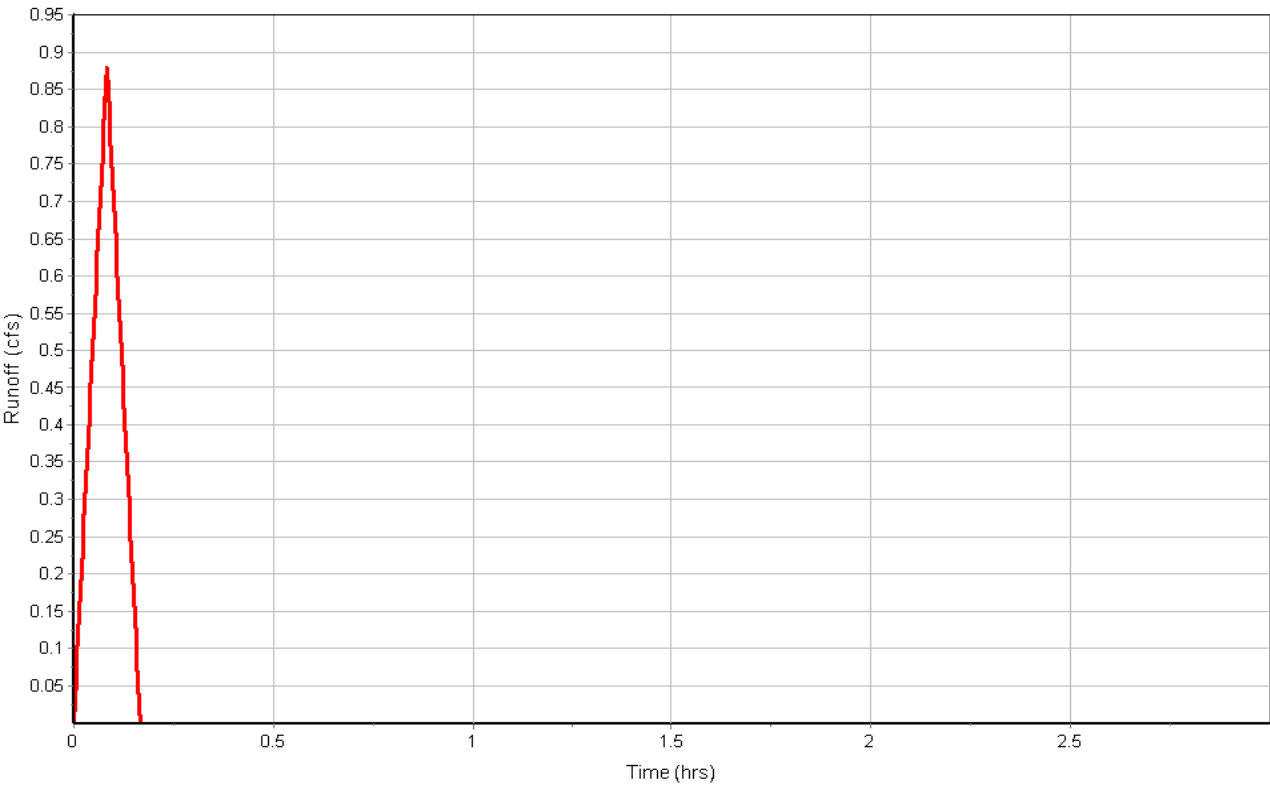
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.88
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.8600
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-14

Runoff Hydrograph



Subbasin : Pr-15

Input Data

Area (ac) 0.13
Weighted Runoff Coefficient 0.7900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.13		0.79

Time of Concentration

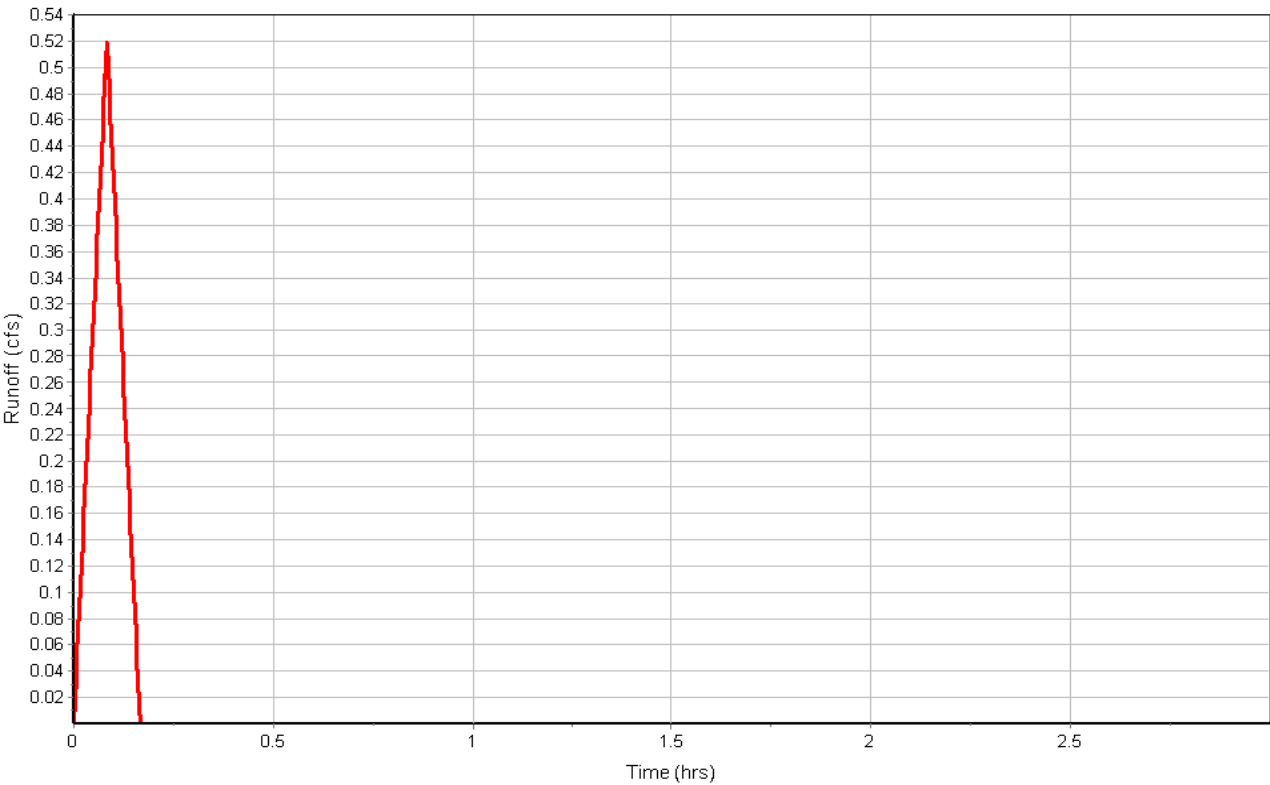
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.33
Peak Runoff (cfs) 0.52
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-15

Runoff Hydrograph



Subbasin : Pr-16

Input Data

Area (ac) 0.17
Weighted Runoff Coefficient 0.7100

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.06	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.17		0.71

Time of Concentration

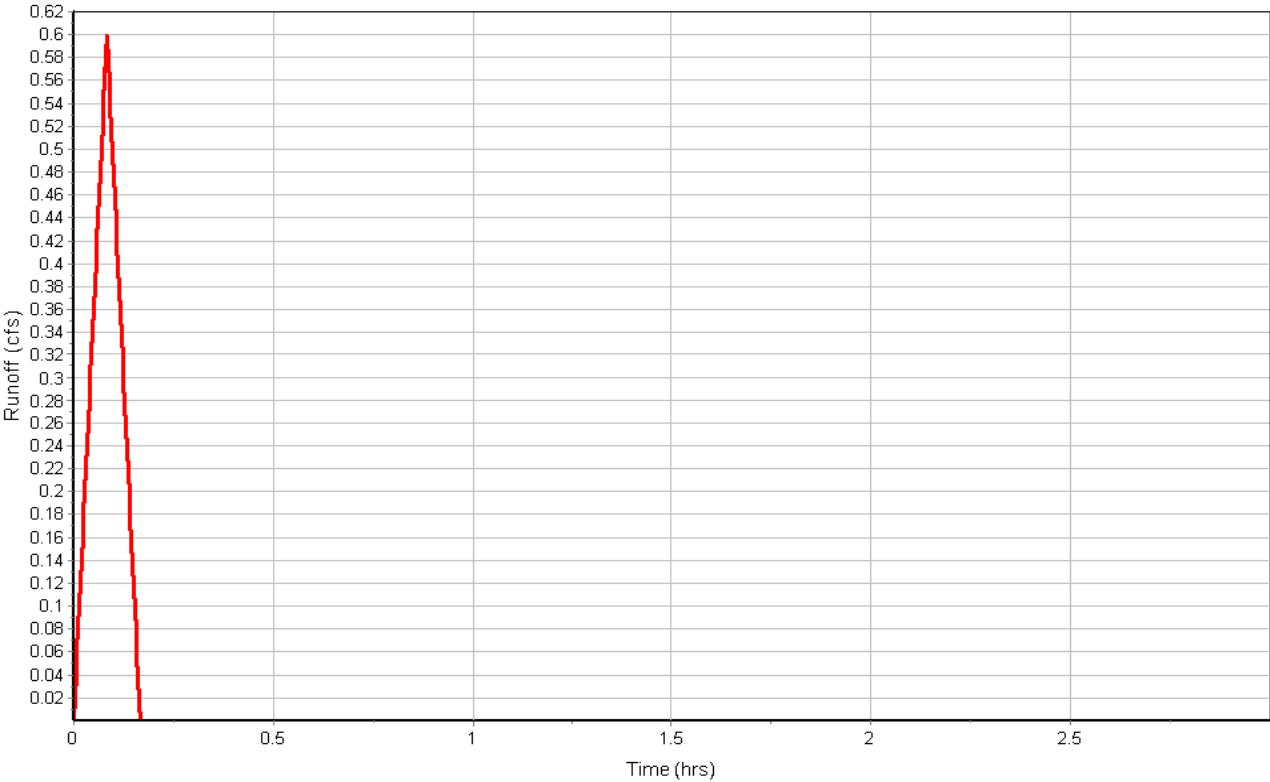
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.30
Peak Runoff (cfs) 0.60
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.7100
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-16

Runoff Hydrograph



Subbasin : Pr-17

Input Data

Area (ac) 0.05
 Weighted Runoff Coefficient 0.6300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.03	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.05		0.63

Time of Concentration

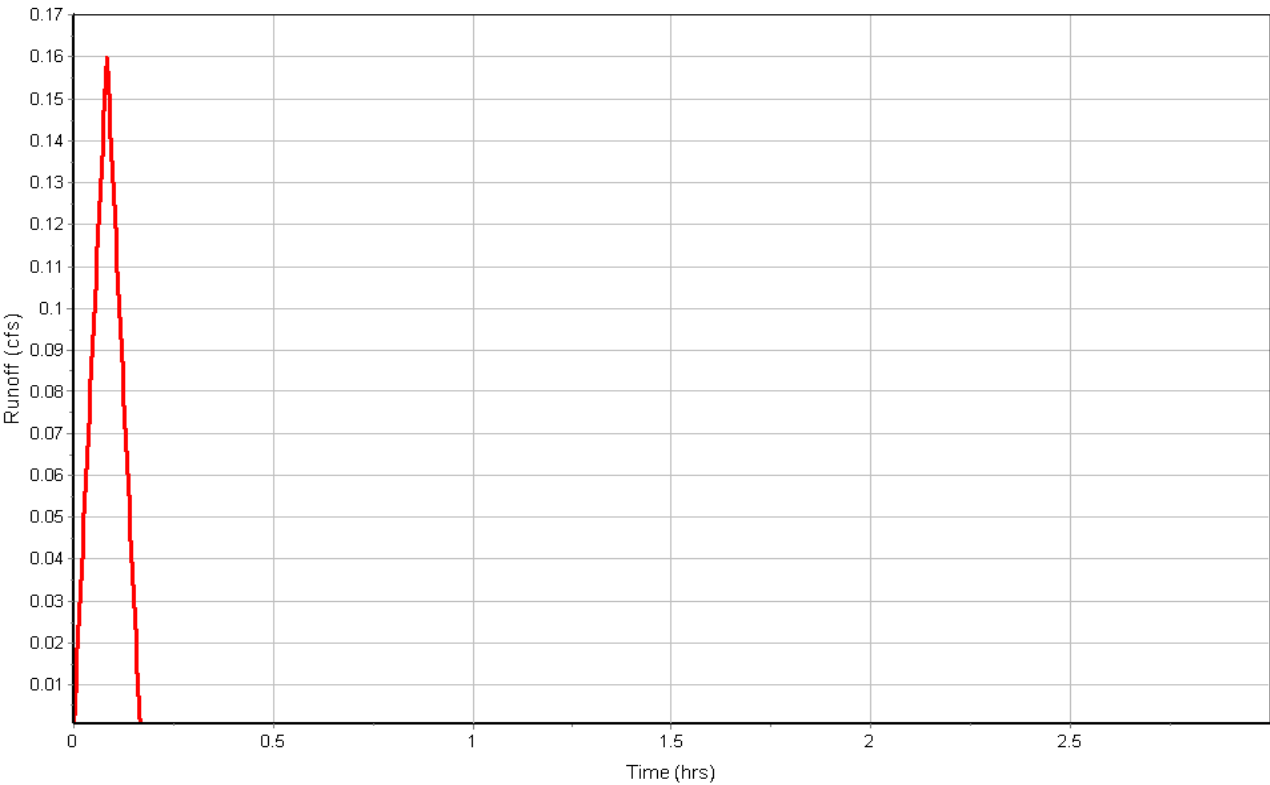
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.27
 Peak Runoff (cfs) 0.16
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.6300
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-17

Runoff Hydrograph



Subbasin : Pr-18

Input Data

Area (ac) 0.11
 Weighted Runoff Coefficient 0.9500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.00	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.11		0.95

Time of Concentration

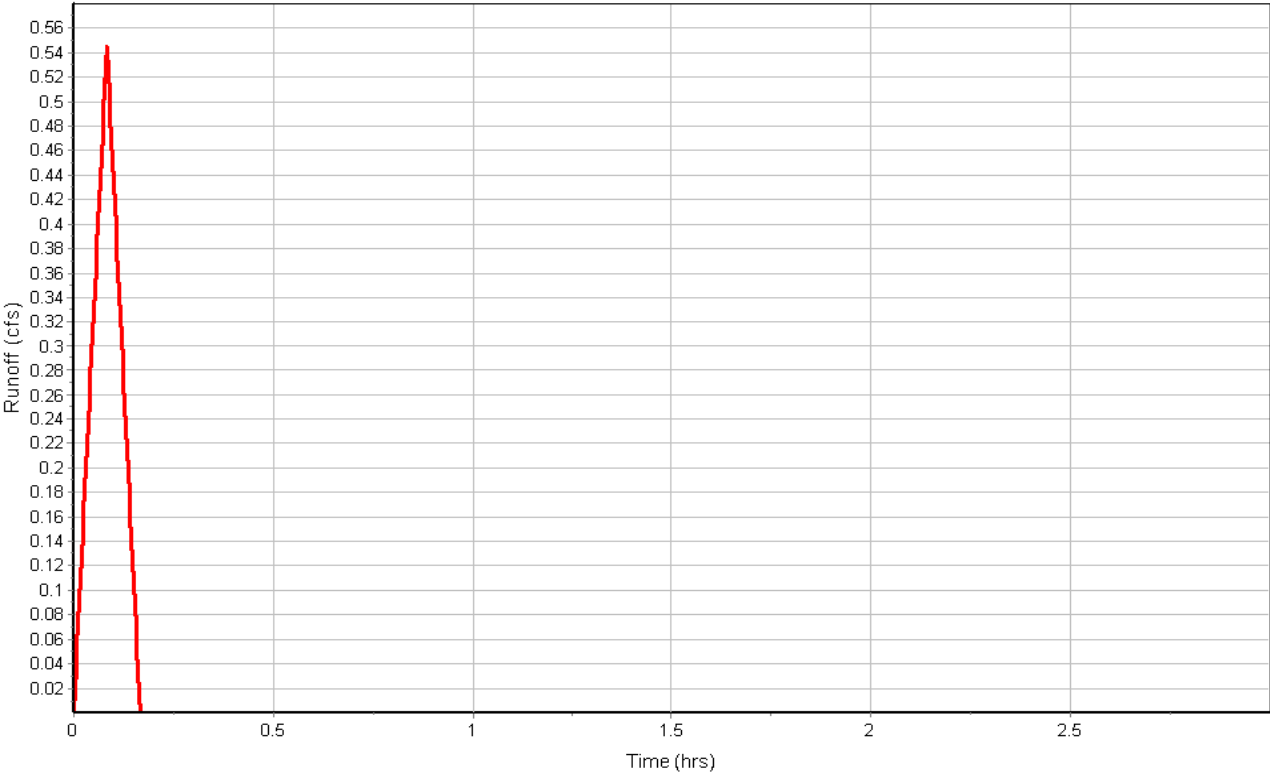
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
 Total Runoff (in) 0.40
 Peak Runoff (cfs) 0.55
 Rainfall Intensity 5.050
 Weighted Runoff Coefficient 0.9500
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-18

Runoff Hydrograph



Subbasin : Pr-19

Input Data

Area (ac) 0.10
Weighted Runoff Coefficient 0.8200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.08	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.10		0.82

Time of Concentration

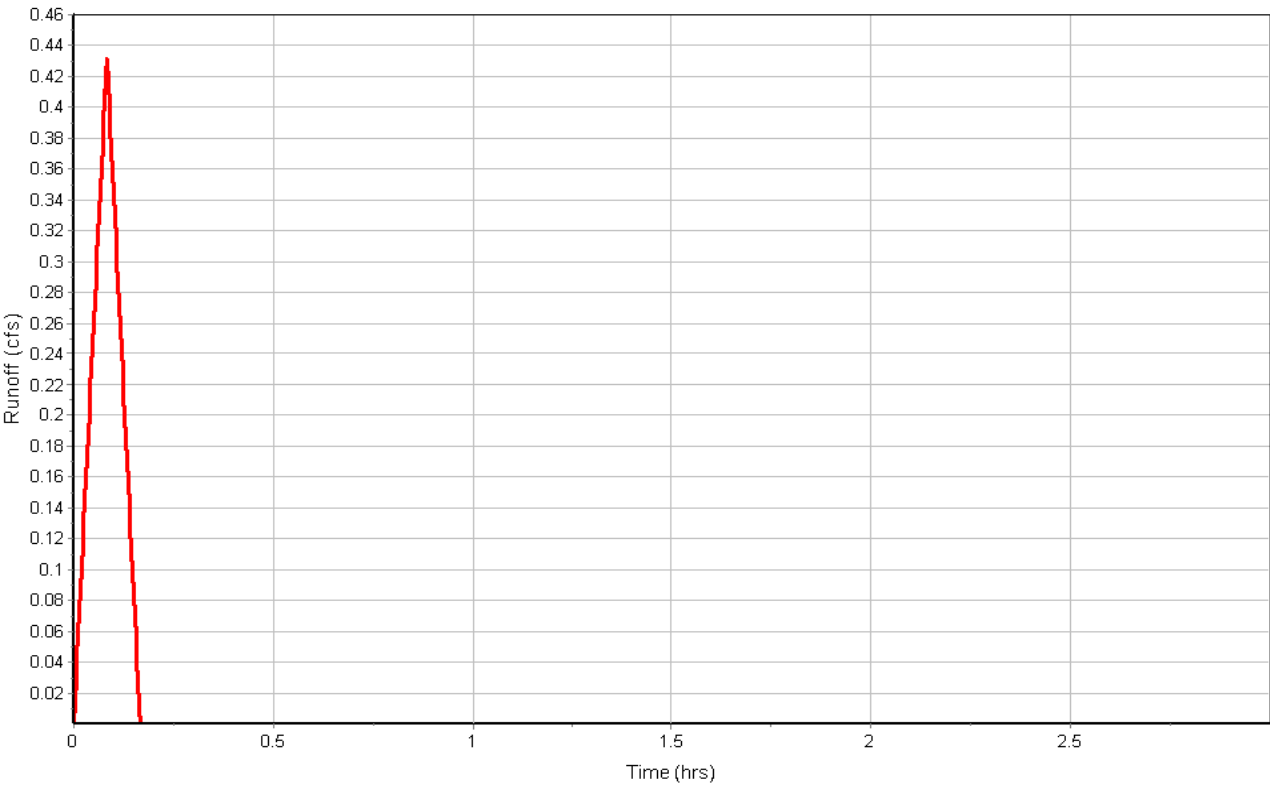
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.35
Peak Runoff (cfs) 0.43
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.8200
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-19

Runoff Hydrograph



Subbasin : Pr-20

Input Data

Area (ac) 0.31
Weighted Runoff Coefficient 0.8200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.24	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Meadow, 25 years or greater	0.03	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.30		0.82

Time of Concentration

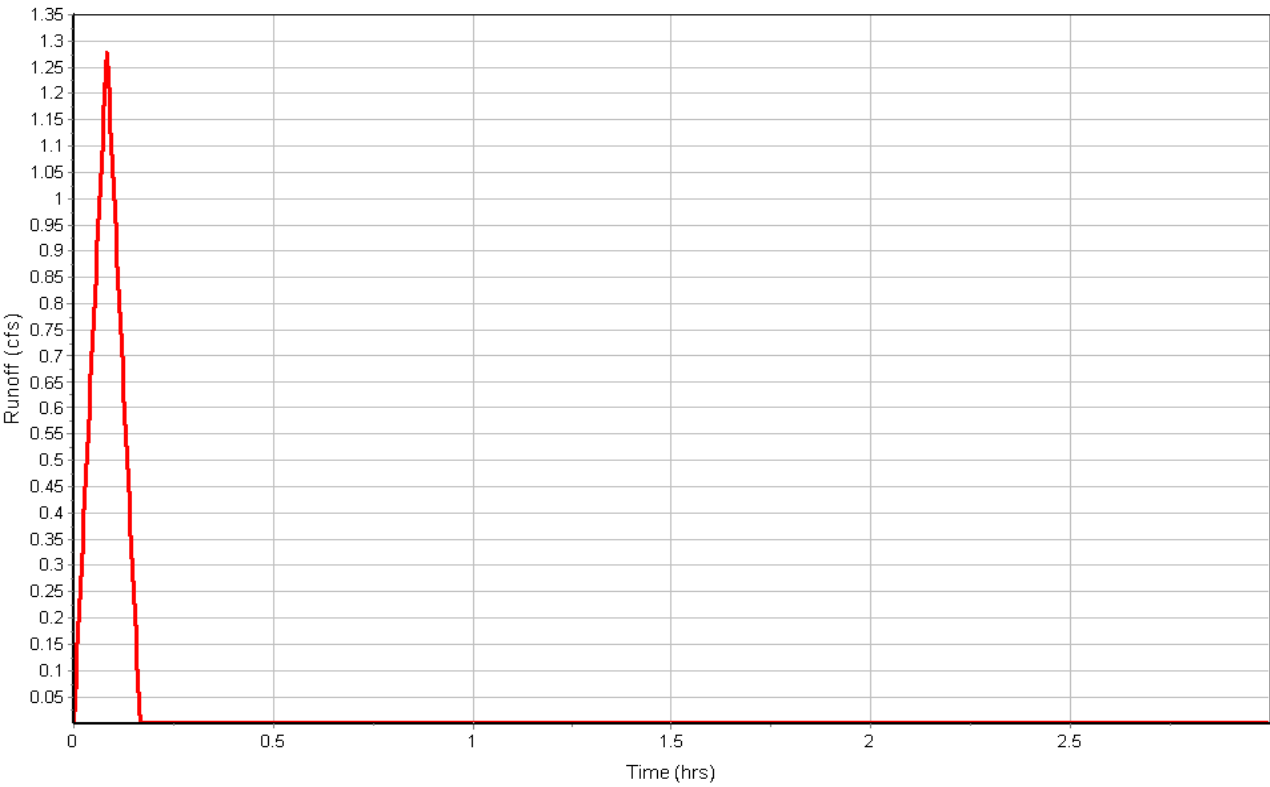
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.35
Peak Runoff (cfs) 1.28
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.8200
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-20

Runoff Hydrograph



Subbasin : Pr-21

Input Data

Area (ac) 0.36
Weighted Runoff Coefficient 0.5500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.15	B (6%+)	0.97
Open Space, 25 years or greater	0.22	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.37		0.55

Time of Concentration

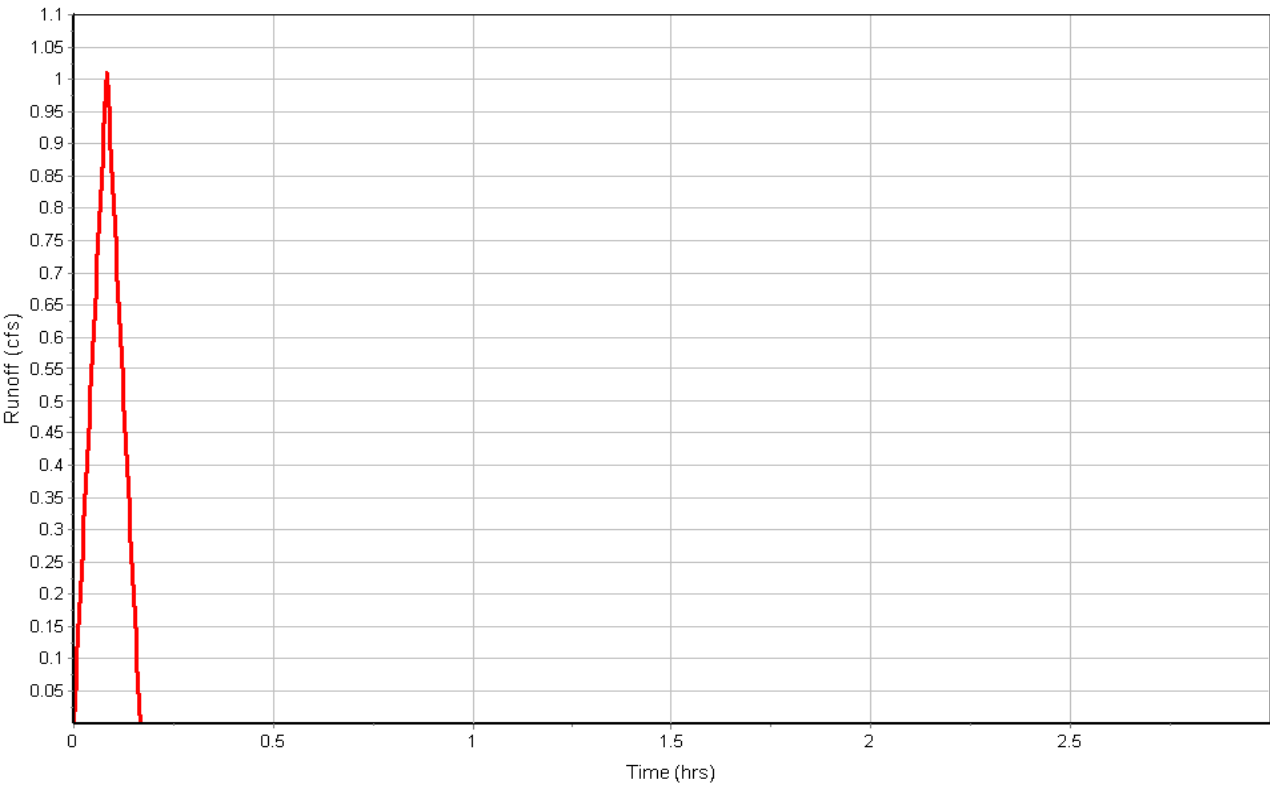
User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.23
Peak Runoff (cfs) 1.01
Rainfall Intensity 5.050
Weighted Runoff Coefficient 0.5500
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-21

Runoff Hydrograph



Subbasin : Pr-OS-1

Input Data

Area (ac) 124.70
 Weighted Runoff Coefficient 0.3600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	117.22	B (6%+)	0.37
Forest, 25 years or greater	7.48	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	124.70		0.36

Time of Concentration

	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.21	0.00	0.00
Computed Flow Time (min) :	8.01	0.00	0.00

	Subarea A	Subarea B	Subarea C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	3200	0.00	0.00
Slope (%) :	15	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	0.00	0.00
Computed Flow Time (min) :	13.78	0.00	0.00

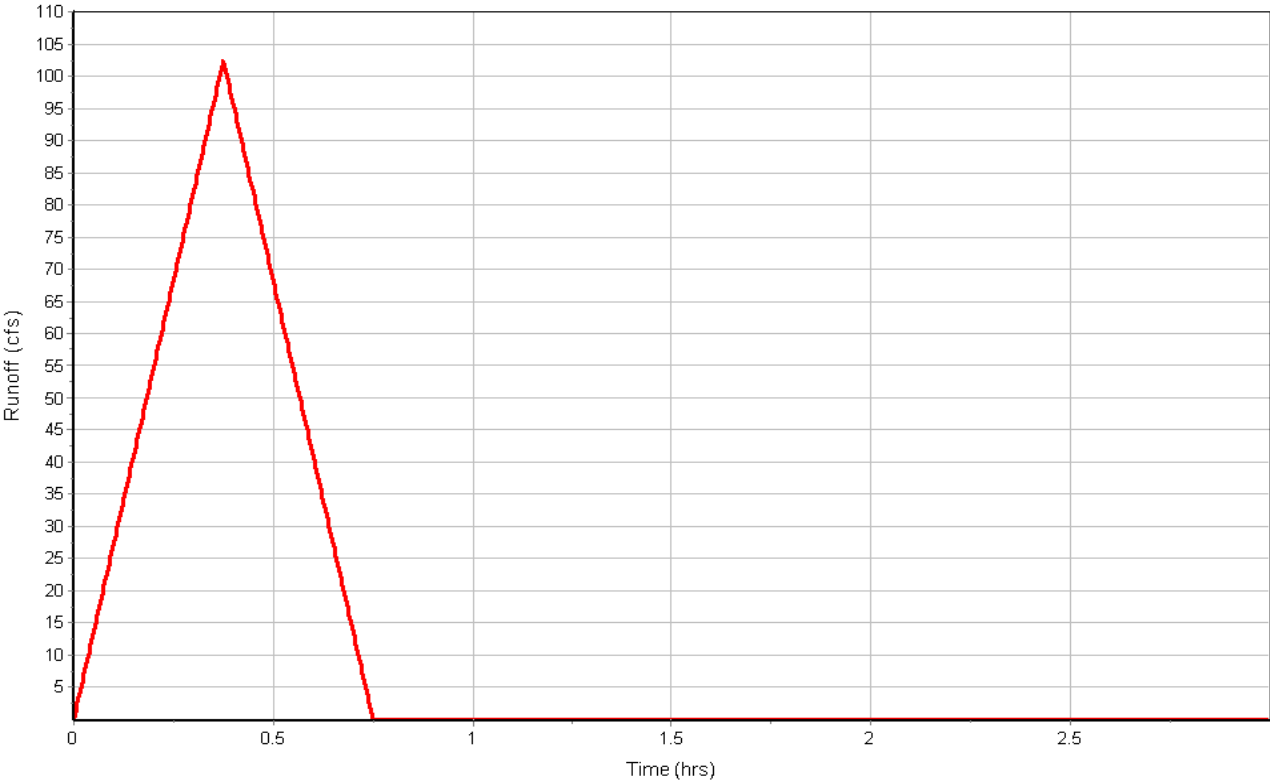
	Subarea A	Subarea B	Subarea C
Channel Flow Computations			
Manning's Roughness :	0.030	0.00	0.00
Flow Length (ft) :	2200	0.00	0.00
Channel Slope (%) :	33	0.00	0.00
Cross Section Area (ft ²) :	62.5	0.00	0.00
Wetted Perimeter (ft) :	23	0.00	0.00
Velocity (ft/sec) :	55.56	0.00	0.00
Computed Flow Time (min) :	0.66	0.00	0.00
Total TOC (min)	22.45		

Subbasin Runoff Results

Total Rainfall (in) 0.86
 Total Runoff (in) 0.31
 Peak Runoff (cfs) 102.44
 Rainfall Intensity 2.282
 Weighted Runoff Coefficient 0.3600
 Time of Concentration (days hh:mm:ss) 0 00:22:27

Subbasin : Pr-OS-1

Runoff Hydrograph



Subbasin : Pr-OS-2

Input Data

Area (ac) 9.37
 Weighted Runoff Coefficient 0.2800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	2.06	B (6%+)	0.37
Forest, 25 years or greater	7.31	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	9.37		0.28

Time of Concentration

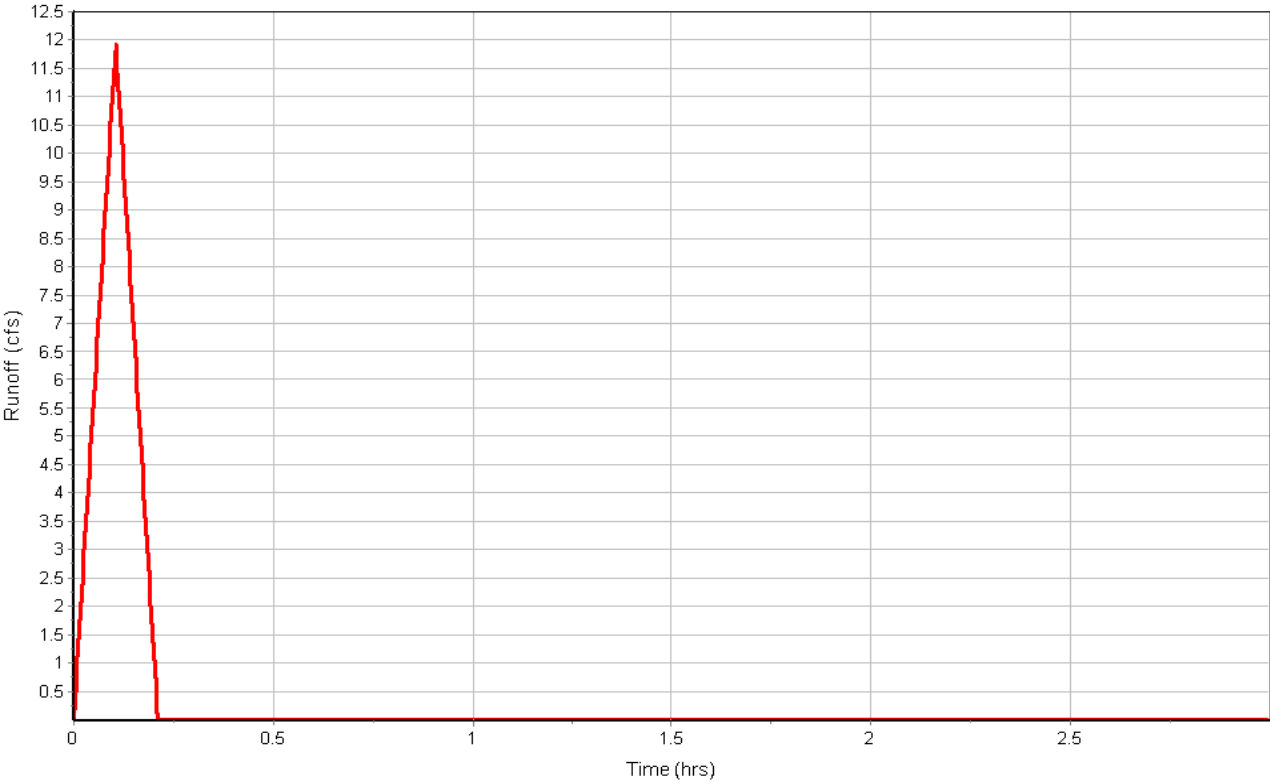
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	45	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.38	0.00	0.00
Computed Flow Time (min) :	4.39	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1360	0.00	0.00
Slope (%) :	53	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	11.75	0.00	0.00
Computed Flow Time (min) :	1.93	0.00	0.00
Total TOC (min)	6.32		

Subbasin Runoff Results

Total Rainfall (in) 0.48
 Total Runoff (in) 0.13
 Peak Runoff (cfs) 11.93
 Rainfall Intensity 4.546
 Weighted Runoff Coefficient 0.2800
 Time of Concentration (days hh:mm:ss) 0 00:06:19

Subbasin : Pr-OS-2

Runoff Hydrograph



Subbasin : Walmart

Input Data

Area (ac) 1.55
Weighted Runoff Coefficient 0.9500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	3.28	-	0.95
Composite Area & Weighted Runoff Coeff.	3.28		0.95

Time of Concentration

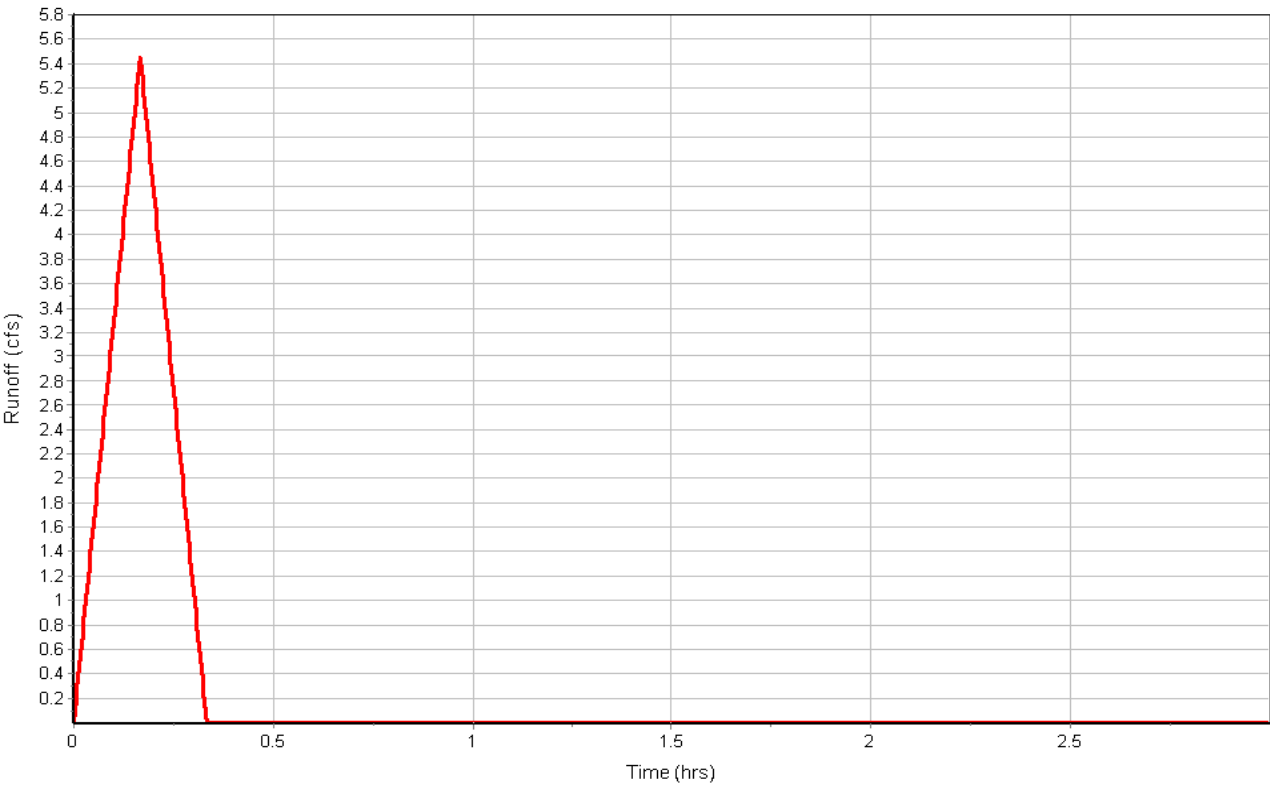
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

Total Rainfall (in) 0.62
Total Runoff (in) 0.59
Peak Runoff (cfs) 5.45
Rainfall Intensity 3.700
Weighted Runoff Coefficient 0.9500
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : Walmart

Runoff Hydrograph



Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	EDB-Control	5863.00	5866.00	3.00	5863.00	0.00
2	FES-B10	5863.00	5869.00	6.00	5863.00	0.00
3	Int-Blake-Palmer	5859.50	5859.50	0.00	5859.50	0.00
4	Junc.H-04	5870.00	5876.00	6.00	5870.00	0.00
5	Junc.H-Blake-S	5858.00	5864.00	6.00	5858.00	0.00
6	Junc-H-02	5885.00	5891.00	6.00	5885.00	0.00
7	Junc-H-03	5888.00	5894.00	6.00	5888.00	0.00
8	Junc-Pr-Blake-S	5858.20	5858.20	0.00	5858.20	0.00
9	OS-1a	5942.00	5942.00	0.00	5942.00	0.00
10	OS-1b	5906.00	5906.00	0.00	5906.00	0.00
11	OS-2a	5942.00	5942.00	0.00	5942.00	0.00
12	Out-H-01	5875.00	5881.00	6.00	5875.00	0.00
13	Pr-26th	5876.00	5877.00	1.00	5876.00	0.00
14	Road-Palmer-B-12	5888.00	5888.00	0.00	5888.00	0.00
15	SDHM-A10	5896.00	5899.00	3.00	5896.00	0.00
16	SDMH-A4	5889.50	5899.80	10.30	5889.50	0.00
17	SDMH-A5	5888.90	5893.65	4.75	5888.90	0.00
18	SDMH-A6	5886.30	5890.77	4.47	5886.30	0.00
19	SDMH-A9	5894.20	5900.19	5.99	5894.20	0.00
20	SDMH-B9	5864.00	5867.21	3.21	5864.00	0.00
21	UG-Detention-Control	5858.30	5858.30	0.00	5858.30	0.00

XXXXXX 25-year 1-hour XXXXXX
Storm Event

BUI#20002

Junction Results

SN Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1 EDB-Control	0.160	5863.10	0.10	2.90	5863.07	0.07	0 00:16	0.00	0.00
2 FES-B10	12.640	5864.09	1.09	4.91	5863.06	0.06	0 00:05	0.00	0.00
3 Int-Blake-Palmer	4.340	5859.82	0.32	0.28	5859.52	0.02	0 00:07	0.00	0.00
4 Junc.H-04	1.100	5870.00	0.00	6.00	5870.00	0.00	0 00:00	0.00	0.00
5 Junc.H-Blake-S	15.990	5858.00	0.00	6.00	5858.00	0.00	0 00:00	0.00	0.00
6 Junc-H-02	0.770	5885.00	0.00	6.00	5885.00	0.00	0 00:00	0.00	0.00
7 Junc-H-03	0.610	5888.00	0.00	6.00	5888.00	0.00	0 00:00	0.00	0.00
8 Junc-Pr-Blake-S	5.620	5858.70	0.50	0.75	5858.30	0.10	0 00:10	0.00	0.00
9 OS-1a	102.440	5942.96	0.96	0.54	5942.16	0.16	0 00:22	0.00	0.00
10 OS-1b	102.290	5906.96	0.96	0.54	5906.16	0.16	0 00:22	0.00	0.00
11 OS-2a	11.930	5942.30	0.30	0.20	5942.01	0.01	0 00:06	0.00	0.00
12 Out-H-01	102.440	5875.00	0.00	6.00	5875.00	0.00	0 00:00	0.00	0.00
13 Pr-26th	102.120	5876.52	0.52	0.48	5876.10	0.10	0 00:22	0.00	0.00
14 Road-Palmer-B-12	11.510	5888.73	0.73	0.52	5888.04	0.04	0 00:06	0.00	0.00
15 SDHM-A10	1.150	5896.37	0.37	2.63	5896.01	0.01	0 00:05	0.00	0.00
16 SDMH-A4	3.660	5894.15	4.65	5.65	5893.81	4.31	0 00:05	0.00	0.00
17 SDMH-A5	4.160	5889.55	0.65	4.10	5888.93	0.03	0 00:05	0.00	0.00
18 SDMH-A6	4.150	5887.15	0.85	3.63	5886.53	0.23	0 00:05	0.00	0.00
19 SDMH-A9	1.110	5894.76	0.56	5.43	5894.41	0.21	0 00:05	0.00	0.00
20 SDMH-B9	12.700	5865.09	1.09	2.12	5864.06	0.06	0 00:05	0.00	0.00
21 UG-Detention-Control	1.650	5858.80	0.50	1.50	5858.40	0.10	0 00:10	0.00	0.00

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)
1	Bypass-A1	31.56	5896.57	4.07	5896.57	4.57	0.00	0.0100	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
2	Bypass-A2	140.00	5896.57	4.57	5876.00	0.00	20.57	14.6900	User-Defined	1.000	32.000	0.0160	0.5000	0.5000	0.0000	0.000
3	Bypass-B1	64.47	5883.39	3.79	5876.84	3.74	6.55	10.1700	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
4	Bypass-B2	71.42	5883.39	4.29	5876.84	4.24	6.55	9.1800	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
5	Bypass-B3	85.00	5876.84	4.24	5868.74	4.04	8.10	9.5300	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
6	Bypass-B5	80.66	5876.84	3.74	5868.74	4.24	8.09	10.0300	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
7	Bypass-B6	84.14	5868.74	4.04	5861.29	2.79	7.46	8.8600	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
8	Bypass-B8	78.55	5868.74	4.24	5861.29	2.29	7.46	9.4900	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
9	Bypass-C1	18.27	5862.19	2.59	5861.29	2.29	0.90	4.9300	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
10	Bypass-C2	51.37	5861.29	2.29	5859.50	0.00	1.79	3.4800	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
11	Bypass-C3	58.47	5861.29	2.79	5859.50	0.00	1.79	3.0600	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
12	Link-Blake-S	230.46	5859.50	0.00	5858.20	0.00	1.30	0.5600	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
13	Out-Pr-Blake	200.00	5858.20	0.00	5856.00	4.60	2.20	1.1000	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
14	Road-B12	48.58	5888.00	0.00	5883.39	4.29	4.61	9.4800	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
15	Road-OS-1b	240.00	5906.00	0.00	5876.00	0.00	30.00	12.5000	User-Defined	1.000	32.000	0.0160	0.5000	0.5000	0.0000	0.000
16	Swale-OS-1a	143.20	5942.00	0.00	5804.00	-102.00	138.00	96.3700	Trapezoidal	1.500	12.000	0.0300	0.5000	0.5000	0.0000	0.000
17	Swale-OS-2	146.88	5942.00	0.00	5889.00	0.00	53.00	36.0800	Trapezoidal	0.500	6.000	0.0300	0.5000	0.5000	0.0000	0.000

XXXXXX 25-year 1-hour XXXXXX
Storm Event

BUI#20002

Channel Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)	
1 Bypass-A1	0.480	0 00:05	19.280	0.02	1.79	0.29	0.20	0.34	0.00	
2 Bypass-A2	0.250	0 00:05	565.610	0.00	3.97	0.59	0.07	0.07	0.00	
3 Bypass-B1	0.160	0 00:05	68.980	0.00	6.05	0.18	0.09	0.14	0.00	
4 Bypass-B2	9.170	0 00:07	65.530	0.14	6.88	0.17	0.33	0.55	0.00	
5 Bypass-B3	7.820	0 00:07	66.770	0.12	6.74	0.21	0.31	0.52	0.00	
6 Bypass-B5	0.100	0 00:05	68.520	0.00	3.20	0.42	0.07	0.12	0.00	
7 Bypass-B6	6.110	0 00:07	64.400	0.09	6.18	0.23	0.29	0.49	0.00	
8 Bypass-B8	0.010	0 00:05	66.650	0.00	1.63	0.80	0.03	0.06	0.00	
9 Bypass-C1	0.100	0 00:05	95.740	0.00	3.96	0.08	0.06	0.11	0.00	
10 Bypass-C2	0.170	0 00:05	80.420	0.00	2.08	0.41	0.08	0.14	0.00	
11 Bypass-C3	3.760	0 00:07	75.380	0.05	3.15	0.31	0.24	0.41	0.00	
12 Link-Blake-S	4.100	0 00:08	32.380	0.13	4.25	0.90	0.31	0.52	0.00	
13 Out-Pr-Blake	5.450	0 00:09	45.210	0.12	2.44	1.37	0.31	0.52	0.00	
14 Road-B12	11.500	0 00:07	132.730	0.09	6.23	0.13	0.28	0.48	0.00	
15 Road-OS-1b	102.120	0 00:22	521.700	0.20	14.29	0.28	0.52	0.52	0.00	
16 Swale-OS-1a	102.290	0 00:22	260.630	0.39	18.12	0.13	0.96	0.64	0.00	
17 Swale-OS-2	11.820	0 00:06	30.080	0.39	10.14	0.24	0.30	0.60	0.00	

Storm Event

Pipe Input

SN Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Pipe Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow	Flap Gate	No. of Barrels
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)				(cfs)		
1 26thSt	25.49	5876.00	0.00	5875.00	0.00	1.00	3.9200	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
2 Link-B10	35.65	5863.00	0.00	5863.00	0.00	0.00	0.0000	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
3 Link-H-01	230.30	5875.00	0.00	5841.00	0.00	34.00	14.7600	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
4 Link-H-02	177.03	5885.00	0.00	5841.00	0.00	44.00	24.8500	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
5 Link-H-03	169.29	5888.00	0.00	5858.00	0.00	30.00	17.7200	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
6 Link-H-04	134.40	5870.00	0.00	5858.00	0.00	12.00	8.9300	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
7 Link-H-Blake-S	33.46	5858.00	0.00	5858.00	0.00	0.00	0.0000	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
8 Pipe-29thSt	265.00	5851.40	0.00	5850.80	0.00	0.60	0.2300	CIRCULAR	18.000	18.000	0.0120	0.5000	0.5000	0.000	No	1
9 Pipe-A1	24.33	5892.50	0.00	5892.20	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
10 Pipe-A10	153.02	5896.00	0.00	5894.40	0.20	1.60	1.0500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
11 Pipe-A2	80.85	5892.00	0.00	5891.20	0.20	0.80	0.9900	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
12 Pipe-A3	133.17	5891.00	0.00	5889.70	0.20	1.30	0.9800	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
13 Pipe-A4	29.56	5889.50	0.00	5888.90	0.00	0.60	2.0300	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
14 Pipe-A5	117.00	5888.90	0.00	5886.50	0.20	2.40	2.0500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
15 Pipe-A6	240.10	5886.30	0.00	5879.80	3.00	6.50	2.7100	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
16 Pipe-A7	54.21	5876.80	0.00	5863.00	0.00	13.80	25.4600	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
17 Pipe-A9	34.80	5894.20	0.00	5893.80	4.30	0.40	1.1500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
18 Pipe-B1	24.33	5879.60	0.00	5879.30	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
19 Pipe-B11	15.00	5883.00	-0.30	5880.00	0.90	3.00	20.0000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
20 Pipe-B12	15.00	5889.00	0.00	5888.00	0.00	1.00	6.6700	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
21 Pipe-B2	65.73	5879.10	0.00	5872.80	0.20	6.30	9.5800	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
22 Pipe-B3	82.21	5872.60	0.00	5864.70	0.00	7.90	9.6100	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
23 Pipe-B4	20.78	5876.90	0.00	5873.30	0.20	3.60	17.3300	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
24 Pipe-B5	24.33	5873.10	0.00	5872.80	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
25 Pipe-B6	24.34	5864.70	0.00	5864.50	0.00	0.20	0.8200	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
26 Pipe-B7	29.28	5870.20	0.00	5864.70	0.00	5.50	18.7800	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
27 Pipe-B8	57.48	5864.50	0.00	5864.00	0.00	0.50	0.8700	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
28 Pipe-B9	125.34	5864.00	0.00	5863.00	0.00	1.00	0.8000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
29 Pipe-C1	14.31	5859.60	0.00	5859.20	0.20	0.40	2.8000	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
30 Pipe-C2	19.75	5859.00	0.00	5858.80	0.30	0.20	1.0100	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
31 Pipe-C3	27.52	5858.80	0.30	5858.50	5.00	0.30	1.0900	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
32 Pipe-C4	20.00	5858.50	5.00	5858.40	0.00	0.10	0.5000	CIRCULAR	18.000	18.000	0.0120	0.5000	0.5000	0.000	No	1
33 Pipe-EDB-Control	28.55	5863.00	0.00	5862.00	0.00	1.00	3.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
34 Pipe-UG-Control	20.00	5858.30	0.00	5858.20	0.00	0.10	0.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1

XXXXXX 25-year 1-hour XXXXXX
Storm Event

BUI#20002

Pipe Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)
1 26thSt	102.120	0 00:22	0.00	0.00	0.00		0.00	0.00	0.00
2 Link-B10	12.640	0 00:05	0.00	0.05	0.00		0.24	0.41	0.00
3 Link-H-01	102.440	0 00:22	0.00	0.13	0.00		0.31	0.52	0.00
4 Link-H-02	0.770	0 00:06	0.00	0.13	0.00		0.31	0.52	0.00
5 Link-H-03	0.610	0 00:06	0.00	0.13	0.00		0.31	0.52	0.00
6 Link-H-04	1.100	0 00:07	0.00	0.13	0.00		0.31	0.52	0.00
7 Link-H-Blake-S	15.990	0 00:06	0.00	0.13	0.00		0.31	0.52	0.00
8 Pipe-29thSt	5.860	0 00:12	5.41	1.08	3.85	1.15	1.41	0.94	0.00
9 Pipe-A1	0.860	0 00:05	4.29	0.20	4.98	0.08	0.30	0.30	0.00
10 Pipe-A10	1.110	0 00:05	3.95	0.28	7.14	0.36	0.36	0.36	0.00
11 Pipe-A2	1.540	0 00:05	3.84	0.40	4.64	0.29	0.44	0.44	0.00
12 Pipe-A3	2.570	0 00:05	3.81	0.67	5.26	0.42	0.60	0.60	0.00
13 Pipe-A4	3.660	0 00:05	9.97	0.37	7.50	0.07	0.52	0.42	0.00
14 Pipe-A5	4.150	0 00:05	5.53	0.75	7.77	0.25	0.65	0.65	0.00
15 Pipe-A6	4.110	0 00:06	6.35	0.65	8.72	0.46	0.58	0.58	0.00
16 Pipe-A7	6.480	0 00:06	19.47	0.33	22.29	0.04	0.40	0.40	0.00
17 Pipe-A9	1.110	0 00:05	4.14	0.27	4.47	0.13	0.35	0.35	0.00
18 Pipe-B1	0.570	0 00:05	4.29	0.13	4.34	0.09	0.25	0.25	0.00
19 Pipe-B11	3.200	0 00:05	32.82	0.10	16.99	0.01	0.26	0.21	0.00
20 Pipe-B12	11.510	0 00:06	18.07	0.64	15.59	0.02	0.72	0.58	0.00
21 Pipe-B2	5.810	0 00:05	21.67	0.27	14.97	0.07	0.44	0.35	0.00
22 Pipe-B3	9.110	0 00:05	21.69	0.42	16.91	0.08	0.57	0.45	0.00
23 Pipe-B4	0.880	0 00:05	5.45	0.16	11.47	0.03	0.18	0.27	0.00
24 Pipe-B5	1.370	0 00:05	4.29	0.32	4.85	0.08	0.39	0.39	0.00
25 Pipe-B6	11.730	0 00:05	22.21	0.53	7.17	0.06	1.03	0.52	0.00
26 Pipe-B7	0.870	0 00:05	5.67	0.15	11.78	0.04	0.18	0.26	0.00
27 Pipe-B8	11.810	0 00:05	22.86	0.52	7.34	0.13	1.02	0.51	0.00
28 Pipe-B9	12.640	0 00:05	21.89	0.58	7.24	0.29	1.09	0.55	0.00
29 Pipe-C1	0.440	0 00:05	2.19	0.20	4.91	0.05	0.20	0.30	0.00
30 Pipe-C2	1.120	0 00:05	1.32	0.85	4.24	0.08	0.47	0.71	0.00
31 Pipe-C3	3.320	0 00:07	7.31	0.45	5.81	0.08	0.59	0.47	0.00
32 Pipe-C4	4.370	0 00:05	8.05	0.54	4.65	0.07	0.79	0.52	0.00
33 Pipe-EDB-Control	0.160	0 00:16	13.10	0.01	3.66	0.13	0.10	0.08	0.00
34 Pipe-UG-Control	1.650	0 00:10	4.95	0.33	3.62	0.09	0.50	0.40	0.00

Inlet Input

SN Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft²)	Grate Clogging Factor (%)
1 A1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.50	5896.57	4.07	5892.50	0.00	N/A	25.00
2 A2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.00	5896.57	4.57	5892.00	0.00	N/A	25.00
3 A3-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5891.00	5896.76	5.76	5891.00	0.00	100.00	50.00
4 Inlet-A7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.80	5883.87	7.07	5876.80	0.00	100.00	50.00
5 Inlet-B1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.60	5883.39	3.79	5879.60	0.00	N/A	25.00
6 Inlet-B11-(Nylo)	CALTRANS	GCP	On Sag	1	5883.30	5899.00	15.70	5883.30	0.00	36.00	50.00
7 Inlet-B12-(Nylo)	CALTRANS	GCP	On Sag	1	5889.00	5901.00	12.00	5889.00	0.00	36.00	50.00
8 Inlet-B2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.10	5883.39	4.29	5879.10	0.00	N/A	25.00
9 Inlet-B3-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5872.60	5876.84	4.24	5872.60	0.00	N/A	25.00
10 Inlet-B4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.90	5880.96	4.06	5876.90	0.00	100.00	50.00
11 Inlet-B5-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5873.10	5876.84	3.74	5873.10	0.00	N/A	25.00
12 Inlet-B6-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.70	5868.74	4.04	5864.70	0.00	N/A	25.00
13 Inlet-B7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5870.20	5874.26	4.06	5870.20	0.00	0.00	50.00
14 Inlet-B8-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.50	5868.74	4.24	5864.50	0.00	N/A	25.00
15 Inlet-C1-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.60	5862.19	2.59	5859.60	0.00	N/A	50.00
16 Inlet-C2-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.00	5861.29	2.29	5859.00	0.00	N/A	50.00
17 Inlet-C3-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5858.50	5861.29	2.79	5858.50	0.00	N/A	50.00
18 Inlet-C4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5853.50	5862.46	8.96	5853.50	0.00	0.00	50.00
19 Inlet-Walmart	FHWA HEC-22 GENERIC	N/A	On Sag	1	5851.40	5856.00	4.60	5851.40	0.00	100.00	25.00

Roadway & Gutter Input

SN Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1 A1-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
2 A2-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
3 A3-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
4 Inlet-A7-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
5 Inlet-B1-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
6 Inlet-B11-(Nylo)	N/A	0.0208	0.0300	0.0620	2.00	0.0656	7.00
7 Inlet-B12-(Nylo)	N/A	0.0208	0.0300	0.0620	2.00	0.3937	7.00
8 Inlet-B2-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
9 Inlet-B3-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
10 Inlet-B4-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
11 Inlet-B5-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
12 Inlet-B6-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
13 Inlet-B7-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
14 Inlet-B8-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
15 Inlet-C1-(Type-16)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
16 Inlet-C2-(Type-13)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
17 Inlet-C3-(Type-13)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
18 Inlet-C4-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
19 Inlet-Walmart	N/A	0.0200	0.0160	0.0830	1.50	0.0656	7.00

XXXXXX 25-year 1-hour XXXXXX
Storm Event

BUI#20002

Inlet Results

SN Element ID	Peak Flow	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	Time of Max Depth Occurrence (days hh:mm)	Total Flooded Volume (ft³)	Total Time Flooded (hr)
1 A1-(Type-R)	1.380	1.38	0.86	0.52	62.58	3.96	5896.75	0.17	0 00:05	0.00	0.00
2 A2-(Type-R)	0.950	0.51	0.69	0.26	72.66	3.01	5896.72	0.15	0 00:05	0.00	0.00
3 A3-(Type-16)	1.130	1.13	N/A	N/A	N/A	7.38	5897.15	0.39	0 00:05	0.00	0.00
4 Inlet-A7-(Type-16)	2.890	2.89	N/A	N/A	N/A	15.58	5884.42	0.56	0 00:06	0.00	0.00
5 Inlet-B1-(Type-R)	0.740	0.74	0.58	0.17	77.71	2.30	5883.53	0.14	0 00:05	0.00	0.00
6 Inlet-B11-(Nylo)	3.220	3.22	N/A	N/A	N/A	18.39	5899.63	0.63	0 00:05	0.00	0.00
7 Inlet-B12-(Nylo)	11.820	0.00	N/A	N/A	N/A	152.55	5905.09	4.09	0 00:06	0.00	0.00
8 Inlet-B2-(Type-R)	11.500	0.00	2.32	9.18	20.19	11.23	5883.71	0.32	0 00:05	0.00	0.00
9 Inlet-B3-(Type-R)	10.030	1.40	2.19	7.84	21.85	10.61	5877.15	0.31	0 00:05	0.00	0.00
10 Inlet-B4-(Type-16)	0.970	0.97	N/A	N/A	N/A	6.52	5881.30	0.34	0 00:05	0.00	0.00
11 Inlet-B5-(Type-R)	0.610	0.45	0.50	0.10	82.76	1.84	5876.97	0.13	0 00:05	0.00	0.00
12 Inlet-B6-(Type-R)	8.130	0.52	2.00	6.13	24.66	9.71	5869.03	0.29	0 00:05	0.00	0.00
13 Inlet-B7-(Type-16)	0.880	0.88	N/A	N/A	N/A	5.92	5874.59	0.33	0 00:05	0.00	0.00
14 Inlet-B8-(Type-R)	0.100	0.00	0.09	0.01	88.56	0.30	5868.77	0.02	0 00:05	0.00	0.00
15 Inlet-C1-(Type-16)	0.540	0.54	0.44	0.10	81.17	4.32	5862.36	0.17	0 00:05	0.00	0.00
16 Inlet-C2-(Type-13)	0.860	0.76	0.68	0.18	78.89	5.60	5861.48	0.20	0 00:05	0.00	0.00
17 Inlet-C3-(Type-13)	6.350	0.43	2.58	3.77	40.60	13.94	5861.65	0.36	0 00:07	0.00	0.00
18 Inlet-C4-(Type-16)	1.280	1.28	N/A	N/A	N/A	8.14	5862.87	0.41	0 00:05	0.00	0.00
19 Inlet-Walmart	5.460	0.20	N/A	N/A	N/A	15.32	5856.57	0.57	0 00:08	0.00	0.00

Storage Nodes

Storage Node : EDB-Detention

Input Data

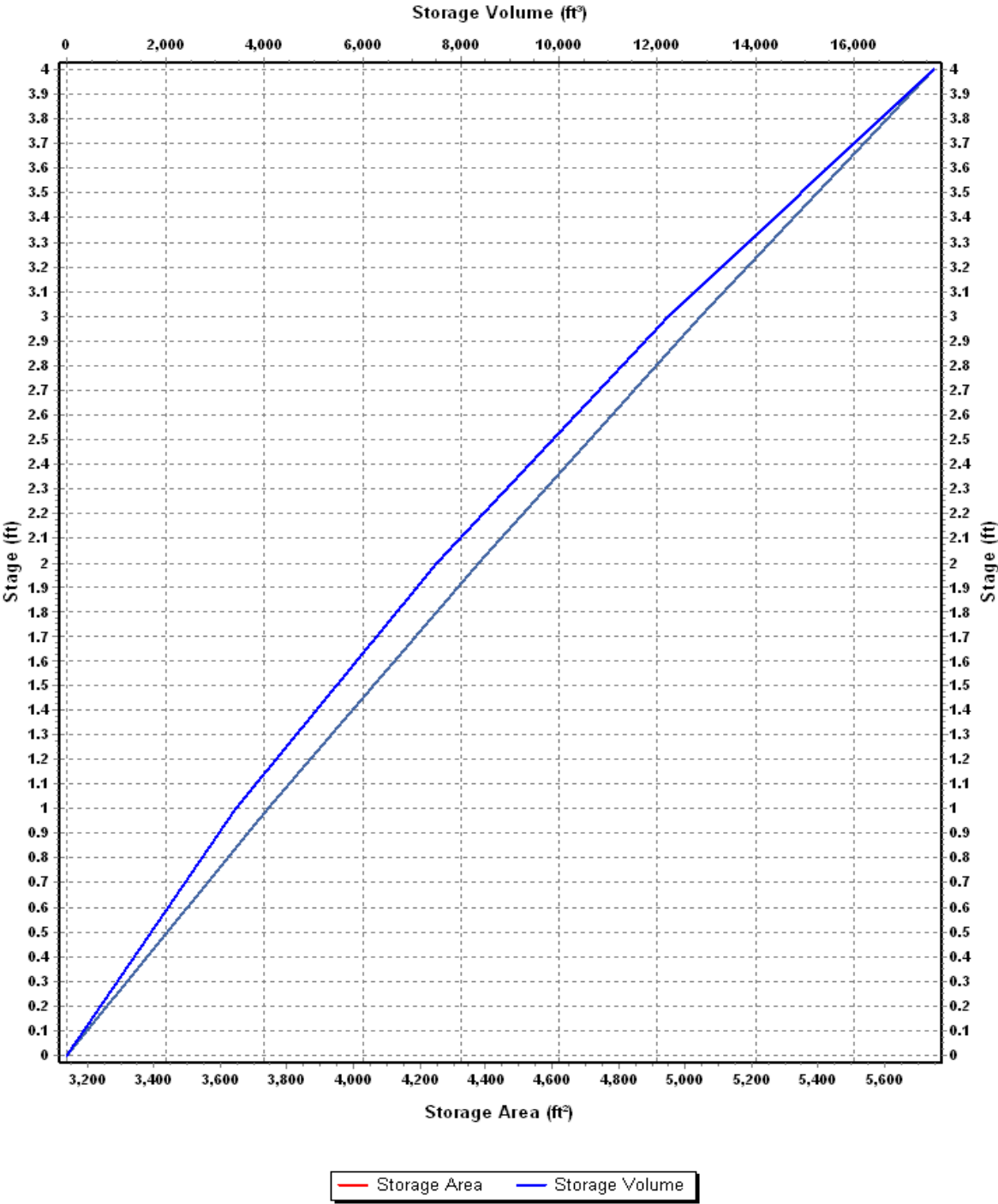
Invert Elevation (ft)	5863.00
Max (Rim) Elevation (ft)	5869.00
Max (Rim) Offset (ft)	6.00
Initial Water Elevation (ft)	5863.00
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : EDB

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	3139	0.000
1	3744	3441.50
2	4379	7503.00
3	5044	12214.50
4	5747	17610.00

Storage Area Volume Curves



Storage Node : EDB-Detention (continued)

Storm Event

Outflow Weirs

SN Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1 Weir-EDB-100	Rectangular	No	5865.50	2.50	7.50	0.50	3.33
2 Weir-EDB-25	Rectangular	No	5864.75	1.75	0.25	0.75	3.33

Outflow Orifices

SN Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1 Orifice-EDB-WQCV	Side	CIRCULAR	No	1.25			5863.00	0.61

Output Summary Results

Peak Inflow (cfs)	19.08
Peak Lateral Inflow (cfs)	0.00
Peak Outflow (cfs)	0.16
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	5865.00
Max HGL Depth Attained (ft)	2
Average HGL Elevation Attained (ft)	5864.81
Average HGL Depth Attained (ft)	1.81
Time of Max HGL Occurrence (days hh:mm)	0 00:16
Total Exfiltration Volume (1000-ft ³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Storage Node : UG-Detention

Storm Event

Input Data

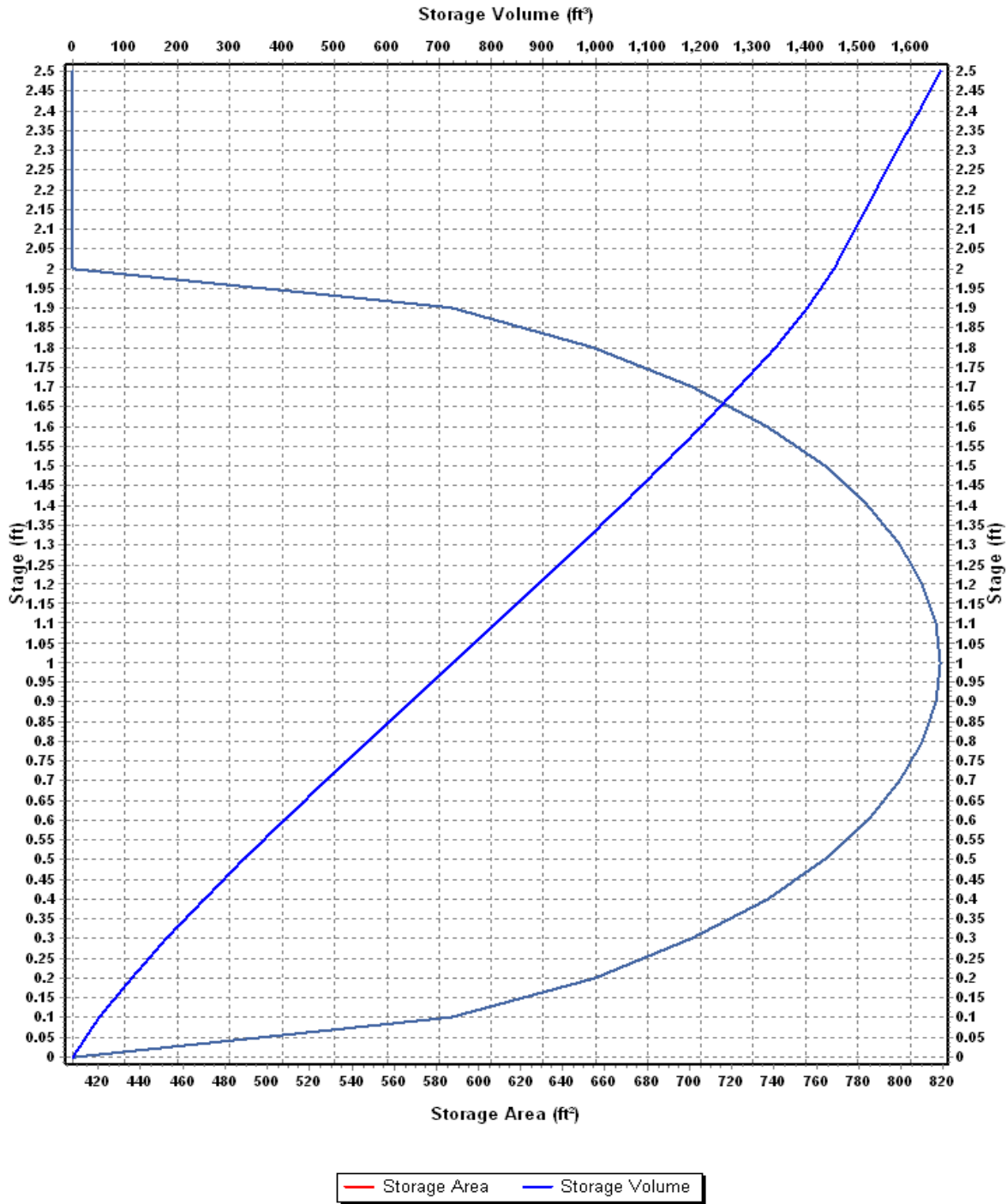
Invert Elevation (ft) 5858.40
 Max (Rim) Elevation (ft) 5861.40
 Max (Rim) Offset (ft) 3.00
 Initial Water Elevation (ft) 5858.40
 Initial Water Depth (ft) 0.00
 Ponded Area (ft²) 0.00
 Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : UG-Detention

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	408.0000	0.000
0.1	586.8892	49.74
0.2	654.2400	111.80
0.3	701.0842	179.57
0.4	736.3200	251.44
0.5	763.4168	326.43
0.6	784.1378	403.81
0.7	799.4966	482.99
0.8	810.1082	563.47
0.9	816.3428	644.79
1	818.4000	726.53
1.1	816.3428	808.27
1.2	810.1082	889.59
1.3	799.4966	970.07
1.4	784.1378	1049.25
1.5	763.4168	1126.63
1.6	736.3200	1201.62
1.7	701.0842	1273.49
1.8	654.2400	1341.26
1.9	586.8892	1403.32
2	408.0000	1453.06
2.1	408.0000	1493.86
2.2	408.0000	1534.66
2.3	408.0000	1575.46
2.4	408.0000	1616.26
2.5	408.0000	1657.06

Storage Area Volume Curves



Storage Node : UG-Detention (continued)

Storm Event

Outflow Weirs

SN Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1 Weir-UG-100	Rectangular	No	5859.90	1.50	1.00	0.50	3.33
2 Weir-UG-25	Rectangular	No	5858.40	0.00	0.25	1.50	3.33

Output Summary Results

Peak Inflow (cfs) 4.37
 Peak Lateral Inflow (cfs) 0.00
 Peak Outflow (cfs) 1.65
 Peak Exfiltration Flow Rate (cfm) 0.00
 Max HGL Elevation Attained (ft) 5859.96
 Max HGL Depth Attained (ft) 1.56
 Average HGL Elevation Attained (ft) 5858.63
 Average HGL Depth Attained (ft) 0.23
 Time of Max HGL Occurrence (days hh:mm) 0 00:10
 Total Exfiltration Volume (1000-ft³) 0.000
 Total Flooded Volume (ac-in) 0
 Total Time Flooded (min) 0
 Total Retention Time (sec) 0.00

Storage Node : Walmart-Detention

Storm Event

Input Data

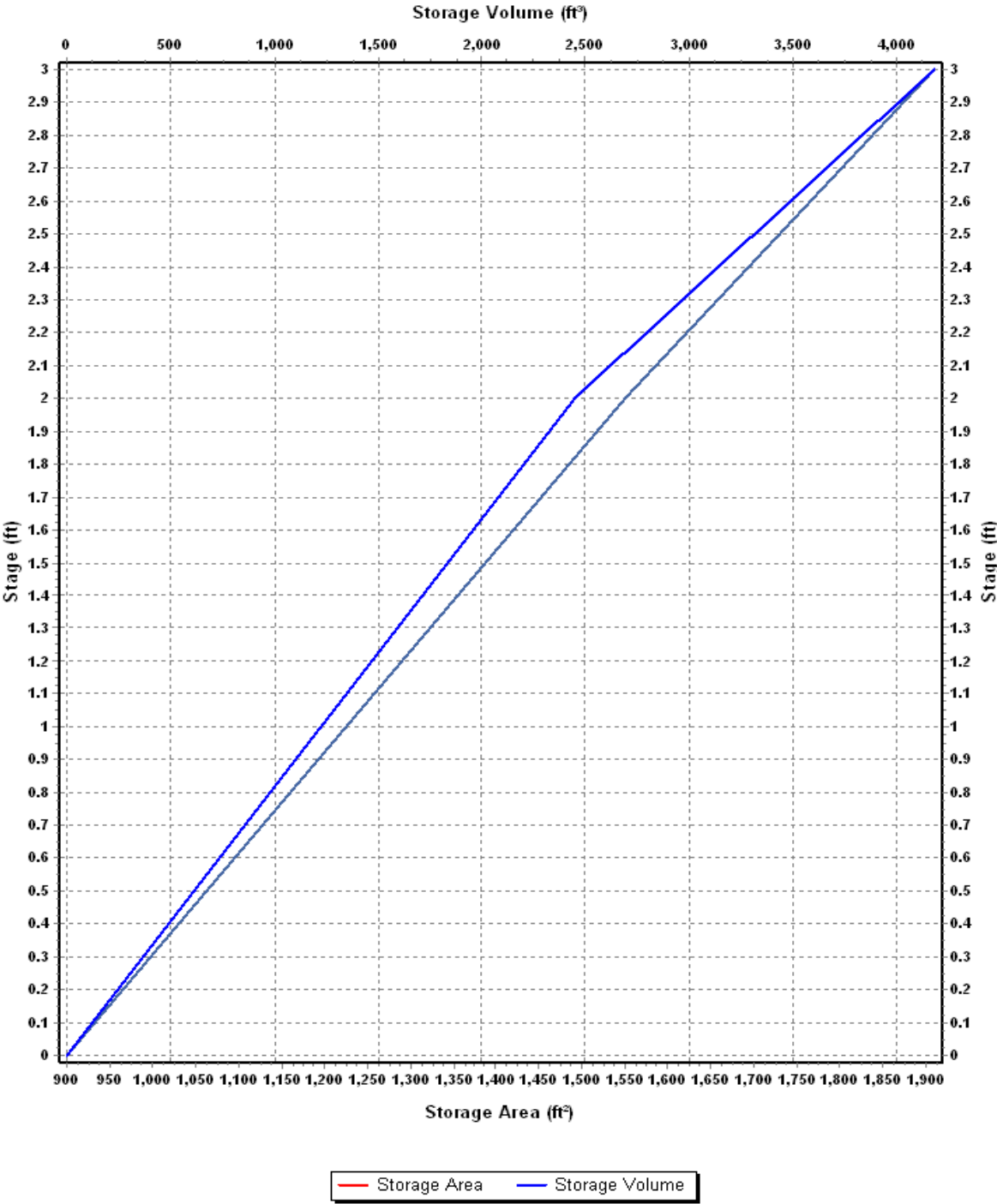
Invert Elevation (ft) 5852.00
 Max (Rim) Elevation (ft) 5855.00
 Max (Rim) Offset (ft) 3.00
 Initial Water Elevation (ft) 5852.00
 Initial Water Depth (ft) 0.00
 Ponded Area (ft²) 0.00
 Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : Walmart

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	900	0.000
2	1550	2450.00
3	1910	4180.00

Storage Area Volume Curves



Storage Node : Walmart-Detention (continued)

Storm Event

Outflow Orifices

SN Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1 Walmart-Det-Control	Side	CIRCULAR	No	5.60			5852.00	0.61

Output Summary Results

Peak Inflow (cfs)	5.45
Peak Lateral Inflow (cfs)	5.45
Peak Outflow (cfs)	1.13
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	5854.02
Max HGL Depth Attained (ft)	2.02
Average HGL Elevation Attained (ft)	5852.47
Average HGL Depth Attained (ft)	0.47
Time of Max HGL Occurrence (days hh:mm)	0 00:18
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

Storm Event

File Name 20002-SSA.SPF

Project Options

Flow Units CFS
 Elevation Type Elevation
 Hydrology Method Rational
 Time of Concentration (TOC) Method SCS TR-55
 Link Routing Method Kinematic Wave
 Enable Overflow Ponding at Nodes YES
 Skip Steady State Analysis Time Periods YES

Rainfall Details

Return Period..... 100 year(s)

Storm Event

Subbasin Summary

SN Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft ³)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1 Blake@Walmart	0.040	0.97	0.55	0.53	77.0	0.26	0 00:05:00
2 H/Ex-01	1.551	0.37	0.67	0.25	1385.3	3.20	0 00:07:12
3 H/Ex-02	0.461	0.37	0.63	0.23	391.6	0.99	0 00:06:30
4 H/Ex-03	0.366	0.37	0.63	0.23	310.0	0.79	0 00:06:32
5 H/Ex-05	3.903	0.37	0.75	0.28	3938.8	7.37	0 00:08:45
6 H/Ex-OS-1	124.700	0.36	1.10	0.40	179253.8	131.82	0 00:22:27
7 H/Ex-OS-2	9.370	0.28	0.62	0.18	5952.3	15.50	0 00:06:19
8 H-04	0.702	0.37	0.67	0.25	634.7	1.43	0 00:07:23
9 Pr-01	0.570	0.48	0.55	0.26	541.8	1.79	0 00:05:00
10 Pr-02	0.122	0.83	0.55	0.45	201.5	0.67	0 00:05:00
11 Pr-03	0.283	0.79	0.55	0.43	444.3	1.47	0 00:05:00
12 Pr-04	0.330	0.33	0.55	0.18	215.6	0.71	0 00:05:00
13 Pr-05	0.147	0.77	0.55	0.42	224.2	0.74	0 00:05:00
14 Pr-06	0.292	0.78	0.55	0.43	450.9	1.49	0 00:05:00
15 Pr-07	0.745	0.77	0.55	0.42	1137.8	3.76	0 00:05:00
16 Pr-08	0.181	0.81	0.55	0.44	291.2	0.96	0 00:05:00
17 Pr-09	1.677	0.38	0.55	0.21	1266.2	4.18	0 00:05:00
18 Pr-10	0.417	0.46	0.55	0.25	379.6	1.26	0 00:05:00
19 Pr-11	0.221	0.87	0.55	0.48	381.0	1.26	0 00:05:00
20 Pr-12	0.145	0.62	0.55	0.34	178.6	0.59	0 00:05:00
21 Pr-13	0.414	0.67	0.55	0.37	550.4	1.82	0 00:05:00
22 Pr-14	0.203	0.86	0.55	0.47	345.6	1.14	0 00:05:00
23 Pr-15	0.130	0.79	0.55	0.43	204.1	0.67	0 00:05:00
24 Pr-16	0.167	0.71	0.55	0.39	235.4	0.78	0 00:05:00
25 Pr-17	0.050	0.63	0.55	0.34	62.7	0.21	0 00:05:00
26 Pr-18	0.114	0.95	0.55	0.52	213.8	0.71	0 00:05:00
27 Pr-19	0.104	0.82	0.55	0.45	169.6	0.56	0 00:05:00
28 Pr-20	0.309	0.82	0.55	0.45	502.3	1.66	0 00:05:00
29 Pr-21	0.364	0.55	0.55	0.30	397.7	1.31	0 00:05:00
30 Pr-OS-1	124.700	0.36	1.10	0.40	179253.8	131.82	0 00:22:27
31 Pr-OS-2	9.370	0.28	0.62	0.18	5952.3	15.50	0 00:06:19
32 Walmart	1.550	0.95	0.80	0.76	4287.4	7.08	0 00:10:00

Storm Event

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1	EDB-Control	Junction	5863.00	5866.00	5863.00	0.00	0.00	0.470	5863.16	0.00	2.84	0 00:00	0.00	0.00
2	FES-B10	Junction	5863.00	5869.00	5863.00	0.00	0.00	15.550	5864.25	0.00	4.75	0 00:00	0.00	0.00
3	Int-Blake-Palmer	Junction	5859.50	5859.50	5859.50	0.00	0.00	6.800	5859.86	0.00	0.24	0 00:00	0.00	0.00
4	Junc-H-04	Junction	5870.00	5876.00	5870.00	5876.00	0.00	1.430	5870.00	0.00	6.00	0 00:00	0.00	0.00
5	Junc-H-Blake-S	Junction	5858.00	5864.00	5858.00	5864.00	0.00	20.780	5858.00	0.00	6.00	0 00:00	0.00	0.00
6	Junc-H-02	Junction	5885.00	5891.00	5885.00	5891.00	0.00	0.990	5885.00	0.00	6.00	0 00:00	0.00	0.00
7	Junc-H-03	Junction	5888.00	5894.00	5888.00	5894.00	0.00	0.790	5888.00	0.00	6.00	0 00:00	0.00	0.00
8	Junc-Pr-Blake-S	Junction	5858.20	5858.20	5858.20	0.00	0.00	9.140	5858.88	0.00	0.57	0 00:00	0.00	0.00
9	OS-1a	Junction	5942.00	5942.00	5942.00	0.00	0.00	131.820	5943.09	0.00	0.41	0 00:00	0.00	0.00
10	OS-1b	Junction	5906.00	5906.00	5906.00	0.00	0.00	131.640	5907.09	0.00	0.41	0 00:00	0.00	0.00
11	OS-2a	Junction	5942.00	5942.00	5942.00	0.00	0.00	15.500	5942.35	0.00	0.15	0 00:00	0.00	0.00
12	Out-H-01	Junction	5875.00	5881.00	5875.00	5881.00	0.00	131.820	5875.00	0.00	6.00	0 00:00	0.00	0.00
13	Pr-26th	Junction	5876.00	5877.00	5876.00	11753.00	0.00	131.440	5876.57	0.00	0.43	0 00:00	0.00	0.00
14	Road-Palmer-B-12	Junction	5888.00	5888.00	5888.00	0.00	0.00	14.830	5888.86	0.00	0.39	0 00:00	0.00	0.00
15	SDHM-A10	Junction	5896.00	5899.00	5896.00	5899.00	0.00	1.490	5896.43	0.00	2.57	0 00:00	0.00	0.00
16	SDMH-A4	Junction	5889.50	5899.80	5889.50	5899.80	0.00	4.660	5894.21	0.00	5.59	0 00:00	0.00	0.00
17	SDMH-A5	Junction	5888.90	5893.65	5888.90	5893.65	0.00	5.320	5889.69	0.00	3.96	0 00:00	0.00	0.00
18	SDMH-A6	Junction	5886.30	5890.77	5886.30	5890.77	0.00	5.300	5887.28	0.00	3.49	0 00:00	0.00	0.00
19	SDMH-A9	Junction	5894.20	5900.19	5894.20	5900.19	0.00	1.440	5894.82	0.00	5.37	0 00:00	0.00	0.00
20	SDMH-B9	Junction	5864.00	5867.21	5864.00	5867.21	0.00	15.640	5865.25	0.00	1.96	0 00:00	0.00	0.00
21	UG-Detention-Control	Junction	5858.30	5858.30	5858.30	0.00	0.00	2.860	5858.98	0.00	1.32	0 00:00	0.00	0.00
22	Out-H-26th	Outfall	5841.00					131.820	5841.00					
23	Out-H-27thSt	Outfall	5858.00					2.120	5858.00					
24	Out-H-Blake-Sb	Outfall	5858.00					20.780	5858.00					
25	Out-Pr-26thSt	Outfall	5875.00					131.440	5875.00					
26	Out-Pr--27thSt	Outfall	5862.00					0.470	5862.16					
27	Out-Pr-29thSt	Outfall	5850.80					5.860	5852.30					
28	EDB-Detention	Storage Node	5863.00	5869.00	5863.00		0.00	24.020	5865.37				0.00	0.00
29	UG-Detention	Storage Node	5858.40	5861.40	5858.40		0.00	5.640	5860.33				0.00	0.00
30	Walmart-Detention	Storage Node	5852.00	5855.00	5852.00		0.00	7.080	5854.54				0.00	0.00

Replace w/ the MHFD Detention Basin Design Workbook value for an EDB outflow control (2.09 cfs)

The existing 18"dia pipe leading from the inlet near Walmart will be slightly surcharged, but should not exceed the structure rim.

Link Summary

SN Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Elevation (ft)	Invert Elevation (ft)	Outlet Invert Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Capacity (cfs)	Peak Flow/Design Capacity Ratio	Peak Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/Total Depth Ratio	Total Time Surcharged (min)
1 26thSt	Pipe	Pr-26th	Out-Pr-26thSt	25.49	5876.00	5875.00	3.9200	0.000	0.0120	131.440	0.00	0.00	0.00	0.00	0.00	0.00
2 Link-B10	Pipe	FES-B10	EDB-Deletion	35.65	5863.00	5863.00	0.0000	0.000	0.0120	15.550	0.00	0.08	0.00	0.28	0.46	0.00
3 Link-H-01	Pipe	Out-H-01	Out-H-26th	230.30	5875.00	5841.00	14.7600	0.000	0.0120	131.820	0.00	0.20	0.00	0.36	0.59	0.00
4 Link-H-02	Pipe	Junc-H-02	Out-H-26th	177.03	5885.00	5841.00	24.8500	0.000	0.0120	0.990	0.00	0.20	0.00	0.36	0.59	0.00
5 Link-H-03	Pipe	Junc-H-03	Out-H-27thSt	169.29	5888.00	5858.00	17.7200	0.000	0.0120	0.790	0.00	0.20	0.00	0.36	0.59	0.00
6 Link-H-04	Pipe	Junc-H-04	Out-H-27thSt	134.40	5870.00	5858.00	8.9300	0.000	0.0120	1.430	0.00	0.20	0.00	0.36	0.59	0.00
7 Link-H-Blake-S	Pipe	Junc-H-Blake-S	Out-H-Blake-Sb	33.46	5858.00	5858.00	0.0000	0.000	0.0120	20.780	0.00	0.20	0.00	0.36	10.59	0.00
8 Pipe-29thSt	Pipe	Inlet-Walmart	Out-Pr-29thSt	265.00	5851.40	5850.80	0.2300	18.000	0.0120	5.860	5.41	1.08	3.88	1.50	1.00	5.00
9 Pipe-A1	Pipe	A1-(Type-R)	A2-(Type-R)	24.33	5892.50	5892.20	1.2300	12.000	0.0120	0.990	4.29	0.23	5.26	0.33	0.33	0.00
10 Pipe-A10	Pipe	SDMH-A10	SDMH-A9	153.02	5896.00	5894.40	1.0500	12.000	0.0120	1.440	3.95	0.37	7.54	0.42	0.42	0.00
11 Pipe-A2	Pipe	A2-(Type-R)	A3-(Type-16)	80.85	5892.00	5891.20	0.9900	12.000	0.0120	1.830	3.84	0.48	4.85	0.49	0.49	0.00
12 Pipe-A3	Pipe	A3-(Type-16)	SDMH-A4	133.17	5891.00	5889.70	0.9800	12.000	0.0120	3.220	3.81	0.85	5.53	0.70	0.70	0.00
13 Pipe-A4	Pipe	SDMH-A4	SDMH-A5	29.56	5889.50	5888.90	2.0300	15.000	0.0120	4.660	9.97	0.47	7.99	0.60	0.48	0.00
14 Pipe-A5	Pipe	SDMH-A5	SDMH-A6	117.00	5888.90	5886.50	2.0500	12.000	0.0120	5.300	5.53	0.96	8.11	0.78	0.78	0.00
15 Pipe-A6	Pipe	SDMH-A6	Inlet-A7-(Type-16)	240.10	5886.30	5879.80	2.7100	12.000	0.0120	5.260	6.35	0.83	9.20	0.69	0.69	0.00
16 Pipe-A7	Pipe	Inlet-A7-(Type-16)	EDB-Deletion	54.21	5876.80	5863.00	25.4600	12.000	0.0120	8.520	19.47	0.44	23.96	0.46	0.46	0.00
17 Pipe-A9	Pipe	SDMH-A9	SDMH-A4	34.80	5894.20	5893.80	1.1500	12.000	0.0120	1.440	4.14	0.35	4.80	0.41	0.41	0.00
18 Pipe-B1	Pipe	Inlet-B1-(Type-R)	Inlet-B2-(Type-R)	24.33	5879.60	5879.00	1.2300	12.000	0.0120	0.700	4.29	0.16	4.60	0.27	0.27	0.00
19 Pipe-B11	Pipe	Inlet-B11-(N/lo)	Inlet-B2-(Type-R)	15.00	5880.00	5880.00	20.0000	15.000	0.0120	4.160	32.82	0.13	18.34	0.30	0.24	0.00
20 Pipe-B12	Pipe	Inlet-B12-(N/lo)	Road-Palmer-B-12	15.00	5889.00	5888.00	6.6700	15.000	0.0120	14.830	18.07	0.82	16.43	0.86	0.69	0.00
21 Pipe-B2	Pipe	Inlet-B2-(Type-R)	Inlet-B3-(Type-R)	65.73	5879.10	5872.80	9.5800	15.000	0.0120	7.130	21.67	0.33	15.83	0.49	0.39	0.00
22 Pipe-B3	Pipe	Inlet-B3-(Type-R)	Inlet-B6-(Type-R)	82.21	5872.60	5864.70	9.6100	15.000	0.0120	11.160	21.69	0.51	17.82	0.64	0.51	0.00
23 Pipe-B4	Pipe	Inlet-B4-(Type-16)	Inlet-B5-(Type-R)	20.78	5876.90	5873.30	17.3300	8.000	0.0120	1.230	5.45	0.23	12.60	0.22	0.32	0.00
24 Pipe-B5	Pipe	Inlet-B5-(Type-R)	Inlet-B3-(Type-13)	24.33	5873.10	5872.80	1.2300	12.000	0.0120	1.850	4.29	0.43	5.26	0.46	0.46	0.00
25 Pipe-B6	Pipe	Inlet-B6-(Type-R)	Inlet-B8-(Type-R)	24.34	5864.70	5864.50	0.8200	24.000	0.0120	14.320	22.21	0.64	7.51	1.17	0.58	0.00
26 Pipe-B7	Pipe	Inlet-B7-(Type-16)	Inlet-B6-(Type-R)	29.28	5870.20	5864.70	18.7800	8.000	0.0120	1.140	5.67	0.20	12.74	0.20	0.30	0.00
27 Pipe-B8	Pipe	Inlet-B8-(Type-R)	SDMH-B9	57.48	5864.50	5864.00	0.8700	24.000	0.0120	14.470	22.86	0.63	7.71	1.16	0.58	0.00
28 Pipe-B9	Pipe	SDMH-B9	FES-B10	125.34	5864.00	5863.00	0.8000	24.000	0.0120	15.550	21.89	0.71	7.60	1.24	0.62	0.00
29 Pipe-C1	Pipe	Inlet-C1-(Type-16)	Inlet-C2-(Type-13)	14.31	5859.60	5859.20	2.8000	8.000	0.0120	0.520	2.19	0.24	5.15	0.22	0.33	0.00
30 Pipe-C2	Pipe	Inlet-C2-(Type-13)	Inlet-C3-(Type-13)	19.75	5859.00	5858.80	1.0100	8.000	0.0120	1.410	1.32	1.07	4.42	0.61	0.92	0.00
31 Pipe-C3	Pipe	Inlet-C3-(Type-13)	Inlet-C4-(Type-16)	27.52	5858.80	5858.50	1.0900	15.000	0.0120	4.200	7.31	0.58	6.16	0.68	0.54	0.00
32 Pipe-C4	Pipe	Inlet-C4-(Type-16)	UG-Deletion	20.00	5858.50	5858.40	0.5000	18.000	0.0120	5.640	8.05	0.70	4.93	0.92	0.62	0.00
33 Pipe-EDB-Control	Pipe	EDB-Control	Out-Pr-27thSt	28.55	5863.00	5862.00	3.5000	15.000	0.0120	0.470	13.10	0.04	5.04	0.16	0.13	0.00
34 Pipe-UG-Control	Pipe	UG-Deletion-Control	Junc-Pr-Blake-S	20.00	5858.30	5858.20	0.5000	15.000	0.0120	2.860	4.95	0.58	4.18	0.68	0.55	0.00
35 Bypass-A1	Channel	A1-(Type-R)	A2-(Type-R)	31.56	5896.57	5896.57	0.0100	7.200	0.0160	0.750	19.28	0.04	1.92	0.23	0.38	0.00
36 Bypass-A2	Channel	A2-(Type-R)	Pr-26th	140.00	5896.57	5876.00	14.6900	12.000	0.0160	0.500	565.61	0.00	4.65	0.09	0.00	0.00
37 Bypass-B1	Channel	Inlet-B1-(Type-R)	Inlet-B5-(Type-R)	64.47	5883.39	5876.84	10.1700	7.200	0.0160	0.260	68.98	0.00	6.05	0.10	0.17	0.00
38 Bypass-B2	Channel	Inlet-B2-(Type-R)	Inlet-B3-(Type-R)	71.42	5883.39	5876.84	9.1800	7.200	0.0160	12.230	65.53	0.19	7.49	0.35	0.59	0.00
39 Bypass-B3	Channel	Inlet-B3-(Type-R)	Inlet-B6-(Type-R)	85.00	5876.84	5868.74	9.5300	7.200	0.0160	10.870	66.77	0.16	7.30	0.34	0.59	0.00
40 Bypass-B5	Channel	Inlet-B5-(Type-R)	Inlet-B8-(Type-R)	80.66	5876.84	5868.74	10.0300	7.200	0.0160	0.200	68.52	0.00	3.79	0.09	0.16	0.00
41 Bypass-B6	Channel	Inlet-B6-(Type-R)	Inlet-C3-(Type-13)	84.14	5868.74	5861.29	8.8600	7.200	0.0160	8.950	64.40	0.14	6.77	0.33	0.54	0.00
42 Bypass-B8	Channel	Inlet-B8-(Type-R)	Inlet-C2-(Type-13)	78.55	5868.74	5861.29	9.4900	7.200	0.0160	0.020	66.65	0.00	2.19	0.04	0.07	0.00
43 Bypass-C1	Channel	Inlet-C1-(Type-16)	Inlet-C2-(Type-13)	18.27	5862.19	5861.29	4.9300	7.200	0.0160	0.180	95.74	0.00	4.05	0.08	0.13	0.00
44 Bypass-C2	Channel	Inlet-C2-(Type-13)	Int-Blake-Palmer	51.37	5861.29	5859.50	3.4800	7.200	0.0160	0.320	80.42	0.00	2.36	0.11	0.18	0.00
45 Bypass-C3	Channel	Inlet-C3-(Type-13)	Int-Blake-Palmer	58.47	5861.29	5859.50	3.0600	7.200	0.0160	5.980	75.38	0.08	3.49	0.28	0.46	0.00
46 Link-Blake-S	Channel	Link-Blake-S	Junc-Pr-Blake-S	230.46	5859.50	5858.20	0.5600	7.200	0.0160	6.520	32.38	0.20	4.72	0.36	0.59	0.00
47 Out-Pr-Blake	Channel	Junc-Pr-Blake-S	Inlet-Walmart	200.00	5858.20	5856.00	1.1000	7.200	0.0160	8.950	45.21	0.20	2.73	0.36	0.60	0.00
48 Road-B12	Channel	Road-Palmer-B-12	Inlet-B2-(Type-R)	48.58	5888.00	5883.39	9.4800	7.200	0.0160	131.440	132.73	0.11	6.62	0.31	0.51	0.00
49 Road-OS-1b	Channel	OS-1b	Pr-26th	240.00	5906.00	5876.00	12.5000	12.000	0.0160	141.400	521.70	0.25	15.75	0.57	0.72	0.00
50 Swale-OS-1a	Channel	OS-1a	OS-1b	143.20	5942.00	5804.00	96.3700	18.000	0.0300	131.640	260.63	0.51	19.39	1.09	0.72	0.00
51 Swale-OS-2	Channel	OS-2a	Inlet-B12-(N/lo)	146.88	5942.00	5889.00	36.0800	6.000	0.0300	15.370	30.08	0.51	11.00	0.35	0.69	0.00
52 Office-EDB-WQCV	Orifice	EDB-Deletion	EDB-Control		5863.00	5863.00		1.250		0.060						
53 Walmart-Det-Control	Orifice	Walmart-Detention	Inlet-Walmart		5852.00	5851.40		5.600		1.280						
54 Weir-EDB-100	Weir	EDB-Deletion	EDB-Control		5863.00	5863.00		0.000		0.400						
55 Weir-EDB-25	Weir	EDB-Deletion	EDB-Control		5863.00	5863.00		0.400		0.940						
56 Weir-UG-100	Weir	UG-Deletion	UG-Deletion-Control		5858.40	5858.30										
57 Weir-UG-25	Weir	UG-Deletion	UG-Deletion-Control		5858.40	5858.30										

Inlet Summary

Storm Event

SN Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation	Max (Rim) Elevation	Initial Water Elevation	Ponded Area	Peak Flow	Peak Intercepted	Peak Flow by Inlet	Peak Flow Bypassing Inlet	Efficiency during Peak Flow	Inlet Allowable Spread	Max Gutter Spread during Peak Flow	Max Gutter Water Elev. during Peak Flow
1 A1-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5892.50	5896.57	5892.50	N/A	1.790	(cfs)	1.00	0.80	55.59	7.00	4.66	5896.76
2 A2-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5892.00	5896.57	5892.00	N/A	1.370	0.86	N/A	0.51	62.76	7.00	3.94	5896.74
3 A3-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5891.00	5896.76	5891.00	100.00	1.470	N/A	N/A	N/A	N/A	7.00	9.09	5897.19
4 Inlet-A7-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5876.80	5883.87	5876.80	100.00	3.760	N/A	N/A	N/A	N/A	7.00	22.92	5884.55
5 Inlet-B1-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5879.60	5883.39	5879.60	N/A	0.960	0.70	N/A	0.26	72.52	7.00	3.04	5883.55
6 Inlet-B11-(Nylol)	CAL TRANS	GCP	On Sag	1	5883.30	5899.00	5883.30	36.00	4.180	N/A	N/A	N/A	N/A	7.00	21.82	5899.70
7 Inlet-B12-(Nylol)	CAL TRANS	GCP	On Sag	1	5889.00	5901.00	5889.00	36.00	15.370	N/A	N/A	N/A	N/A	7.00	257.50	5907.06
8 Inlet-B2-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5879.10	5883.39	5879.10	N/A	14.830	2.58	12.24	10.88	17.43	7.00	12.45	5883.74
9 Inlet-B3-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5872.60	5876.84	5872.60	N/A	1.260	2.47	N/A	N/A	18.52	7.00	11.93	5877.17
10 Inlet-B4-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5876.90	5880.96	5876.90	100.00	1.260	N/A	N/A	N/A	N/A	7.00	8.03	5881.37
11 Inlet-B5-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5873.10	5876.84	5873.10	N/A	0.840	0.63	0.21	8.96	75.07	7.00	2.62	5876.98
12 Inlet-B6-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5864.70	5868.74	5864.70	N/A	11.270	2.30	8.96	N/A	20.43	7.00	11.13	5869.06
13 Inlet-B7-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5870.20	5874.26	5870.20	0.00	1.140	N/A	N/A	N/A	N/A	7.00	7.45	5874.65
14 Inlet-B8-(Type-R)	FHWA HEC-22	GENERIC	N/A	1	5864.50	5868.74	5864.50	N/A	0.200	0.18	0.02	0.18	88.56	7.00	0.61	5868.79
15 Inlet-C1-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5859.60	5862.19	5859.60	N/A	0.710	0.52	0.18	0.33	73.94	7.00	4.98	5862.37
16 Inlet-C2-(Type-13)	FHWA HEC-22	GENERIC	N/A	1	5859.00	5861.29	5859.00	N/A	1.180	0.85	0.33	0.85	72.34	7.00	6.65	5861.51
17 Inlet-C3-(Type-13)	FHWA HEC-22	GENERIC	N/A	1	5858.50	5861.29	5858.50	N/A	9.270	3.27	6.00	N/A	35.27	7.00	16.20	5861.70
18 Inlet-C4-(Type-16)	FHWA HEC-22	GENERIC	N/A	1	5853.50	5862.46	5853.50	0.00	1.660	N/A	N/A	N/A	N/A	7.00	10.07	5862.91
19 Inlet-Walmart	FHWA HEC-22	GENERIC	N/A	1	5851.40	5856.00	5851.40	100.00	8.980	N/A	N/A	N/A	N/A	7.00	21.39	5856.69

The existing inlet is a single (5') CDOT Type-R. The inlet curb opening must be increased to a triple (15') to accomodate the increased flow.

Subbasin Hydrology

Subbasin : Blake@Walmart

Input Data

Area (ac) 0.04
Weighted Runoff Coefficient 0.9700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.04	B (6%+)	0.97
Composite Area & Weighted Runoff Coeff.	0.04		0.97

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

T_c = Time of Concentration (hr)
n = Manning's roughness
L_f = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
V = 20.3282 * (S_f^{0.5}) (paved surface)
V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
V = 5.0 * (S_f^{0.5}) (woodland surface)
V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)

Channel Flow Equation :

$$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$$

$$R = A_q / W_p$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where :

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

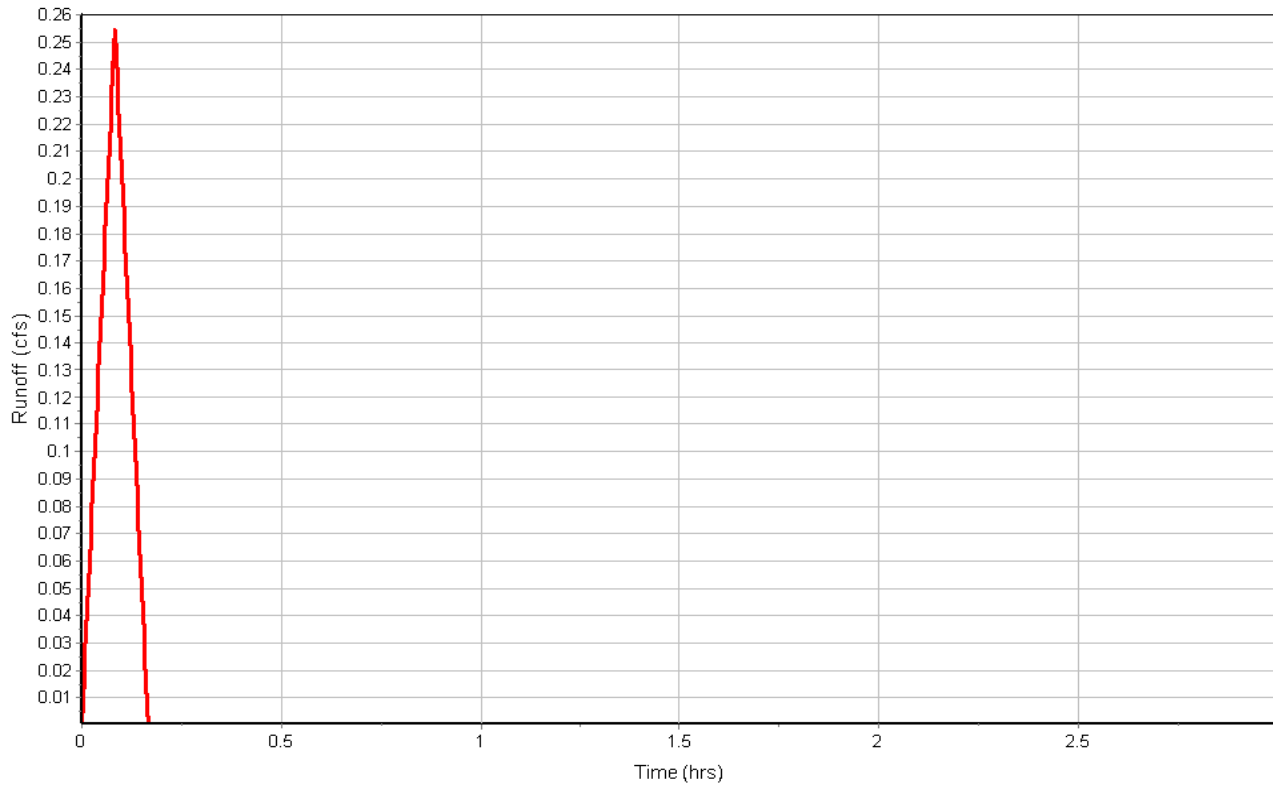
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.53
Peak Runoff (cfs) 0.26
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.9700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Blake@Walmart

Runoff Hydrograph



Subbasin : H/Ex-01

Storm Event

Input Data

Area (ac) 1.55
Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	1.55	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	1.55		0.37

Time of Concentration

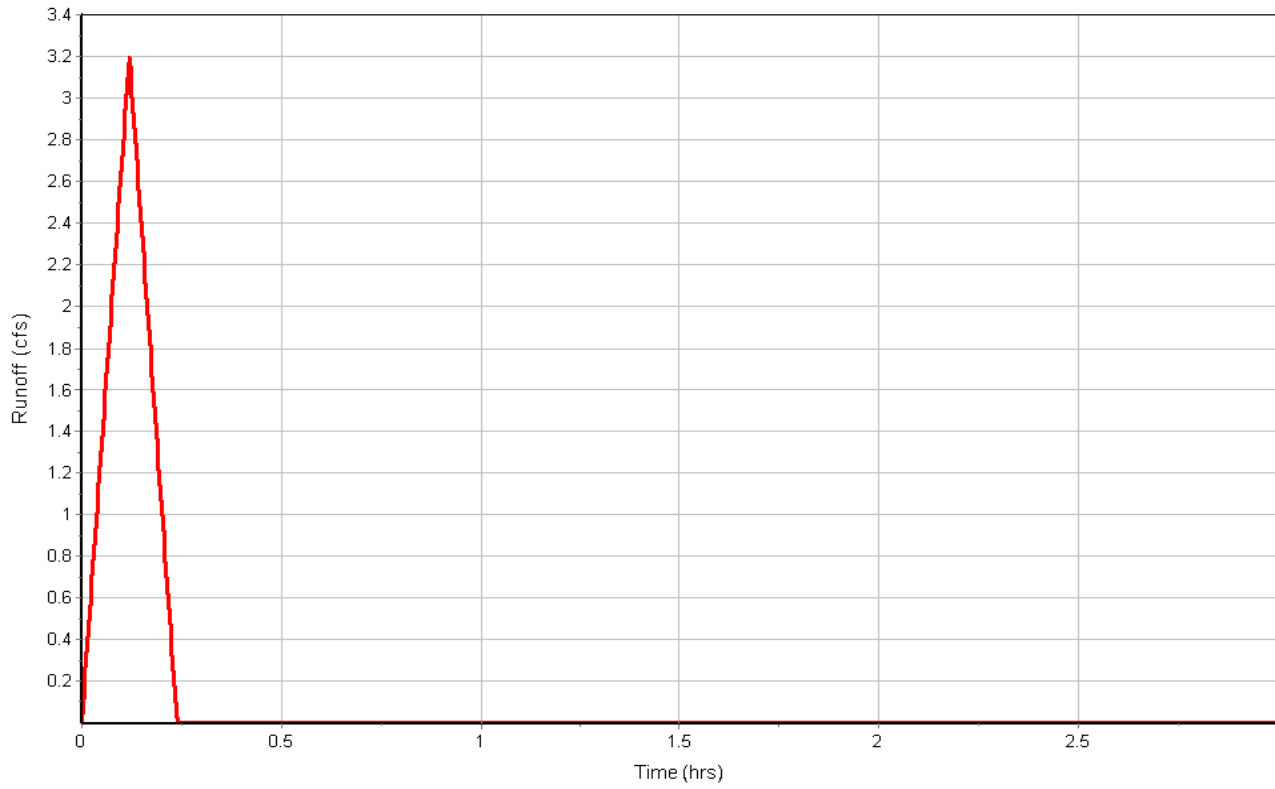
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	23	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.29	0.00	0.00
Computed Flow Time (min) :	5.74	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	440	0.00	0.00
Slope (%) :	9.6	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.00	0.00	0.00
Computed Flow Time (min) :	1.47	0.00	0.00
Total TOC (min)	7.21		

Subbasin Runoff Results

Total Rainfall (in) 0.67
Total Runoff (in) 0.25
Peak Runoff (cfs) 3.20
Rainfall Intensity 5.569
Weighted Runoff Coefficient 0.3700
Time of Concentration (days hh:mm:ss) 0 00:07:13

Subbasin : H/Ex-01

Runoff Hydrograph



Subbasin : H/Ex-02

Storm Event

Input Data

Area (ac) 0.46
Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.46	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.46		0.37

Time of Concentration

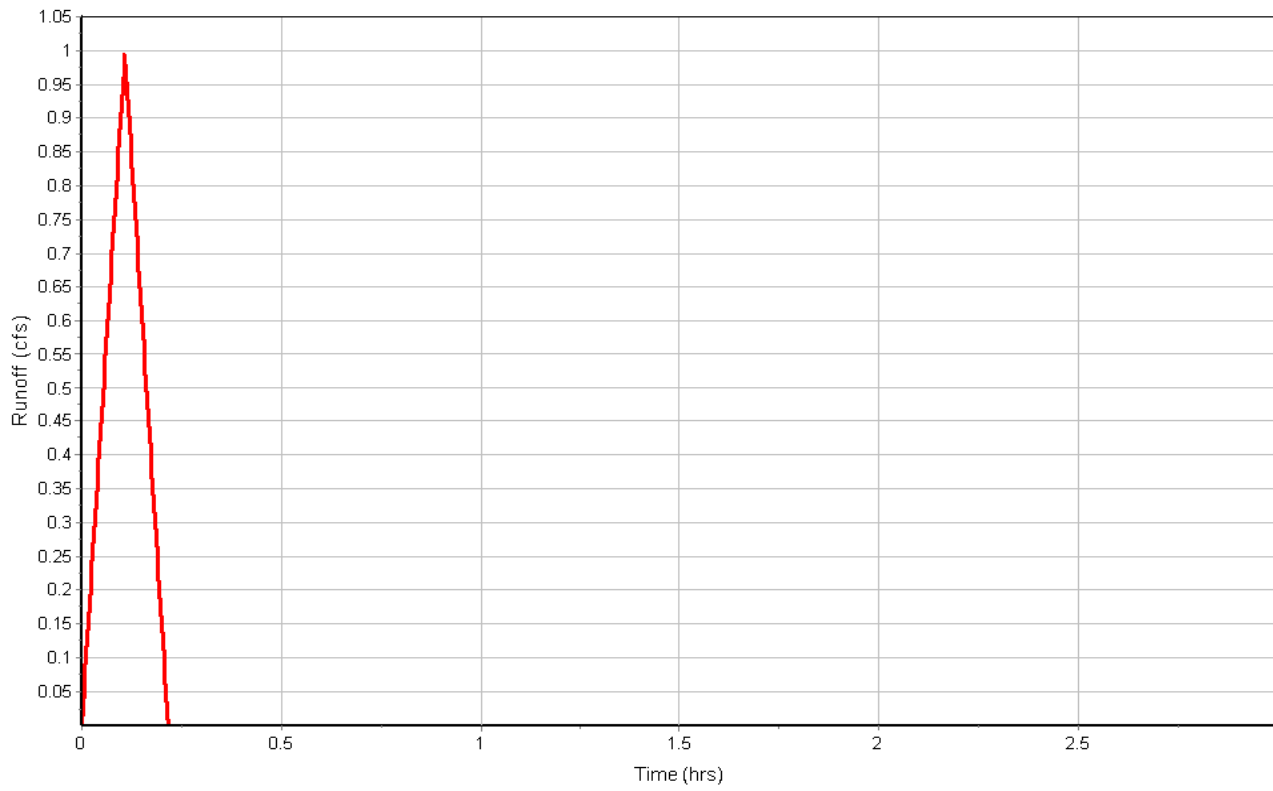
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	75	0.00	0.00
Slope (%) :	16	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	4.00	0.00	0.00
Computed Flow Time (min) :	0.31	0.00	0.00
Total TOC (min)	6.51		

Subbasin Runoff Results

Total Rainfall (in) 0.63
Total Runoff (in) 0.23
Peak Runoff (cfs) 0.99
Rainfall Intensity 5.829
Weighted Runoff Coefficient 0.3700
Time of Concentration (days hh:mm:ss) 0 00:06:31

Subbasin : H/Ex-02

Runoff Hydrograph



Subbasin : H/Ex-03

Storm Event

Input Data

Area (ac) 0.37
Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.37	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.37		0.37

Time of Concentration

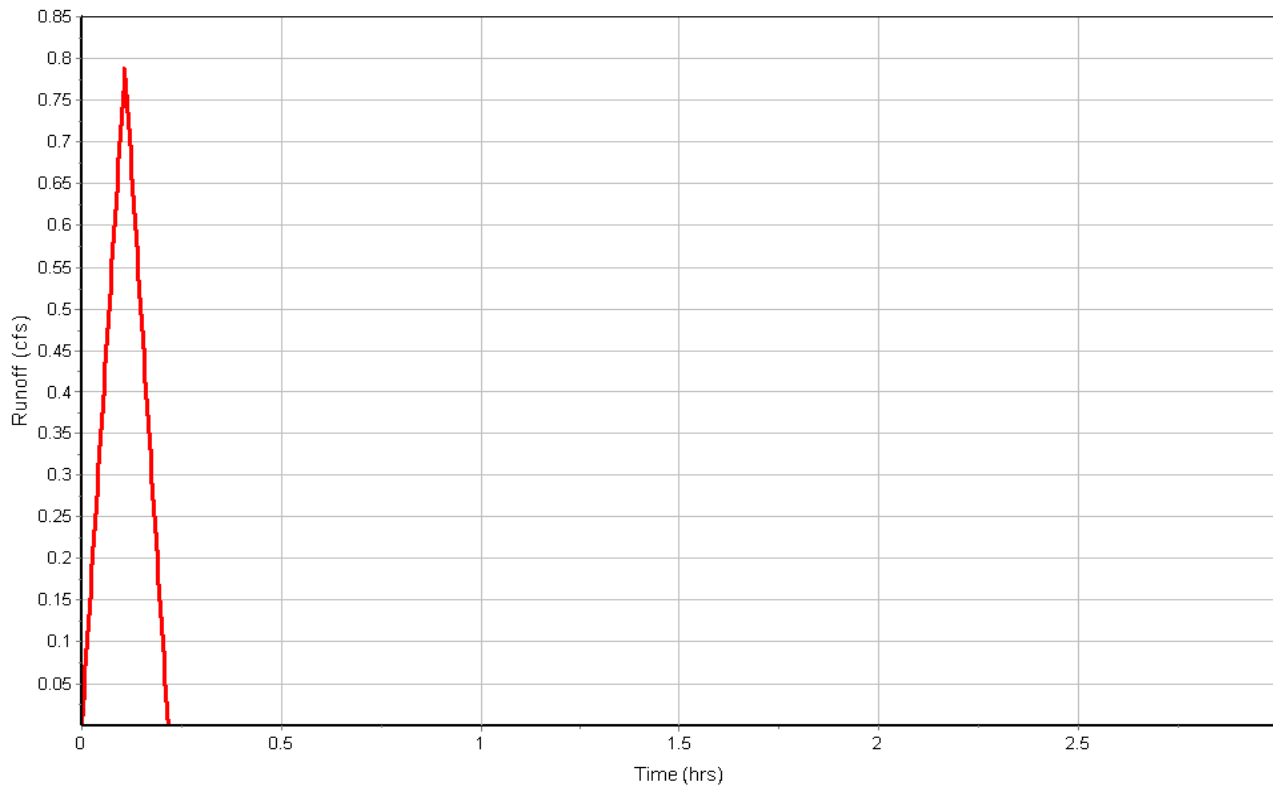
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	70	0.00	0.00
Slope (%) :	11.5	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.39	0.00	0.00
Computed Flow Time (min) :	0.34	0.00	0.00
Total TOC (min)	6.54		

Subbasin Runoff Results

Total Rainfall (in) 0.63
Total Runoff (in) 0.23
Peak Runoff (cfs) 0.79
Rainfall Intensity 5.817
Weighted Runoff Coefficient 0.3700
Time of Concentration (days hh:mm:ss) 0 00:06:32

Subbasin : H/Ex-03

Runoff Hydrograph



Subbasin : H/Ex-05

Storm Event

Input Data

Area (ac) 3.90
Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	3.90	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	3.90		0.37

Time of Concentration

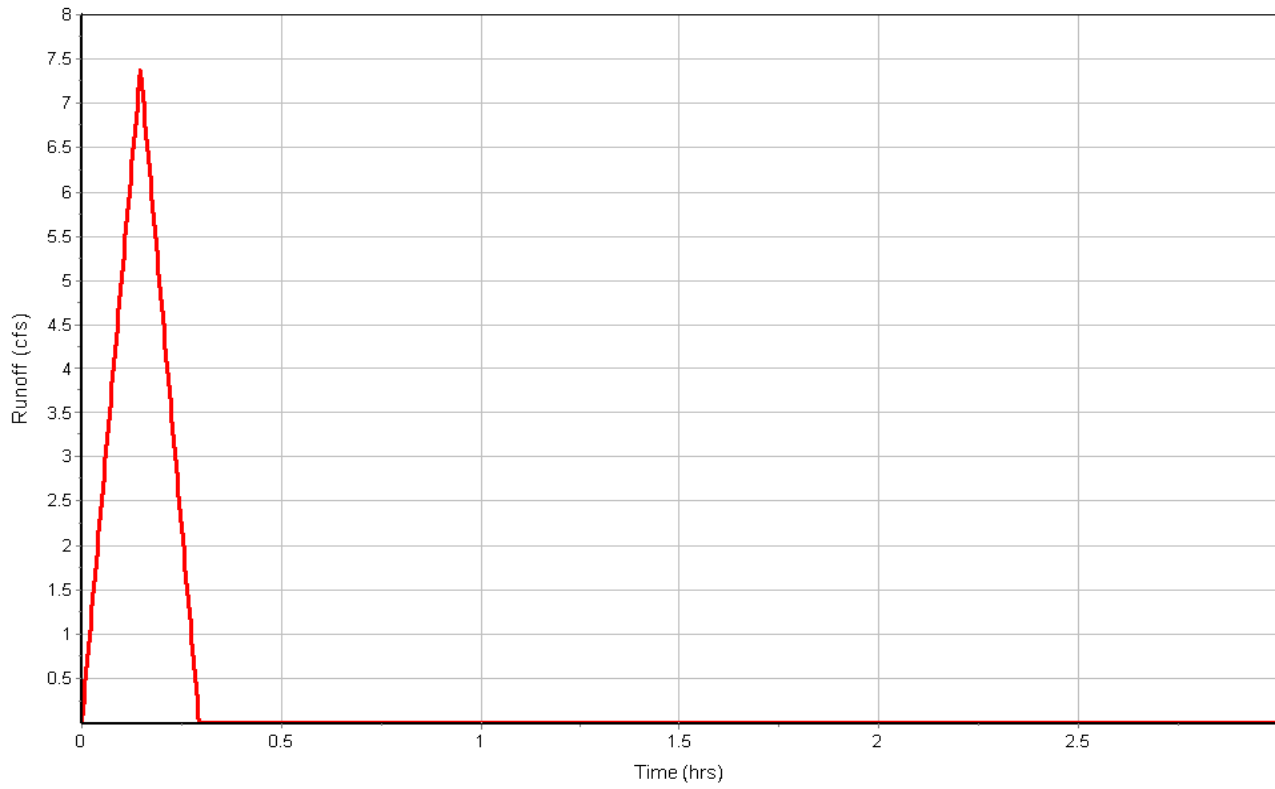
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	23	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.29	0.00	0.00
Computed Flow Time (min) :	5.74	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	560	140	0.00
Slope (%) :	10	1.5	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	5.10	1.98	0.00
Computed Flow Time (min) :	1.83	1.18	0.00
Total TOC (min)8.75			

Subbasin Runoff Results

Total Rainfall (in) 0.75
Total Runoff (in) 0.28
Peak Runoff (cfs) 7.37
Rainfall Intensity 5.106
Weighted Runoff Coefficient 0.3700
Time of Concentration (days hh:mm:ss) 0 00:08:45

Subbasin : H/Ex-05

Runoff Hydrograph



Subbasin : H/Ex-OS-1

Storm Event

Input Data

Area (ac) 124.70
Weighted Runoff Coefficient 0.3600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	117.22	B (6%+)	0.37
Forest, 25 years or greater	7.48	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	124.70		0.36

Time of Concentration

	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.21	0.00	0.00
Computed Flow Time (min) :	8.01	0.00	0.00

	Subarea A	Subarea B	Subarea C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	3200	0.00	0.00
Slope (%) :	15	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	0.00	0.00
Computed Flow Time (min) :	13.78	0.00	0.00

	Subarea A	Subarea B	Subarea C
Channel Flow Computations			
Manning's Roughness :	0.030	0.00	0.00
Flow Length (ft) :	2200	0.00	0.00
Channel Slope (%) :	33	0.00	0.00
Cross Section Area (ft ²) :	62.5	0.00	0.00
Wetted Perimeter (ft) :	23	0.00	0.00
Velocity (ft/sec) :	55.56	0.00	0.00
Computed Flow Time (min) :	0.66	0.00	0.00

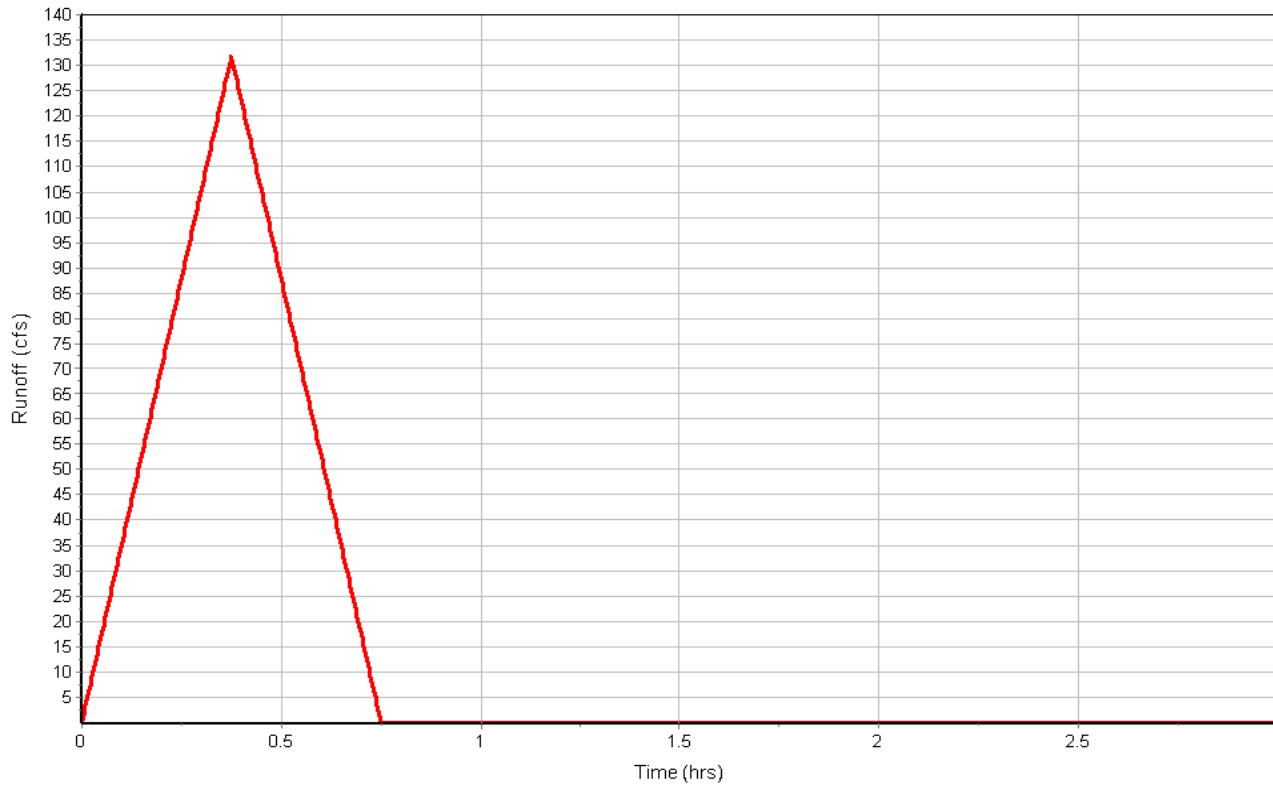
Total TOC (min)22.45

Subbasin Runoff Results

Total Rainfall (in) 1.10
Total Runoff (in) 0.40
Peak Runoff (cfs) 131.82
Rainfall Intensity 2.936
Weighted Runoff Coefficient 0.3600
Time of Concentration (days hh:mm:ss) 0 00:22:27

Subbasin : H/Ex-OS-1

Runoff Hydrograph



Subbasin : H/Ex-OS-2

Storm Event

Input Data

Area (ac) 9.37
Weighted Runoff Coefficient 0.2800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	2.06	B (6%+)	0.37
Forest, 25 years or greater	7.31	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	9.37		0.28

Time of Concentration

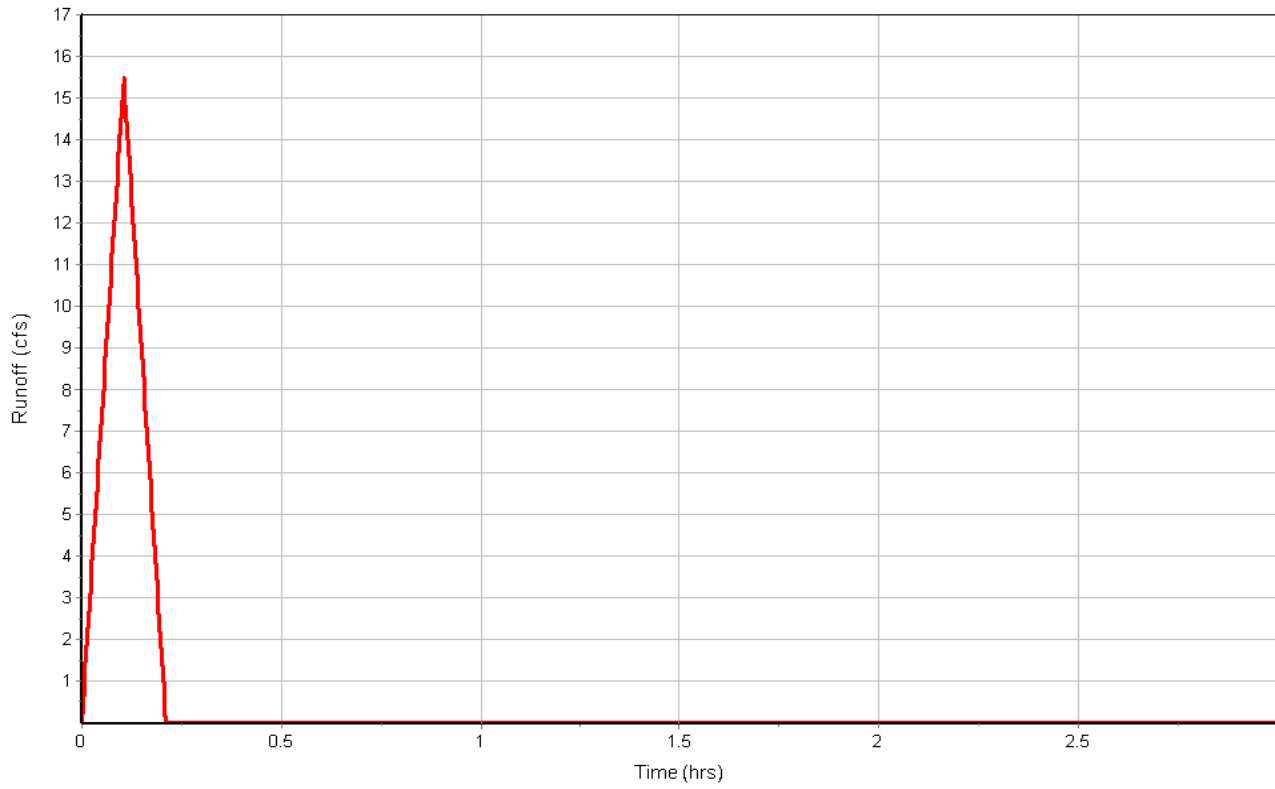
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	45	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.38	0.00	0.00
Computed Flow Time (min) :	4.39	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1360	0.00	0.00
Slope (%) :	53	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	11.75	0.00	0.00
Computed Flow Time (min) :	1.93	0.00	0.00
Total TOC (min)6.32			

Subbasin Runoff Results

Total Rainfall (in) 0.62
Total Runoff (in) 0.18
Peak Runoff (cfs) 15.50
Rainfall Intensity 5.907
Weighted Runoff Coefficient 0.2800
Time of Concentration (days hh:mm:ss) 0 00:06:19

Subbasin : H/Ex-OS-2

Runoff Hydrograph



Subbasin : H-04

Storm Event

Input Data

Area (ac) 0.70
Weighted Runoff Coefficient 0.3700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	0.70	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.70		0.37

Time of Concentration

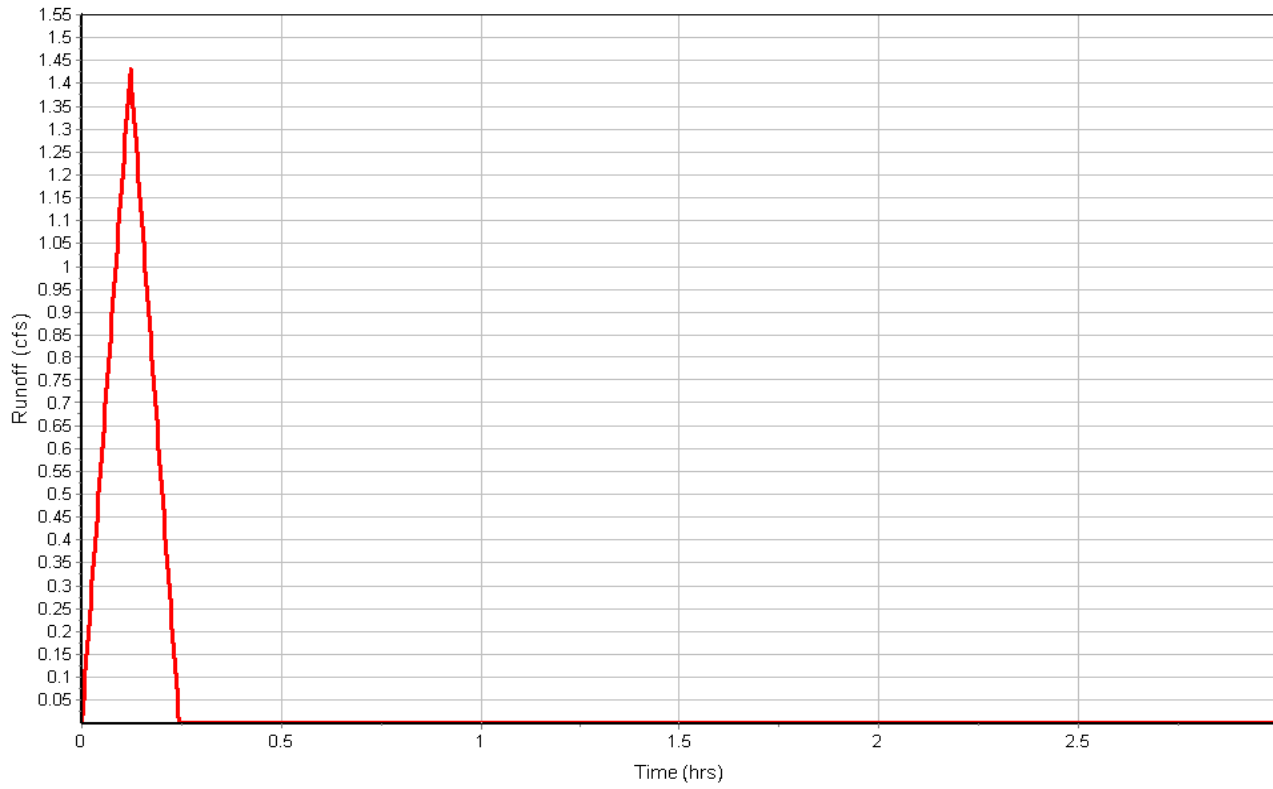
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	19	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.27	0.00	0.00
Computed Flow Time (min) :	6.20	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	140	110	0.00
Slope (%) :	15	3.7	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	3.10	0.00
Computed Flow Time (min) :	0.60	0.59	0.00
Total TOC (min)	7.39		

Subbasin Runoff Results

Total Rainfall (in) 0.67
Total Runoff (in) 0.25
Peak Runoff (cfs) 1.43
Rainfall Intensity 5.507
Weighted Runoff Coefficient 0.3700
Time of Concentration (days hh:mm:ss) 0 00:07:23

Subbasin : H-04

Runoff Hydrograph



Subbasin : Pr-01

Storm Event

Input Data

Area (ac) 0.57
Weighted Runoff Coefficient 0.4800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.13	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Meadow, 25 years or greater	0.33	B (6%+)	0.37
Forest, 25 years or greater	0.08	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	0.57		0.48

Time of Concentration

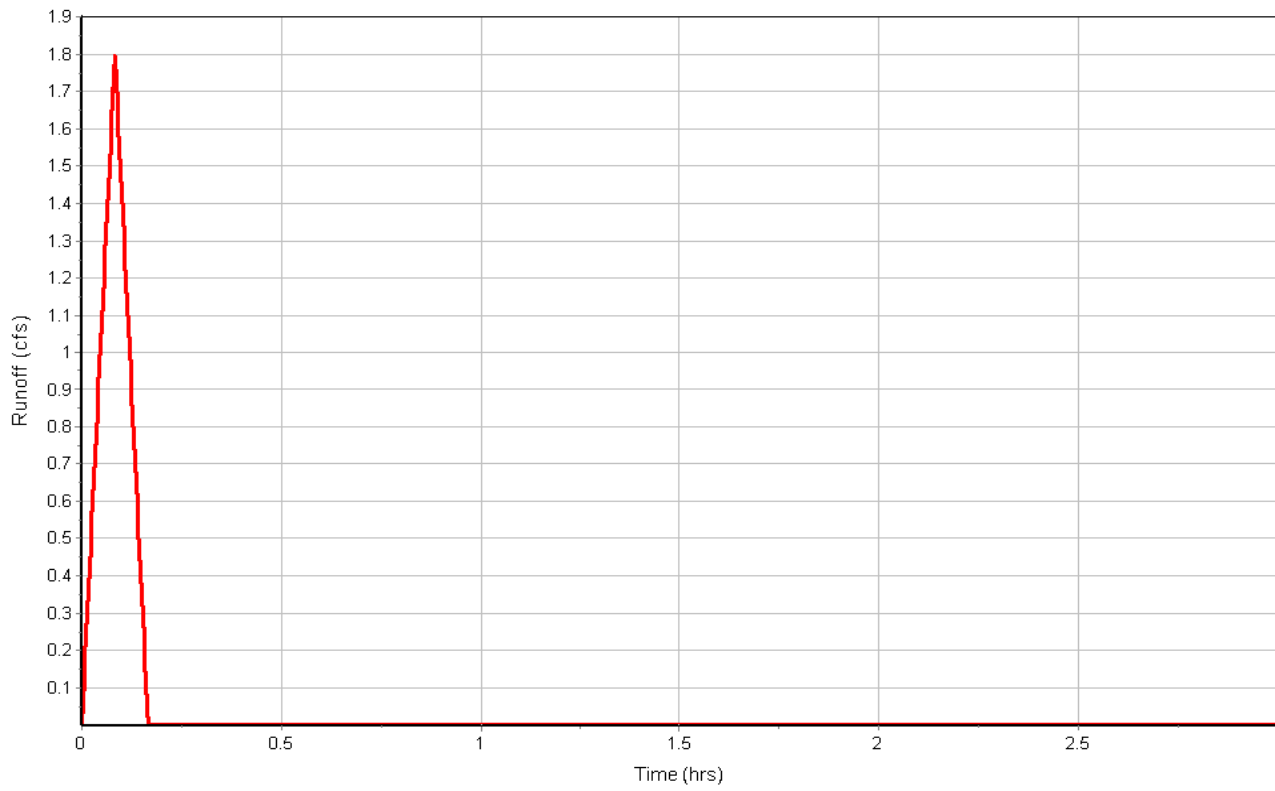
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.26
Peak Runoff (cfs) 1.79
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.4800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-01

Runoff Hydrograph



Subbasin : Pr-02

Storm Event

Input Data

Area (ac) 0.12
Weighted Runoff Coefficient 0.8300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.12		0.83

Time of Concentration

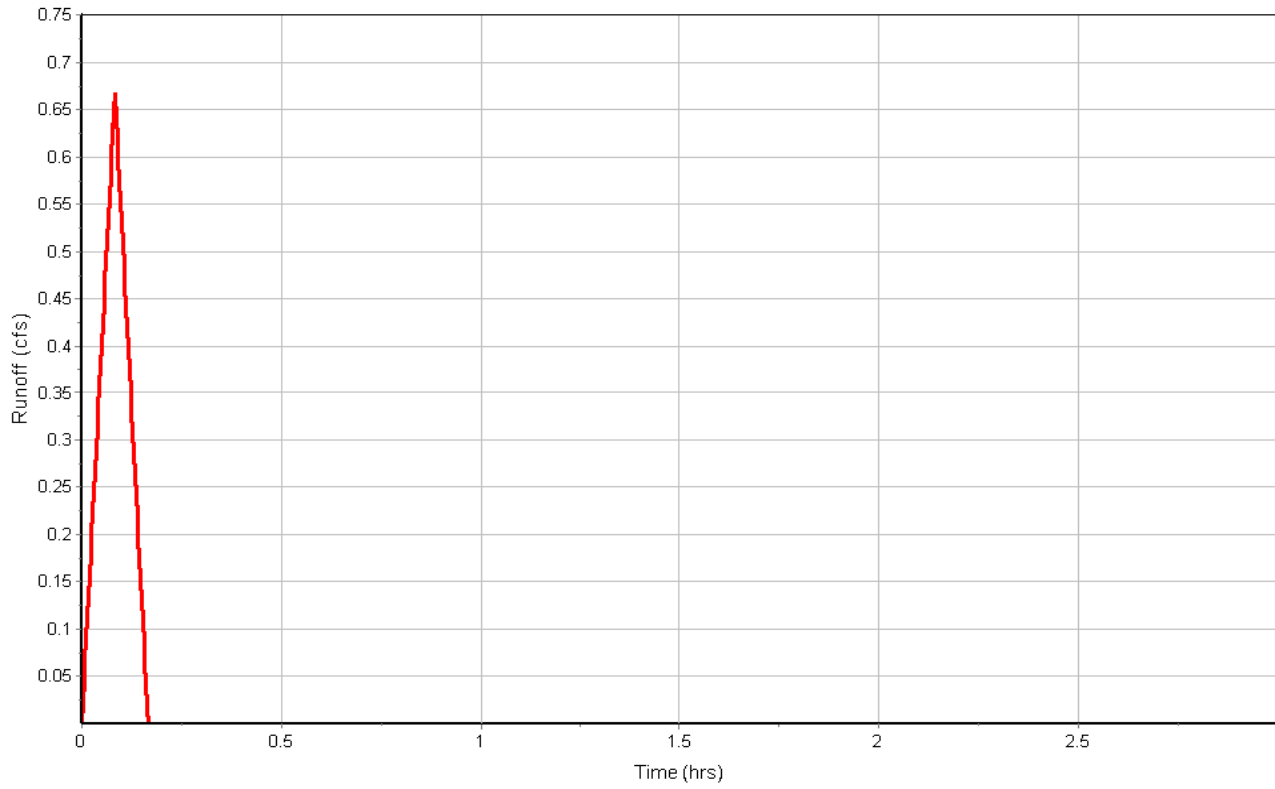
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.45
Peak Runoff (cfs) 0.67
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.8300
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-02

Runoff Hydrograph



Subbasin : Pr-03

Input Data

Area (ac) 0.28
Weighted Runoff Coefficient 0.7900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.07	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.28		0.79

Time of Concentration

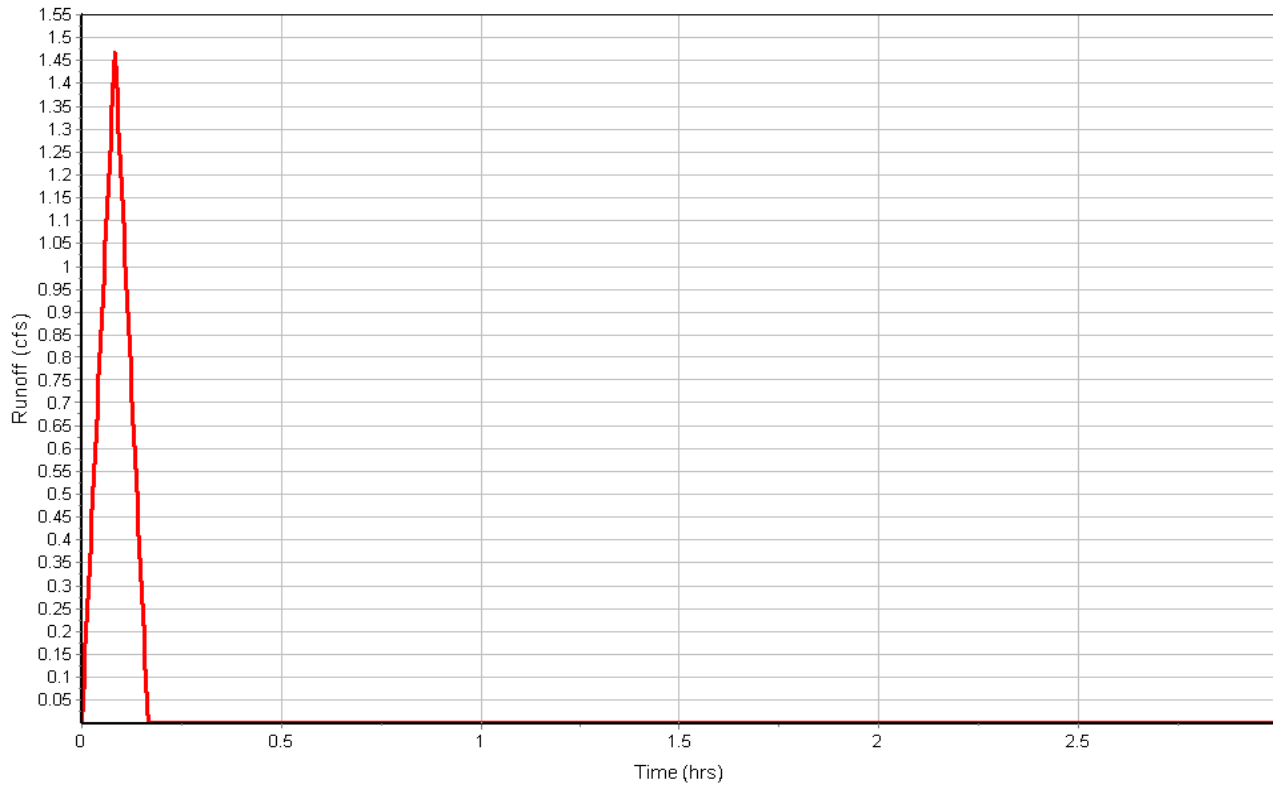
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.43
Peak Runoff (cfs) 1.47
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-03

Runoff Hydrograph



Subbasin : Pr-04

Input Data

Area (ac) 0.33
Weighted Runoff Coefficient 0.3300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.03	B (6%+)	0.97
Open Space, 25 years or greater	0.30	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.33		0.33

Time of Concentration

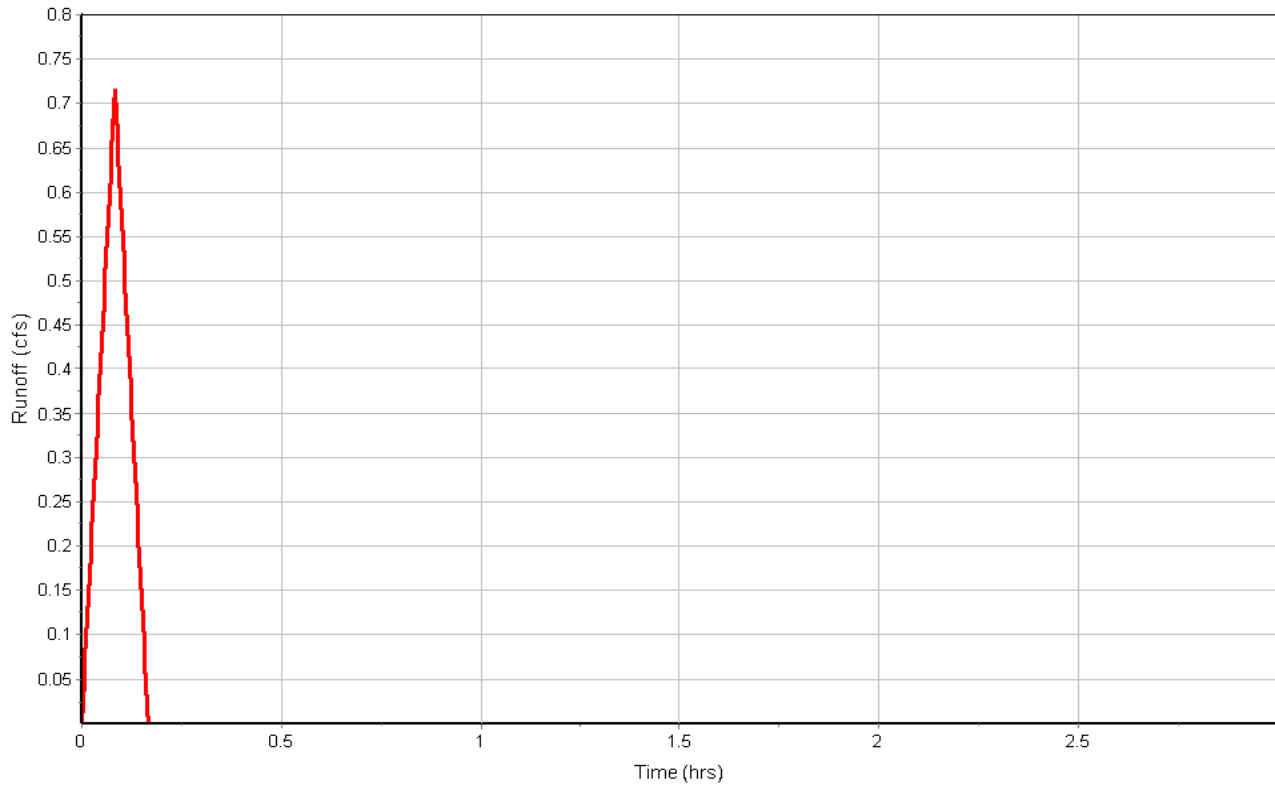
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.18
Peak Runoff (cfs) 0.71
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.3300
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-04

Runoff Hydrograph



Subbasin : Pr-05

Storm Event

Input Data

Area (ac) 0.15
Weighted Runoff Coefficient 0.7700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.14		0.77

Time of Concentration

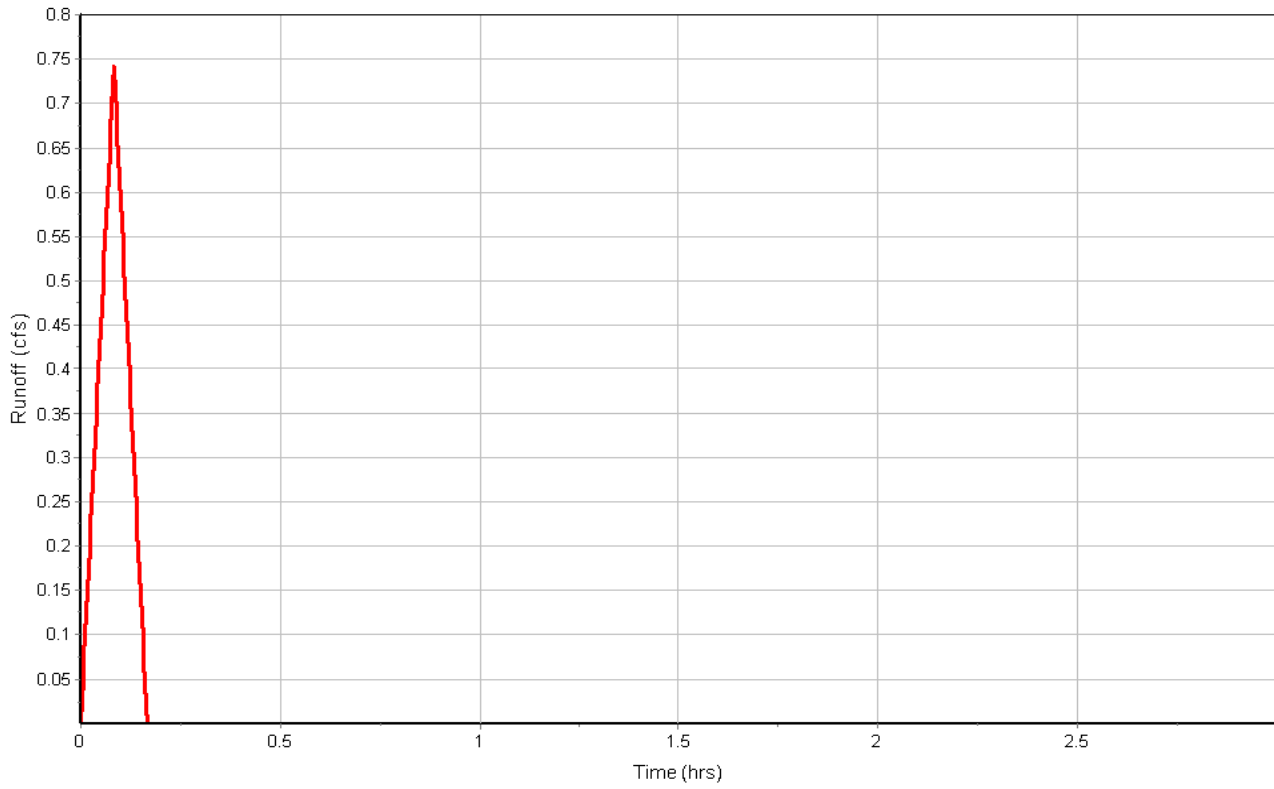
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.42
Peak Runoff (cfs) 0.74
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-05

Runoff Hydrograph



Subbasin : Pr-06

Storm Event

Input Data

Area (ac) 0.29
Weighted Runoff Coefficient 0.7800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.08	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.29		0.78

Time of Concentration

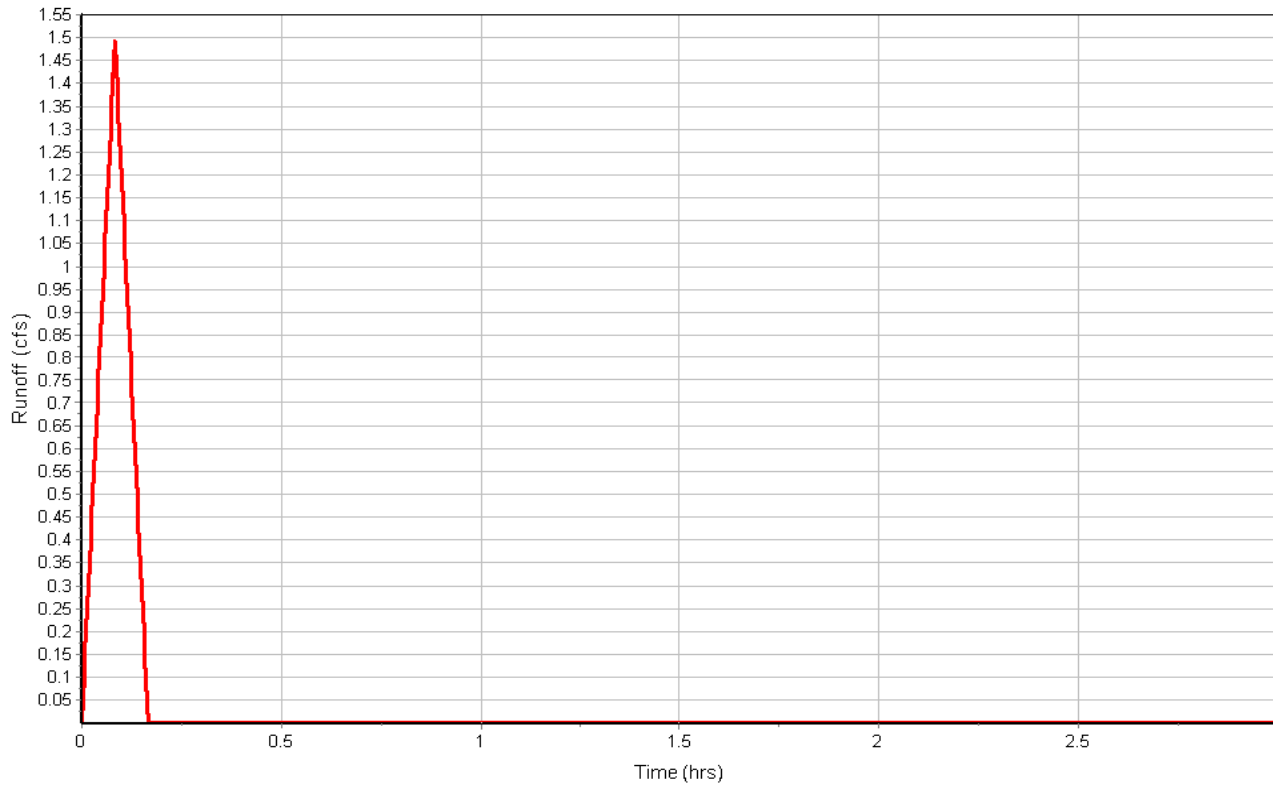
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.43
Peak Runoff (cfs) 1.49
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-06

Runoff Hydrograph



Subbasin : Pr-07

Storm Event

Input Data

Area (ac) 0.74
Weighted Runoff Coefficient 0.7700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.53	B (6%+)	0.97
Open Space, 25 years or greater	0.21	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.74		0.77

Time of Concentration

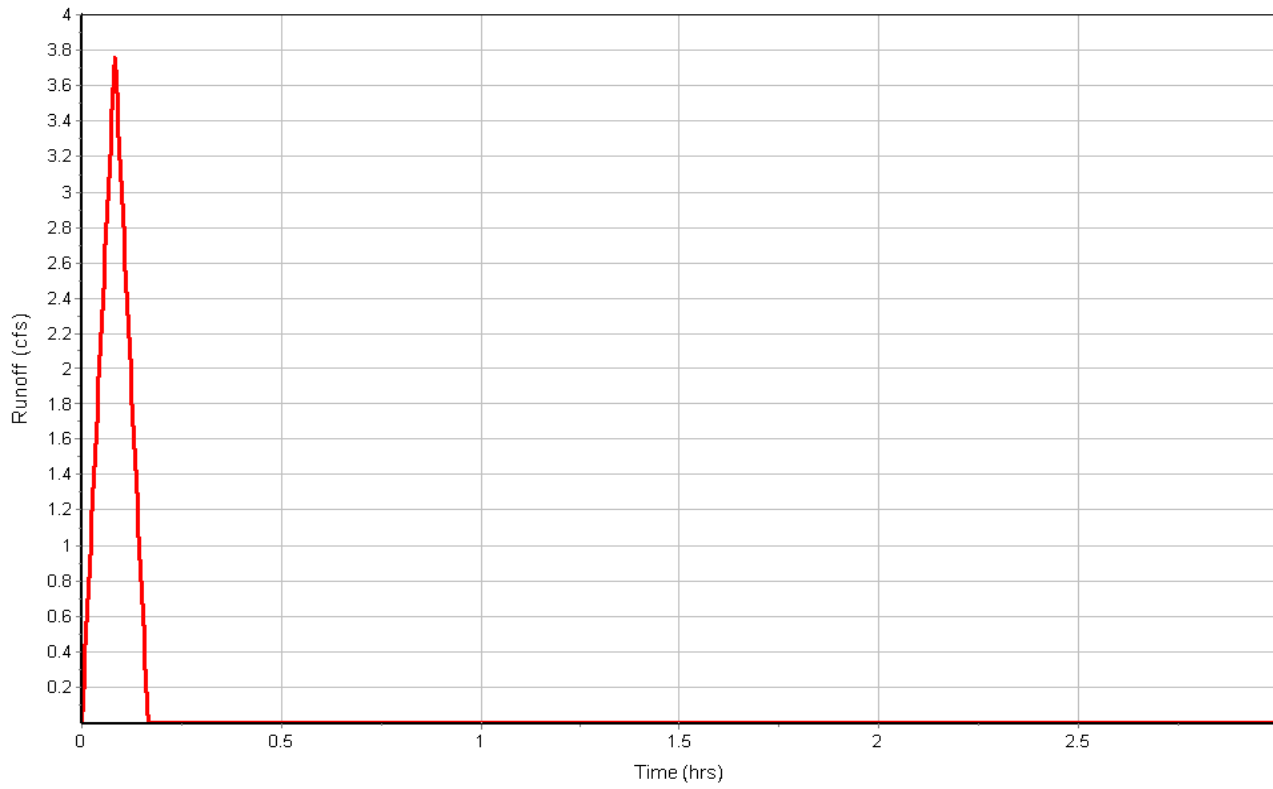
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.42
Peak Runoff (cfs) 3.76
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-07

Runoff Hydrograph



Subbasin : Pr-08

Storm Event

Input Data

Area (ac) 0.18
Weighted Runoff Coefficient 0.8100

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.14	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.18		0.81

Time of Concentration

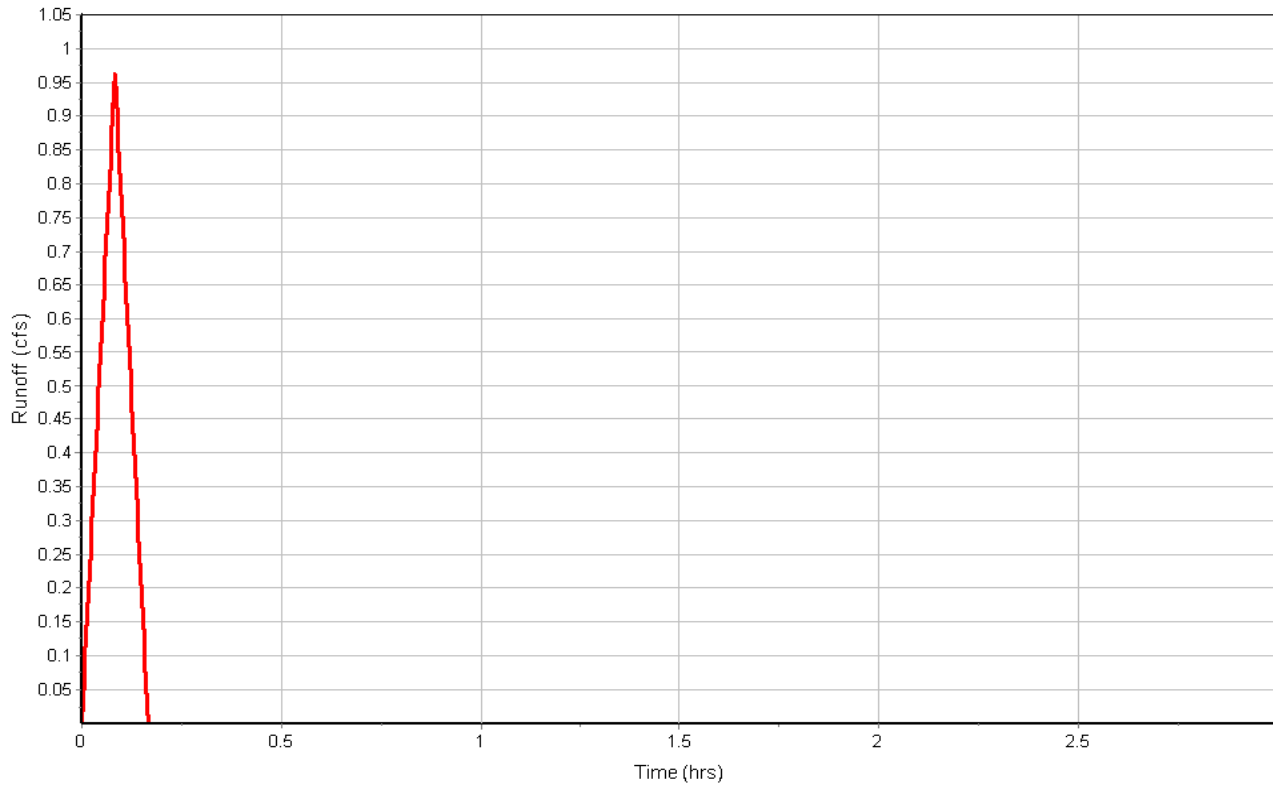
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.44
Peak Runoff (cfs) 0.96
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.8100
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-08

Runoff Hydrograph



Subbasin : Pr-09

Storm Event

Input Data

Area (ac) 1.68
Weighted Runoff Coefficient 0.3800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Meadow, 25 years or greater	1.17	B (6%+)	0.37
Forest, 25 years or greater	0.35	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	1.67		0.38

Time of Concentration

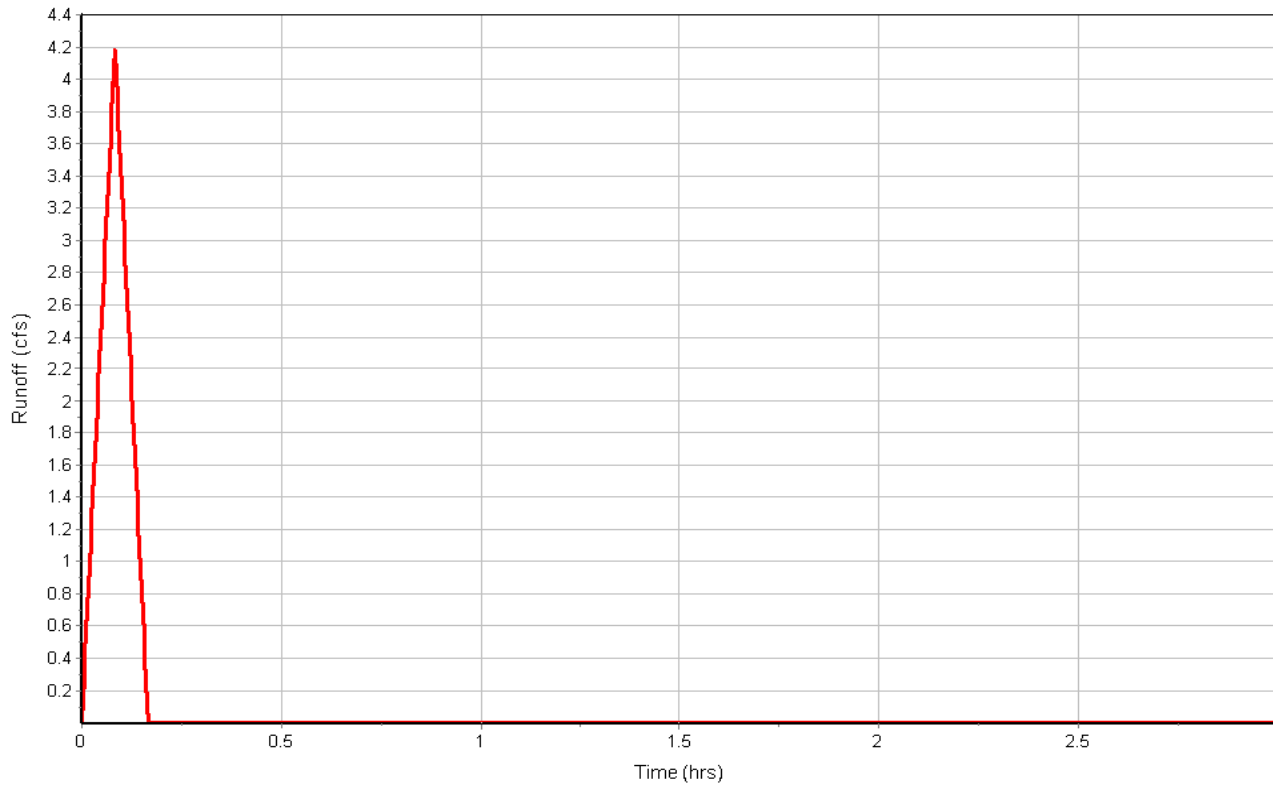
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.21
Peak Runoff (cfs) 4.18
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.3800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-09

Runoff Hydrograph



Subbasin : Pr-10

Storm Event

Input Data

Area (ac) 0.42
Weighted Runoff Coefficient 0.4600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.12	B (6%+)	0.97
Open Space, 25 years or greater	0.30	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.42		0.46

Time of Concentration

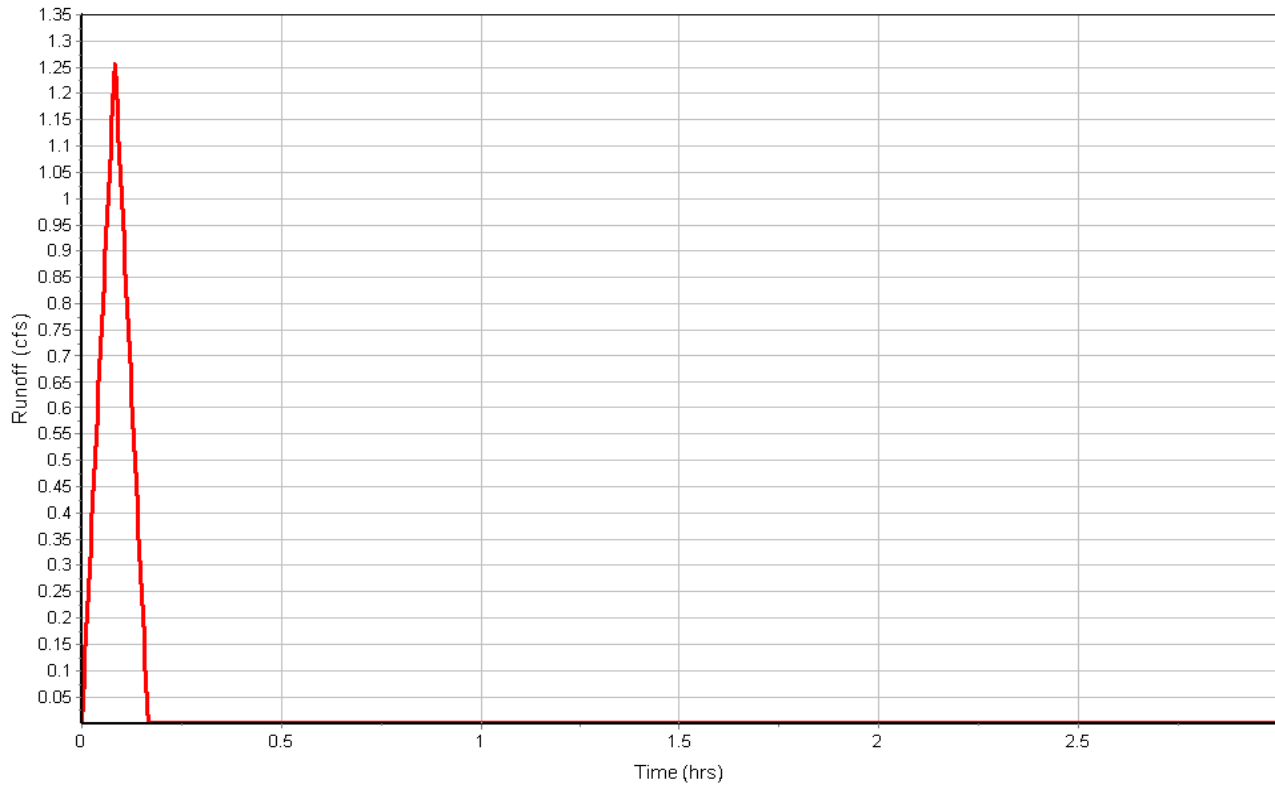
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.25
Peak Runoff (cfs) 1.26
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.4600
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-10

Runoff Hydrograph



Subbasin : Pr-11

Input Data

Area (ac) 0.22
 Weighted Runoff Coefficient 0.8700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.19	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.22		0.87

Time of Concentration

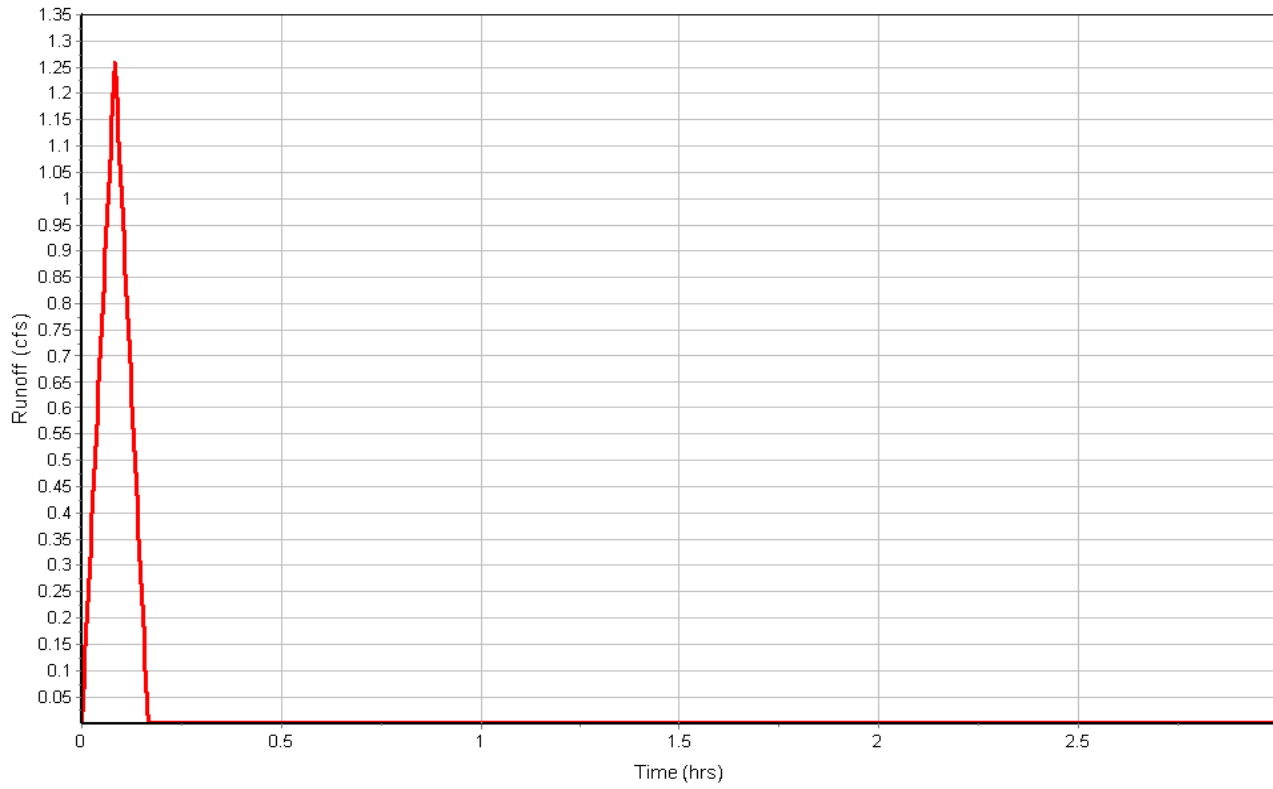
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
 Total Runoff (in) 0.48
 Peak Runoff (cfs) 1.26
 Rainfall Intensity 6.560
 Weighted Runoff Coefficient 0.8700
 Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-11

Runoff Hydrograph



Subbasin : Pr-12

Input Data

Area (ac) 0.15
Weighted Runoff Coefficient 0.6200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.07	B (6%+)	0.97
Open Space, 25 years or greater	0.07	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.14		0.62

Time of Concentration

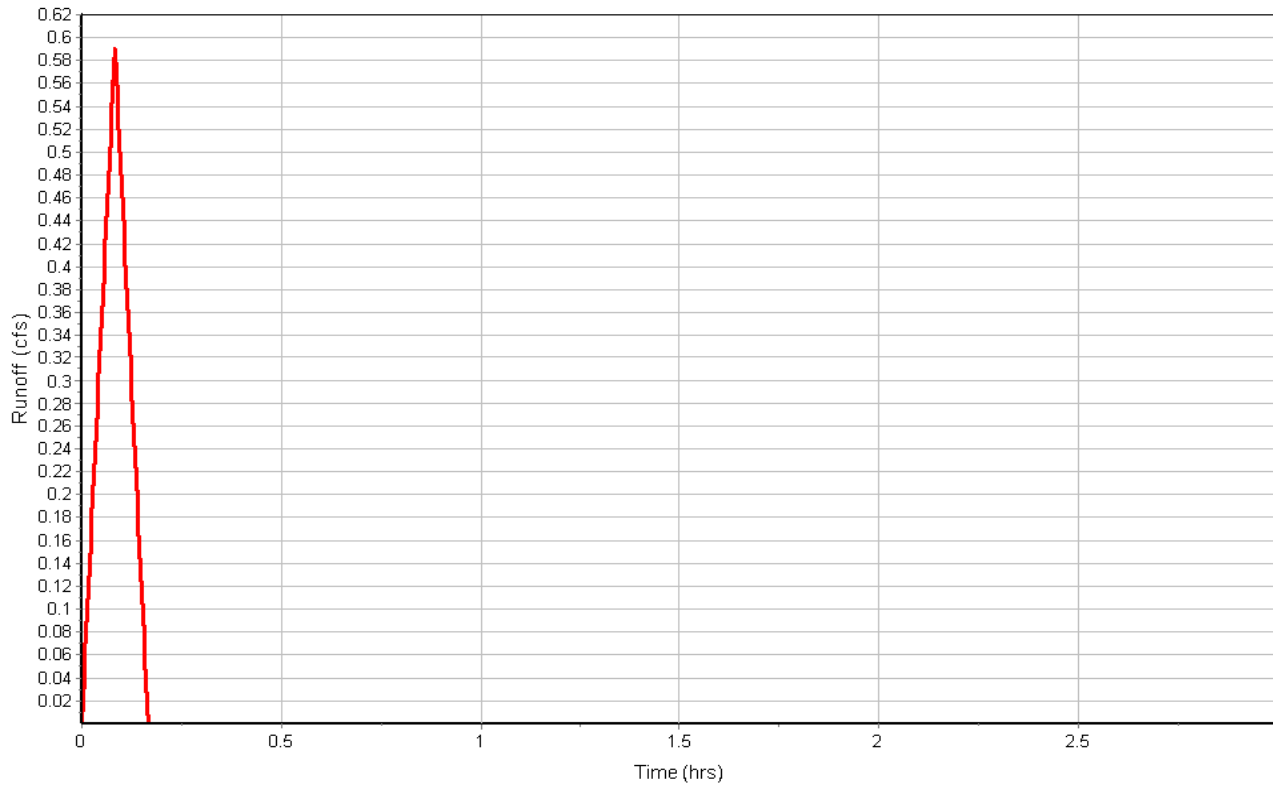
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.34
Peak Runoff (cfs) 0.59
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.6200
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-12

Runoff Hydrograph



Subbasin : Pr-13

Storm Event

Input Data

Area (ac) 0.41
Weighted Runoff Coefficient 0.6700

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.21	B (6%+)	0.97
Open Space, 25 years or greater	0.04	B (6%+)	0.26
Meadow, 25 years or greater	0.16	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.41		0.67

Time of Concentration

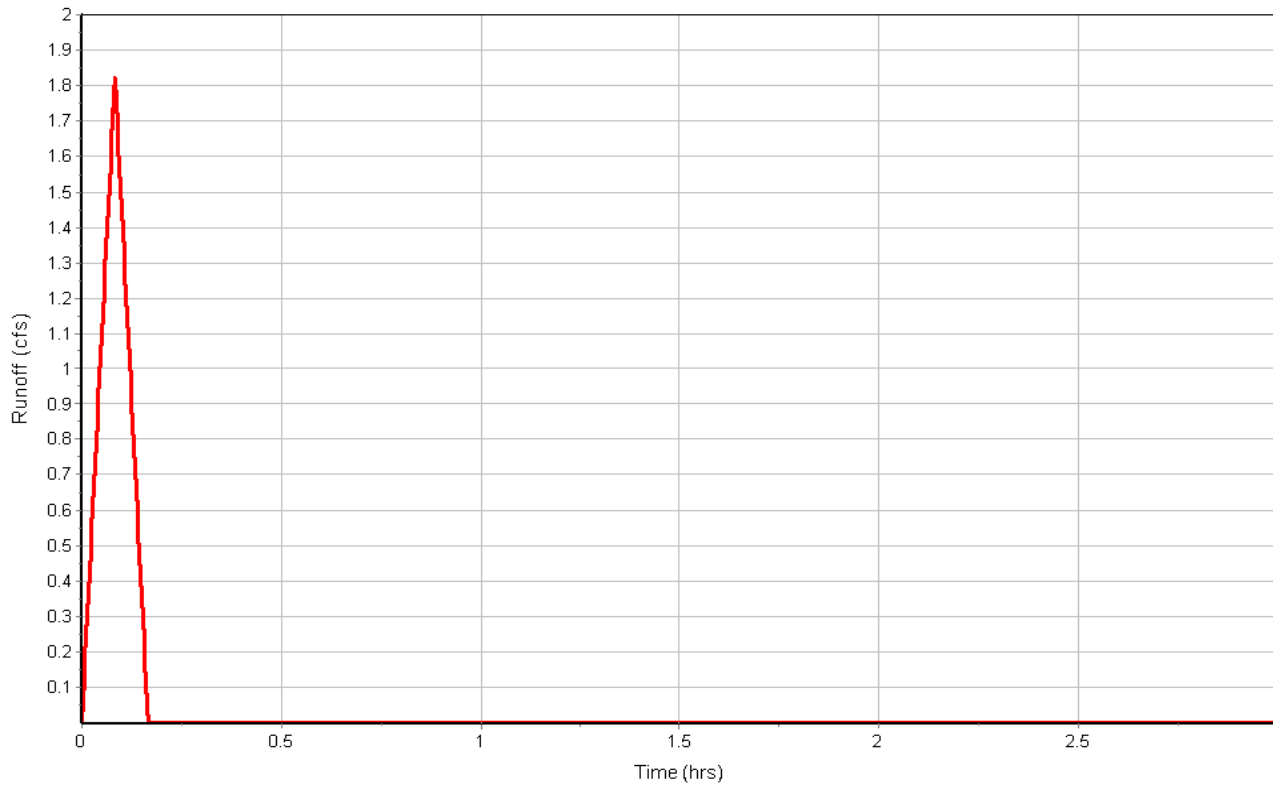
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.37
Peak Runoff (cfs) 1.82
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.6700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-13

Runoff Hydrograph



Subbasin : Pr-14

Storm Event

Input Data

Area (ac) 0.20
Weighted Runoff Coefficient 0.8600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.17	B (2-6%)	0.96
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.20		0.86

Time of Concentration

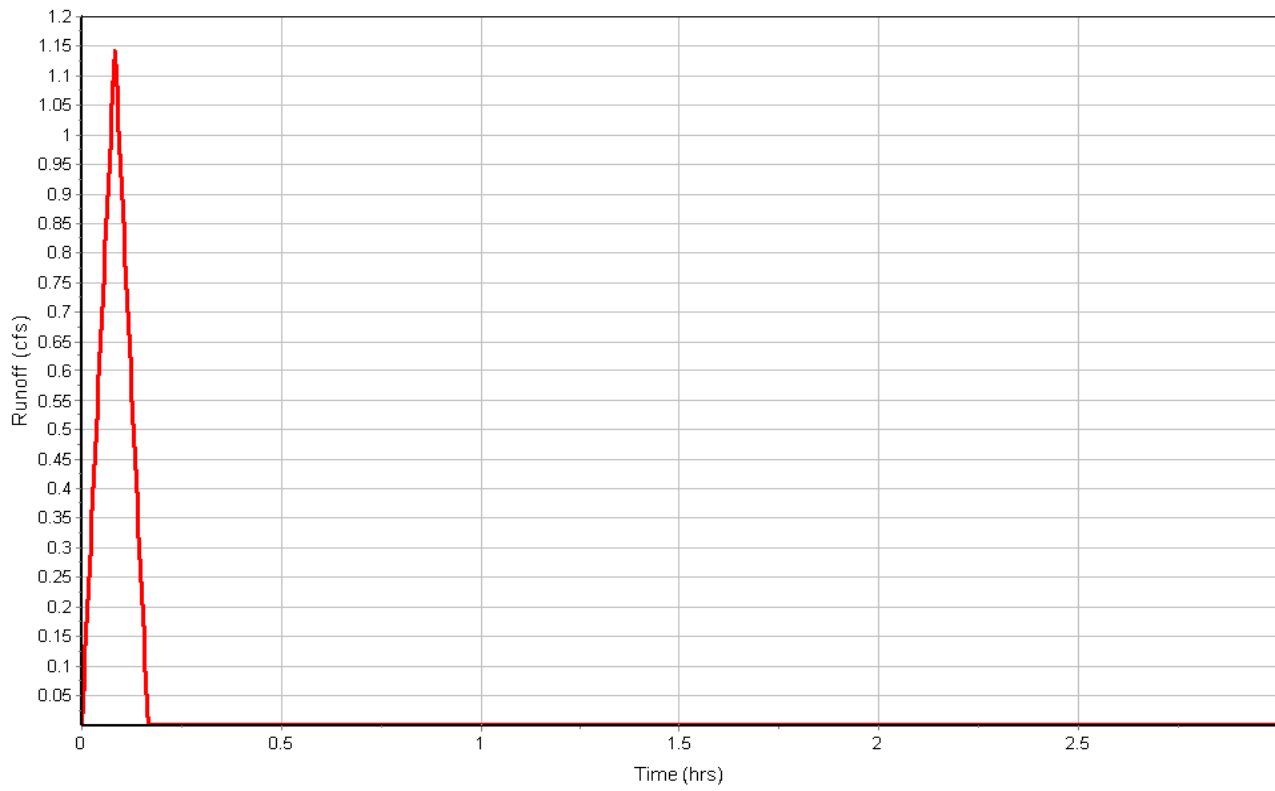
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.47
Peak Runoff (cfs) 1.14
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.8600
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-14

Runoff Hydrograph



Subbasin : Pr-15

Storm Event

Input Data

Area (ac) 0.13
Weighted Runoff Coefficient 0.7900

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.10	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.13		0.79

Time of Concentration

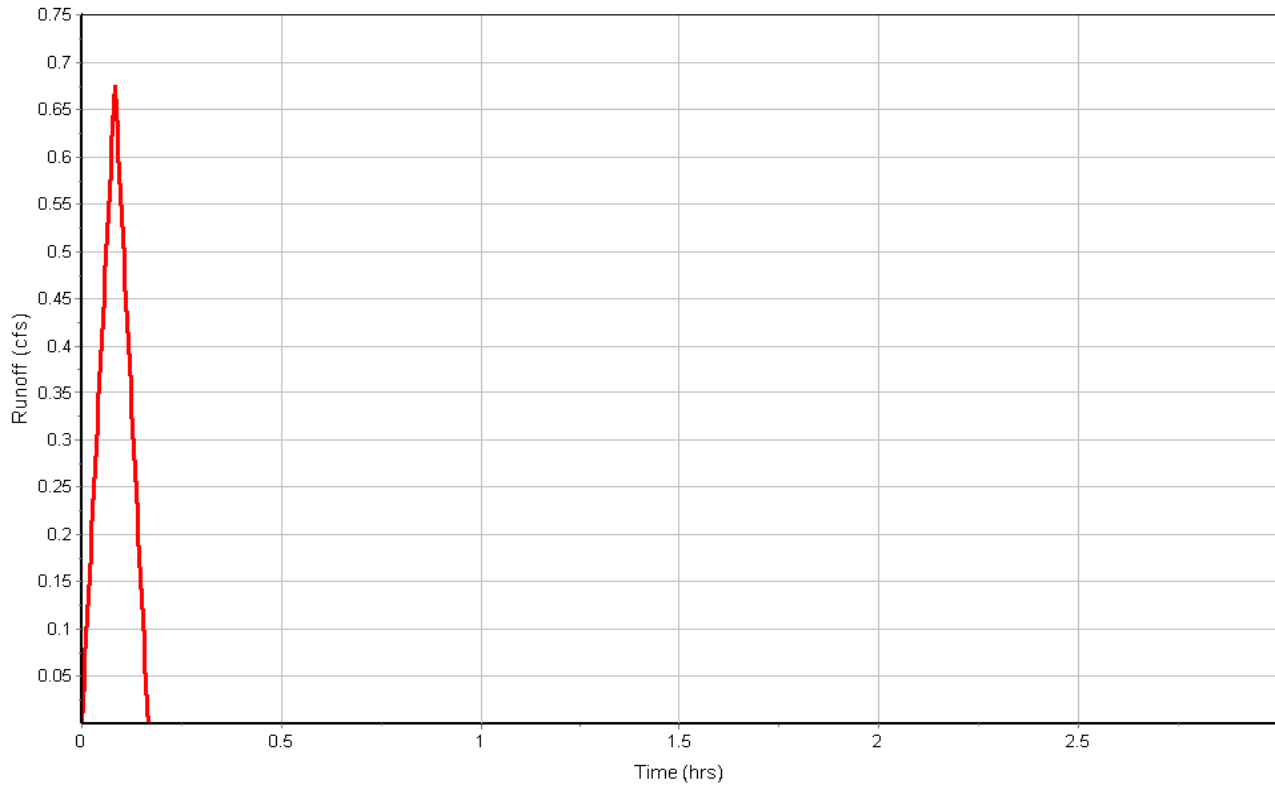
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.43
Peak Runoff (cfs) 0.67
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-15

Runoff Hydrograph



Subbasin : Pr-16

Input Data

Area (ac) 0.17
Weighted Runoff Coefficient 0.7100

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.06	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.17		0.71

Time of Concentration

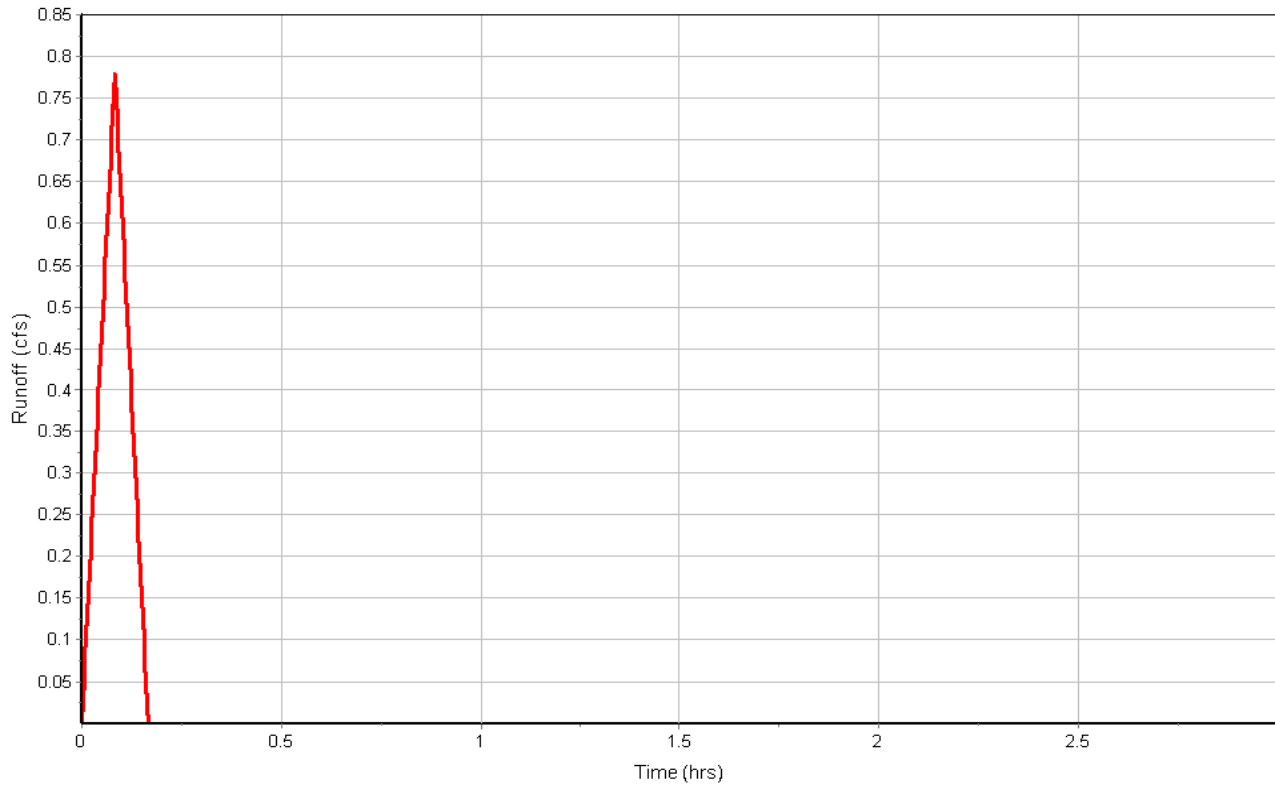
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.39
Peak Runoff (cfs) 0.78
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.7100
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-16

Runoff Hydrograph



Subbasin : Pr-17

Input Data

Area (ac) 0.05
Weighted Runoff Coefficient 0.6300

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.03	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.05		0.63

Time of Concentration

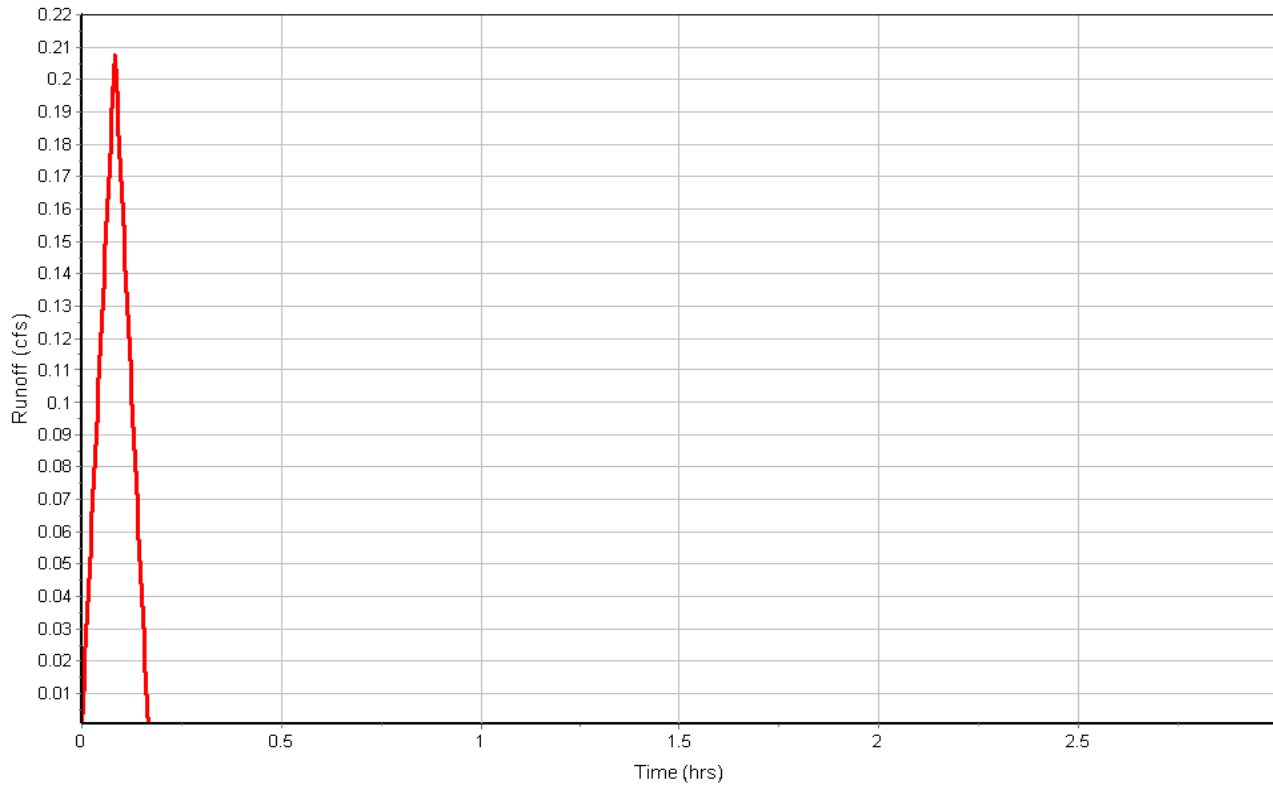
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.34
Peak Runoff (cfs) 0.21
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.6300
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-17

Runoff Hydrograph



Subbasin : Pr-18

Storm Event

Input Data

Area (ac) 0.11
Weighted Runoff Coefficient 0.9500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.11	B (6%+)	0.97
Open Space, 25 years or greater	0.00	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.11		0.95

Time of Concentration

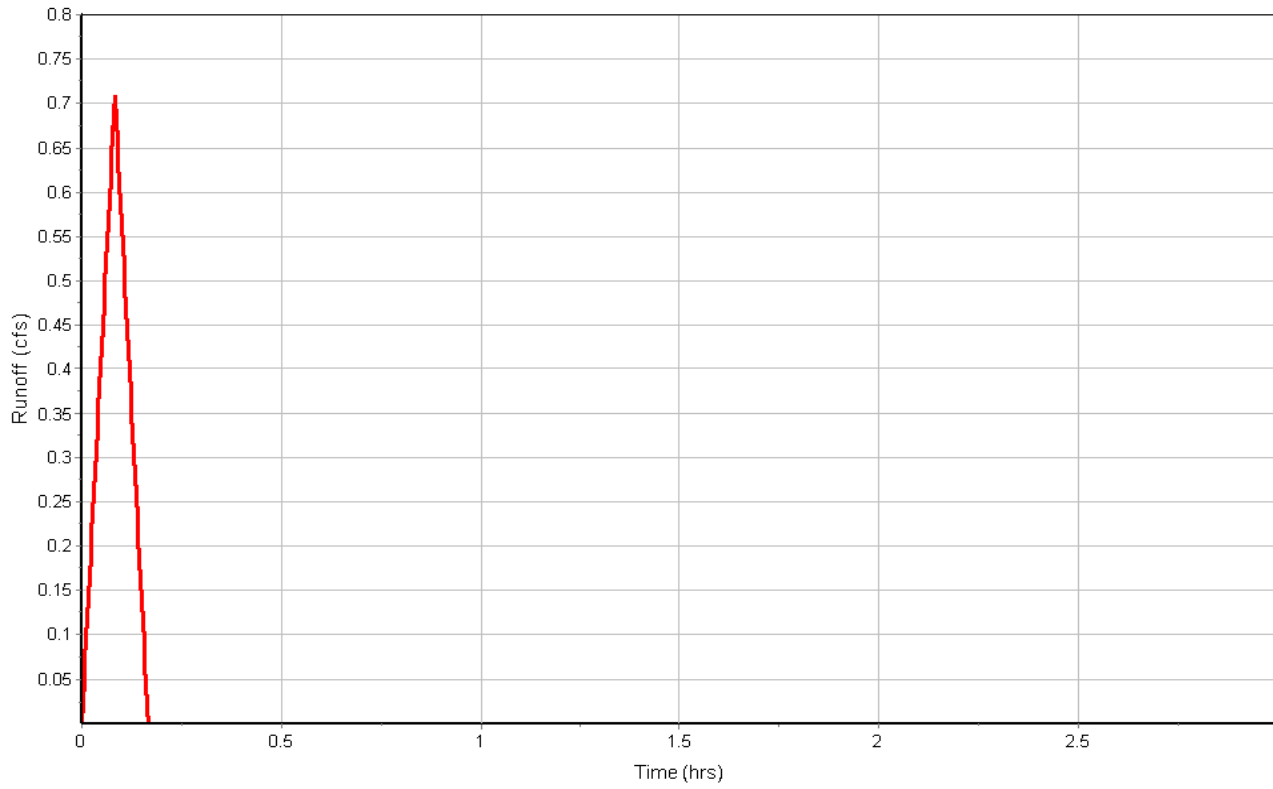
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.52
Peak Runoff (cfs) 0.71
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.9500
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-18

Runoff Hydrograph



Subbasin : Pr-19

Input Data

Area (ac) 0.10
Weighted Runoff Coefficient 0.8200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.08	B (6%+)	0.97
Open Space, 25 years or greater	0.02	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.10		0.82

Time of Concentration

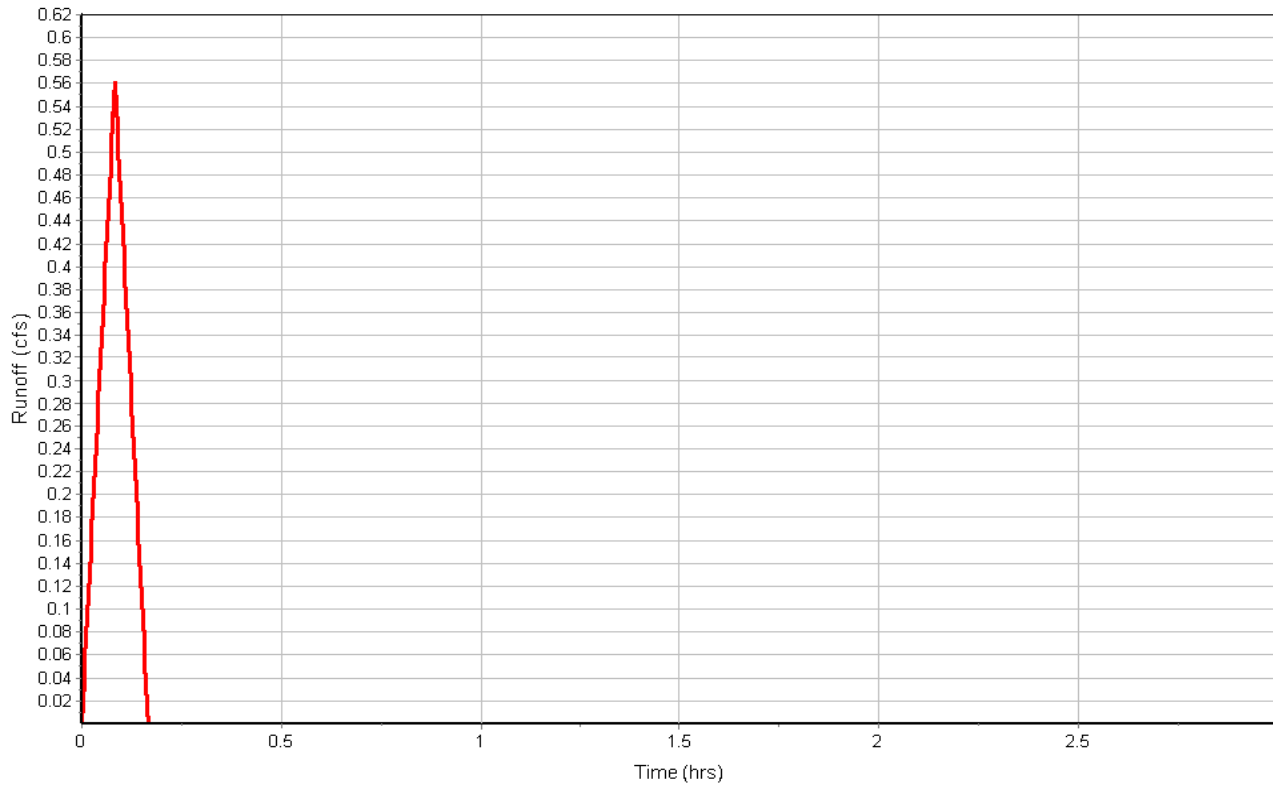
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.45
Peak Runoff (cfs) 0.56
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.8200
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-19

Runoff Hydrograph



Subbasin : Pr-20

Storm Event

Input Data

Area (ac) 0.31
Weighted Runoff Coefficient 0.8200

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.24	B (6%+)	0.97
Open Space, 25 years or greater	0.03	B (6%+)	0.26
Meadow, 25 years or greater	0.03	B (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	0.30		0.82

Time of Concentration

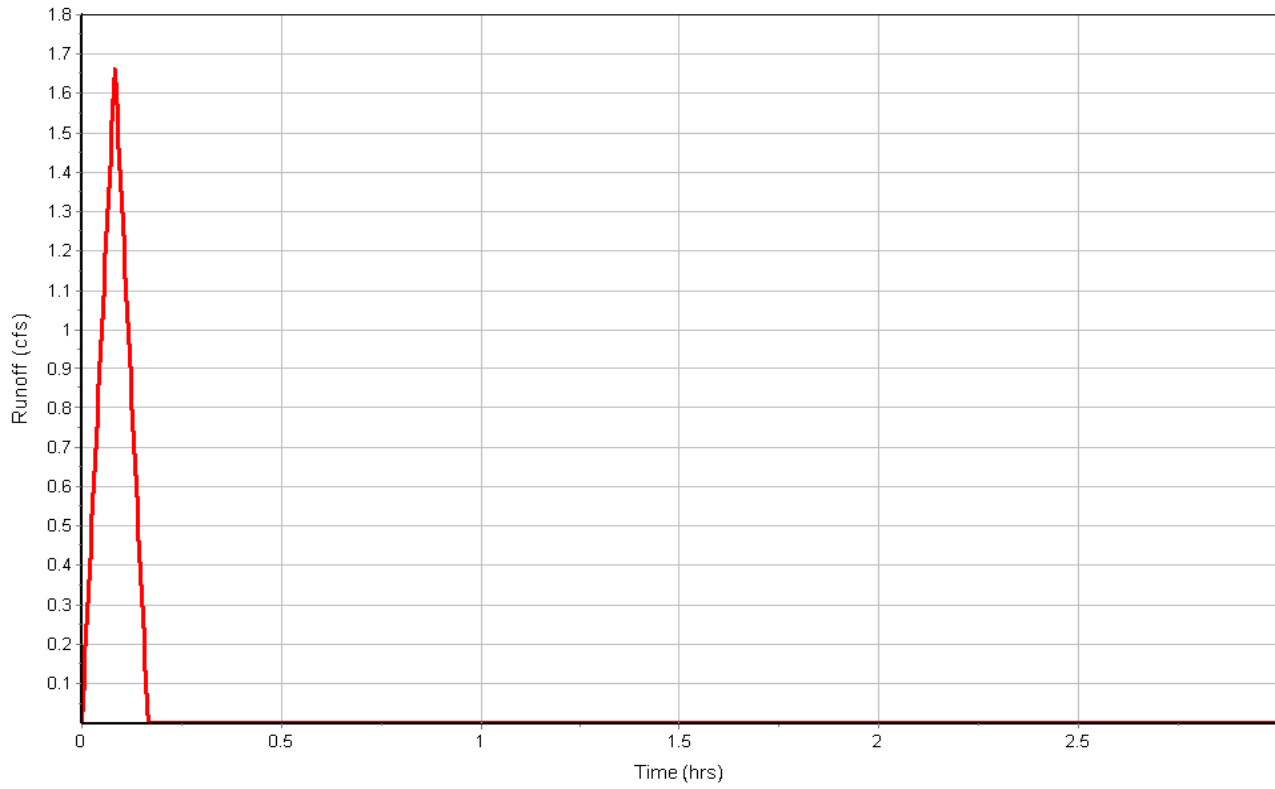
User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.45
Peak Runoff (cfs) 1.66
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.8200
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-20

Runoff Hydrograph



Subbasin : Pr-21

Storm Event

Input Data

Area (ac) 0.36
Weighted Runoff Coefficient 0.5500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Parking, 25 years or greater	0.15	B (6%+)	0.97
Open Space, 25 years or greater	0.22	B (6%+)	0.26
Composite Area & Weighted Runoff Coeff.	0.37		0.55

Time of Concentration

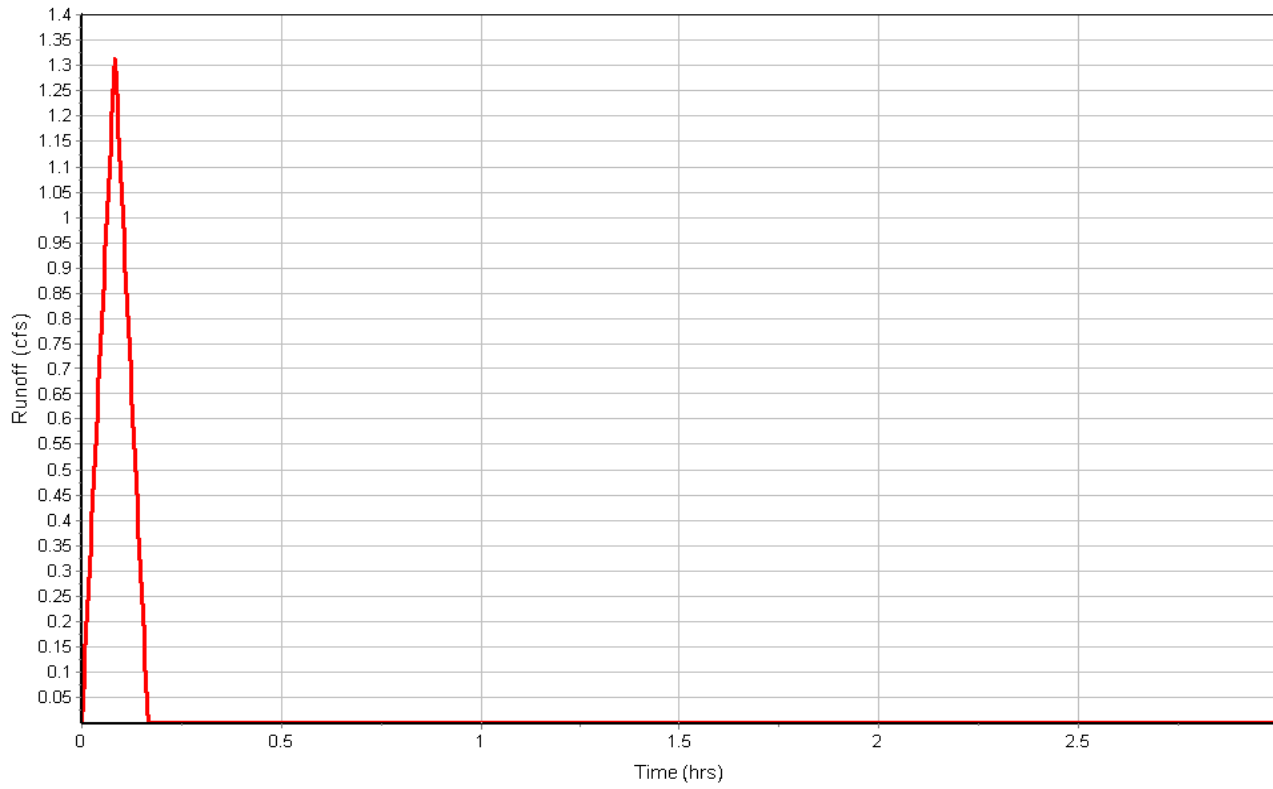
User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

Total Rainfall (in) 0.55
Total Runoff (in) 0.30
Peak Runoff (cfs) 1.31
Rainfall Intensity 6.560
Weighted Runoff Coefficient 0.5500
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Pr-21

Runoff Hydrograph



Subbasin : Pr-OS-1

Storm Event

Input Data

Area (ac) 124.70
Weighted Runoff Coefficient 0.3600

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	117.22	B (6%+)	0.37
Forest, 25 years or greater	7.48	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	124.70		0.36

Time of Concentration

	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.21	0.00	0.00
Computed Flow Time (min) :	8.01	0.00	0.00

	Subarea A	Subarea B	Subarea C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	3200	0.00	0.00
Slope (%) :	15	0.00	0.00
Surface Type :	Bare & untilled	Unpaved	Unpaved
Velocity (ft/sec) :	3.87	0.00	0.00
Computed Flow Time (min) :	13.78	0.00	0.00

	Subarea A	Subarea B	Subarea C
Channel Flow Computations			
Manning's Roughness :	0.030	0.00	0.00
Flow Length (ft) :	2200	0.00	0.00
Channel Slope (%) :	33	0.00	0.00
Cross Section Area (ft ²) :	62.5	0.00	0.00
Wetted Perimeter (ft) :	23	0.00	0.00
Velocity (ft/sec) :	55.56	0.00	0.00
Computed Flow Time (min) :	0.66	0.00	0.00

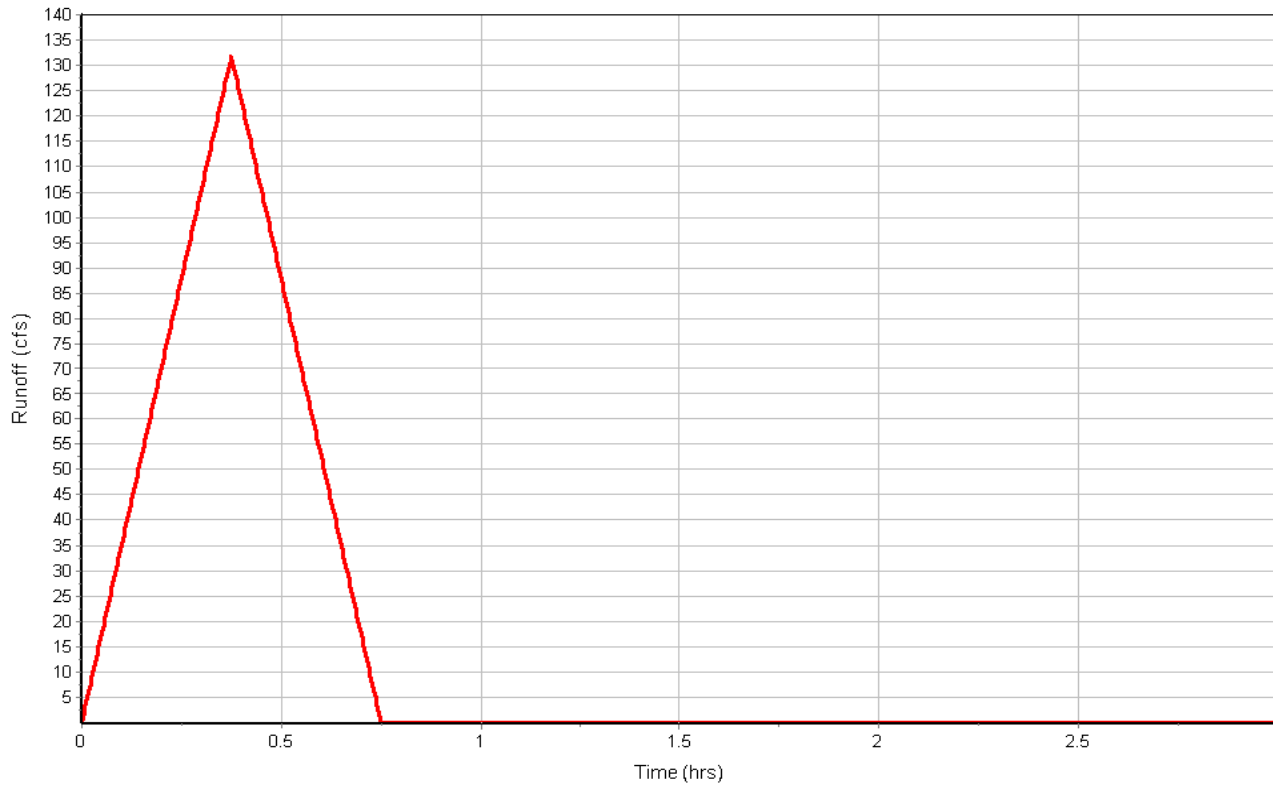
Total TOC (min)22.45

Subbasin Runoff Results

Total Rainfall (in) 1.10
Total Runoff (in) 0.40
Peak Runoff (cfs) 131.82
Rainfall Intensity 2.936
Weighted Runoff Coefficient 0.3600
Time of Concentration (days hh:mm:ss) 0 00:22:27

Subbasin : Pr-OS-1

Runoff Hydrograph



Subbasin : Pr-OS-2

Storm Event

Input Data

Area (ac) 9.37
Weighted Runoff Coefficient 0.2800

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
Meadow, 25 years or greater	2.06	B (6%+)	0.37
Forest, 25 years or greater	7.31	D (6%+)	0.25
Composite Area & Weighted Runoff Coeff.	9.37		0.28

Time of Concentration

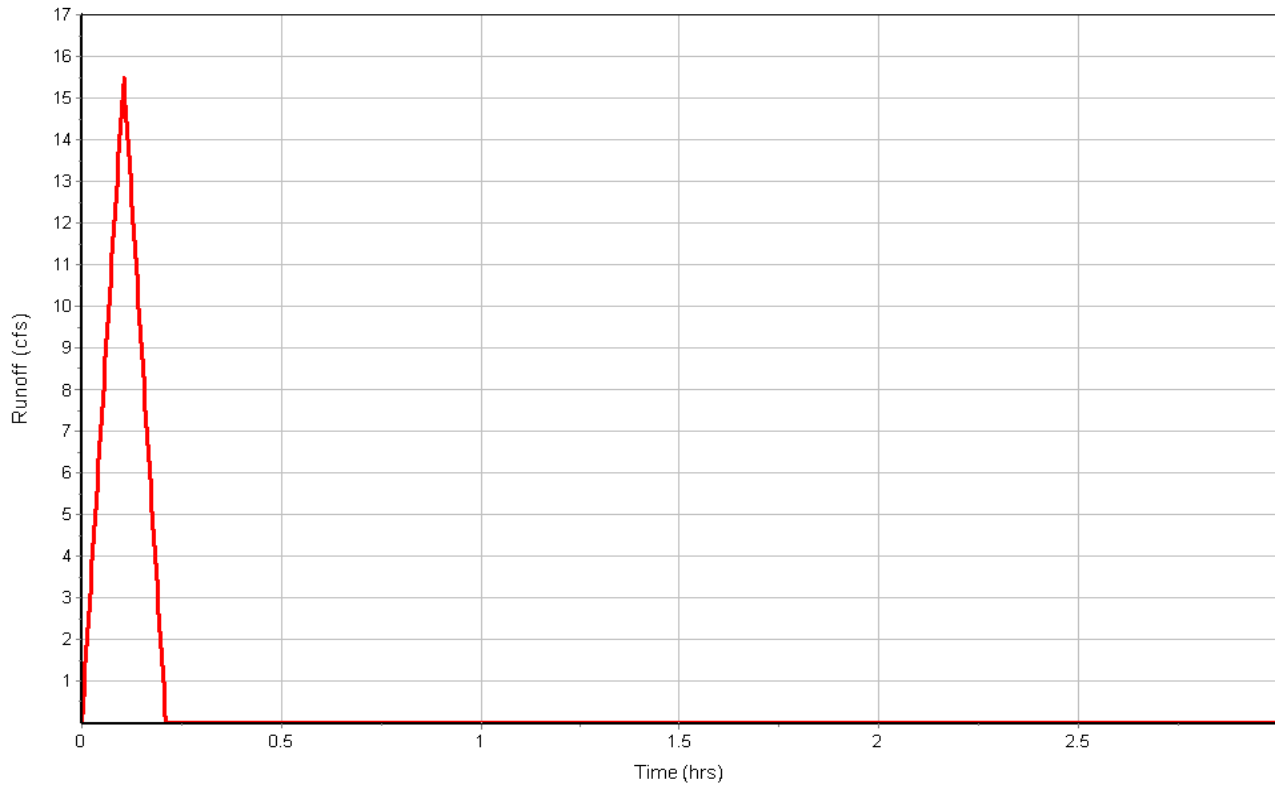
	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.13	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	45	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.05	0.00	0.00
Velocity (ft/sec) :	0.38	0.00	0.00
Computed Flow Time (min) :	4.39	0.00	0.00
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1360	0.00	0.00
Slope (%) :	53	0.00	0.00
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	11.75	0.00	0.00
Computed Flow Time (min) :	1.93	0.00	0.00
Total TOC (min)6.32			

Subbasin Runoff Results

Total Rainfall (in) 0.62
Total Runoff (in) 0.18
Peak Runoff (cfs) 15.50
Rainfall Intensity 5.907
Weighted Runoff Coefficient 0.2800
Time of Concentration (days hh:mm:ss) 0 00:06:19

Subbasin : Pr-OS-2

Runoff Hydrograph



Subbasin : Walmart

Storm Event

Input Data

Area (ac) 1.55
Weighted Runoff Coefficient 0.9500

Runoff Coefficient

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	3.28	-	0.95
Composite Area & Weighted Runoff Coeff.	3.28		0.95

Time of Concentration

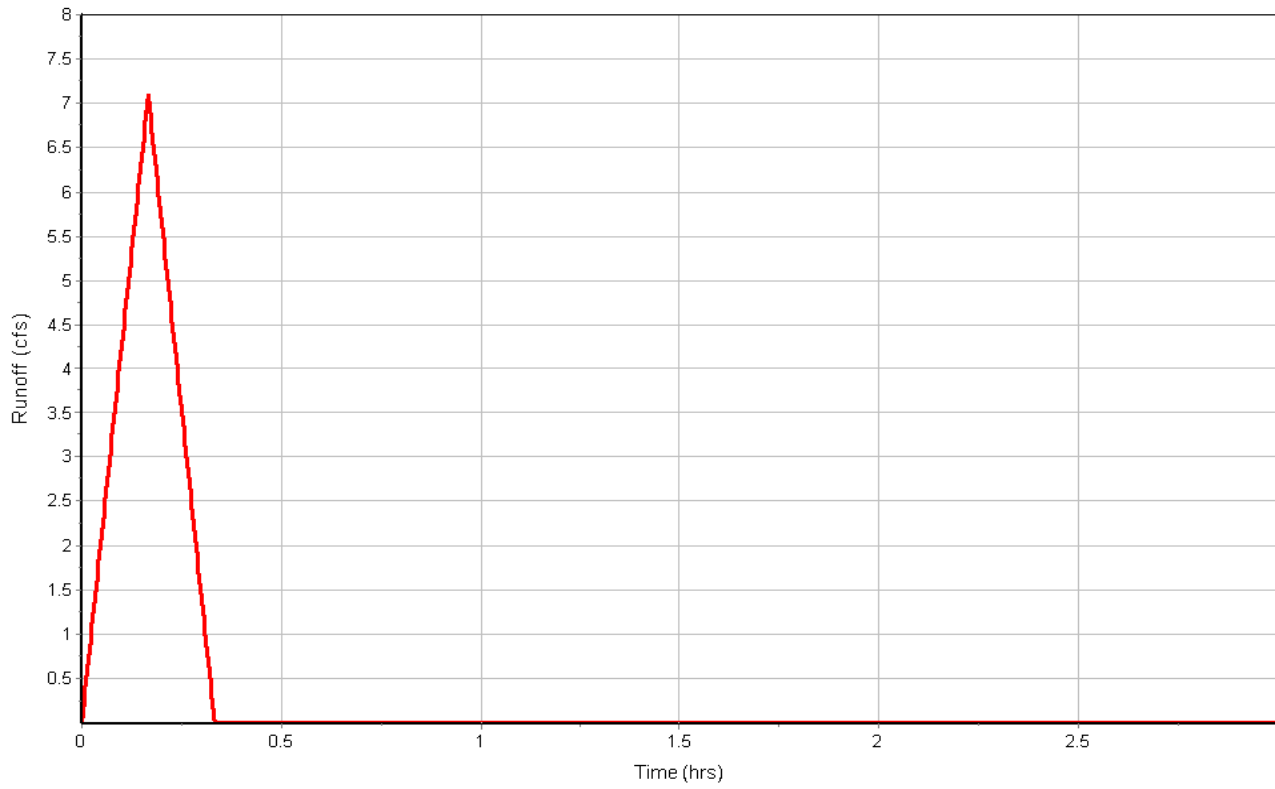
User-Defined TOC override (minutes): 10

Subbasin Runoff Results

Total Rainfall (in) 0.80
Total Runoff (in) 0.76
Peak Runoff (cfs) 7.08
Rainfall Intensity 4.810
Weighted Runoff Coefficient 0.9500
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : Walmart

Runoff Hydrograph



Junction Input

Storm Event

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	EDB-Control	5863.00	5866.00	3.00	5863.00	0.00
2	FES-B10	5863.00	5869.00	6.00	5863.00	0.00
3	Int-Blake-Palmer	5859.50	5859.50	0.00	5859.50	0.00
4	Junc.H-04	5870.00	5876.00	6.00	5870.00	0.00
5	Junc.H-Blake-S	5858.00	5864.00	6.00	5858.00	0.00
6	Junc-H-02	5885.00	5891.00	6.00	5885.00	0.00
7	Junc-H-03	5888.00	5894.00	6.00	5888.00	0.00
8	Junc-Pr-Blake-S	5858.20	5858.20	0.00	5858.20	0.00
9	OS-1a	5942.00	5942.00	0.00	5942.00	0.00
10	OS-1b	5906.00	5906.00	0.00	5906.00	0.00
11	OS-2a	5942.00	5942.00	0.00	5942.00	0.00
12	Out-H-01	5875.00	5881.00	6.00	5875.00	0.00
13	Pr-26th	5876.00	5877.00	1.00	5876.00	0.00
14	Road-Palmer-B-12	5888.00	5888.00	0.00	5888.00	0.00
15	SDHM-A10	5896.00	5899.00	3.00	5896.00	0.00
16	SDMH-A4	5889.50	5899.80	10.30	5889.50	0.00
17	SDMH-A5	5888.90	5893.65	4.75	5888.90	0.00
18	SDMH-A6	5886.30	5890.77	4.47	5886.30	0.00
19	SDMH-A9	5894.20	5900.19	5.99	5894.20	0.00
20	SDMH-B9	5864.00	5867.21	3.21	5864.00	0.00
21	UG-Detention-Control	5858.30	5858.30	0.00	5858.30	0.00

XXXXXX 100-year 1-hour Storm Event XXXXXX

BUI#20002

Junction Results

SN Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1 EDB-Control	0.470	5863.16	0.16	2.84	5863.11	0.11	0 00:15	0.00	0.00
2 FES-B10	15.550	5864.25	1.25	4.75	5863.07	0.07	0 00:05	0.00	0.00
3 Int-Blake-Palmer	6.800	5859.86	0.36	0.24	5859.52	0.02	0 00:07	0.00	0.00
4 Junc.H-04	1.430	5870.00	0.00	6.00	5870.00	0.00	0 00:00	0.00	0.00
5 Junc.H-Blake-S	20.780	5858.00	0.00	6.00	5858.00	0.00	0 00:00	0.00	0.00
6 Junc-H-02	0.990	5885.00	0.00	6.00	5885.00	0.00	0 00:00	0.00	0.00
7 Junc-H-03	0.790	5888.00	0.00	6.00	5888.00	0.00	0 00:00	0.00	0.00
8 Junc-Pr-Blake-S	9.140	5858.88	0.68	0.57	5858.31	0.11	0 00:09	0.00	0.00
9 OS-1a	131.820	5943.09	1.09	0.41	5942.18	0.18	0 00:22	0.00	0.00
10 OS-1b	131.640	5907.09	1.09	0.41	5906.18	0.18	0 00:22	0.00	0.00
11 OS-2a	15.500	5942.35	0.35	0.15	5942.02	0.02	0 00:06	0.00	0.00
12 Out-H-01	131.820	5875.00	0.00	6.00	5875.00	0.00	0 00:00	0.00	0.00
13 Pr-26th	131.440	5876.57	0.57	0.43	5876.11	0.11	0 00:22	0.00	0.00
14 Road-Palmer-B-12	14.830	5888.86	0.86	0.39	5888.04	0.04	0 00:06	0.00	0.00
15 SDHM-A10	1.490	5896.43	0.43	2.57	5896.02	0.02	0 00:05	0.00	0.00
16 SDMH-A4	4.660	5894.21	4.71	5.59	5893.82	4.32	0 00:05	0.00	0.00
17 SDMH-A5	5.320	5889.69	0.79	3.96	5888.93	0.03	0 00:05	0.00	0.00
18 SDMH-A6	5.300	5887.28	0.98	3.49	5886.53	0.23	0 00:05	0.00	0.00
19 SDMH-A9	1.440	5894.82	0.62	5.37	5894.42	0.22	0 00:05	0.00	0.00
20 SDMH-B9	15.640	5865.25	1.25	1.96	5864.06	0.06	0 00:05	0.00	0.00
21 UG-Detention-Control	2.860	5858.98	0.68	1.32	5858.41	0.11	0 00:09	0.00	0.00

Channel Input

Storm Event

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)
1	Bypass-A1	31.56	5896.57	4.07	5896.57	4.57	0.00	0.0100	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
2	Bypass-A2	140.00	5896.57	4.57	5876.00	0.00	20.57	14.6900	User-Defined	1.000	32.000	0.0160	0.5000	0.5000	0.0000	0.000
3	Bypass-B1	64.47	5883.39	3.79	5876.84	3.74	6.55	10.1700	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
4	Bypass-B2	71.42	5883.39	4.29	5876.84	4.24	6.55	9.1800	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
5	Bypass-B3	85.00	5876.84	4.24	5868.74	4.04	8.10	9.5300	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
6	Bypass-B5	80.66	5876.84	3.74	5868.74	4.24	8.09	10.0300	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
7	Bypass-B6	84.14	5868.74	4.04	5861.29	2.79	7.46	8.8600	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
8	Bypass-B8	78.55	5868.74	4.24	5861.29	2.29	7.46	9.4900	User-Defined	0.600	17.000	0.0160	0.5000	0.5000	0.0000	0.000
9	Bypass-C1	18.27	5862.19	2.59	5861.29	2.29	0.90	4.9300	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
10	Bypass-C2	51.37	5861.29	2.29	5859.50	0.00	1.79	3.4800	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
11	Bypass-C3	58.47	5861.29	2.79	5859.50	0.00	1.79	3.0600	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
12	Link-Blake-S	230.46	5859.50	0.00	5858.20	0.00	1.30	0.5600	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
13	Out-Pr-Blake	200.00	5858.20	0.00	5856.00	4.60	2.20	1.1000	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
14	Road-B12	48.58	5888.00	0.00	5883.39	4.29	4.61	9.4800	User-Defined	0.600	30.000	0.0160	0.5000	0.5000	0.0000	0.000
15	Road-OS-1b	240.00	5906.00	0.00	5876.00	0.00	30.00	12.5000	User-Defined	1.000	32.000	0.0160	0.5000	0.5000	0.0000	0.000
16	Swale-OS-1a	143.20	5942.00	0.00	5804.00	-102.00	138.00	96.3700	Trapezoidal	1.500	12.000	0.0300	0.5000	0.5000	0.0000	0.000
17	Swale-OS-2	146.88	5942.00	0.00	5889.00	0.00	53.00	36.0800	Trapezoidal	0.500	6.000	0.0300	0.5000	0.5000	0.0000	0.000

XXXXXX 100-year 1-hour Storm Event XXXXXX

BUI#20002

Channel Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)	
1 Bypass-A1	0.750	0 00:05	19.280	0.04	1.92	0.27	0.23	0.38	0.00	
2 Bypass-A2	0.500	0 00:05	565.610	0.00	4.65	0.50	0.09	0.09	0.00	
3 Bypass-B1	0.260	0 00:05	68.980	0.00	6.05	0.18	0.10	0.17	0.00	
4 Bypass-B2	12.230	0 00:07	65.530	0.19	7.49	0.16	0.35	0.59	0.00	
5 Bypass-B3	10.870	0 00:07	66.770	0.16	7.30	0.19	0.34	0.57	0.00	
6 Bypass-B5	0.200	0 00:05	68.520	0.00	3.79	0.35	0.09	0.16	0.00	
7 Bypass-B6	8.950	0 00:07	64.400	0.14	6.77	0.21	0.33	0.54	0.00	
8 Bypass-B8	0.020	0 00:05	66.650	0.00	2.19	0.60	0.04	0.07	0.00	
9 Bypass-C1	0.180	0 00:05	95.740	0.00	4.05	0.08	0.08	0.13	0.00	
10 Bypass-C2	0.320	0 00:05	80.420	0.00	2.36	0.36	0.11	0.18	0.00	
11 Bypass-C3	5.980	0 00:07	75.380	0.08	3.49	0.28	0.28	0.46	0.00	
12 Link-Blake-S	6.520	0 00:08	32.380	0.20	4.72	0.81	0.36	0.59	0.00	
13 Out-Pr-Blake	8.950	0 00:09	45.210	0.20	2.73	1.22	0.36	0.60	0.00	
14 Road-B12	14.830	0 00:07	132.730	0.11	6.62	0.12	0.31	0.51	0.00	
15 Road-OS-1b	131.440	0 00:22	521.700	0.25	15.75	0.25	0.57	0.57	0.00	
16 Swale-OS-1a	131.640	0 00:22	260.630	0.51	19.39	0.12	1.09	0.72	0.00	
17 Swale-OS-2	15.370	0 00:06	30.080	0.51	11.00	0.22	0.35	0.69	0.00	

Storm Event

Pipe Input

SN Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Pipe Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1 26thSt	25.49	5876.00	0.00	5875.00	0.00	1.00	3.9200	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
2 Link-B10	35.65	5863.00	0.00	5863.00	0.00	0.00	0.0000	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
3 Link-H-01	230.30	5875.00	0.00	5841.00	0.00	34.00	14.7600	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
4 Link-H-02	177.03	5885.00	0.00	5841.00	0.00	44.00	24.8500	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
5 Link-H-03	169.29	5888.00	0.00	5858.00	0.00	30.00	17.7200	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
6 Link-H-04	134.40	5870.00	0.00	5858.00	0.00	12.00	8.9300	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
7 Link-H-Blake-S	33.46	5858.00	0.00	5858.00	0.00	0.00	0.0000	Dummy	0.000	0.000	0.0120	0.5000	0.5000	0.000	No	1
8 Pipe-29thSt	265.00	5851.40	0.00	5850.80	0.00	0.60	0.2300	CIRCULAR	18.000	18.000	0.0120	0.5000	0.5000	0.000	No	1
9 Pipe-A1	24.33	5892.50	0.00	5892.20	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
10 Pipe-A10	153.02	5896.00	0.00	5894.40	0.20	1.60	1.0500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
11 Pipe-A2	80.85	5892.00	0.00	5891.20	0.20	0.80	0.9900	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
12 Pipe-A3	133.17	5891.00	0.00	5889.70	0.20	1.30	0.9800	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
13 Pipe-A4	29.56	5889.50	0.00	5888.90	0.00	0.60	2.0300	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
14 Pipe-A5	117.00	5888.90	0.00	5886.50	0.20	2.40	2.0500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
15 Pipe-A6	240.10	5886.30	0.00	5879.80	3.00	6.50	2.7100	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
16 Pipe-A7	54.21	5876.80	0.00	5863.00	0.00	13.80	25.4600	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
17 Pipe-A9	34.80	5894.20	0.00	5893.80	4.30	0.40	1.1500	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
18 Pipe-B1	24.33	5879.60	0.00	5879.30	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
19 Pipe-B11	15.00	5883.00	-0.30	5880.00	0.90	3.00	20.0000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
20 Pipe-B12	15.00	5889.00	0.00	5888.00	0.00	1.00	6.6700	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
21 Pipe-B2	65.73	5879.10	0.00	5872.80	0.20	6.30	9.5800	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
22 Pipe-B3	82.21	5872.60	0.00	5864.70	0.00	7.90	9.6100	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
23 Pipe-B4	20.78	5876.90	0.00	5873.30	0.20	3.60	17.3300	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
24 Pipe-B5	24.33	5873.10	0.00	5872.80	0.20	0.30	1.2300	CIRCULAR	12.000	12.000	0.0120	0.5000	0.5000	0.000	No	1
25 Pipe-B6	24.34	5864.70	0.00	5864.50	0.00	0.20	0.8200	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
26 Pipe-B7	29.28	5870.20	0.00	5864.70	0.00	5.50	18.7800	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
27 Pipe-B8	57.48	5864.50	0.00	5864.00	0.00	0.50	0.8700	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
28 Pipe-B9	125.34	5864.00	0.00	5863.00	0.00	1.00	0.8000	CIRCULAR	24.000	24.000	0.0120	0.5000	0.5000	0.000	No	1
29 Pipe-C1	14.31	5859.60	0.00	5859.20	0.20	0.40	2.8000	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
30 Pipe-C2	19.75	5859.00	0.00	5858.80	0.30	0.20	1.0100	CIRCULAR	8.040	8.040	0.0120	0.5000	0.5000	0.000	No	1
31 Pipe-C3	27.52	5858.80	0.30	5858.50	5.00	0.30	1.0900	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
32 Pipe-C4	20.00	5858.50	5.00	5858.40	0.00	0.10	0.5000	CIRCULAR	18.000	18.000	0.0120	0.5000	0.5000	0.000	No	1
33 Pipe-EDB-Control	28.55	5863.00	0.00	5862.00	0.00	1.00	3.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1
34 Pipe-UG-Control	20.00	5858.30	0.00	5858.20	0.00	0.10	0.5000	CIRCULAR	15.000	15.000	0.0120	0.5000	0.5000	0.000	No	1

Storm Event

Pipe Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)
1 26thSt	131.440	0 00:22	0.00	0.00	0.00		0.00	0.00	0.00
2 Link-B10	15.550	0 00:05	0.00	0.08	0.00		0.28	0.46	0.00
3 Link-H-01	131.820	0 00:22	0.00	0.20	0.00		0.36	0.59	0.00
4 Link-H-02	0.990	0 00:06	0.00	0.20	0.00		0.36	0.59	0.00
5 Link-H-03	0.790	0 00:06	0.00	0.20	0.00		0.36	0.59	0.00
6 Link-H-04	1.430	0 00:07	0.00	0.20	0.00		0.36	0.59	0.00
7 Link-H-Blake-S	20.780	0 00:06	0.00	0.20	0.00		0.36	0.59	0.00
8 Pipe-29thSt	5.860	0 00:14	5.41	1.08	3.88	1.14	1.50	1.00	5.00
9 Pipe-A1	0.990	0 00:05	4.29	0.23	5.26	0.08	0.33	0.33	0.00
10 Pipe-A10	1.440	0 00:05	3.95	0.37	7.54	0.34	0.42	0.42	0.00
11 Pipe-A2	1.830	0 00:05	3.84	0.48	4.85	0.28	0.49	0.49	0.00
12 Pipe-A3	3.220	0 00:05	3.81	0.85	5.53	0.40	0.70	0.70	0.00
13 Pipe-A4	4.660	0 00:05	9.97	0.47	7.99	0.06	0.60	0.48	0.00
14 Pipe-A5	5.300	0 00:05	5.53	0.96	8.11	0.24	0.78	0.78	0.00
15 Pipe-A6	5.260	0 00:06	6.35	0.83	9.20	0.43	0.69	0.69	0.00
16 Pipe-A7	8.520	0 00:06	19.47	0.44	23.96	0.04	0.46	0.46	0.00
17 Pipe-A9	1.440	0 00:05	4.14	0.35	4.80	0.12	0.41	0.41	0.00
18 Pipe-B1	0.700	0 00:05	4.29	0.16	4.60	0.09	0.27	0.27	0.00
19 Pipe-B11	4.160	0 00:05	32.82	0.13	18.34	0.01	0.30	0.24	0.00
20 Pipe-B12	14.830	0 00:06	18.07	0.82	16.43	0.02	0.86	0.69	0.00
21 Pipe-B2	7.130	0 00:05	21.67	0.33	15.83	0.07	0.49	0.39	0.00
22 Pipe-B3	11.160	0 00:05	21.69	0.51	17.82	0.08	0.64	0.51	0.00
23 Pipe-B4	1.230	0 00:05	5.45	0.23	12.60	0.03	0.22	0.32	0.00
24 Pipe-B5	1.850	0 00:05	4.29	0.43	5.26	0.08	0.46	0.46	0.00
25 Pipe-B6	14.320	0 00:05	22.21	0.64	7.51	0.05	1.17	0.58	0.00
26 Pipe-B7	1.140	0 00:05	5.67	0.20	12.74	0.04	0.20	0.30	0.00
27 Pipe-B8	14.470	0 00:05	22.86	0.63	7.71	0.12	1.16	0.58	0.00
28 Pipe-B9	15.550	0 00:05	21.89	0.71	7.60	0.27	1.24	0.62	0.00
29 Pipe-C1	0.520	0 00:05	2.19	0.24	5.15	0.05	0.22	0.33	0.00
30 Pipe-C2	1.410	0 00:05	1.32	1.07	4.42	0.07	0.61	0.92	0.00
31 Pipe-C3	4.200	0 00:07	7.31	0.58	6.16	0.07	0.68	0.54	0.00
32 Pipe-C4	5.640	0 00:05	8.05	0.70	4.93	0.07	0.92	0.62	0.00
33 Pipe-EDB-Control	0.470	0 00:15	13.10	0.04	5.04	0.09	0.16	0.13	0.00
34 Pipe-UG-Control	2.860	0 00:09	4.95	0.58	4.18	0.08	0.68	0.55	0.00

The existing 18"dia pipe leading from the inlet near Walmart will be slightly surcharged, but should not exceed the structure rim.

Storm Event

Inlet Input

SN Element ID	Inlet Manufacturer	Manufacturer Part Number	Inlet Location	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Ponded Area (ft²)	Grate Clogging Factor (%)
1 A1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.50	5896.57	4.07	5892.50	0.00	N/A	25.00
2 A2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5892.00	5896.57	4.57	5892.00	0.00	N/A	25.00
3 A3-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5891.00	5896.76	5.76	5891.00	0.00	100.00	50.00
4 Inlet-A7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.80	5883.87	7.07	5876.80	0.00	100.00	50.00
5 Inlet-B1-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.60	5883.39	3.79	5879.60	0.00	N/A	25.00
6 Inlet-B11-(Nyro)	CALTRANS	GCP	On Sag	1	5883.30	5899.00	15.70	5883.30	0.00	36.00	50.00
7 Inlet-B12-(Nyro)	CALTRANS	GCP	On Sag	1	5889.00	5901.00	12.00	5889.00	0.00	36.00	50.00
8 Inlet-B2-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5879.10	5883.39	4.29	5879.10	0.00	N/A	25.00
9 Inlet-B3-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5872.60	5876.84	4.24	5872.60	0.00	N/A	25.00
10 Inlet-B4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5876.90	5880.96	4.06	5876.90	0.00	100.00	50.00
11 Inlet-B5-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5873.10	5876.84	3.74	5873.10	0.00	N/A	25.00
12 Inlet-B6-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.70	5868.74	4.04	5864.70	0.00	N/A	25.00
13 Inlet-B7-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5870.20	5874.26	4.06	5870.20	0.00	0.00	50.00
14 Inlet-B8-(Type-R)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5864.50	5868.74	4.24	5864.50	0.00	N/A	25.00
15 Inlet-C1-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.60	5862.19	2.59	5859.60	0.00	N/A	50.00
16 Inlet-C2-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5859.00	5861.29	2.29	5859.00	0.00	N/A	50.00
17 Inlet-C3-(Type-13)	FHWA HEC-22 GENERIC	N/A	On Grade	1	5858.50	5861.29	2.79	5858.50	0.00	N/A	50.00
18 Inlet-C4-(Type-16)	FHWA HEC-22 GENERIC	N/A	On Sag	1	5853.50	5862.46	8.96	5853.50	0.00	0.00	50.00
19 Inlet-Walmart	FHWA HEC-22 GENERIC	N/A	On Sag	1	5851.40	5856.00	4.60	5851.40	0.00	100.00	25.00

The existing inlet is a single (5') CDOT Type-R. The inlet curb opening must be increased to a triple (15') to accomodate the increased flow.

Storm Event

Roadway & Gutter Input

SN Element ID	Roadway Longitudinal Slope (ft/ft)	Roadway Cross Slope (ft/ft)	Roadway Manning's Roughness	Gutter Cross Slope (ft/ft)	Gutter Width (ft)	Gutter Depression (in)	Allowable Spread (ft)
1 A1-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
2 A2-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
3 A3-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
4 Inlet-A7-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
5 Inlet-B1-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
6 Inlet-B11-(Nylo)	N/A	0.0208	0.0300	0.0620	2.00	0.0656	7.00
7 Inlet-B12-(Nylo)	N/A	0.0208	0.0300	0.0620	2.00	0.3937	7.00
8 Inlet-B2-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
9 Inlet-B3-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
10 Inlet-B4-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
11 Inlet-B5-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
12 Inlet-B6-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
13 Inlet-B7-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
14 Inlet-B8-(Type-R)	0.0980	0.0200	0.0160	0.0830	1.50	0.0656	7.00
15 Inlet-C1-(Type-16)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
16 Inlet-C2-(Type-13)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
17 Inlet-C3-(Type-13)	0.0100	0.0200	0.0160	0.0620	2.00	0.0656	7.00
18 Inlet-C4-(Type-16)	N/A	0.0200	0.0160	0.0620	2.00	0.0656	7.00
19 Inlet-Walmart	N/A	0.0200	0.0160	0.0830	1.50	0.0656	7.00

Inlet Results

Storm Event

SN Element ID	Peak Flow	Peak Lateral Inflow	Peak Flow Intercepted by Inlet	Peak Flow Bypassing Inlet	Inlet Efficiency during Peak Flow (%)	Max Gutter Spread during Peak Flow (ft)	Max Gutter Water Elev. during Peak Flow (ft)	Max Gutter Water Depth during Peak Flow (ft)	Time of Max Depth Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(cfs)	(cfs)	(cfs)					(days hh:mm)	(ft³)	(hr)
1 A1-(Type-R)	1.790	1.79	1.00	0.80	55.59	4.66	5896.76	0.19	0 00:05	0.00	0.00
2 A2-(Type-R)	1.370	0.67	0.86	0.51	62.76	3.94	5896.74	0.17	0 00:05	0.00	0.00
3 A3-(Type-16)	1.470	1.47	N/A	N/A	N/A	9.09	5897.19	0.43	0 00:05	0.00	0.00
4 Inlet-A7-(Type-16)	3.760	3.76	N/A	N/A	N/A	22.92	5884.55	0.68	0 00:06	0.00	0.00
5 Inlet-B1-(Type-R)	0.960	0.96	0.70	0.26	72.52	3.04	5883.55	0.16	0 00:05	0.00	0.00
6 Inlet-B11-(Nylo)	4.180	4.18	N/A	N/A	N/A	21.82	5899.70	0.70	0 00:05	0.00	0.00
7 Inlet-B12-(Nylo)	15.370	0.00	N/A	N/A	N/A	257.50	5907.06	6.06	0 00:06	0.00	0.00
8 Inlet-B2-(Type-R)	14.830	0.00	2.58	12.24	17.43	12.45	5883.74	0.34	0 00:05	0.00	0.00
9 Inlet-B3-(Type-R)	13.350	1.82	2.47	10.88	18.52	11.93	5877.17	0.33	0 00:05	0.00	0.00
10 Inlet-B4-(Type-16)	1.260	1.26	N/A	N/A	N/A	8.03	5881.37	0.41	0 00:05	0.00	0.00
11 Inlet-B5-(Type-R)	0.840	0.59	0.63	0.21	75.07	2.62	5876.98	0.15	0 00:05	0.00	0.00
12 Inlet-B6-(Type-R)	11.270	0.67	2.30	8.96	20.43	11.13	5869.06	0.32	0 00:05	0.00	0.00
13 Inlet-B7-(Type-16)	1.140	1.14	N/A	N/A	N/A	7.45	5874.65	0.40	0 00:05	0.00	0.00
14 Inlet-B8-(Type-R)	0.200	0.00	0.18	0.02	88.56	0.61	5868.79	0.05	0 00:05	0.00	0.00
15 Inlet-C1-(Type-16)	0.710	0.71	0.52	0.18	73.94	4.98	5862.37	0.18	0 00:05	0.00	0.00
16 Inlet-C2-(Type-13)	1.180	0.99	0.85	0.33	72.34	6.65	5861.51	0.22	0 00:04	0.00	0.02
17 Inlet-C3-(Type-13)	9.270	0.56	3.27	6.00	35.27	16.20	5861.70	0.41	0 00:07	0.00	0.00
18 Inlet-C4-(Type-16)	1.660	1.66	N/A	N/A	N/A	10.07	5862.91	0.45	0 00:05	0.00	0.00
19 Inlet-Walmart	8.980	0.25	N/A	N/A	N/A	21.39	5856.69	0.69	0 00:07	0.00	0.00

Storage Nodes

Storage Node : EDB-Detention

Input Data

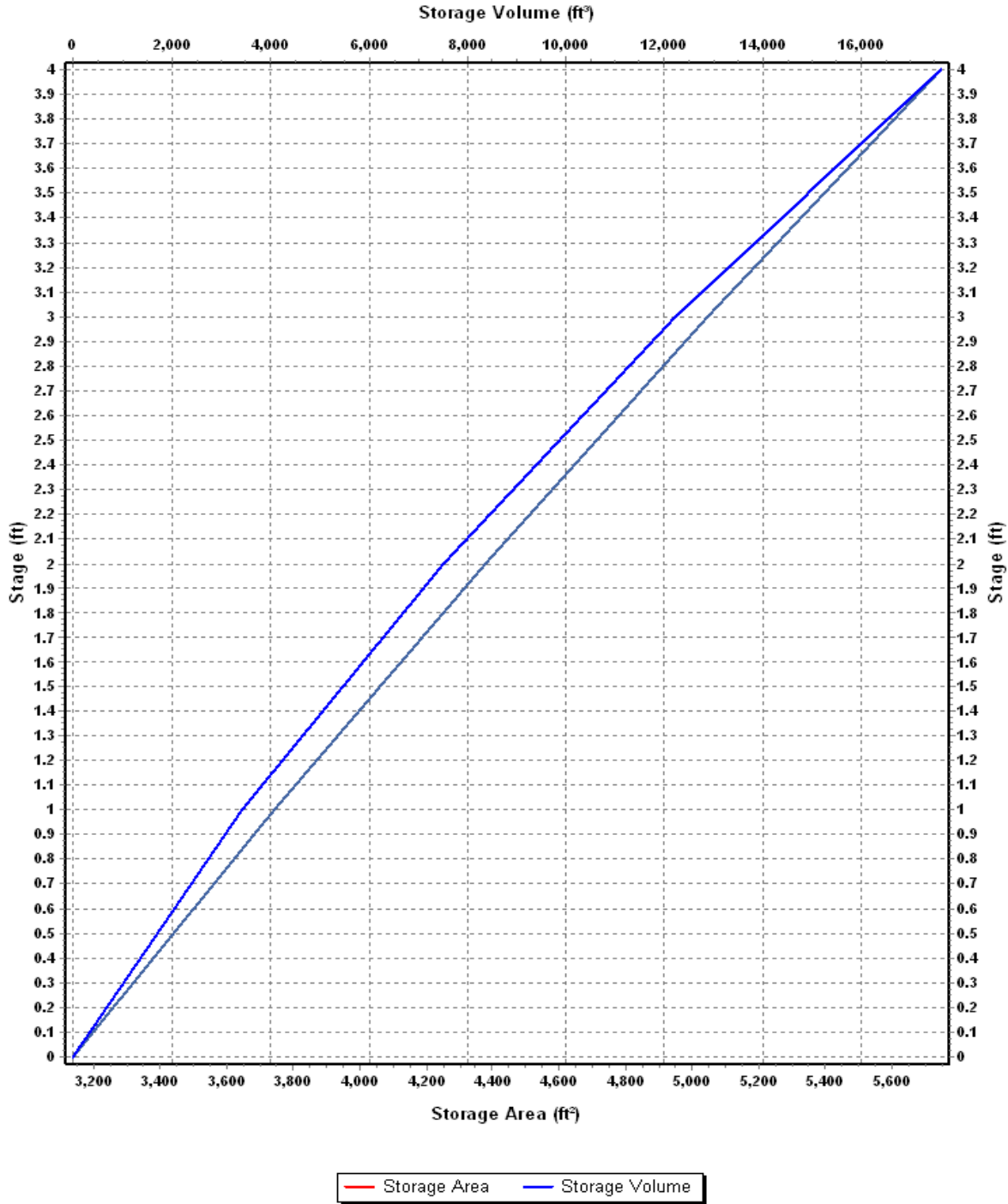
Invert Elevation (ft) 5863.00
 Max (Rim) Elevation (ft) 5869.00
 Max (Rim) Offset (ft) 6.00
 Initial Water Elevation (ft) 5863.00
 Initial Water Depth (ft) 0.00
 Ponded Area (ft²) 0.00
 Evaporation Loss 0.00

Storage Area Volume Curves

Storage Curve : EDB

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	3139	0.000
1	3744	3441.50
2	4379	7503.00
3	5044	12214.50
4	5747	17610.00

Storage Area Volume Curves



Storage Node : EDB-Detention (continued)

Storm Event

Outflow Weirs

SN Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1 Weir-EDB-100	Rectangular	No	5865.50	2.50	7.50	0.50	3.33
2 Weir-EDB-25	Rectangular	No	5864.75	1.75	0.25	0.75	3.33

Outflow Orifices

SN Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1 Orifice-EDB-WQCV	Side	CIRCULAR	No	1.25			5863.00	0.61

Output Summary Results

Peak Inflow (cfs)	24.02
Peak Lateral Inflow (cfs)	0.00
Peak Outflow (cfs)	0.47
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	5865.37
Max HGL Depth Attained (ft)	2.37
Average HGL Elevation Attained (ft)	5865.01
Average HGL Depth Attained (ft)	2.01
Time of Max HGL Occurrence (days hh:mm)	0 00:15
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Use MHFD Spreadsheet design

Set pond top of berm at 5866.5' for 12" min. freeboard

Storage Node : UG-Detention

Storm Event

Input Data

Invert Elevation (ft) 5858.40
 Max (Rim) Elevation (ft) 5861.40
 Max (Rim) Offset (ft) 3.00
 Initial Water Elevation (ft) 5858.40
 Initial Water Depth (ft) 0.00
 Ponded Area (ft²) 0.00
 Evaporation Loss 0.00

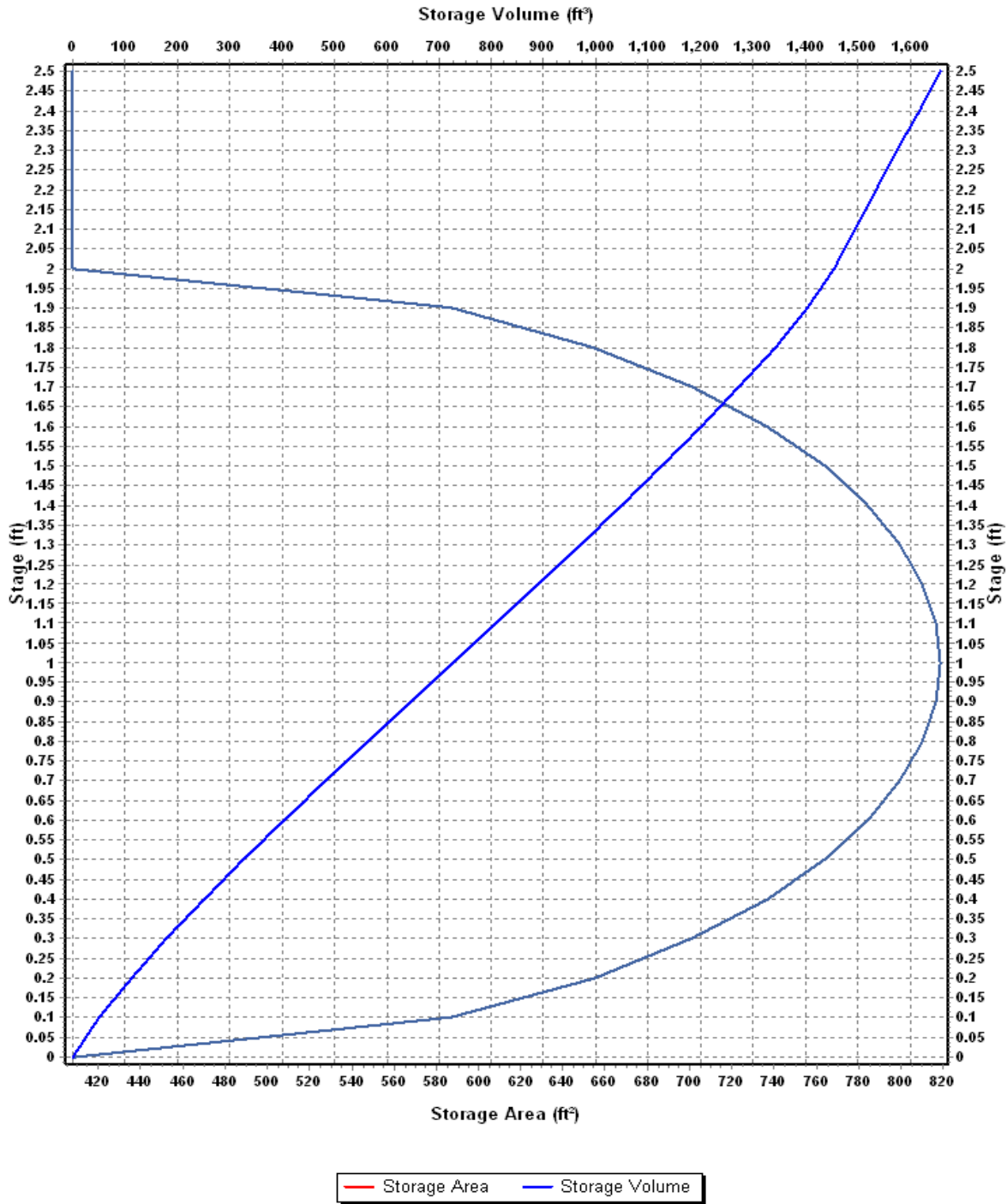
Storage Area Volume Curves

Storage Curve : UG-Detention

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	408.0000	0.000
0.1	586.8892	49.74
0.2	654.2400	111.80
0.3	701.0842	179.57
0.4	736.3200	251.44
0.5	763.4168	326.43
0.6	784.1378	403.81
0.7	799.4966	482.99
0.8	810.1082	563.47
0.9	816.3428	644.79
1	818.4000	726.53
1.1	816.3428	808.27
1.2	810.1082	889.59
1.3	799.4966	970.07
1.4	784.1378	1049.25
1.5	763.4168	1126.63
1.6	736.3200	1201.62
1.7	701.0842	1273.49
1.8	654.2400	1341.26
1.9	586.8892	1403.32
2	408.0000	1453.06
2.1	408.0000	1493.86
2.2	408.0000	1534.66
2.3	408.0000	1575.46
2.4	408.0000	1616.26
2.5	408.0000	1657.06

Underground Pipe Lateral Storage
 (4) 24"dia 80 LF Laterals
 24" pipe clearance
 Gravel backfill/storage (40% voids)
 6" gravel cover
 30 mil PVC pond liner (No Infiltration)

Storage Area Volume Curves



Storage Node : UG-Detention (continued)

Storm Event

Outflow Weirs

SN Element ID	Weir Type	Flap Gate	Crest Elevation (ft)	Crest Offset (ft)	Length (ft)	Weir Total Height (ft)	Discharge Coefficient
1 Weir-UG-100	Rectangular	No	5859.90	1.50	1.00	0.50	3.33
2 Weir-UG-25	Rectangular	No	5858.40	0.00	0.25	1.50	3.33

Output Summary Results

Peak Inflow (cfs) 5.64
 Peak Lateral Inflow (cfs) 0.00
 Peak Outflow (cfs) 2.86
 Peak Exfiltration Flow Rate (cfm) 0.00
 Max HGL Elevation Attained (ft) 5860.33
 Max HGL Depth Attained (ft) 1.93
 Average HGL Elevation Attained (ft) 5858.66
 Average HGL Depth Attained (ft) 0.26
 Time of Max HGL Occurrence (days hh:mm) 0 00:09
 Total Exfiltration Volume (1000-ft³) 0.000
 Total Flooded Volume (ac-in) 0
 Total Time Flooded (min) 0
 Total Retention Time (sec) 0.00

Peak Developed Outflow is less than the onsite existing/historic from Basin H/Ex-05 of 7.37 cfs

Storage Node : Walmart-Detention

Storm Event

Input Data

Invert Elevation (ft) 5852.00
 Max (Rim) Elevation (ft) 5855.00
 Max (Rim) Offset (ft) 3.00
 Initial Water Elevation (ft) 5852.00
 Initial Water Depth (ft) 0.00
 Ponded Area (ft²) 0.00
 Evaporation Loss 0.00

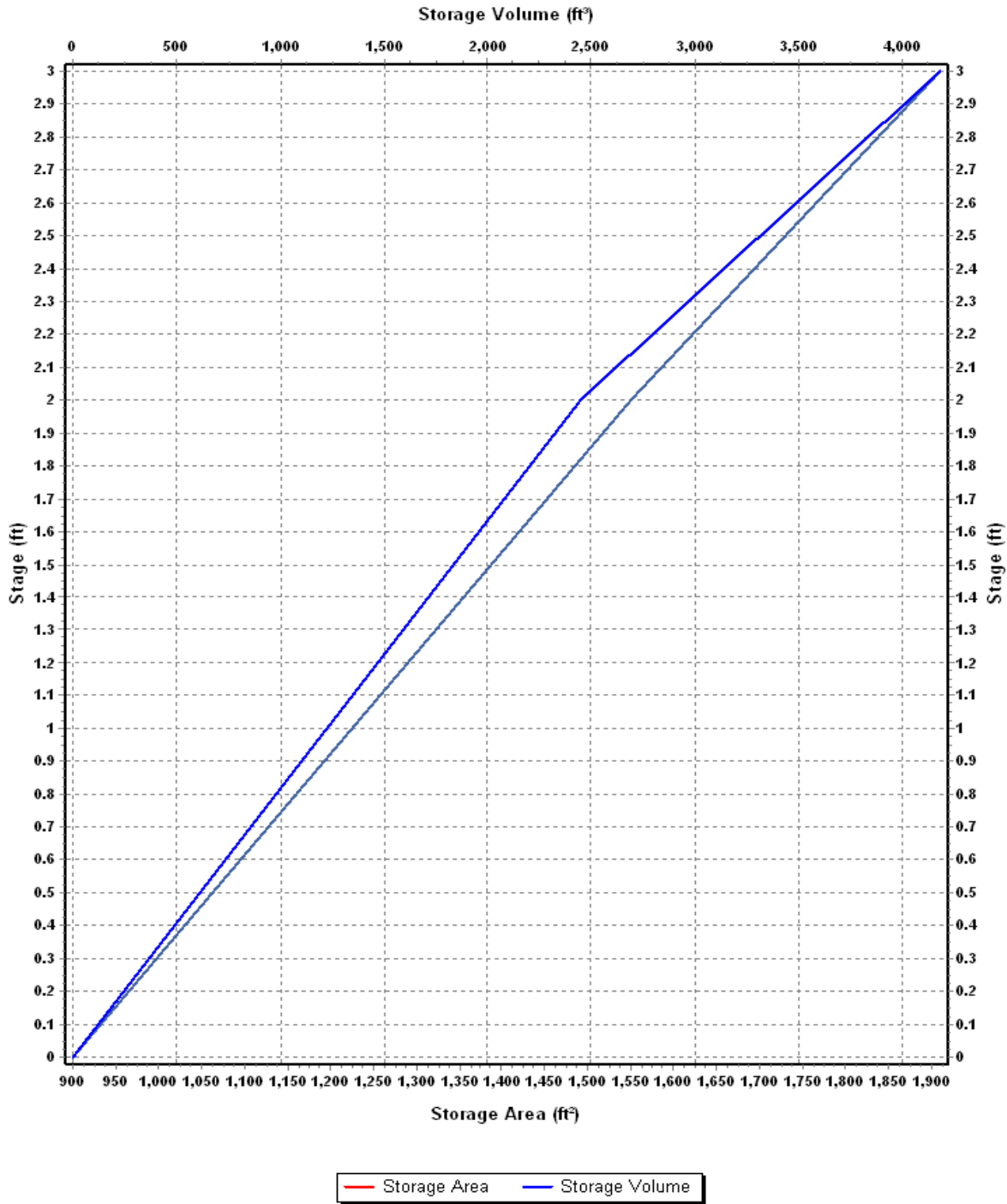
Storage Area Volume Curves

Storage Curve : Walmart

Stage (ft)	Storage Area (ft²)	Storage Volume (ft³)
0	900	0.000
2	1550	2450.00
3	1910	4180.00

Based on design by SGM (1987) for
 2' deep pond and approx. existing
 pond dimensions.

Storage Area Volume Curves



Storage Node : Walmart-Detention (continued)

Storm Event

Outflow Orifices

SN Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1 Walmart-Det-Control	Side	CIRCULAR	No	5.60			5852.00	0.61

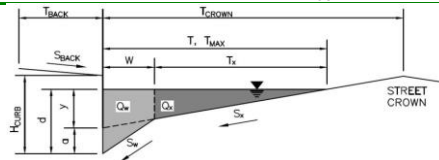
Output Summary Results

Peak Inflow (cfs) 7.08
 Peak Lateral Inflow (cfs) 7.08
 Peak Outflow (cfs) 1.28
 Peak Exfiltration Flow Rate (cfm) 0.00
 Max HGL Elevation Attained (ft) 5854.54
 Max HGL Depth Attained (ft) 2.54
 Average HGL Elevation Attained (ft) 5852.65
 Average HGL Depth Attained (ft) 0.65
 Time of Max HGL Occurrence (days hh:mm) 0 00:18
 Total Exfiltration Volume (1000-ft³) 0.000
 Total Flooded Volume (ac-in) 0
 Total Time Flooded (min) 0
 Total Retention Time (sec) 0.00

1.27 cfs permitted (historic 25-yr per SGM (1987). Study did not calculate the 100-yr runoff.

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:
Inlet ID:Enter Your Project Name Here
Type-R on 9.8% Grade**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Allow Flow Depth at Street Crown (leave blank for no)

$T_{BACK} = 5.0$ ft
 $S_{BACK} = 0.040$ ft/ft
 $n_{BACK} = 0.025$

$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 11.5$ ft
 $W = 1.50$ ft
 $S_x = 0.020$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.098$ ft/ft
 $n_{STREET} = 0.016$

	Minor Storm	Major Storm	
$T_{MAX} =$	4.0	11.5	ft
$d_{MAX} =$	6.0	12.0	inches
	☐	☒	check = yes

MINOR STORM Allowable Capacity is based on Spread Criterion

MAJOR STORM Allowable Capacity is based on Depth Criterion

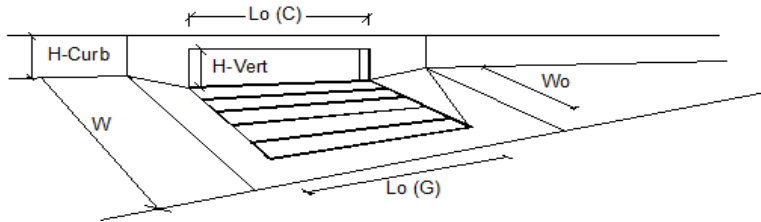
	Minor Storm	Major Storm	
$Q_{allow} =$	1.4	58.9	cfs

WARNING: MINOR STORM max. allowable capacity is less than the design flow given on sheet 'Inlet Management'**Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'****Warning 01: Manning's n-value does not meet the USDCM recommended design range.**

This is used to estimate the street capacity for 1/2 of Palmer Avenue which has a longitudinal slope of 9.8%.

INLET ON A CONTINUOUS GRADE

Version 4.05 Released March 2017



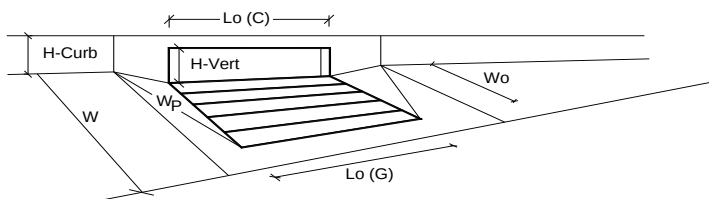
Design Information (Input)		CDOT Type R Curb Opening	
	Type of Inlet	Type =	CDOT Type R Curb Opening
Warning 1	Local Depression (additional to continuous gutter depression 'a')	$a_{LOCAL} =$	2.0 inches
	Total Number of Units in the Inlet (Grate or Curb Opening)	$N_o =$	1
	Length of a Single Unit Inlet (Grate or Curb Opening)	$L_o =$	5.00 ft
	Width of a Unit Grate (cannot be greater than W, Gutter Width)	$W_o =$	N/A ft
	Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	$C_r-G =$	N/A
Warning 1	Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	$C_r-C =$	0.25
	Street Hydraulics: WARNING: Q > ALLOWABLE Q FOR MINOR STORM		
	Total Inlet Interception Capacity	$Q =$	2.0 cfs
	Total Inlet Carry-Over Flow (flow bypassing inlet)	$Q_b =$	2.6 cfs
	Capture Percentage = $Q_i/Q_o =$	$C\% =$	50 %

Warning 1: Dimension entered is not a typical dimension for inlet type specified.

This is used to estimate the inlet capacity of a CDOT Type-R Inlet on grade with longitudinal slope of 9.8%.

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)

Type of Inlet: Denver No. 16 Combination
 Local Depression (additional to continuous gutter depression 'a' from above)
 Number of Unit Inlets (Grate or Curb Opening)
 Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate
 Width of a Unit Grate
 Area Opening Ratio for a Grate (typical values 0.15-0.90)
 Clogging Factor for a Single Grate (typical value 0.50 - 0.70)
 Grate Weir Coefficient (typical value 2.15 - 3.60)
 Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening
 Height of Vertical Curb Opening in Inches
 Height of Curb Orifice Throat in Inches
 Angle of Throat (see USDCM Figure ST-5)
 Side Width for Depression Pan (typically the gutter width of 2 feet)
 Clogging Factor for a Single Curb Opening (typical value 0.10)
 Curb Opening Weir Coefficient (typical value 2.3-3.7)
 Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth
 Depth for Curb Opening Weir Equation
 Combination Inlet Performance Reduction Factor for Long Inlets
 Curb Opening Performance Reduction Factor for Long Inlets
 Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

WARNING: Inlet Capacity less than Q Peak for Minor and Major Storms

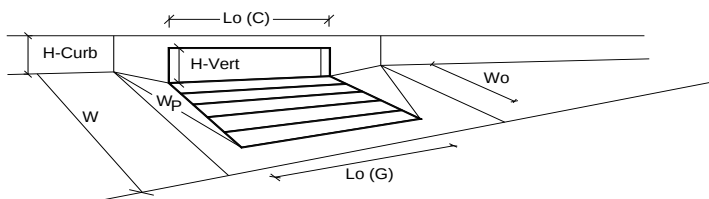
Warning 1: Dimension entered is not a typical dimension for inlet type specified.

	MINOR	MAJOR	
Type =	Denver No. 16 Combination		
R_{local} =	2.00	2.00	inches
No =	1	1	
Ponding Depth =	6.0	8.5	inches
	MINOR	MAJOR	☐ Override Depths
L_o (G) =	3.00	3.00	feet
W_o =	1.73	1.73	feet
A_{ratio} =	0.31	0.31	
C_r (G) =	0.50	0.50	
C_w (G) =	3.60	3.60	
C_o (G) =	0.60	0.60	
	MINOR	MAJOR	
L_o (C) =	3.00	3.00	feet
H_{weir} =	6.50	6.50	inches
H_{throat} =	5.25	5.25	inches
Theta =	0.00	0.00	degrees
W_p =	1.50	1.50	feet
C_r (C) =	0.25	0.25	
C_w (C) =	3.70	3.70	
C_o (C) =	0.66	0.66	
	MINOR	MAJOR	
d_{Grate} =	0.512	0.721	ft
d_{Curb} =	0.36	0.57	ft
$RF_{Combination}$ =	0.94	1.00	
RF_{Curb} =	1.00	1.00	
RF_{Grate} =	0.94	1.00	
	MINOR	MAJOR	
Q_a =	3.5	5.4	cfs
$Q_{PEAK REQUIRED}$ =	5.0	8.0	cfs

This is used to estimate the inlet capacity of a CDOT Type-16 Combination Inlet at a sag location.

INLET IN A SUMP OR SAG LOCATION

Version 4.05 Released March 2017



Design Information (Input)

Type of Inlet:
 Local Depression (additional to continuous gutter depression 'a' from above)
 Number of Unit Inlets (Grate or Curb Opening)
 Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate
 Width of a Unit Grate
 Area Opening Ratio for a Grate (typical values 0.15-0.90)
 Clogging Factor for a Single Grate (typical value 0.50 - 0.70)
 Grate Weir Coefficient (typical value 2.15 - 3.60)
 Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening
 Height of Vertical Curb Opening in Inches
 Height of Curb Orifice Throat in Inches
 Angle of Throat (see USDCM Figure ST-5)
 Side Width for Depression Pan (typically the gutter width of 2 feet)
 Clogging Factor for a Single Curb Opening (typical value 0.10)
 Curb Opening Weir Coefficient (typical value 2.3-3.7)
 Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth
 Depth for Curb Opening Weir Equation
 Combination Inlet Performance Reduction Factor for Long Inlets
 Curb Opening Performance Reduction Factor for Long Inlets
 Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

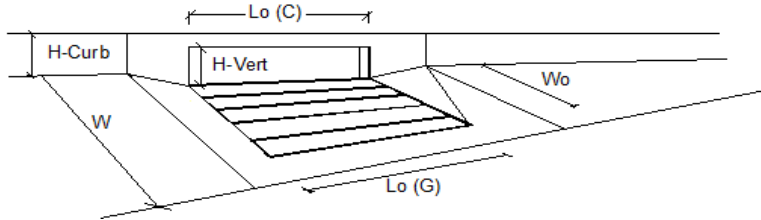
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT Type R Curb Opening		
R_{local} =	3.00	3.00	inches
No =	1	1	
Ponding Depth =	5.9	8.3	inches
	MINOR	MAJOR	☐ Override Depths
L_o (G) =	N/A	N/A	feet
W_o =	N/A	N/A	feet
A_{ratio} =	N/A	N/A	
C_r (G) =	N/A	N/A	
C_w (G) =	N/A	N/A	
C_o (G) =	N/A	N/A	
	MINOR	MAJOR	
L_o (C) =	5.00	5.00	feet
H_{vert} =	6.00	6.00	inches
H_{throat} =	6.00	6.00	inches
Theta =	63.40	63.40	degrees
W_p =	1.50	1.50	feet
C_r (C) =	0.10	0.10	
C_w (C) =	3.60	3.60	
C_o (C) =	0.67	0.67	
	MINOR	MAJOR	
d_{Grate} =	N/A	N/A	ft
d_{Curb} =	0.37	0.57	ft
$RF_{Combination}$ =	0.76	1.00	
RF_{Curb} =	1.00	1.00	
RF_{Grate} =	N/A	N/A	
	MINOR	MAJOR	
Q_a =	5.6	9.8	cfs
$Q_{PEAK REQUIRED}$ =	5.0	8.0	cfs

This is used to estimate the inlet capacity of a CDOT Type-R Inlet at a sag location.

INLET ON A CONTINUOUS GRADE

Version 4.05 Released March 2017



Warning 1

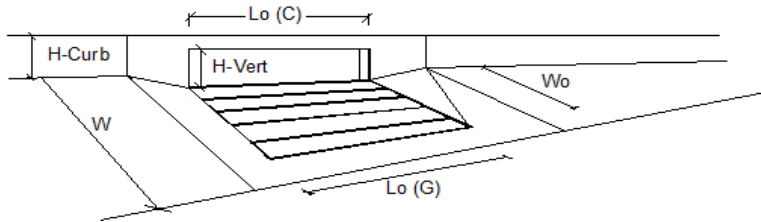
Design Information (Input)		MINOR		MAJOR	
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate		
Local Depression (additional to continuous gutter depression 'a')		a_{LOCAL} =	1.0	1.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)		No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)		L_o =	3.00	3.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)		W_o =	1.73	1.73	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)		$C_r \cdot G$ =	0.50	0.50	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)		$C_r \cdot C$ =	N/A	N/A	
Street Hydraulics: WARNING: Q > ALLOWABLE Q FOR MINOR STORM					
Total Inlet Interception Capacity		Q =	1.3	1.5	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)		Q_b =	3.7	6.5	cfs
Capture Percentage = Q_i/Q_o =		C% =	26	18	%

Warning 1: Dimension entered is not a typical dimension for inlet type specified.

This is used to estimate the inlet capacity of a CDOT Type-13 Valley Inlet on grade with longitudinal slope of 9.8%.

INLET ON A CONTINUOUS GRADE

Version 4.05 Released March 2017

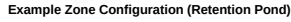


Design Information (Input)		MINOR		MAJOR	
Type of Inlet	Denver No. 16 Combination	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a')		a_{LOCAL} =	2.0	2.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)		No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)		L_o =	3.00	3.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)		W_o =	1.73	1.73	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)		$C_r \cdot G$ =	0.50	0.50	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)		$C_r \cdot C$ =	0.25	0.25	
Street Hydraulics: OK - $Q < \text{Allowable Street Capacity}$					
Total Inlet Interception Capacity		Q =	1.5	2.0	cfs
Total Inlet Carry-Over Flow (flow bypassing inlet)		Q_b =	1.5	3.0	cfs
Capture Percentage = Q_i/Q_o =		$C\%$ =	51	40	%

Warning 2

This is used to estimate the inlet capacity of a CDOT Type-16 Combination Inlet on grade with longitudinal slope of 2%.

MHFD-Detention, Version 4.00 (December 2019)

Basin ID: EDB (Above 27th St)

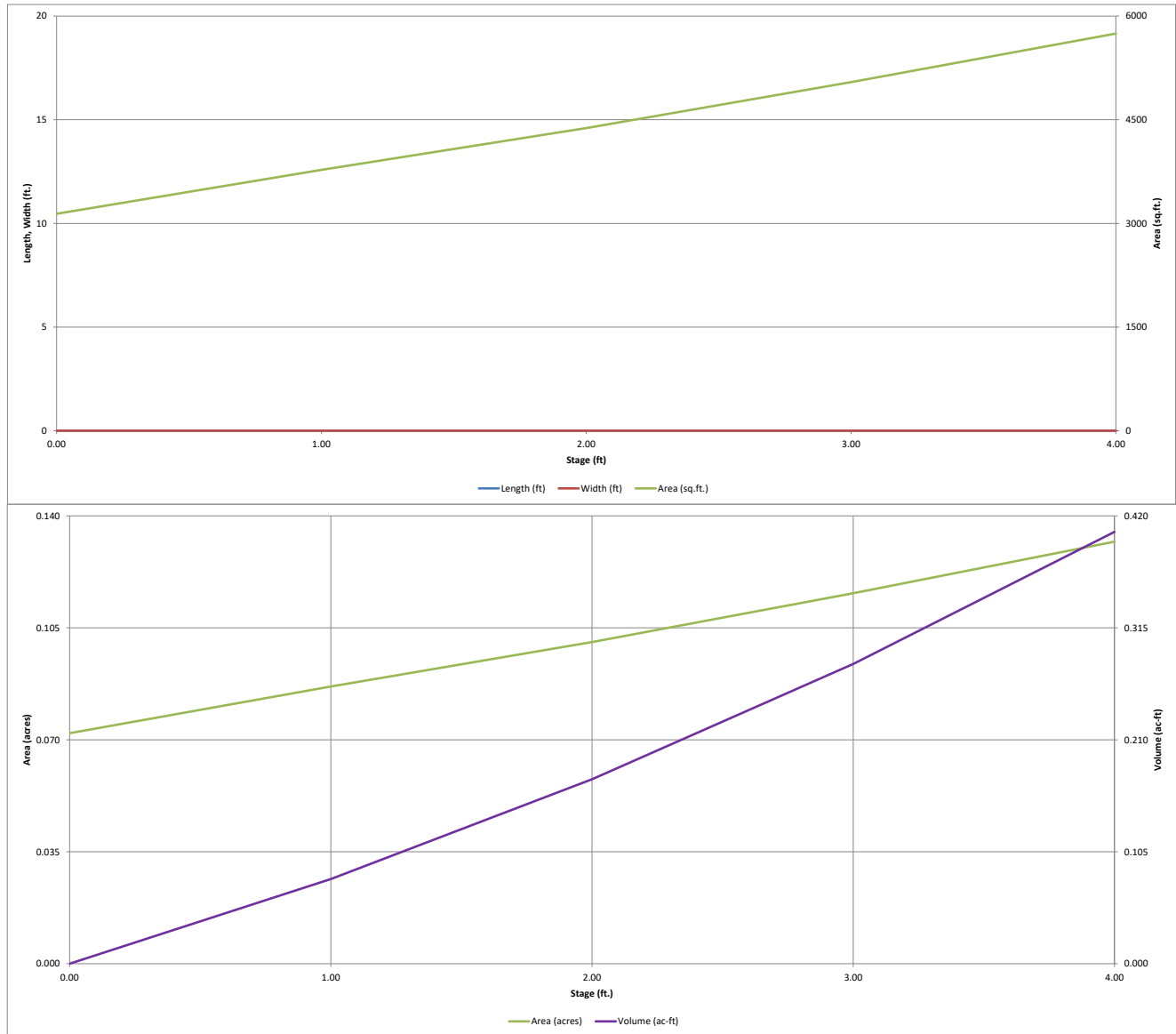
0.074	acre-feet
	acre-feet
0.510	inches
0.706	inches
0.858	inches
1.050	inches
1.190	inches
1.320	inches
1.450	inches

Initial Surcharge Area (A_{ISV})	=	user	ft ²
Surcharge Volume Length (L_{ISV})	=	user	ft
Surcharge Volume Width (W_{ISV})	=	user	ft
Depth of Basin Floor ($H_{1,LOOR}$)	=	user	ft
Length of Basin Floor ($L_{1,LOOR}$)	=	user	ft
Width of Basin Floor ($W_{1,LOOR}$)	=	user	ft
Area of Basin Floor ($A_{1,LOOR}$)	=	user	ft ²
Volume of Basin Floor ($V_{1,1rn}$)	=	user	ft ³
Depth of Main Basin (H_{MAIN})	=	user	ft
Length of Main Basin (L_{MAIN})	=	user	ft
Width of Main Basin (W_{MAIN})	=	user	ft
Area of Main Basin (A_{MAIN})	=	user	ft ²
Volume of Main Basin (V_{MAIN})	=	user	ft ³
Calculated Total Basin Volume (V_{TBS})	=	user	acre-feet

[illegible]

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.00 (December 2019)

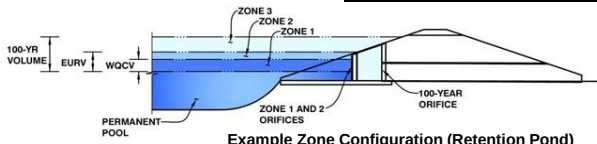


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.00 (December 2019)

Project: **Bell Rippy Neighborhood**

Basin ID: **EDB (Above 27th St)**



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	0.94	0.074	Orifice Plate
Zone 2 (25-year)	2.45	0.146	Weir&Pipe (Restrict)
Zone 3 (100-year)	2.84	0.043	Weir&Pipe (Restrict)
Total (all zones)		0.262	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth = ft (distance below the filtration media surface)
Underdrain Orifice Diameter = inches

Calculated Parameters for Underdrain
Underdrain Orifice Area = ft²
Underdrain Orifice Centroid = feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = inches
Orifice Plate: Orifice Area per Row = inches

Calculated Parameters for Plate
WQ Orifice Area per Row = ft²
Elliptical Half-Width = feet
Elliptical Slot Centroid = feet
Elliptical Slot Area = ft²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.000	0.250	0.500	0.750				
Orifice Area (sq. inches)	0.785	0.785	0.785	0.785				

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = Not Selected Not Selected ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = Not Selected Not Selected ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter = Not Selected Not Selected inches

Calculated Parameters for Vertical Orifice
Vertical Orifice Area = Not Selected Not Selected ft²
Vertical Orifice Centroid = Not Selected Not Selected feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

Overflow Weir Front Edge Height, H_o = Zone 2 Weir Zone 3 Weir ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = Zone 2 Weir Zone 3 Weir feet
Overflow Weir Grate Slope = Zone 2 Weir Zone 3 Weir H:V
Horiz. Length of Weir Sides = Zone 2 Weir Zone 3 Weir feet
Overflow Grate Open Area % = Zone 2 Weir Zone 3 Weir %, grate open area/total area
Debris Clogging % = Zone 2 Weir Zone 3 Weir %

Calculated Parameters for Overflow Weir
Height of Grate Upper Edge, H_u = Zone 2 Weir Zone 3 Weir feet
Overflow Weir Slope Length = Zone 2 Weir Zone 3 Weir feet
Grate Open Area / 100-yr Orifice Area = Zone 2 Weir Zone 3 Weir
1 erflow Grate Open Area w/o Debris = Zone 2 Weir Zone 3 Weir ft²
Overflow Grate Open Area w/ Debris = Zone 2 Weir Zone 3 Weir ft²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe = Zone 2 Restrictor Zone 3 Restrictor ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = Zone 2 Restrictor Zone 3 Restrictor inches
Restrictor Plate Height Above Pipe Invert = Zone 2 Restrictor Zone 3 Restrictor inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate
Outlet Orifice Area = Zone 2 Restrictor Zone 3 Restrictor ft²
Outlet Orifice Centroid = Zone 2 Restrictor Zone 3 Restrictor feet
Half-Central Angle of Restrictor Plate on Pipe = Zone 2 Restrictor Zone 3 Restrictor radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage = ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length = feet
Spillway End Slopes = H:V
Freeboard above Max Water Surface = feet

Calculated Parameters for Spillway
Spillway Design Flow Depth = feet
Stage at Top of Freeboard = feet
Basin Area at Top of Freeboard = acres
Basin Volume at Top of Freeboard = acre-ft

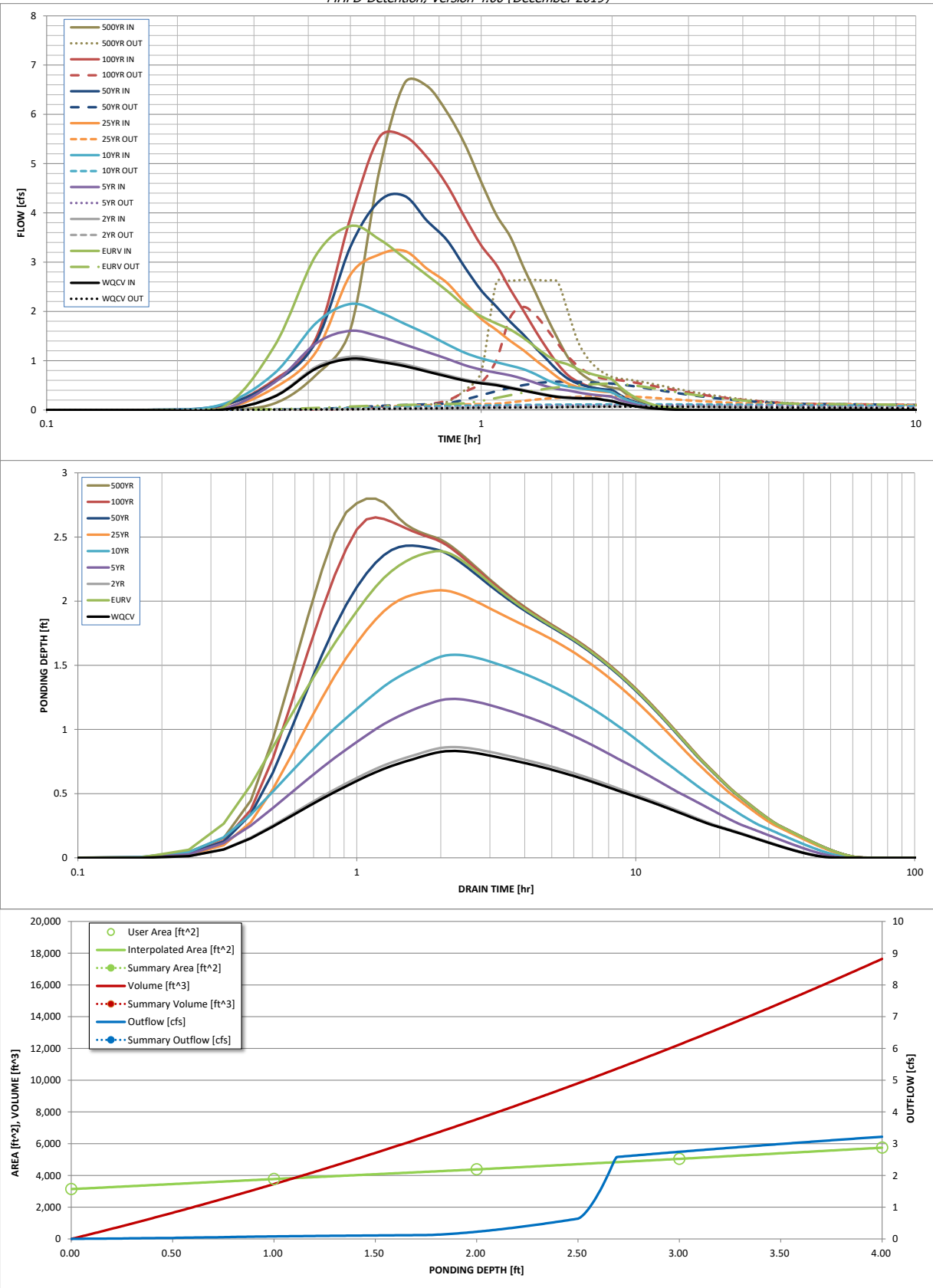
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

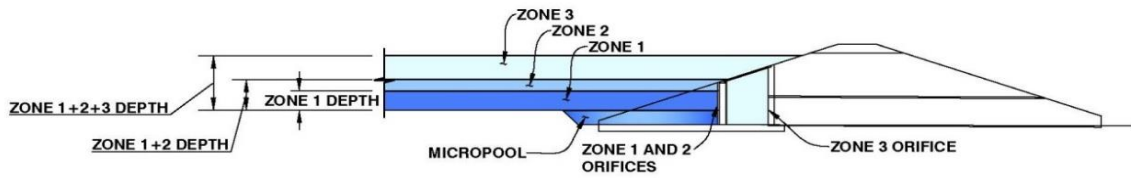
	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	1.07	0.51	0.71	0.86	1.05	1.19	1.32	1.45
One-Hour Rainfall Depth (in) =	N/A	0.265	0.077	0.114	0.149	0.210	0.269	0.339	0.401
CUHP Runoff Volume (acre-ft) =	0.074	0.264	0.077	0.114	0.149	0.210	0.269	0.339	0.401
Inflow Hydrograph Volume (acre-ft) =	0.0	0.0	0.0	0.0	0.1	0.3	1.1	2.0	2.8
CUHP Predevelopment Peak Q (cfs) =	0.0	0.0	0.0	0.0	0.01	0.05	0.18	0.33	0.46
OPTIONAL Override Predevelopment Peak Q (cfs) =	0.00	0.00	0.00	0.00	0.01	0.05	0.18	0.33	0.46
Predevelopment Unit Peak Flow, q (cfs/acre) =	1.04	3.73	1.08	1.61	2.15	3.23	4.34	5.55	6.64
Peak Inflow Q (cfs) =	0.07	0.53	0.07	0.10	0.11	0.28	0.57	2.09	2.64
Peak Outflow Q (cfs) =	N/A	N/A	N/A	3.2	2.1	0.9	0.5	1.0	1.0
Ratio Peak Outflow to Predevelopment Q =	Plate	Overflow Weir 1	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 2	Outlet Plate 1
Structure Controlling Flow =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.3	0.4
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	41	45	42	44	45	46	44	42	39
Time to Drain 99% of Inflow Volume (hours) =	46	54	47	50	52	54	54	52	51
Maximum Ponding Depth (ft) =	0.83	2.39	0.86	1.24	1.58	2.09	2.43	2.65	2.80
Area at Maximum Ponding Depth (acres) =	0.08	0.11	0.08	0.09	0.09	0.10	0.11	0.11	0.11
Maximum Volume Stored (acre-ft) =	0.065	0.213	0.067	0.100	0.132	0.181	0.218	0.242	0.257

DETENTION BASIN OUTLET STRUCTURE DESIGN

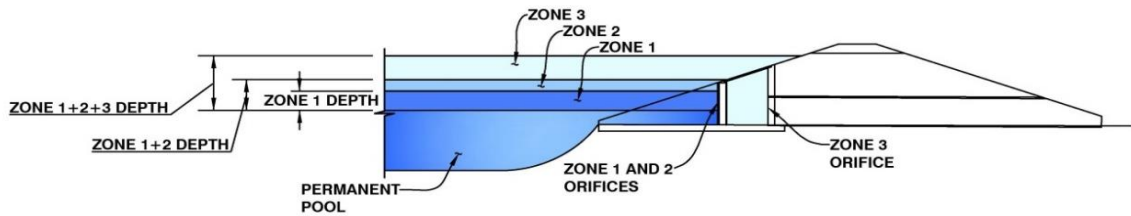
MHFD-Detention, Version 4.00 (December 2019)



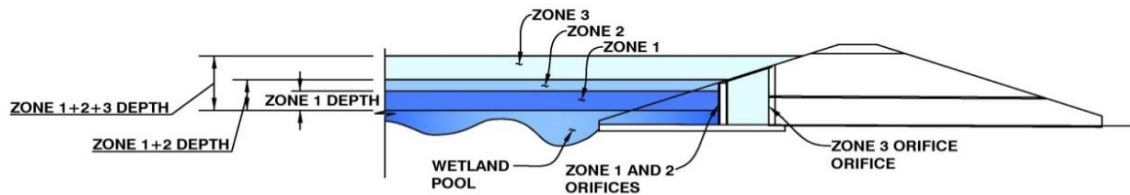
S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			



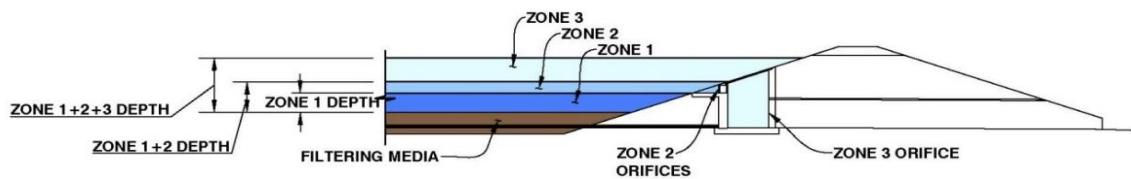
EXTENDED DETENTION BASIN WITH 3 ZONES



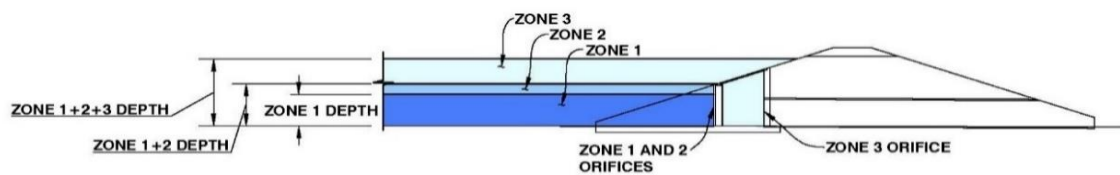
RETENTION POND WITH 3 ZONES



CONSTRUCTED WETLAND POND WITH 3 ZONES



FILTERING BMP WITH 3 ZONES



FLOOD CONTROL WITH THREE ZONES

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Mar 4 2020

20002-Bell Rippy Box Culvert (Q100=132 cfs)

Invert Elev Dn (ft) = 5902.00
Pipe Length (ft) = 40.00
Slope (%) = 1.25
Invert Elev Up (ft) = 5902.50
Rise (in) = 24.0
Shape = Box
Span (in) = 36.0
No. Barrels = 2
n-Value = 0.012
Culvert Type = Flared Wingwalls
Culvert Entrance = 30D to 75D wingwall flares
Coeff. K,M,c,Y,k = 0.026, 1, 0.0347, 0.81, 0.4

Embankment

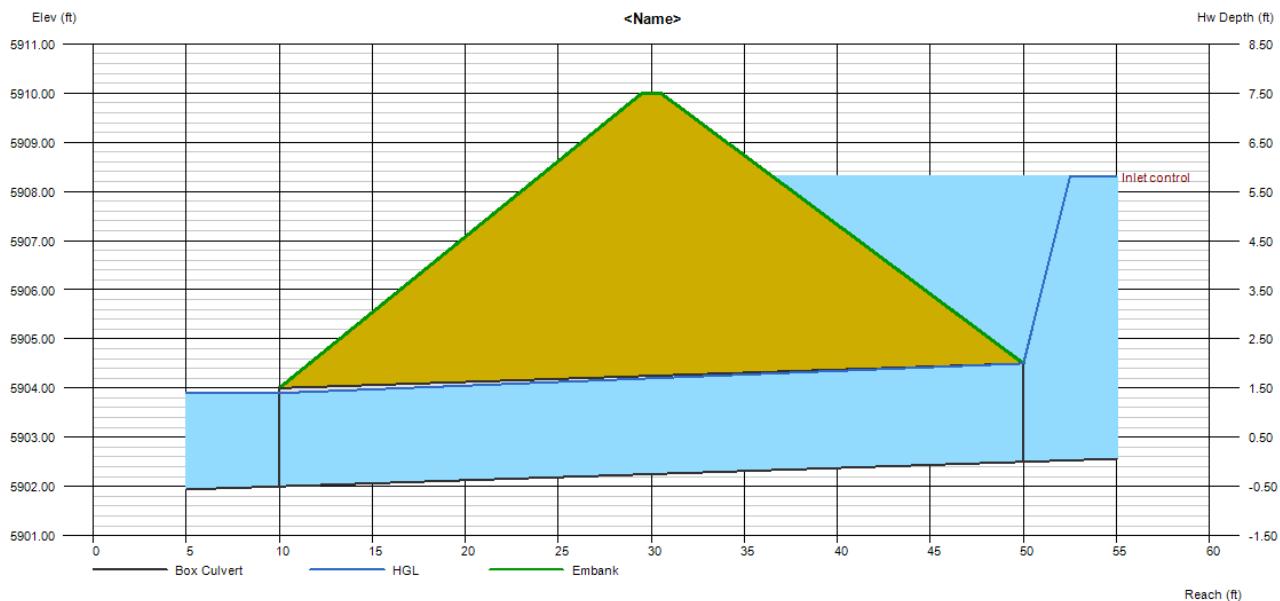
Top Elevation (ft) = 5910.00
Top Width (ft) = 1.00
Crest Width (ft) = 20.00

Calculations

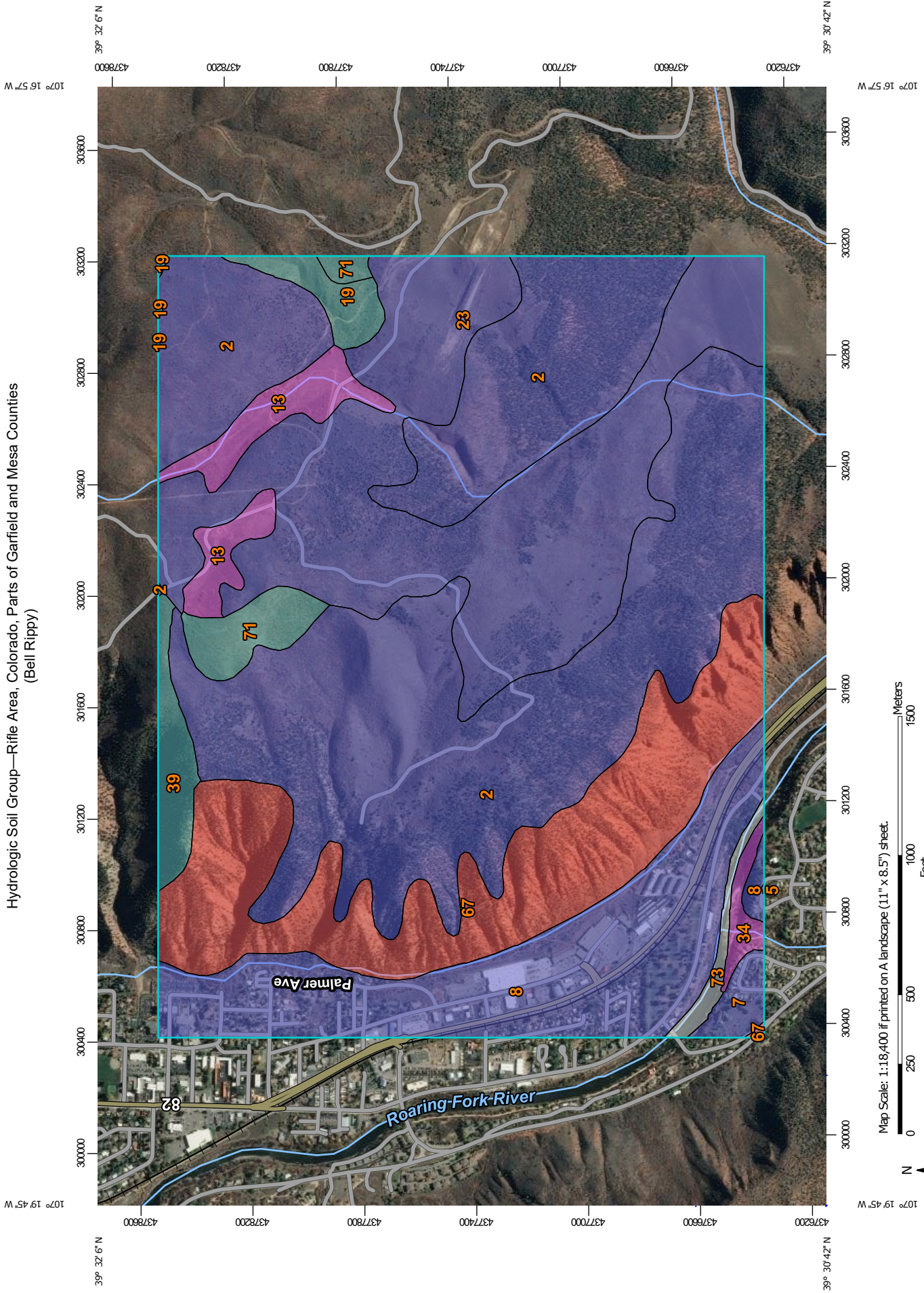
Qmin (cfs) = 0.00
Qmax (cfs) = 132.00
Tailwater Elev (ft) = Critical

Highlighted

Qtotal (cfs) = 132.00
Qpipe (cfs) = 132.00
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 11.58
Veloc Up (ft/s) = 11.00
HGL Dn (ft) = 5903.90
HGL Up (ft) = 5904.50
Hw Elev (ft) = 5908.31
Hw/D (ft) = 2.90
Flow Regime = Inlet Control



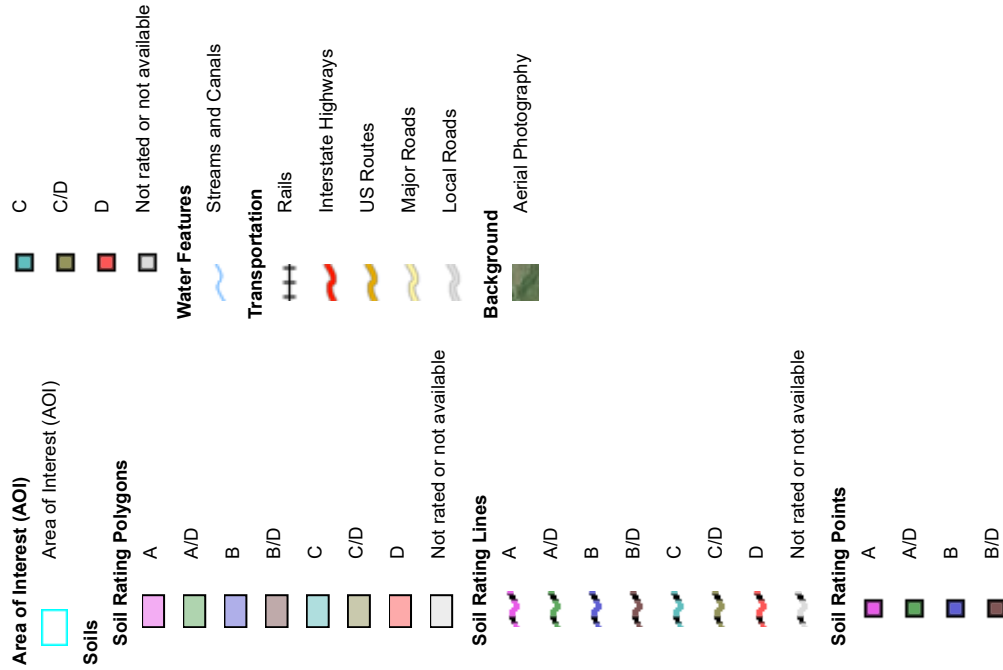
Hydrologic Soil Group—Rifle Area, Colorado, Parts of Garfield and Mesa Counties (Bell Rippey)



Map Scale: 1:18,400 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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
2	Arle-Ansari-Rock outcrop complex, 12 to 65 percent slopes	B	603.3	40.0%
5	Ascalon fine sandy loam, 1 to 6 percent slopes	B	0.1	0.0%
7	Ascalon-Pena complex, 6 to 25 percent slopes	B	11.5	0.8%
8	Atencio-Azeltine complex, 1 to 3 percent slopes	B	197.7	13.1%
13	Chilton channery loam, 3 to 6 percent slopes	A	43.1	2.9%
19	Cochetopa-Jerry complex, 25 to 50 percent slopes	C	18.1	1.2%
23	Detra fine sandy loam, 12 to 25 percent slopes	B	346.4	23.0%
34	Ildefonso stony loam, 25 to 45 percent slopes	A	9.0	0.6%
39	Jerry loam, 12 to 50 percent slopes	C	23.5	1.6%
67	Torriorthents-Rock outcrop complex, steep	D	218.6	14.5%
71	Villa Grove-Zoltay loams, 15 to 30 percent slopes	C	27.1	1.8%
73	Water		9.1	0.6%
Totals for Area of Interest			1,507.4	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.

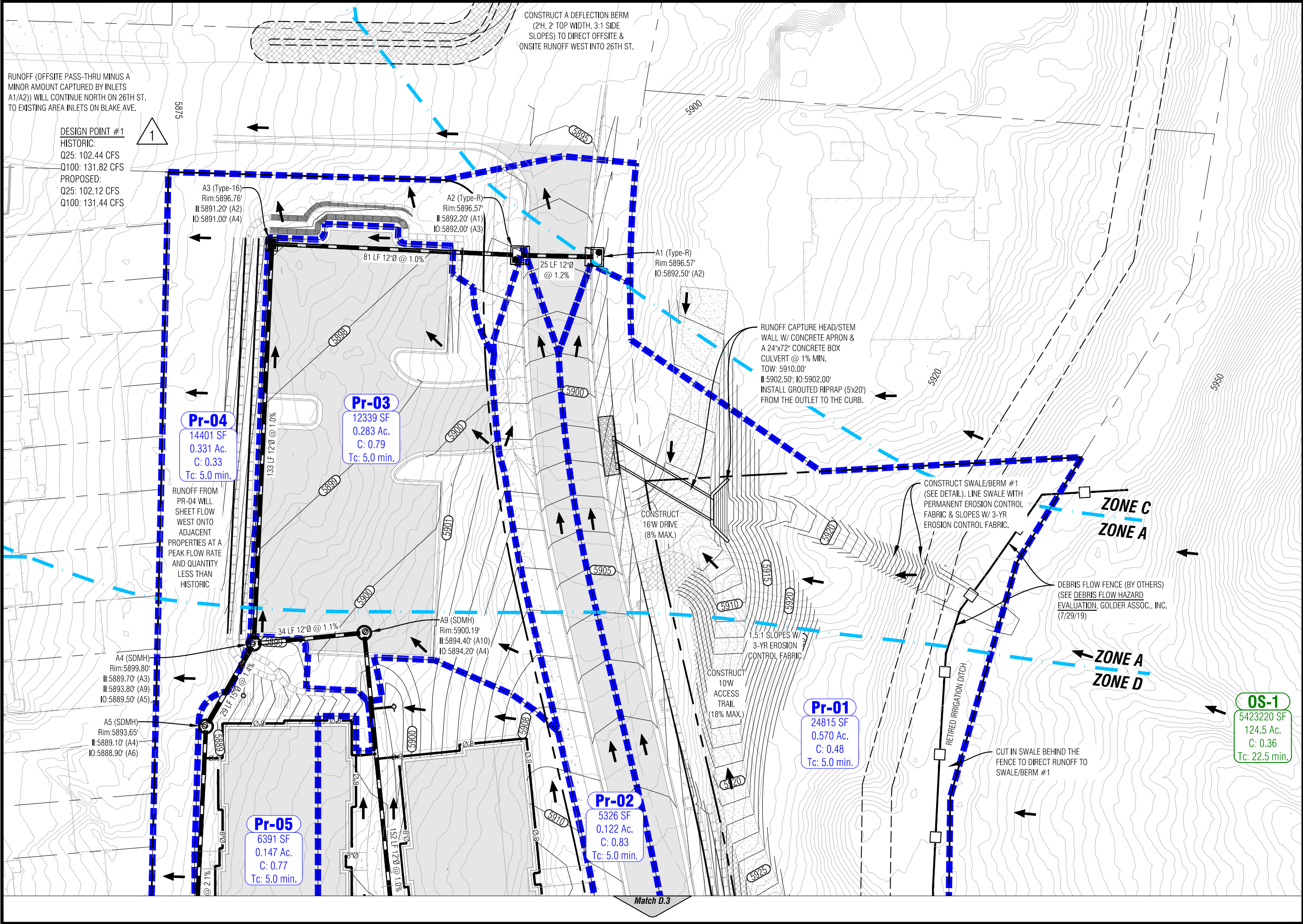
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



RUNOFF (OFFSITE PASS-THRU MINUS A MINOR AMOUNT CAPTURED BY INLETS A1/A2)) WILL CONTINUE NORTH ON 26TH ST. TO EXISTING AREA INLETS ON BLAKE AVE.

DESIGN POINT #1
HISTORIC:
Q25: 102.44 CFS
Q100: 131.82 CFS
PROPOSED:
Q25: 102.12 CFS
Q100: 131.44 CFS

CONSTRUCT A DEFLECTION BERM
(2'H, 2' TOP WIDTH, 3:1 SIDE
SLOPES) TO DIRECT OFFSITE &
ONSITE RUNOFF WEST INTO 26TH ST.

RUNOFF CAPTURE HEAD/STEM
WALL W/ CONCRETE APRON &
A 24"x72" CONCRETE BOX
CULVERT @ 1% MIN.
TOW: 5910.00'
II: 5902.50'; IO: 5902.00'
INSTALL GROUTED RIPRAP (5'x20')
FROM THE OUTLET TO THE CURB.

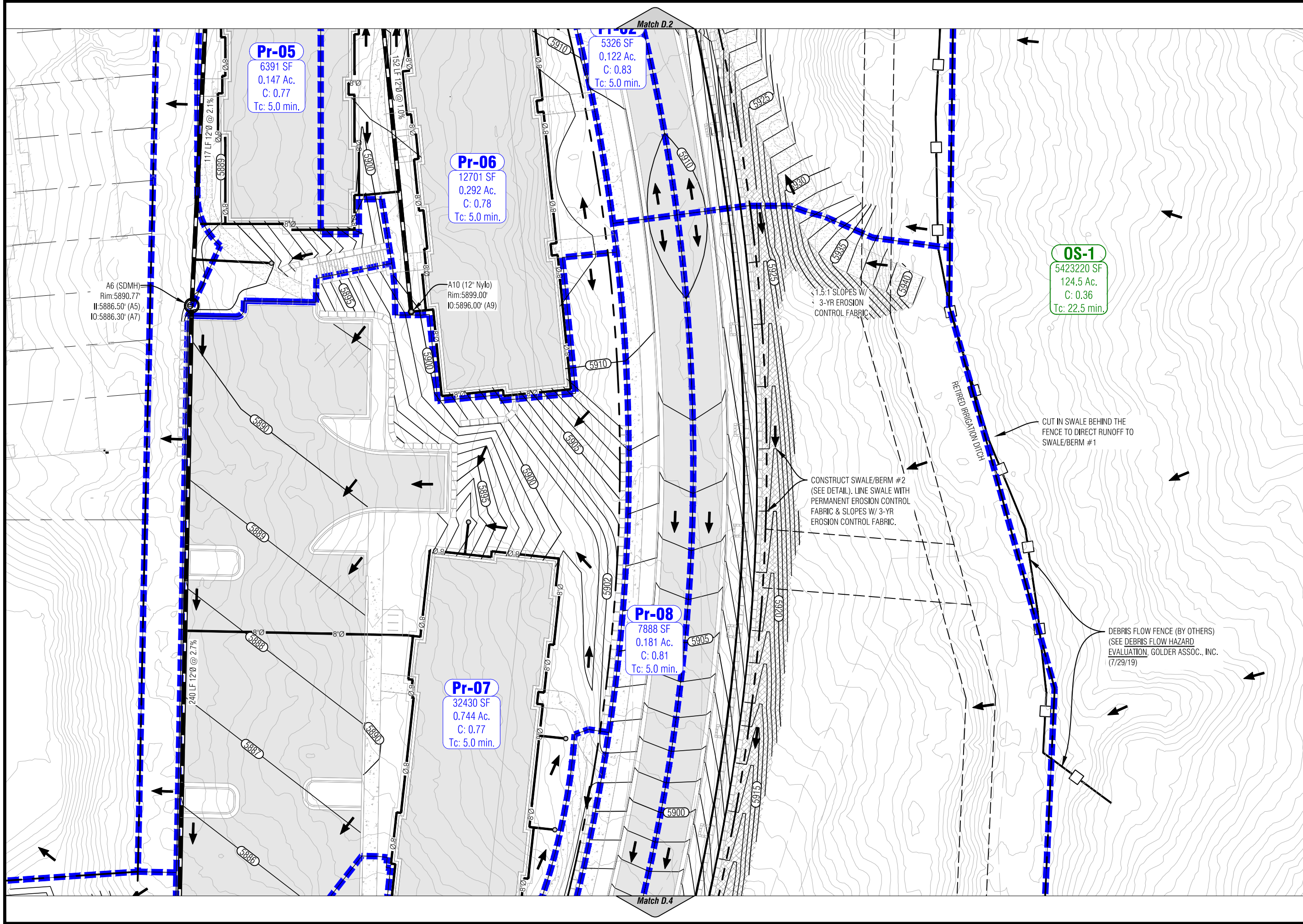
CONSTRUCT SWALE/BERM #1
(SEE DETAIL). LINE SWALE WITH
PERMANENT EROSION CONTROL
FABRIC & SLOPES W/ 3-YR
EROSION CONTROL FABRIC.

DEBRIS FLOW FENCE (BY OTHERS)
(SEE DEBRIS FLOW HAZARD
EVALUATION, GOLDER ASSOC., INC.
(7/29/19)

CUT IN SWALE BEHIND THE
FENCE TO DIRECT RUNOFF TO
SWALE/BERM #1

Match D.3

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Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Client Information:
Town Of Silt
PO Box 70
Silt, CO 81652
970.876.2353

NORTH

015'30'

Scale: 1" = 30'

Silt, Colorado

Main Street Improvements Project

Proposed Drainage
Construction Set

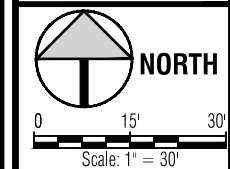
No.	Date	Revision	By
##	##		
##	##		
##	##		
##	##		
##	##		
##	##		

PROJECT NO.
17104
Designer:
DJW
Checker:
BUI
Date:
2/5/13

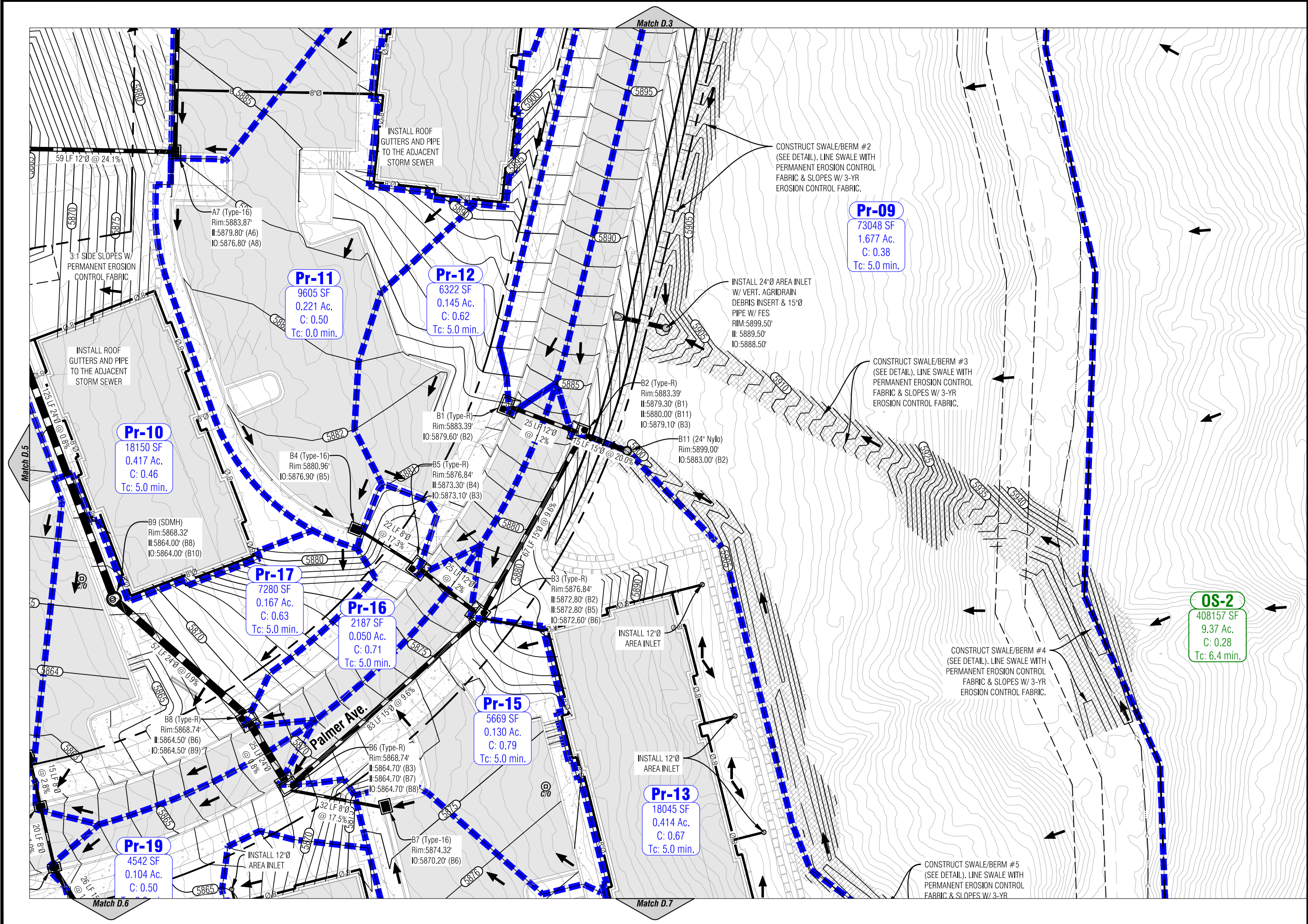
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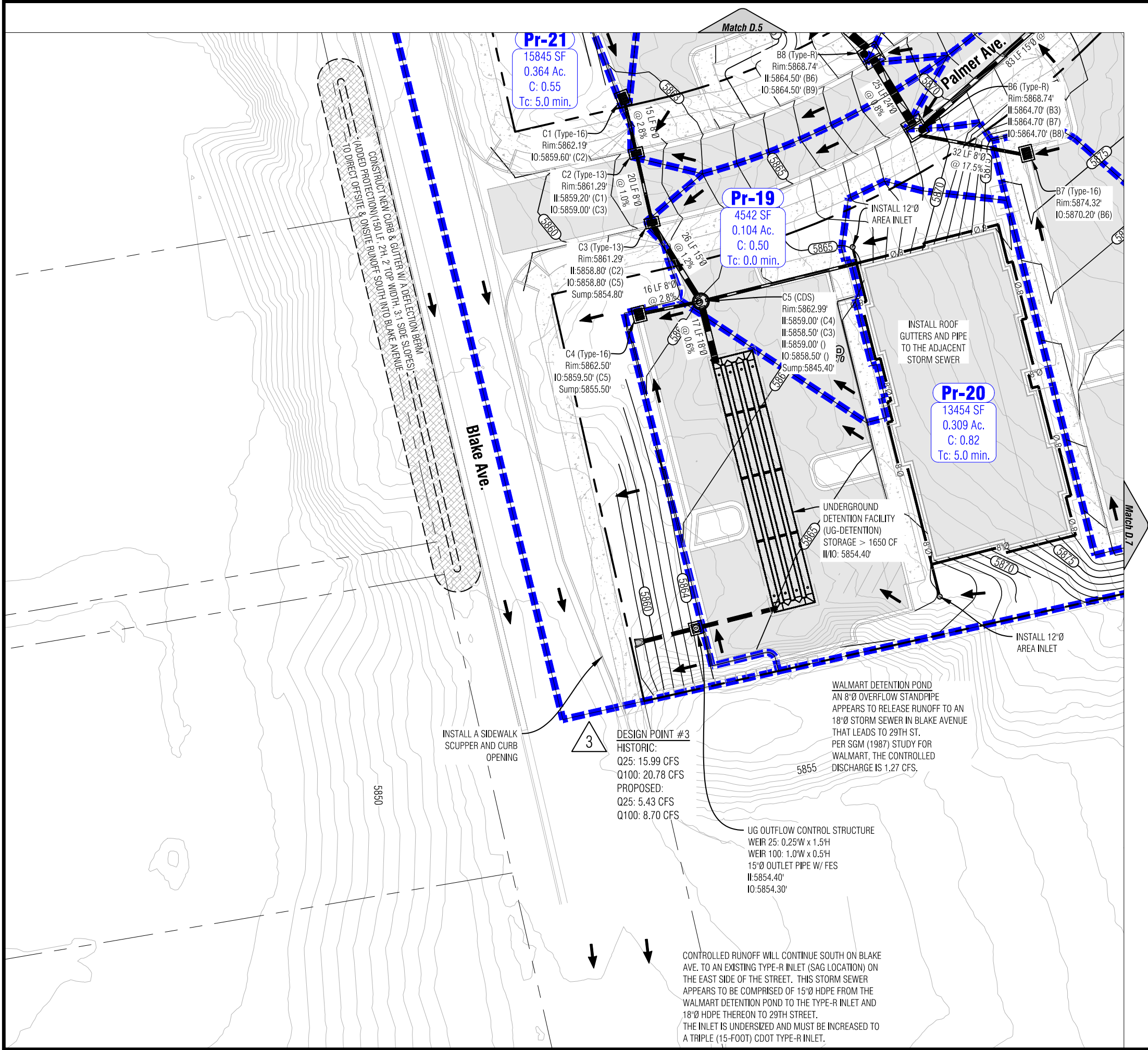
Packet Page 579



Main Street Improvements Project
Proposed Drainage
Construction Set

[illegible]

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Civil Engineering
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& Beyond

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Town Of Silt
PO Box 70
Silt, CO 81652
970.876.2353

NORTH

0 15' 30'
Scale: 1" = 30'

Silt, Colorado

Main Street Improvements Project

Proposed Drainage
Construction Set

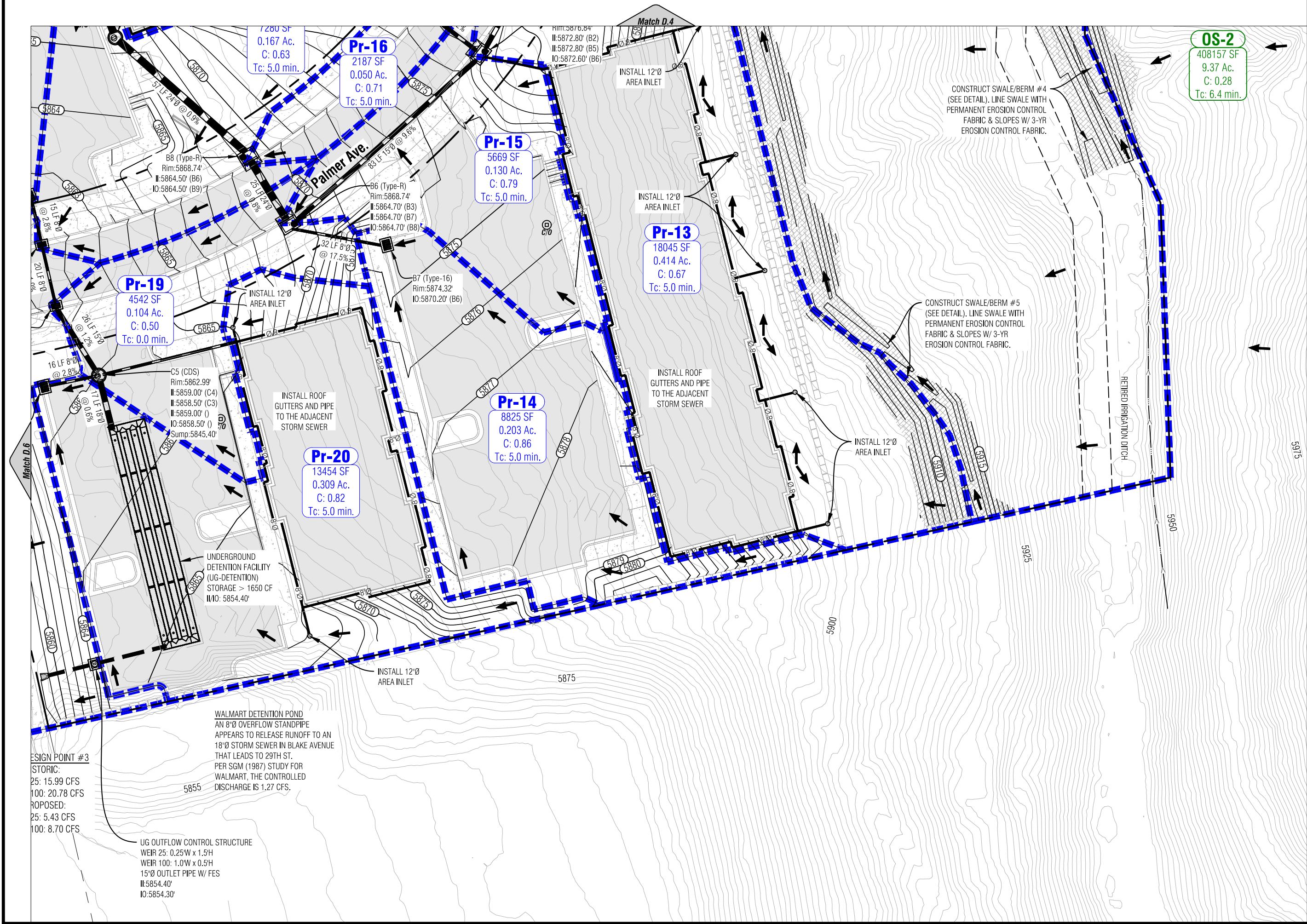
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PROJECT NO.
17104
Designer:
D/W
Checker:
BUI
Date:
2/5/13

Sheet
D.6

File Name: 20002-C-Drainage.dwg

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Civil Engineering
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& Beyond

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(T) 970.945.5252
www.bu-inc.com

Client Information:

Town Of Silt
PO Box 70
Silt, CO 81652
970.876.2353

NORTH

0

15'

30'

Scale: 1" = 30'

Main Street Improvements Project

Proposed Drainage
Construction Set

Silt, Colorado

By

Revision

Date

No.

PROJECT NO.
17104

Designer:
DJW

Checker:
BUI

Date:
2/5/13

Sheet
D.7

Packet Page 583

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STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1.

THE PREPARATION OF STORMWATER MANAGEMENT PLANS, PERMITTING AND COMPLIANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR. THIS PROJECT MAY ALSO REQUIRE A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE OF COLORADO. THE CONTRACTOR IS TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE OF COLORADO. THE STORMWATER MANAGEMENT PLANS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FOR THE PERMIT. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL IN ACCORDANCE WITH STATE OF COLORADO GUIDELINES.
2.

THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH AN APPROVED STORMWATER MANAGEMENT PLAN (SWMP) FROM THE STATE OF COLORADO.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
4.

THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPS) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
5.

A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE. GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
6.

A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
7.

ALL DITCHES & EROSION CONTROL SHOULD BE COMPLETED TO THE RECEIVING STREAM.
8.

THE PLACEMENT OF EROSION AND SEDIMENT BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN IF IT WAS PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPS AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPS IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
9.

APPROVED EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPS EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPS, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPS.
10.

TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND APPROVED STORMWATER MANAGEMENT PLAN (SWMP) FROM THE STATE OF COLORADO.
11.

SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
12.

ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

13.

THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
14.

ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL TOWN/CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.
15.

THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
16.

THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
17.

THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.
18.

CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE, ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPS HAVE BEEN REMOVED.
19.

THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
20.

THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
21.

GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.
22.

IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE PROJECT ENGINEER AND OWNER'S CONSTRUCTION PROJECT MANAGER IMMEDIATELY.
23.

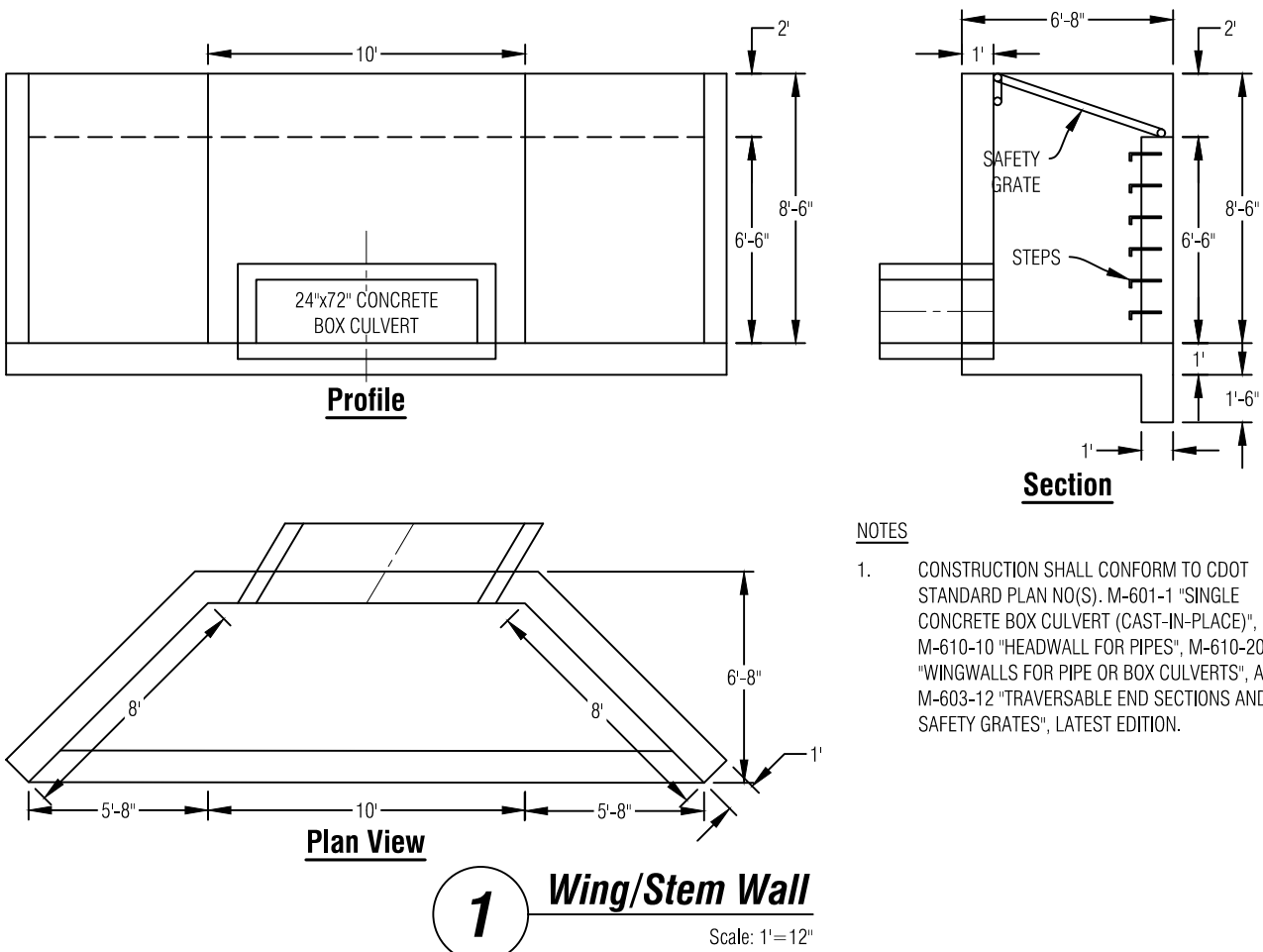
ROOF GUTTERS ARE REQUIRED ON ALL BUILDINGS AND DOWNSPOUTS ARE TO BE PIPED INTO THE STORMSEWER SYSTEM. ROOF RUNOFF IS NOT PERMITTED TO DISCHARGE ONTO THE GROUND SURFACE.
24.

STORM SEWER PIPE MATERIALS SHALL BE WATER TIGHT HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12-WT OR ENGINEER APPROVED EQUAL) OR RUBBER GASKET REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE SPECIFIED IN THE PLANS.
25.

STORM SEWER STRUCTURES SHALL BE COMPLY WITH COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD PLANS (M-STANDARDS) AND/OR MILE HIGH FLOOD DISTRICT (MHFD) STANDARDS, LATEST EDITIONS.
26.

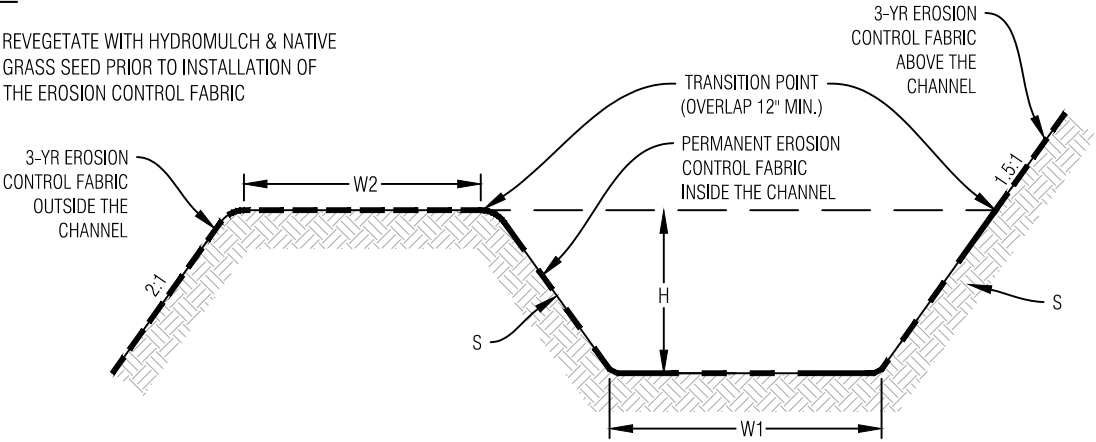
SOIL EROSION CONTROL FABRIC SHALL BE NORTH AMERICAN GREEN VMAX P500 (PERMANENT) IN FLOW CHANNELS/SWALES AND C125 (3-YR) ON DISTURBED SLOPES STEEPER THAN 3:1), OR ENGINEER APPROVED EQUAL.
27.

BEARINGS ARE BASED ON THE SOUTH LINE OF OAKHURST SUBDIVISION FIRST FILING ACCORDING TO THE PLAT FILED AT RECEPTION NO. 241379 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER. THE VALUE USED, S77°23'50"W AS SHOWN THEREON WAS DETERMINED FROM A FOUND PLASTIC CAP STAMPED LS 37935 AT THE WEST AND EAST ENDS OF SAID LINE.

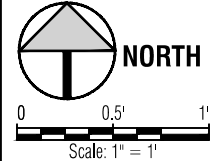


NOTE:

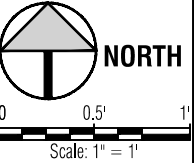
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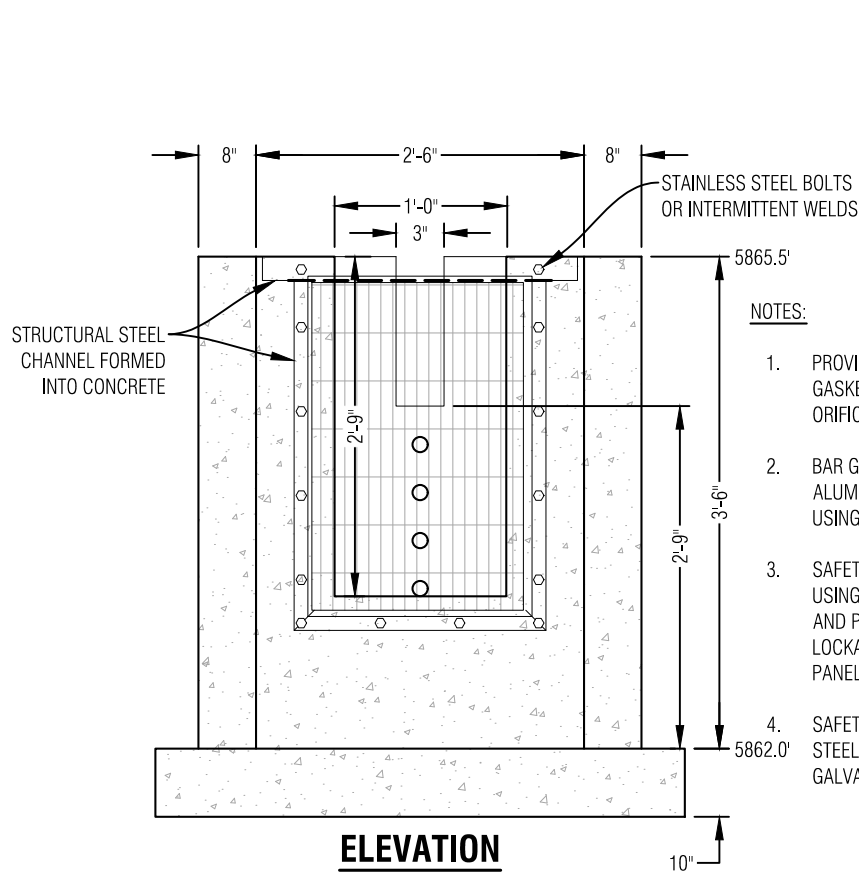
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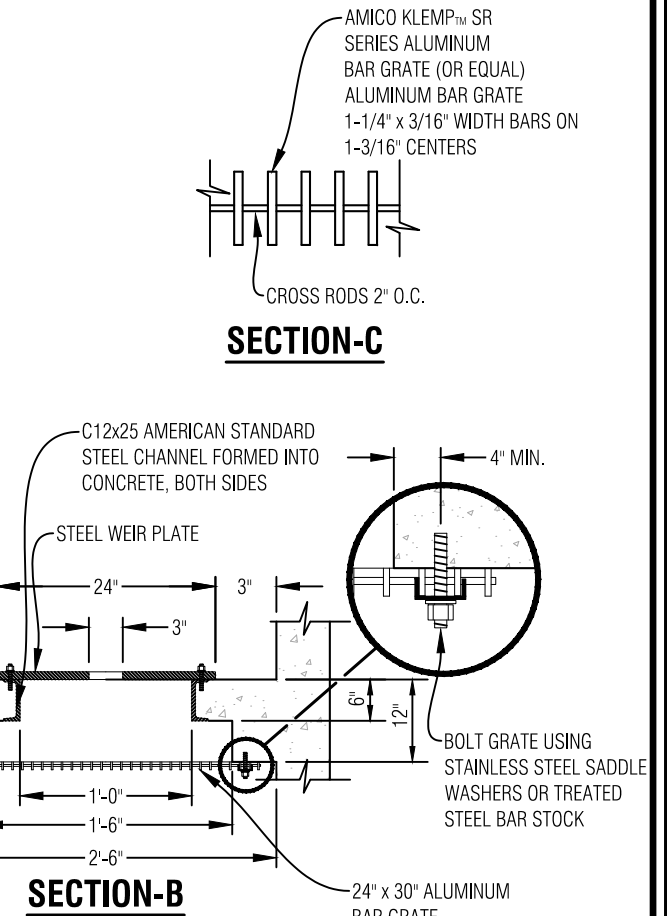
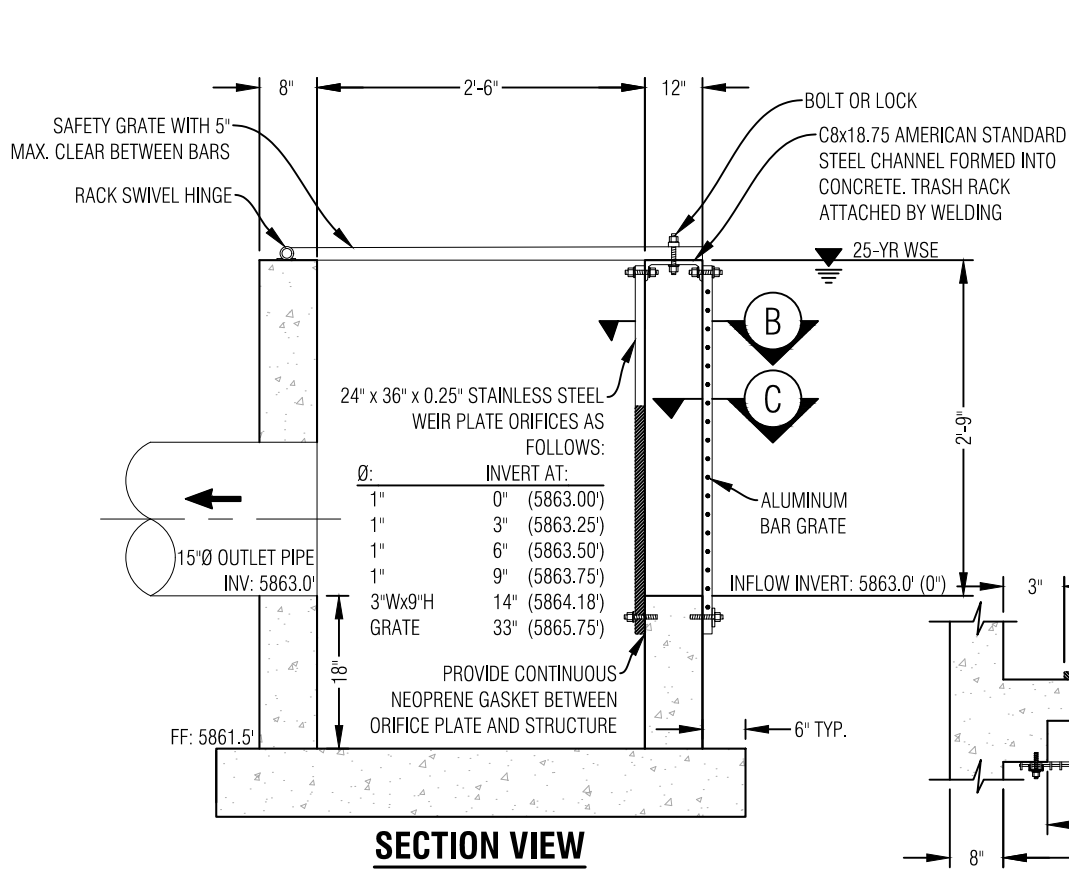
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2	11/10/24	BUI	Check
3	11/10/24	BUI	Revise
4	11/10/24	BUI	Revise
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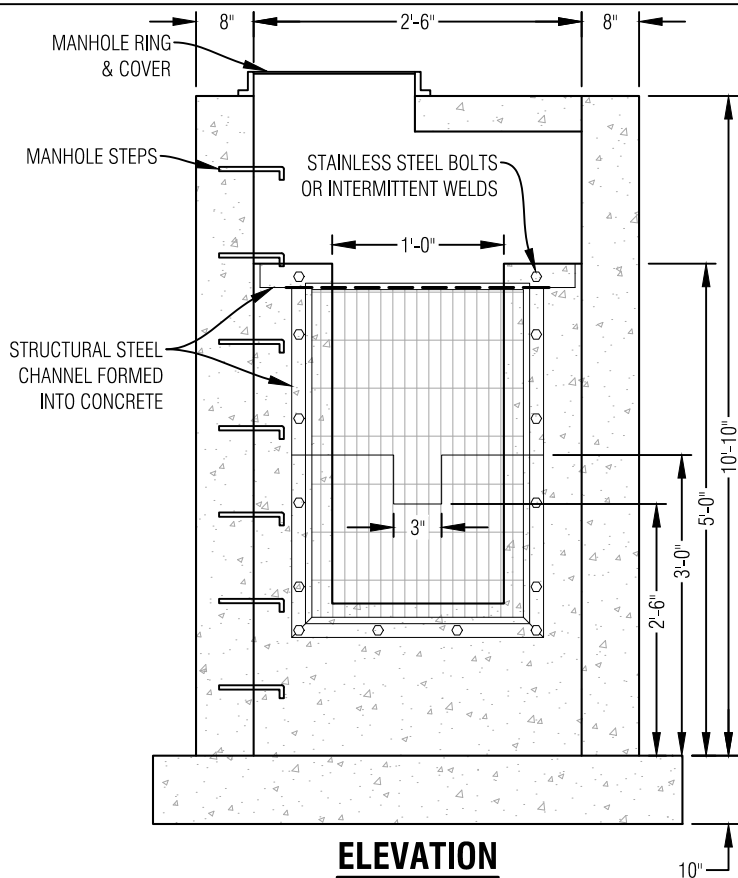


- NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BAR GATE TRASH RACK SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. SAFETY GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANEL.
 4. SAFETY GRATE SHALL BE STAINLESS STEEL, ALUMINUM OR HOT DIP GALVANIZED STEEL.

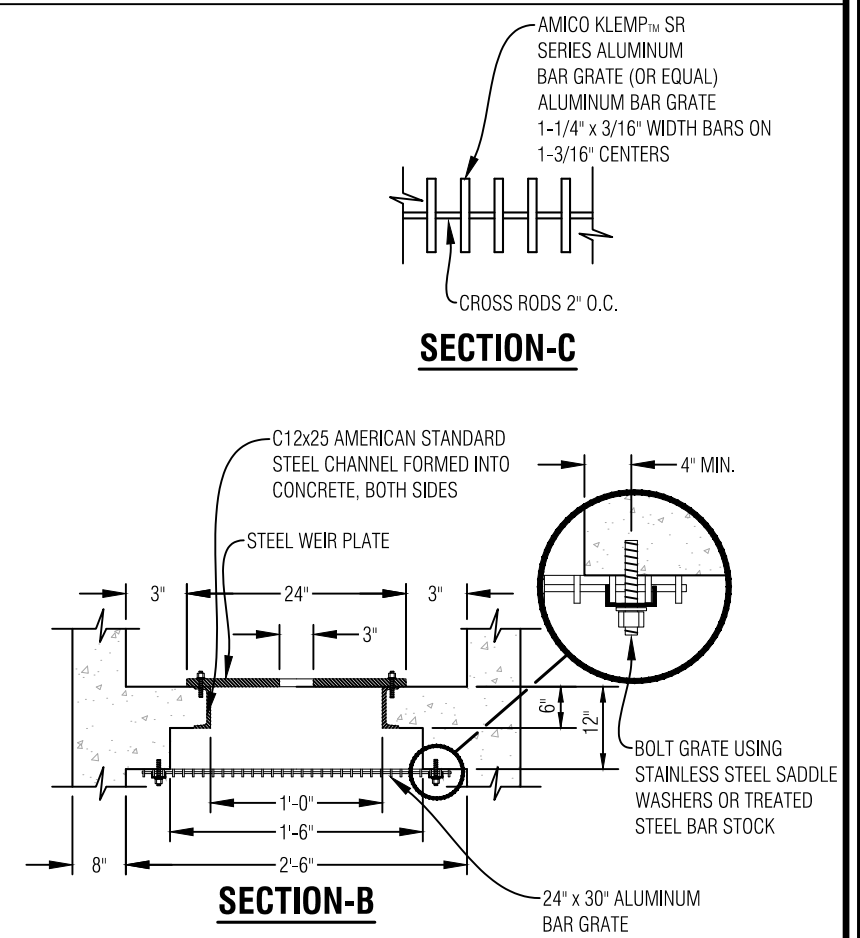
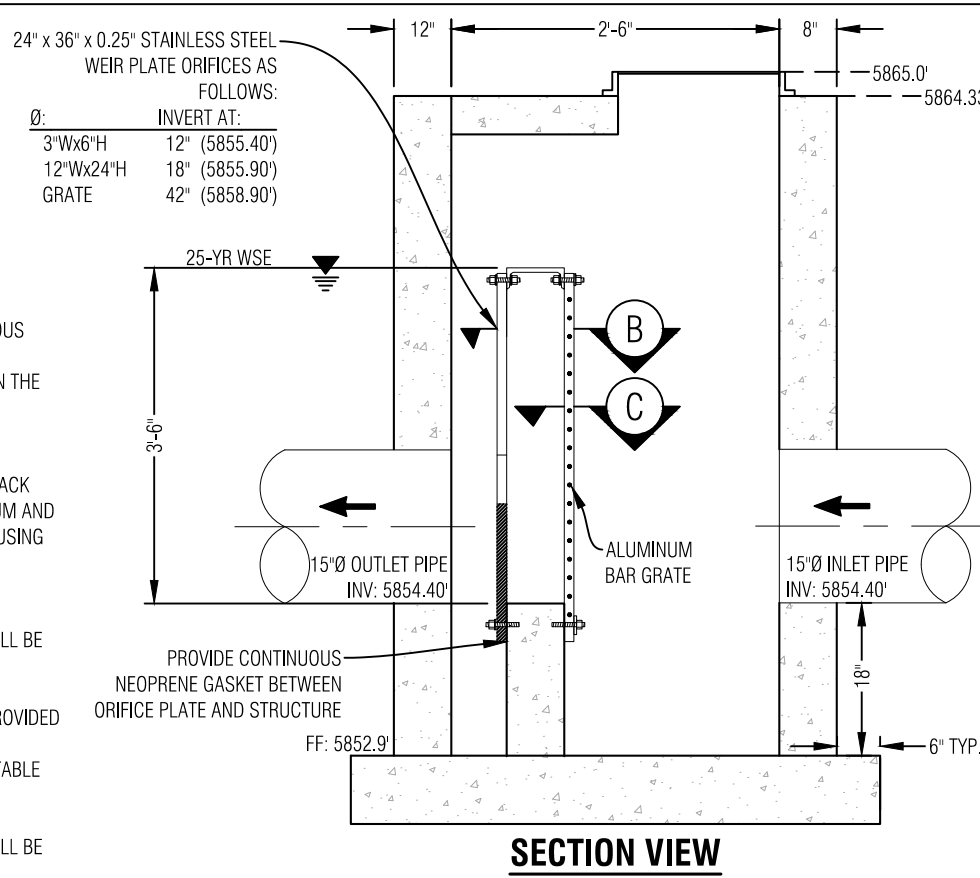


Extended Detention Basin (EDB) Outflow Control Structure

Scale: N.T.S.



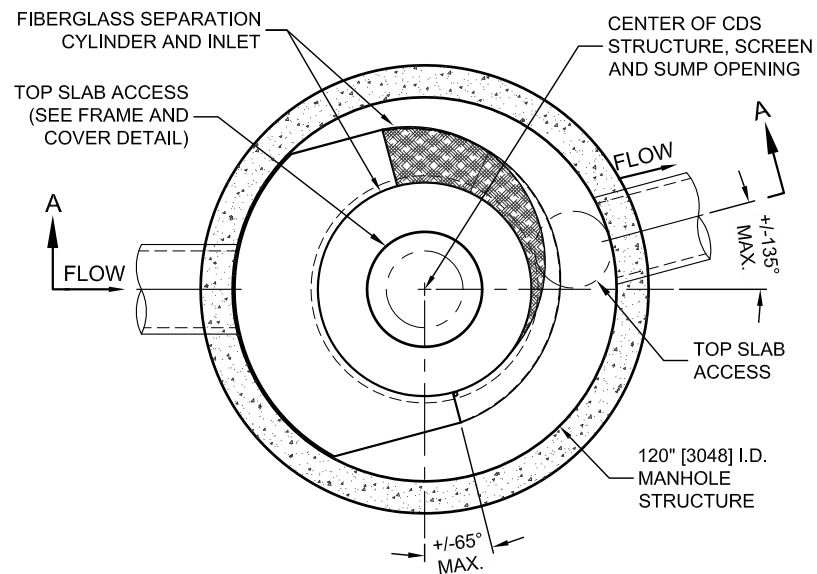
- NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BAR GATE TRASH RACK SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
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 4. SAFETY GRATE SHALL BE STAINLESS STEEL, ALUMINUM OR HOT DIP GALVANIZED STEEL.



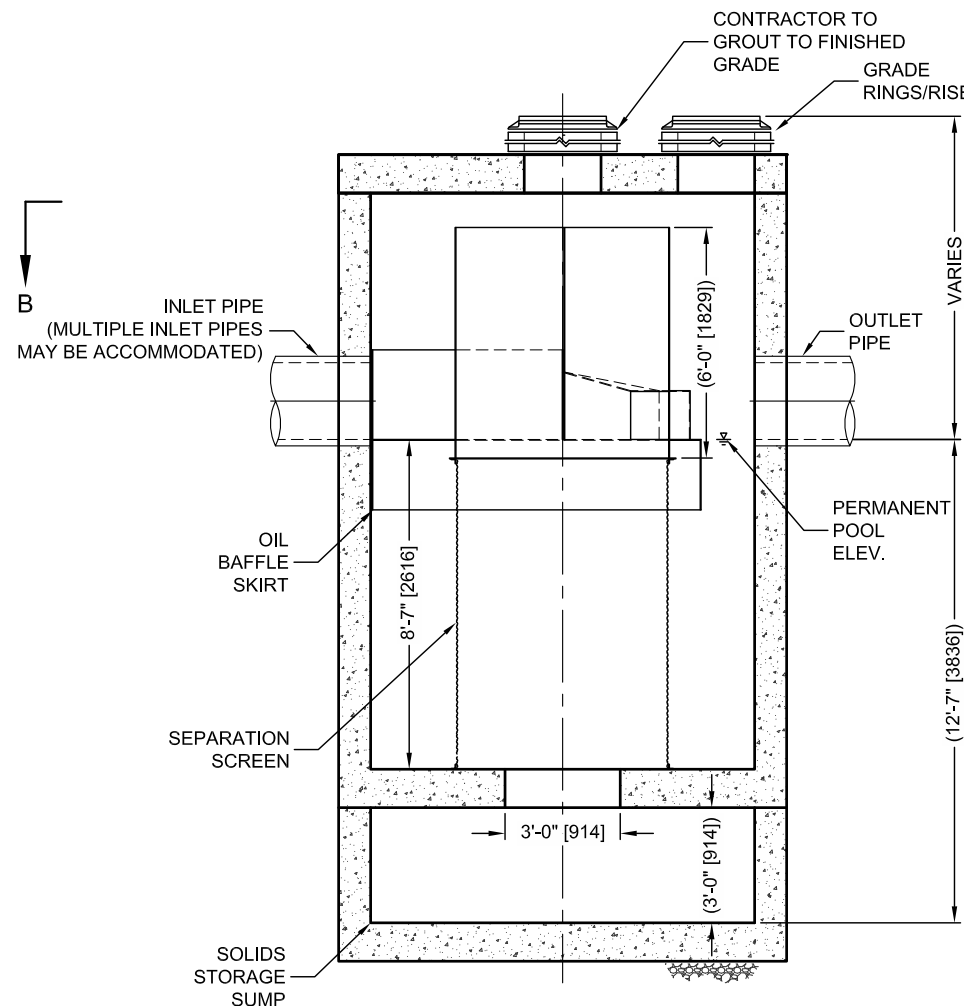
Underground (UG) Outflow Control Structure

Scale: N.T.S.

C:\USERS\SCHLACHER\DESKTOP\CDS DETAILS 180 MICRON SIZING\ACAD\CDS5678-10-C-DTL.DWG 5/19/2014 5:39 PM



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



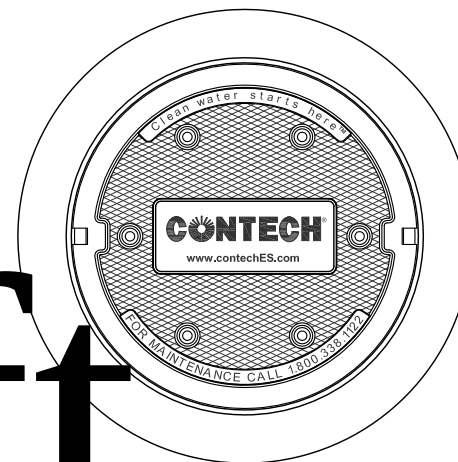
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 6,768,840; 6,841,720; 6,911,565; 6,981,762. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CDS5678-10-C DESIGN NOTES

THE STANDARD CDS5678-10-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	
INLET PIPE 2	*	*	*	
OUTLET PIPE	*	*	*	
RIM ELEVATION				*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT	
		*	*	
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECHENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122

513-645-7000

513-645-7993 FAX

CDS5678-10-C
INLINE CDS
STANDARD DETAIL

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	EPM NAME EPM NUMBER EPM EMAIL
ADS SALES REP	SALES NAME SALES NUMBER SALES EMAIL
PROJECT NO.	



ADVANCED DRAINAGE SYSTEMS, INC.



BELL RIPPY NEIGHBORHOOD

GLENWOOD SPRINGS, CO

ADS RETENTION/DETENTION PIPE SYSTEM SPECIFICATION

SCOPE

THIS SPECIFICATION DESCRIBES ADS RETENTION/DETENTION PIPE SYSTEMS FOR USE IN NON-PRESSURE GRAVITY-FLOW STORM WATER COLLECTION SYSTEMS UTILIZING A CONTINUOUS OUTFALL STRUCTURE.

PIPE REQUIREMENTS

ADS RETENTION/DETENTION SYSTEMS MAY UTILIZE ANY OF THE VARIOUS PIPE PRODUCTS BELOW:

- N-12[®] STIB PIPE (PER AASHTO) SHALL MEET AASHTO M 294, TYPE S OR ASTM F2306
- N-12[®] STIB PIPE (PER ASTM F2648) SHALL MEET ASTM F2648
- N-12[®] MEGA GREEN[™] STIB SHALL MEET ASTM F2648

ALL PRODUCTS SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. ALL STIB PIPE PRODUCTS ARE AVAILABLE AS PERFORATED OR NON-PERFORATED. WTIB PIPE PRODUCTS ARE ONLY AVAILABLE AS NON-PERFORATED. PRODUCT-SPECIFIC PIPE SPECIFICATIONS ARE AVAILABLE IN THE DRAINAGE HANDBOOK SECTION 1 "SPECIFICATIONS".

JOINT PERFORMANCE

PLAIN END / SOIL-TIGHT (STIB):

STIB PIPE SHALL BE JOINED USING A BELL AND SPIGOT JOINT. THE BELL AND SPIGOT JOINT SHALL MEET THE SOIL-TIGHT REQUIREMENTS OF ASTM F2306 AND GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.

PLAIN END PIPE AND FITTINGS CONNECTIONS SHALL BE JOINED WITH COUPLING BANDS COVERING AT LEAST TWO FULL CORRUGATIONS ON EACH END OF THE PIPE. GASKETED SOIL-TIGHT COUPLING BAND CONNECTIONS SHALL INCORPORATE A CLOSED-CELL SYNTHETIC EXPANDED RUBBER GASKET MEETING THE REQUIREMENTS OF ASTM D1056 GRADE 2A2. GASKETS, WHEN APPLICABLE, SHALL BE INSTALLED BY THE PIPE MANUFACTURER.

FITTINGS

FITTINGS SHALL CONFORM TO ASTM F2306 AND MEET JOINT PERFORMANCE INDICATED ABOVE FOR FITTINGS CONNECTIONS. CUSTOM FITTINGS ARE AVAILABLE AND MAY REQUIRE SPECIAL INSTALLATION CRITERION.

INSTALLATION

INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 AND ADS RECOMMENDED INSTALLATION GUIDELINES, WITH THE EXCEPTION THAT MINIMUM COVER IN NON-TRAFFIC AREAS FOR 12-60 INCH (300-1500 mm) DIAMETERS SHALL BE 1 FT (0.3 m). MINIMUM COVER IN TRAFFICKED AREAS FOR 12-36 INCH (300-900 mm) DIAMETERS SHALL BE 1 FT (0.3 m) AND FOR 42-60 INCH (1050-1500 mm) DIAMETERS, THE MINIMUM COVER SHALL BE 2 FT (0.6 m). BACKFILL SHALL CONSIST OF CLASS I (COMPACTED) OR CLASS II (MINIMUM 95% SPD) MATERIAL, WITH THE EXCEPTION THAT 60 INCH (1500 mm) SYSTEMS SHALL USE CLASS I MATERIAL ONLY. MINIMUM COVER HEIGHTS DO NOT ACCOUNT FOR PIPE BUOYANCY. REFER TO ADS TECHNICAL NOTE 5.05 "PIPE FLOTATION" FOR BUOYANCY DESIGN CONSIDERATIONS. MAXIMUM COVER OVER SYSTEM USING STANDARD BACKFILL IS 8 FT (2.4 m); CONTACT A REPRESENTATIVE WHEN MAXIMUM FILL HEIGHT MAY BE EXCEEDED. ADDITIONAL INSTALLATION REQUIREMENTS ARE PROVIDED IN THE DRAINAGE HANDBOOK SECTION 6 "RETENTION/DETENTION".

ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

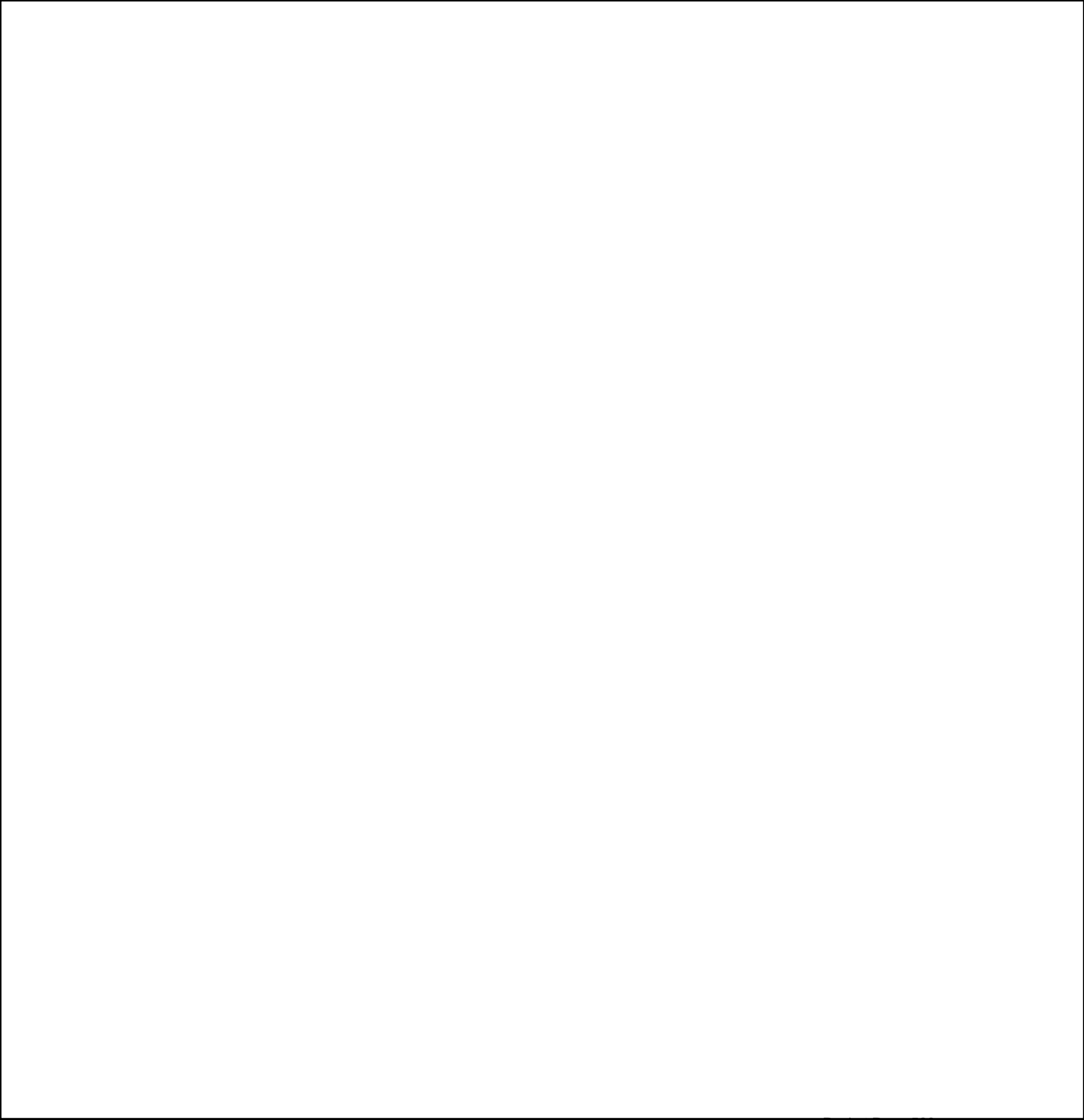
NOTES:

- 1) ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS, INLETS AND OUTLETS, SHALL BE VERIFIED BY THE ENGINEER PRIOR TO RELEASING FOR FABRICATION.
- 2) IN SITUATIONS WHERE A FINE-GRAINED BACKFILL MATERIAL IS USED ADJACENT TO THE PIPE SYSTEM, AND ESPECIALLY INVOLVING GROUND WATER CONDITIONS, CONSIDERATION SHOULD BE GIVEN TO THE USE OF GASKETED PIPE JOINTS. AT THE VERY LEAST THE PIPE JOINTS SHOULD BE WRAPPED IN A SUITABLE, NON-WOVEN GEOTEXTILE FABRIC TO PREVENT INFILTRATION OF FINES INTO THE PIPE SYSTEM.
- 3) CONSIDERATION FOR CONSTRUCTION EQUIPMENT LOADS MUST BE TAKEN INTO ACCOUNT.
- 4) ALL PIPE DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES.
- 5) ALL RISERS TO BE FIELD EXTENDED OR TRIMMED TO FINAL GRADE.

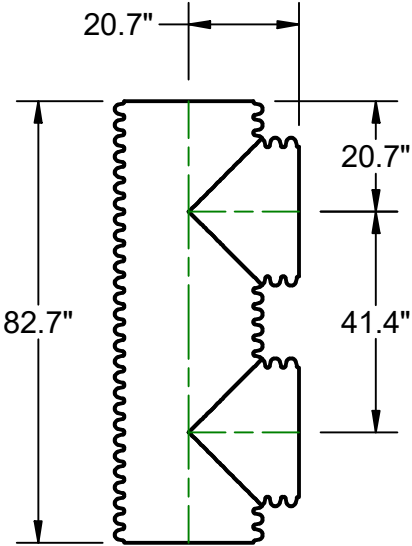
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CUSTOMER

DATE



24" DOUBLE MANIFOLD TEE [2452AN]

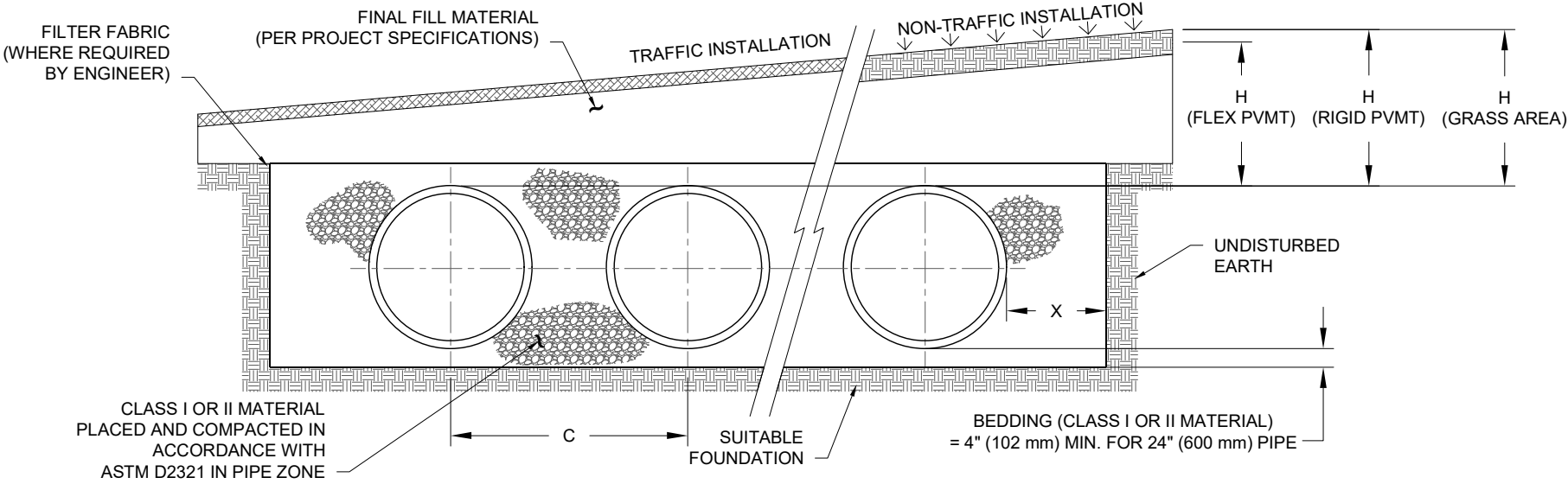


ITEM #: 1
QTY: 2
2452AN

 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473	24" STIB PERF DETENTION SYSTEM HDPE N-12				DESCRIPTION		BELL RIPPY NEIGHBORHOOD	
							GLENWOOD SPRINGS, CO	
					DATE:		DW	
					PROJECT #:		N/A	
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.								

SHEET

3 OF 5



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	MIN. H (NON-TRAFFIC)	MIN. H (TRAFFIC)	MAX. H*
24" (600 mm)	28" (711 mm)	41.4" (1052 mm)	10" (254 mm)	12" (305 mm)	12" (305 mm)	8' (2.4 m)

* MAXIMUM FILL HEIGHTS OVER MANIFOLD FITTINGS. CONTACT MANUFACTURER'S REPRESENTATIVE FOR INSTALLATION CONSIDERATIONS WHEN COVER EXCEEDS 8 FT (2.4 m).

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.

2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.

3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.

4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.

5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE. THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (102 mm) FOR 4"-24" (100-600 mm); 6" (152 mm) FOR 30-60" (750-900 mm).

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" (152 mm) ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (305 mm) FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" (305 mm) UP TO 36" (900 mm) DIAMETER PIPE AND 24" (610 mm) OF COVER FOR 42-60" (1050-1500 mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. MAXIMUM FILL HEIGHT LIMITED TO 8 FT (2.4 m) OVER FITTINGS FOR STANDARD INSTALLATIONS. CONTACT A SALES REPRESENTATIVE WHEN MAXIMUM FILL HEIGHTS EXCEED 8 FT (2.4 m) FOR INSTALLATION CONSIDERATIONS.

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



ADVANCED DRAINAGE SYSTEMS, INC.

24" STIB PERF
DETENTION SYSTEM

HDPE N-12

DESCRIPTION

CHK

DRW

REV

BELL RIPPY NEIGHBORHOOD
GLENWOOD SPRINGS, CO

DATE: DW

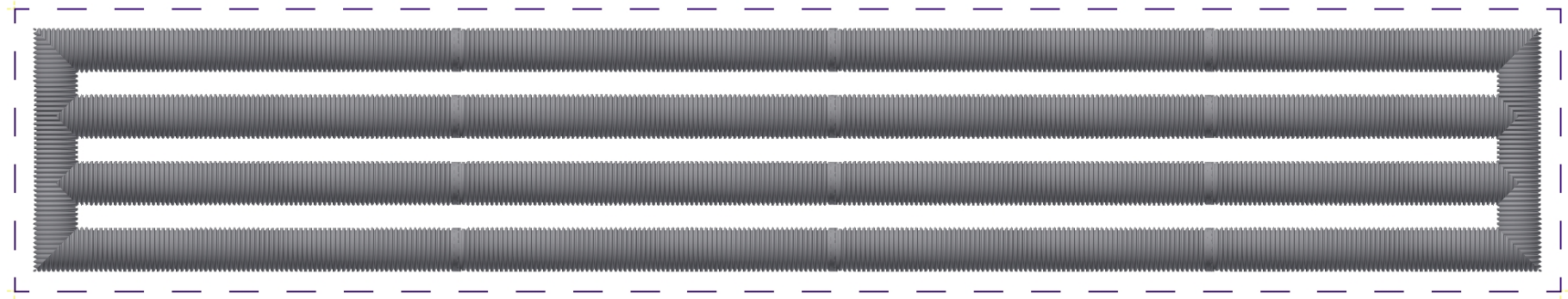
PROJECT #: N/A

CHECKED: N/A

SHEET
5 OF 5

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Packet Page 591





Huddleston-Berry
Engineering & Testing, LLC

**FINAL GEOTECHNICAL AND GEOLOGIC
HAZARDS INVESTIGATION
GLENWOOD MULTIFAMILY
GLENWOOD SPRINGS, COLORADO
PROJECT#01402-0002**

**FORENZA CONTRACTING
PO BOX 2882
EDWARDS, COLORADO 81632**

DECEMBER 2, 2017

**Huddleston-Berry Engineering and Testing, LLC
640 White Avenue
Grand Junction, Colorado 81501**

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FIGURES

Figure 1 – Site Location Map

Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data

Appendix B – Boring and Test Pit Logs from Previous Investigation

Appendix C – Boring Logs from Current Investigation

Appendix D – Laboratory Testing Results from Previous Investigation

Appendix E – Laboratory Testing Results from Current Investigation

1.0 INTRODUCTION

As part of extensive development in Western Colorado, a new multi-family residential project is proposed in Glenwood Springs. As part of the development process, Huddlestone-Berry Engineering and Testing, LLC (HBET) was retained by Forenza Contracting to conduct a final geotechnical investigation at the site.

1.1 Referenced Documents

Previous geotechnical investigation for the project was completed by CTL Thompson (CTL). The previous work is summarized in the following document:

- *Soils and Foundation Investigation, Oakhurst Subdivision, Palmer Avenue and Blake Street, Glenwood Springs, Colorado* by CTL Thompson for Archdiocesan Housing, Inc., July 1, 2010.

1.2 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for the Glenwood Multifamily project in Glenwood Springs, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to supplement the information in the referenced report.
- Providing recommendations for foundation type and subgrade preparation.
- Providing recommendations for bearing capacity.
- Providing recommendations for lateral earth pressure.
- Providing recommendations for pavements.
- Providing recommendations for drainage, grading, and general earthwork.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Forenza Contracting.

1.3 Site Location and Description

The site is located along Palmer Avenue between Blake Street and 26th Street and comprises approximately 6.4 acres. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, the site was open with a slight to moderate general slope down to the west. However, steeper slopes were present east of the site rising to the east. Vegetation consisted primarily of grasses, weeds, and brush. The site was bordered to the north by existing residences and 26th Street, to the south by a Wal-Mart store, to the west by existing residences and Blake Street, and to the east by open land.

1.4 Proposed Construction

The proposed construction is anticipated to include ten multi story structures, utility installation, and paved parking areas. Improvements to Palmer Avenue will also be included in the construction.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site include Atencio-Azeltine complex, 1 to 3 percent slopes and Torrihorents-Rock outcrop complex, steep. Soil survey data is included in Appendix A.

Structure construction in the site soils is described as ranging from somewhat limited to very limited due to large stones, slope, and/or depth to hard bedrock. Road construction in the site soils is indicated to range from not limited to very limited due to large stones, slope, and/or depth to hard bedrock. Excavation in the site soils is indicated to range from somewhat limited to very limited due to unstable excavation walls, dust, large stones, depth to hard bedrock, and/or slope. The site soils are indicated to have a low potential for frost action, moderate to high risk of corrosion of steel, and low risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Glenwood Springs Quadrangle, Garfield County, Colorado* (2008), the site is underlain by Quaternary debris flow deposits and colluvium. As indicated in the referenced report, the surface deposits may be underlain by Eagle Valley Evaporite bedrock. Also as indicated in the referenced report, the Eagle Valley Evaporite is susceptible to dissolution and this can result in sinkholes. However, the previous and current investigations did not indicate any evidence of sinkholes or other subsidence at the site. In addition, HBET is unaware of subsidence related damage to any structures in the immediate vicinity of the project site.

2.3 Groundwater

Groundwater was not encountered during the previous or current subsurface investigations.

2.4 Seismicity

As indicated in the referenced report, the site lies in area of generally low to moderate seismic risk. Based upon the results of the previous and current subsurface investigations, the site generally classifies as Site Class D in accordance with the International Building Code (IBC).

2.5 Radioactivity

As discussed in the referenced report, Radon gas may be present at the site due to the natural decay of elements in the subsurface. However, Radon gas detection and/or testing were beyond the scope of the previous or current investigations.

3.0 FIELD INVESTIGATION

3.1 Subsurface Investigation

The original subsurface investigation included two borings and five test pits and the current investigation included six borings. The locations of the borings and test pits are shown on Figure 2. Copies of the boring and test pit logs from the referenced report are included in Appendix B. Copies of the boring logs from the current investigation are included in Appendix C.

As indicated on the logs, the subsurface conditions at the site were slightly variable. However, the borings and test pits generally encountered red, moist, dense to very dense silty to clayey gravel soils with cobbles and boulders. The boring logs from the referenced report indicate that sandstone bedrock was encountered at depths of between 16.0 and 26.0 feet. However, HBET did not encounter any sandstone bedrock to the depth explored of 33.5 feet. As discussed previously, groundwater was not encountered in the subsurface during the previous or current investigations.

The frequency and size of boulders increase in the current borings below 18.0 to 21.0 feet. In general, HBET believes that the sandstone bedrock reported on the logs from the referenced report actually represents large boulders. HBET does not believe that sandstone bedrock is present at this site to the depth explored.

3.2 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was gently to moderately sloping. However, steeper slopes were present above the site to the east. At the time of the investigation, HBET did not observe any evidence of recent or active landslides, debris flows, rockfalls, sinkholes, etc.

4.0 LABORATORY TESTING

As indicated in the referenced report, laboratory testing was conducted on the soils at the site. Laboratory testing results from the referenced report are included in Appendix D.

In addition to the laboratory testing conducted as part of the preliminary geotechnical investigation, HBET conducted laboratory testing as part of the current investigation. The laboratory testing results from the current investigation are included in Appendix E.

The laboratory testing results indicate that the native soils are slightly plastic. In addition, the native soils were shown to be slightly to moderately collapsible with up to 5.3% collapse measured in the laboratory.

5.0 GEOLOGIC INTERPRETATION

5.1 Geologic Hazards

The primary geologic hazard identified on the site is the presence of moisture sensitive soils.

5.2 Geologic Constraints

In general, the primary geologic constraint to construction at the site is the presence of moisture sensitive soils.

5.3 Water Resources

No water supply wells were observed on the property. In general, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

5.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. As discussed previously, gravels were encountered at the site. However, based upon the size of the site and surrounding land use, HBET does not believe that the gravels at the site represent an economically recoverable resource.

6.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude construction at the site. However, foundations, pavements, and earthwork will have to consider the impacts of the moisture sensitive soils and at the site.

7.0 RECOMMENDATIONS

7.1 Foundations

Based upon the subsurface conditions and nature of the proposed construction, shallow and deep foundations may both be appropriate. **Shallow foundations such as mat or ribbed slabs and deep foundations such as micro piles are both appropriate.** The foundation alternatives are discussed in the following sections.

Shallow Foundations

In general, properly designed structural mat or ribbed slabs will provide some protection against differential movements. However, due to the stiffening effect of the ribs, ribbed slab foundations will provide more resistance to slab bending where differential soil settlement occurs below the foundations. For both shallow foundation alternatives, HBET concurs with the recommendation in the referenced report for 6 feet of structural fill below the foundations.

As indicated in the referenced report, the native soils, exclusive of topsoil, are generally suitable for reuse as structural fill. However, the soils should be screened to approximately 5-inch minus. Imported structural fill should consist of a granular, non-expansive, non-free draining material such as crusher fines or CDOT Class 6 base course. Unless it can be demonstrated that they are not free-draining, pit-run materials should not be used as structural fill.

Prior to placement of structural fill, it is recommended that the bottoms of the foundation excavations be scarified to a depth of 6 to 9-inches, moisture conditioned, and re-compacted to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698. Structural fill should extend laterally beyond the edges of the foundations a distance equal to the thickness of structural fill. Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 100% of the standard Proctor maximum dry density for fine grained soils or modified Proctor maximum dry density for coarse grained soils, within $\pm 2\%$ of the optimum moisture content as determined in accordance with ASTM D698 or D1557, respectively.

For foundation building pads prepared as recommended with structural fill consisting of suitable native soils or imported granular materials, a maximum allowable bearing capacity of 2,000 psf is recommended. In addition, a modulus of subgrade reaction of 110 pci may be used for structural fill consisting of native soils and a modulus of 200 pci may be used for structural fill consisting of crusher fines or base course. It is recommended that the bottoms of exterior foundations be at least 36-inches below the final grade for frost protection

Micro Piles

For a micro pile foundation, it is generally recommended that micro piles have a minimum length of 35 feet. An allowable skin friction value of 1,000 psf may be used for the native gravel soils. However, skin friction should be disregarded along the upper 10 feet of the piles. To ensure friction capacity, pile load testing is strongly recommended. Grout used in the bond zone of the micro piles should have a minimum 28 day compressive strength of 3,000 psi.

In general, micro piles should be installed with a center-to-center spacing of greater than 3 feet. However, to the extent practical, smaller numbers of longer micro piles should be used in lieu of larger numbers of shorter piles. The longer the piles and larger the loads on the piles, the lower the risk of movement. The bottoms of grade beams should extend a minimum of 36-inches below the finished grade for frost protection.

7.2 Corrosion of Concrete

As indicated in the referenced report, water soluble sulfates were detected in the native soils in concentrations as high as 0.02%. This concentration of sulfates represents a negligible degree of potential sulfate attack. Therefore, sulfate resistant cement may not be required for construction at this site.

7.3 Flooring Systems and Exterior Flatwork

As discussed previously, collapsible soils are present at the site. Therefore, where micro-pile foundations are utilized, HBET recommends that framed floors or fully voided concrete slabs supported by micro-piles be utilized.

As outlined in the referenced report, **it is recommended that exterior flatwork be constructed above 2 to 3 feet of structural fill with subgrade preparation, structural fill materials, and structural fill placement in accordance with the *Shallow Foundations* section of this report.** Slabs-on-grade should not be tied-into or otherwise connected to the foundations in any manner.

7.4 Lateral Earth Pressures

Stemwalls or retaining walls should be designed to resist lateral earth pressures. For backfill consisting of screened native soils or imported granular, non-free draining, non-expansive material, we recommend that the walls be designed for an active equivalent fluid unit weight of 40 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 50 pcf is recommended for braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls.

7.5 Drainage

Site grading and drainage are critical to the performance of the foundations and slabs-on-grade. Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. However, where impermeable surfaces (i.e. pavements, sidewalks, etc.) are adjacent to the structures, the grade can be reduced to approximately 2.5-inches (ADA grade) within the first ten feet away from the structures. It is recommended that landscaping within ten feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that no automatic irrigation, including drip lines, be used within ten feet of foundations.

HBET recommends that surface downspout extensions be used which discharge a minimum of 10 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to reduce the potential for surface moisture to impact the structures, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include an impermeable membrane at the base to limit the potential for moisture to infiltrate vertically down below the foundations.

7.6 Excavations and Earthwork

Excavations in the soils at the site may stand for short periods of time but should not be considered to be stable. Therefore, trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The native soils at the site generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

7.7 Pavements

The proposed construction is anticipated to include paved parking areas and improvements to Palmer Avenue. As indicated in the referenced report, the site soils classify as A-4 with regard to the American Association of State Highway and Transportation Officials (AASHTO). However, the native soils are collapsible. Therefore, the minimum recommended Resilient Modulus of 3,000 psi was used for the pavement design.

Automobile Parking Areas

EDLA = 5, Structural Number = 2.75

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	9.0			12.0
B	4.0	7.0			11.0
C	3.0	6.0	6.0		15.0
Rigid Pavement		6.0		6.0	12.0

Palmer Avenue

EDLA = 30, Structural Number = 3.61

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Rigid Pavement	TOTAL
A	3.0	17.0			20.0
B	4.0	14.0			18.0
C	3.0	6.0	15.0		24.0
Full Depth RP		6.0		6.0	12.0

Prior to roadway construction, the roadway prism should be stripped of all topsoil, fill, or other unsuitable materials. It is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompact to a minimum of 95% of the standard Proctor maximum dry density, within $\pm 2\%$ of optimum moisture as determined by AASHTO T-99.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to +3% of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

8.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions at the site were slightly variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. **The recommendations contained herein are designed to reduce the risk and magnitude of movements and it is extremely critical that ALL of the recommendations herein be applied to the design and construction. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the native soils. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, during or after construction, significant movements are possible.**

In addition, the success of the pavements, structure foundations, slabs, etc. is critically dependent upon proper construction. Therefore, HBET should be retained to provide materials testing and engineering oversight during **ALL** phases of the construction to ensure conformance with the recommendations herein.

Huddlestone-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

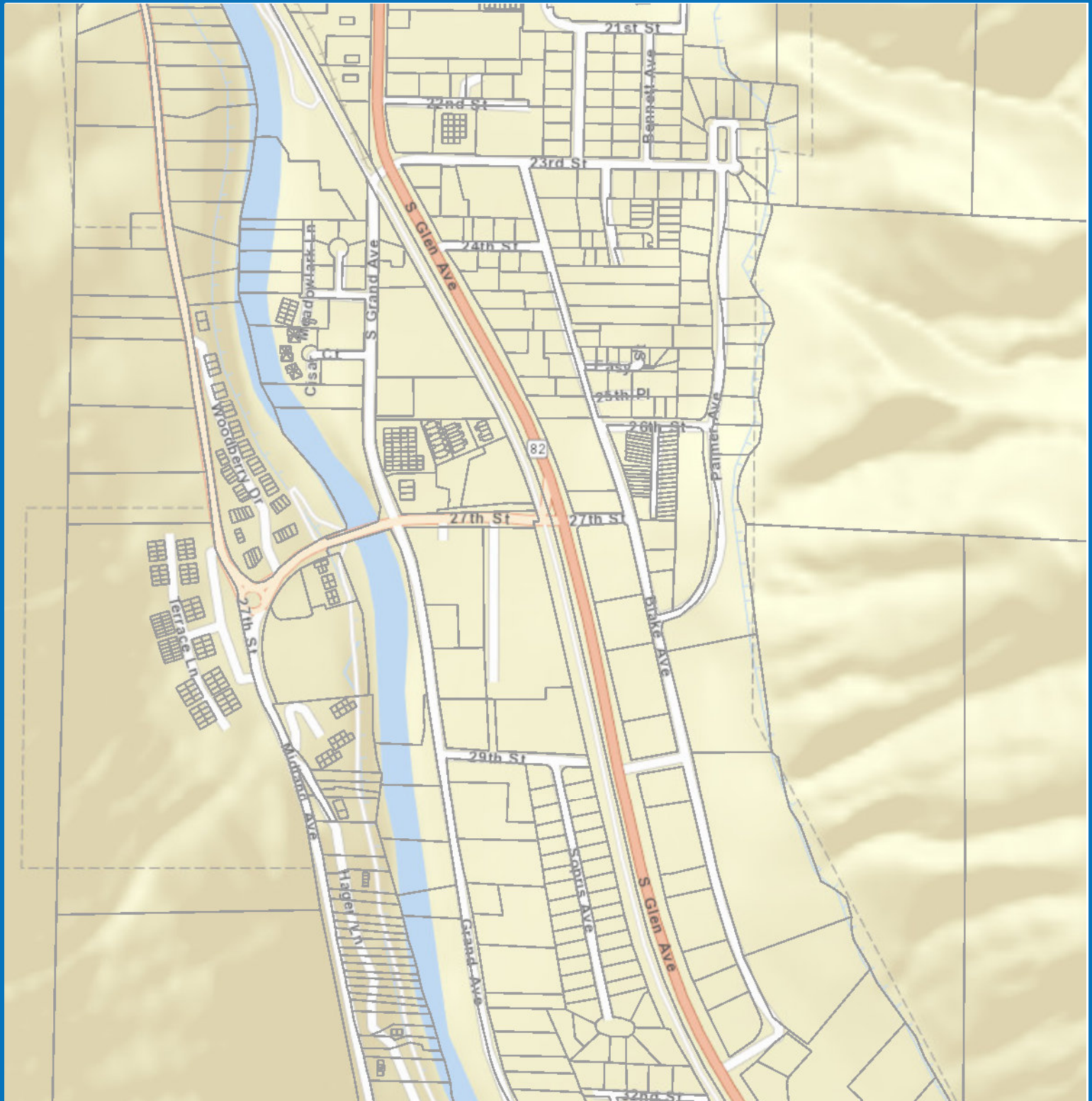
Respectfully Submitted:

Huddlestone-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

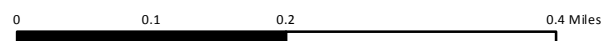
FIGURES



Garfield County Land Explorer

Printed by Web User

1 inch = 752 feet
1 inch = 0.14 miles



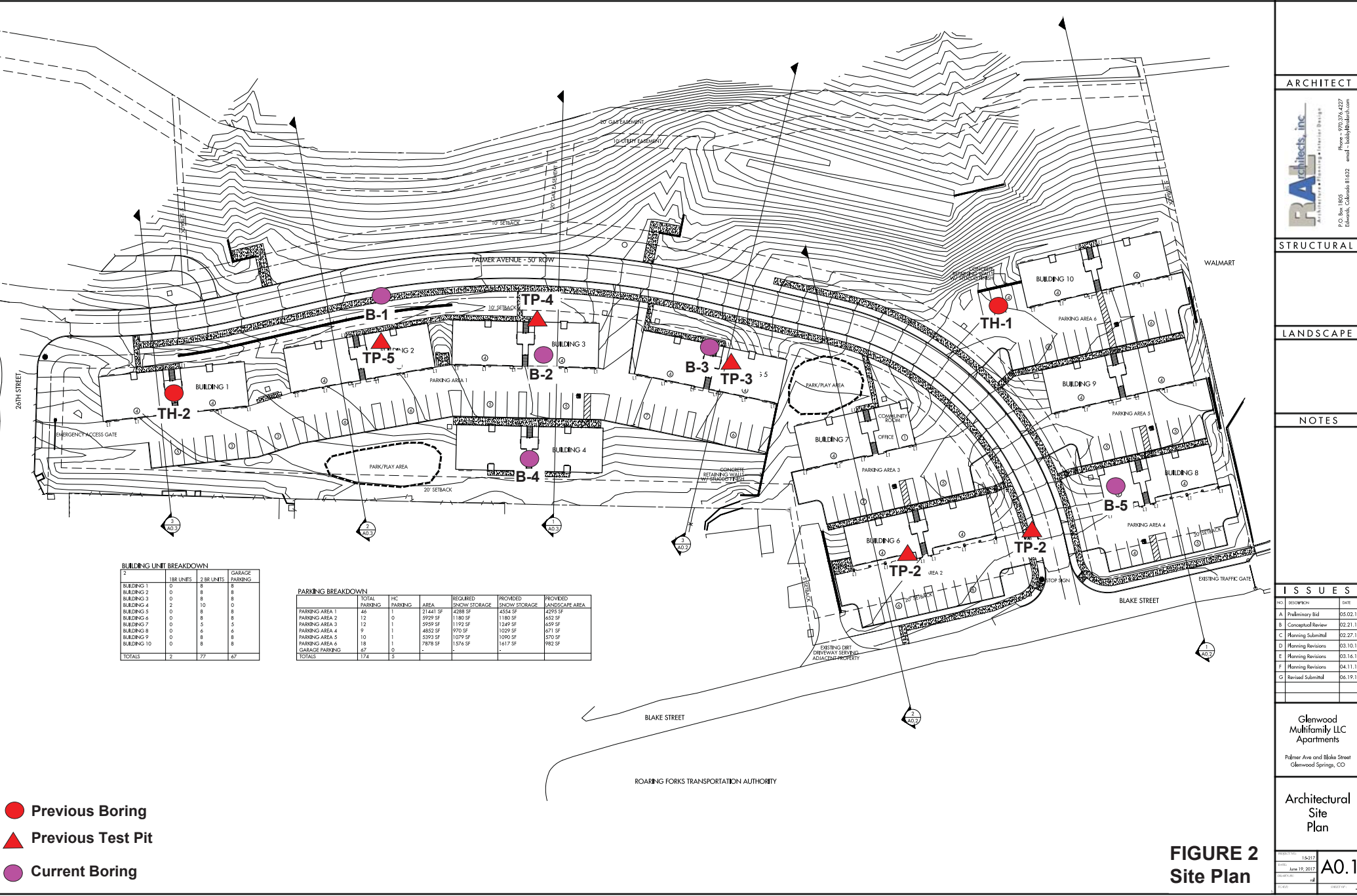
Garfield County

Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



BUILDING UNIT BREAKDOWN			
	1BR UNITS	2 BR UNITS	GARAGE PARKING
BUILDING 1	0	8	8
BUILDING 2	0	8	8
BUILDING 3	0	9	8
BUILDING 4	2	10	0
BUILDING 5	0	8	8
BUILDING 6	0	8	8
BUILDING 7	0	5	5
BUILDING 8	0	4	8
BUILDING 9	0	8	8
BUILDING 10	0	8	8
TOTALS	2	77	67

PARKING BREAKDOWN					
	TOTAL PARKING	HC PARKING	AREA	REQUIRED SNOW STORAGE	PROVIDED SNOW STORAGE
PARKING AREA 1	46	1	21,441 SF	4288 SF	4554 SF
PARKING AREA 2	12	0	5929 SF	1180 SF	1180 SF
PARKING AREA 3	12	1	5959 SF	1192 SF	1249 SF
PARKING AREA 4	9	1	4652 SF	970 SF	1029 SF
PARKING AREA 5	10	1	5393 SF	1079 SF	1090 SF
PARKING AREA 6	18	1	7878 SF	1576 SF	1617 SF
GARAGE PARKING	47	0			
TOTALS	114	5			

ARCHITECT

RAL Architects, Inc.
Architectural • Planning • Interior Design
P.O. Box 1435
Glenwood, Colorado 81632
Phone: 970.734.2077
Email: info@ralarchitects.com

STRUCTURAL

LANDSCAPE

NOTES

ISSUES

NO.	DESCRIPTION	DATE
A	Preliminary Bid	05.02.16
B	Conceptual Review	02.21.17
C	Planning Submitted	02.27.17
D	Planning Revisions	03.10.17
E	Planning Revisions	03.16.17
F	Planning Revisions	04.11.17
G	Revised Submitted	06.19.17

Glenwood Multifamily LLC Apartments

Palmer Ave and Blake Street
Glenwood Springs, CO

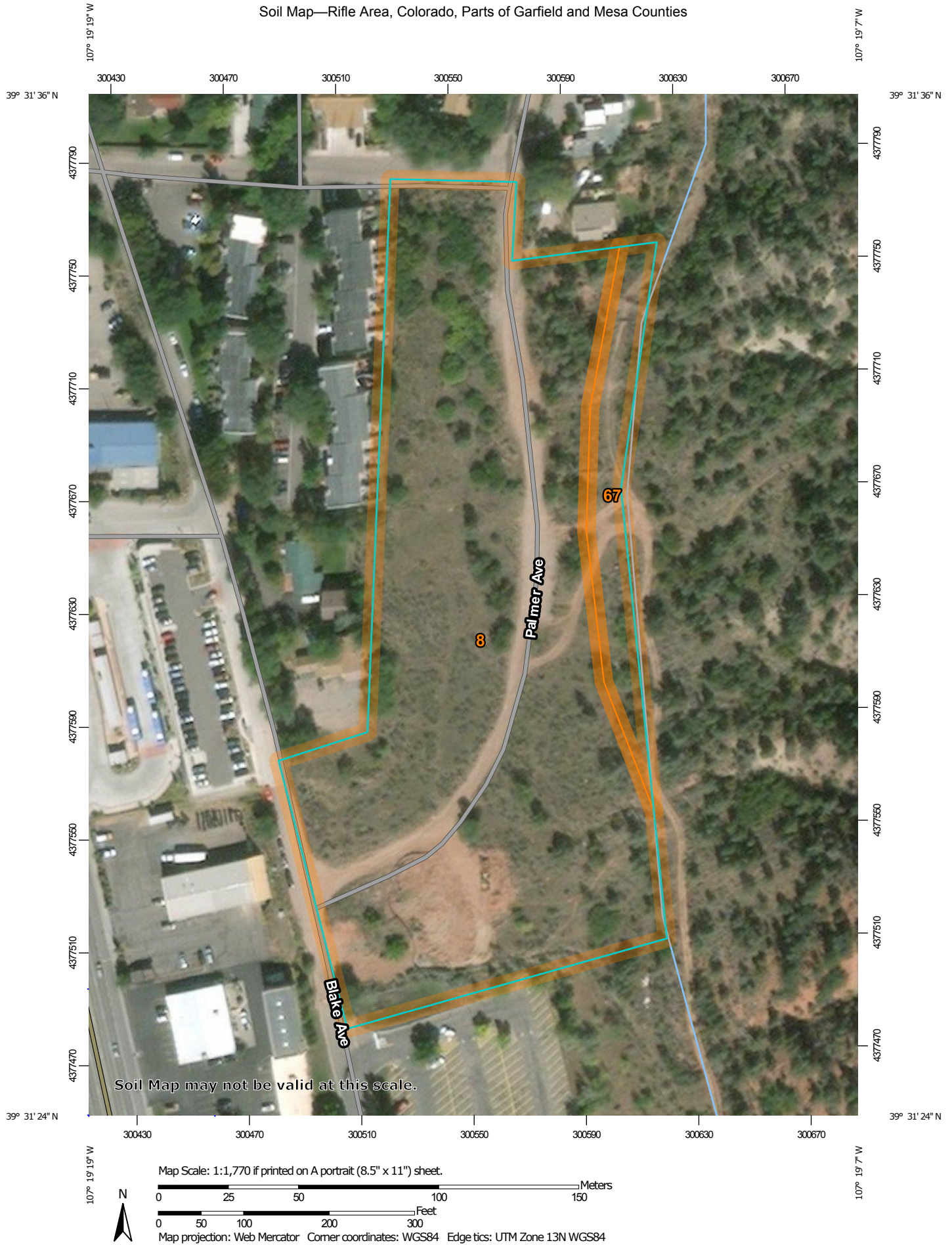
Architectural Site Plan

PROJECT NO.	15-217
DATE	June 19, 2017
DRAWN BY	ad
CHECKED BY	

FIGURE 2
Site Plan

APPENDIX A
Soil Survey Data

Soil Map—Rifle Area, Colorado, Parts of Garfield and Mesa Counties



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey
Packet Page 608

12/1/2017
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 14, 2010—Mar 2, 2017

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Atencio-Azeltine complex, 1 to 3 percent slopes	6.3	91.3%
67	Torriorthents-Rock outcrop complex, steep	0.6	8.7%
Totals for Area of Interest		6.9	100.0%

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Rifle Area, Colorado, Parts of Garfield and Mesa Counties

8—Atencio-Azeltine complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jnzd

Elevation: 5,000 to 7,000 feet

Farmland classification: Farmland of statewide importance

Map Unit Composition

Atencio and similar soils: 45 percent

Azeltine and similar soils: 45 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Atencio

Setting

Landform: Alluvial fans, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Mixed alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 11 inches: sandy loam

H2 - 11 to 23 inches: gravelly sandy clay loam

H3 - 23 to 28 inches: gravelly sandy loam

H4 - 28 to 60 inches: extremely cobbly sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B

Ecological site: Rolling Loam (R048AY298CO)

Hydric soil rating: No

Description of Azeltine

Setting

Landform: Terraces, alluvial fans

Landform position (three-dimensional): Tread

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Mixed alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 18 inches: gravelly sandy loam

H2 - 18 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.60 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: Rolling Loam (R048AY298CO)

Hydric soil rating: No

Minor Components

Gravel pits

Percent of map unit: 10 percent

Landform: Alluvial fans, terraces

Landform position (three-dimensional): Tread

Hydric soil rating: No

67—Torriorthents-Rock outcrop complex, steep

Map Unit Setting

National map unit symbol: jnz5

Elevation: 5,800 to 8,500 feet

Mean annual precipitation: 10 to 15 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 80 to 105 days

Farmland classification: Not prime farmland

Map Unit Composition

Torriorthents, steep, and similar soils: 60 percent

Rock outcrop, steep: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Torriorthents, Steep

Setting

Landform: Mountainsides
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Mountainflank, base slope
Down-slope shape: Concave, convex
Across-slope shape: Concave, convex
Parent material: Stony, basaltic alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 4 inches: variable
H2 - 4 to 30 inches: fine sandy loam
H3 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 70 percent
Depth to restrictive feature: 4 to 30 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Rock Outcrop, Steep

Setting

Landform: Mountainsides
Landform position (three-dimensional): Free face
Down-slope shape: Convex
Across-slope shape: Convex

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 70 percent
Depth to restrictive feature: 0 inches to paralithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties

Survey Area Data: Version 10, Oct 12, 2017

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings—Rifle Area, Colorado, Parts of Garfield and Mesa Counties							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
8—Atencio-Azeltine complex, 1 to 3 percent slopes							
Atencio	45	Somewhat limited		Somewhat limited		Somewhat limited	
		Large stones	0.01	Large stones	0.01	Large stones	0.01
Azeltine	45	Not limited		Not limited		Not limited	

Dwellings and Small Commercial Buildings--Rifle Area, Colorado, Parts of Garfield and Mesa Counties							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
67--Torriorthents-Rock outcrop complex, steep							
Torriorthents, steep	60	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
		Depth to hard bedrock	1.00	Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
Rock outcrop, steep	25	Not rated		Not rated		Not rated	

Data Source Information

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties

Survey Area Data: Version 10, Oct 12, 2017

Roads and Streets, Shallow Excavations, and Lawns and Landscaping

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect local roads and streets, shallow excavations, and lawns and landscaping.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Roads and Streets, Shallow Excavations, and Lawns and Landscaping

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Roads and Streets, Shallow Excavations, and Lawns and Landscaping--Rifle Area, Colorado, Parts of Garfield and Mesa Counties							
Map symbol and soil name	Pct. of map unit	Lawns and landscaping		Local roads and streets		Shallow excavations	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
8—Atencio-Azeltine complex, 1 to 3 percent slopes							
Atencio	45	Somewhat limited		Somewhat limited		Somewhat limited	
		Droughty	0.15	Large stones	0.01	Unstable excavation walls	0.12
		Dusty	0.07			Dusty	0.07
						Large stones	0.01
Azeltine	45	Somewhat limited		Not limited		Very limited	
		Droughty	0.99			Unstable excavation walls	1.00
		Low exchange capacity	0.50			Dusty	0.02
		Large stones content	0.20				
		Gravel content	0.10				
		Dusty	0.02				
67—Torriorthents-Rock outcrop complex, steep							
Torriorthents, steep	60	Not rated		Very limited		Very limited	
				Depth to hard bedrock	1.00	Depth to hard bedrock	1.00
				Slope	1.00	Slope	1.00
						Dusty	0.05
						Unstable excavation walls	0.01
Rock outcrop, steep	25	Not rated		Not rated		Not rated	

Data Source Information

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

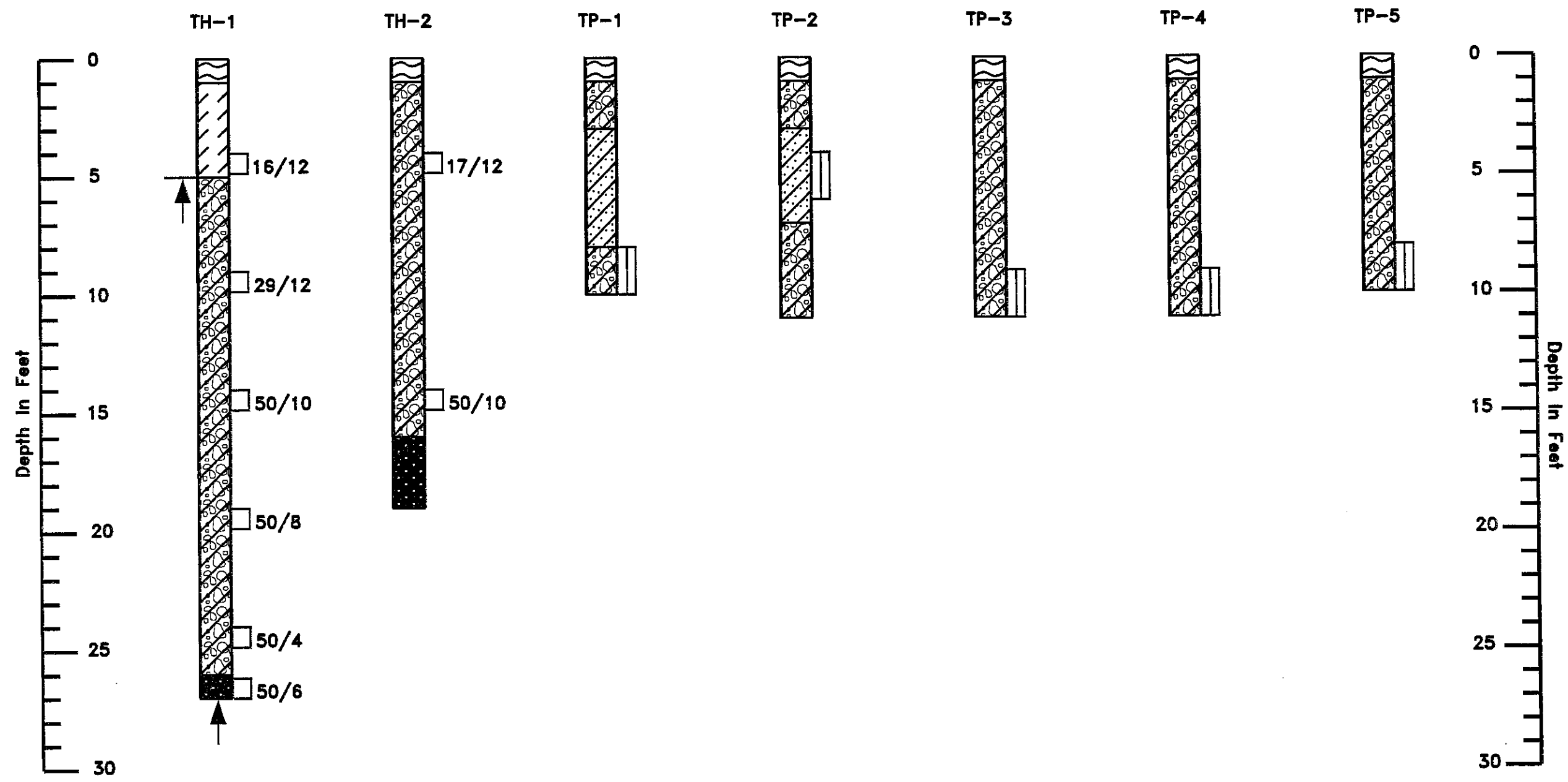
Soil Features—Rifle Area, Colorado, Parts of Garfield and Mesa Counties									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		<i>Low-RV-High</i>	<i>Range</i>		<i>Low-High</i>	<i>Low-High</i>			
		<i>In</i>	<i>In</i>		<i>In</i>	<i>In</i>			
8—Atencio-Azeltine complex, 1 to 3 percent slopes									
Atencio		—	—		0	—	Low	High	Low
Azeltine		—	—		0	—	Low	High	Low
67—Torriorthents-Rock outcrop complex, steep									
Torriorthents, steep	Lithic bedrock	4- 17-30	—	Indurated	0	—	Low	Moderate	Low
Rock outcrop, steep	Paralithic bedrock	0	—	Moderately cemented	0	—	None		

Data Source Information

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
 Survey Area Data: Version 10, Oct 12, 2017



APPENDIX B
Boring and Test Pit Logs from Previous Investigation



SUMMARY LOGS OF EXPLORATORY BORINGS AND PITS



LEGEND:

-  Sandy clay "topsoil", organics, moist, brown.
-  Clay, sandy, occasional gravel, stiff, moist, rust. (CL)
-  Gravel, silty to clayey, cobbles and boulders, dense to very dense, slightly moist to moist, rust. (GM, GC)
-  Sand, silty to clayey, dense, slightly moist to moist, rust. (SM, SC)
-  Sandstone bedrock, very hard, moist, rust.

-  Drive sample. The symbol 16/12 indicates that 16 blows of a 140 pound hammer falling 30 inches were required to drive a 2.5 inch O.D. California sampler 12 inches.
-  Indicates bulk sample.
-  Indicates practical auger refusal.

NOTES:

1. Exploratory borings were drilled on June 4, 2010 with 4-inch diameter, solid-stem auger and a track-mounted drill rig. Exploratory pits were excavated with a backhoe on June 4, 2010. Borings and pits were backfilled immediately after drilling and excavation operations were completed.
2. Locations of exploratory borings and pits are approximate.
3. No free ground water was found in our exploratory borings or pits at the time of drilling or excavation
4. These exploratory borings and pits are subject to the explanations, limitations and conclusions as contained in this report.

SUMMARY LOGS OF EXPLORATORY BORINGS AND PITS

APPENDIX C
Boring Logs from Current Investigation



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

BORING NUMBER B-2

PAGE 1 OF 1

CLIENT	Forenza Contracting	PROJECT NAME	Glenwood Multifamily
PROJECT NUMBER	01402-0002	PROJECT LOCATION	Glenwood Springs, CO
DATE STARTED	11/16/17	COMPLETED	11/17/17
DRILLING CONTRACTOR	S. McCracken	GROUND ELEVATION	
DRILLING METHOD	Simco 2000 Truck Rig	HOLE SIZE	
LOGGED BY	CM	CHECKED BY	MAB
NOTES			
GROUND WATER LEVELS:			
AT TIME OF DRILLING		dry	
AT END OF DRILLING		dry	
AFTER DRILLING		---	

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty to Clayey GRAVEL with Cobbles and Boulders (gm-gc), red, moist, dense to very dense										
5												
10												
15												
20												
25		***Less Dense Below 21 Ft										
30												
		Bottom of hole at 31.5 feet.										

GEOTECH BH COLUMNS 01402-0002 GLENWOOD MULTIFAMILY.GPJ GINT US LAB.GDT 12/2/17



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

BORING NUMBER B-3

PAGE 1 OF 1

CLIENT Forenza Contracting

PROJECT NAME Glenwood Multifamily

PROJECT NUMBER 01402-0002

PROJECT LOCATION Glenwood Springs, CO

DATE STARTED 11/16/17 COMPLETED 11/17/17

GROUND ELEVATION _____ HOLE SIZE _____

DRILLING CONTRACTOR S. McCracken

GROUND WATER LEVELS:

DRILLING METHOD Simco 2000 Truck Rig

AT TIME OF DRILLING dry

LOGGED BY CM CHECKED BY MAB

AT END OF DRILLING dry

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty to Clayey GRAVEL with Cobbles and Boulders (gm-gc), red, moist, dense to very dense										
5												
10												
15												
20		***More Dense Below 18 Ft	SS 1	75	14-16							
25												
30												
		Bottom of hole at 31.5 feet.	SS 2	0	50/1"							

GEOTECH BH COLUMNS 01402-0002 GLENWOOD MULTIFAMILY.GPJ GINT US LAB.GDT 12/2/17



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

BORING NUMBER B-4

PAGE 1 OF 1

CLIENT	Forenza Contracting	PROJECT NAME	Glenwood Multifamily
PROJECT NUMBER	01402-0002	PROJECT LOCATION	Glenwood Springs, CO
DATE STARTED	11/16/17	COMPLETED	11/17/17
DRILLING CONTRACTOR	S. McCracken	GROUND ELEVATION	
DRILLING METHOD	Simco 2000 Truck Rig	HOLE SIZE	
LOGGED BY	CM	CHECKED BY	MAB
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	dry
		AT END OF DRILLING	dry
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty to Clayey GRAVEL with Cobbles and Boulders (gm-gc), red, moist, dense to very dense										
5												
10												
15												
20		***More Dense Below 18 Ft										
25												
30												
		Bottom of hole at 31.5 feet.										

GEOTECH BH COLUMNS 01402-0002 GLENWOOD MULTIFAMILY.GPJ GINT US LAB.GDT 12/2/17



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

BORING NUMBER B-5

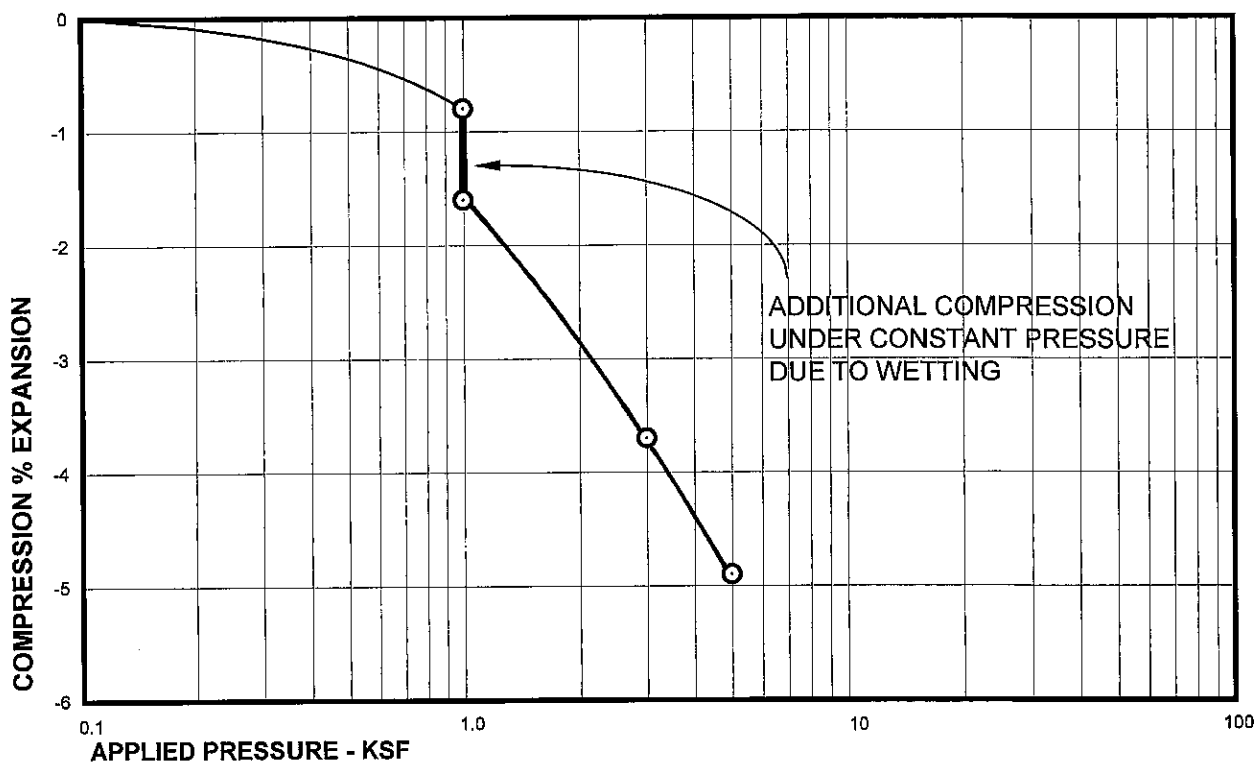
PAGE 1 OF 1

CLIENT	Forenza Contracting	PROJECT NAME	Glenwood Multifamily
PROJECT NUMBER	01402-0002	PROJECT LOCATION	Glenwood Springs, CO
DATE STARTED	11/16/17	COMPLETED	11/17/17
DRILLING CONTRACTOR	S. McCracken	GROUND ELEVATION	
DRILLING METHOD	Simco 2000 Truck Rig	HOLE SIZE	
LOGGED BY	CM	CHECKED BY	MAB
NOTES			
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	dry
		AT END OF DRILLING	dry
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		Silty to Clayey GRAVEL with Cobbles and Boulders (gm-gc), red, moist, medium dense to dense										
5												
10												
15												
20												
25												
30												
			SS 1	89	15-9-18 (27)							
		Bottom of hole at 32.0 feet.										

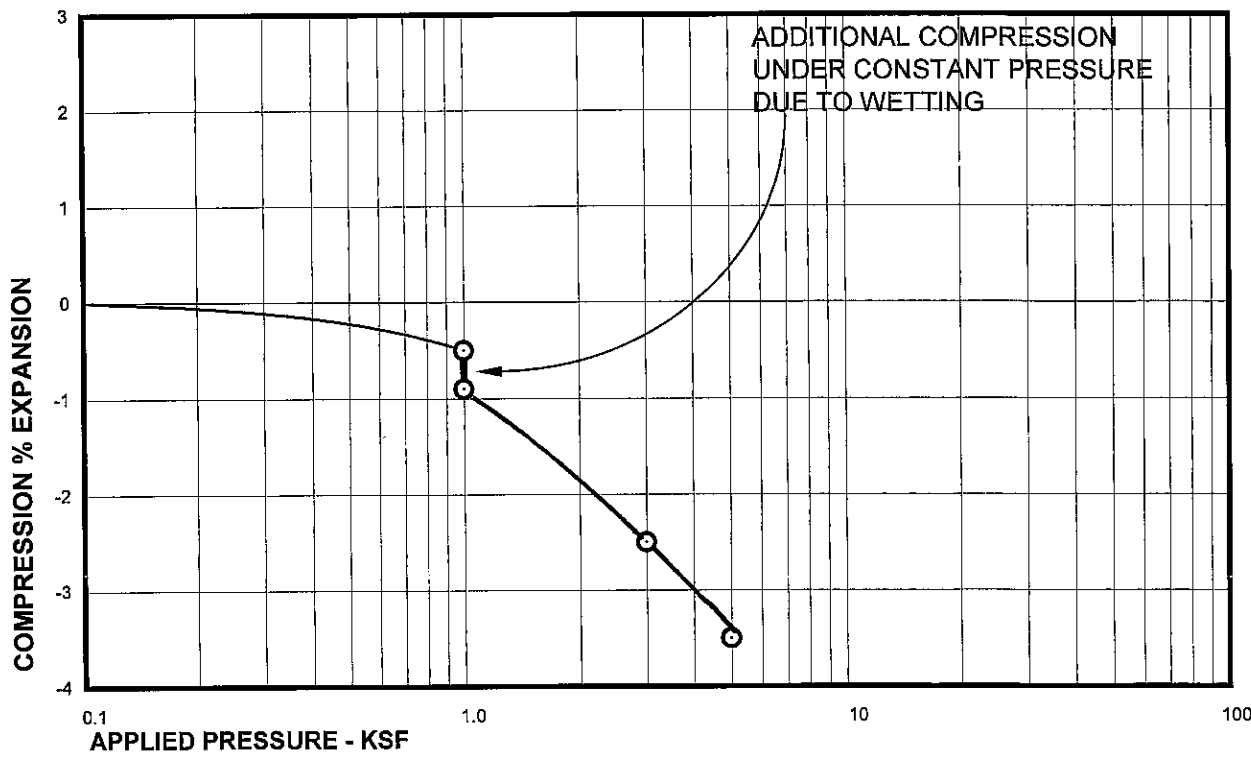
GEOTECH BH COLUMNS 01402-0002 GLENWOOD MULTIFAMILY.GPJ GINT US LAB.GDT 12/2/17

APPENDIX D
Laboratory Testing Results from Previous Investigation



Sample of SAND, CLAYEY (SC)
From TH-1 AT 14 FEET

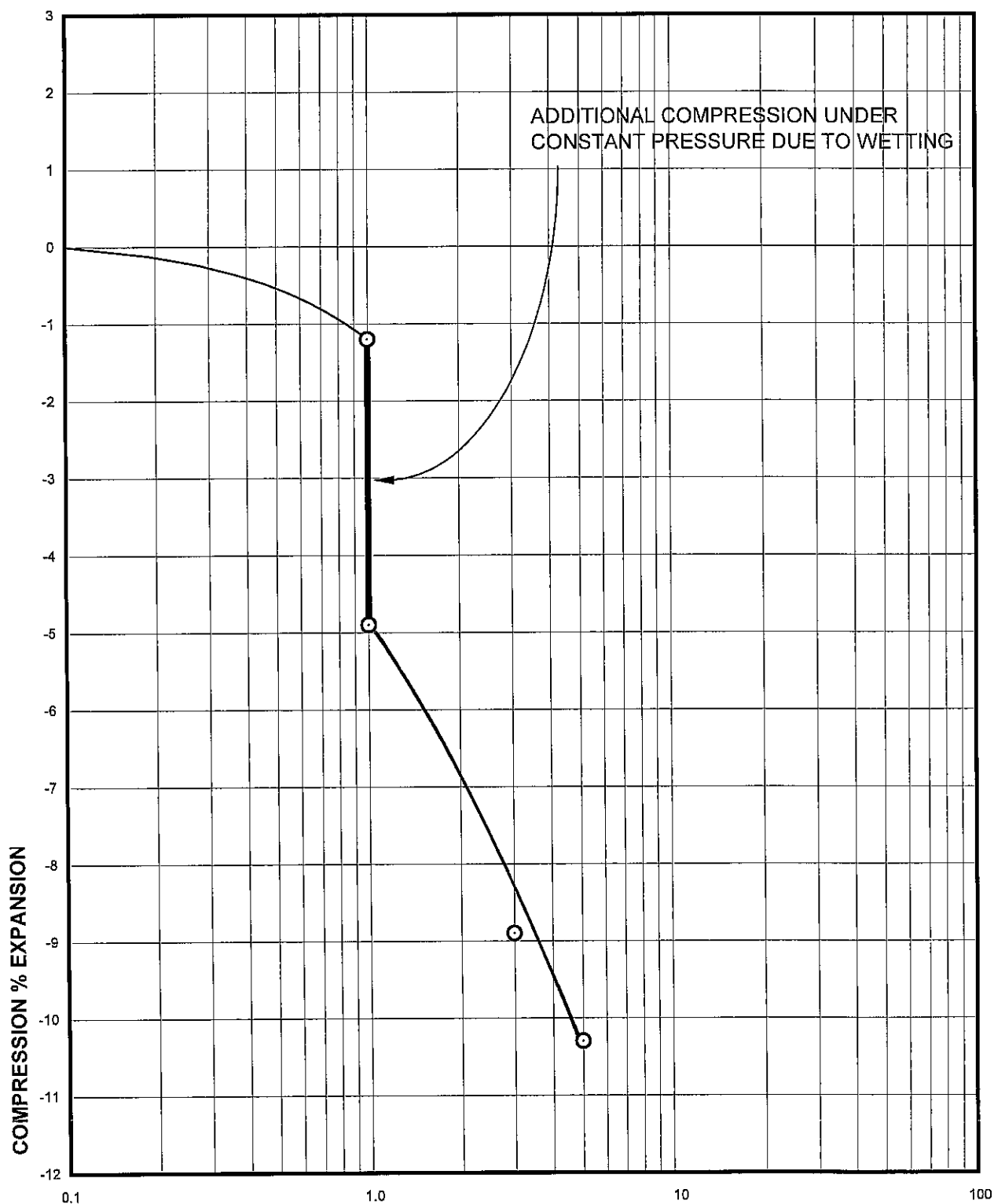
DRY UNIT WEIGHT= 114 PCF
MOISTURE CONTENT= 3.1 %



Sample of SAND, CLAYEY (SC)
From TH-1 AT 19 FEET

DRY UNIT WEIGHT= 127 PCF
MOISTURE CONTENT= 2.5 %

Swell Consolidation Test Results



APPLIED PRESSURE - KSF

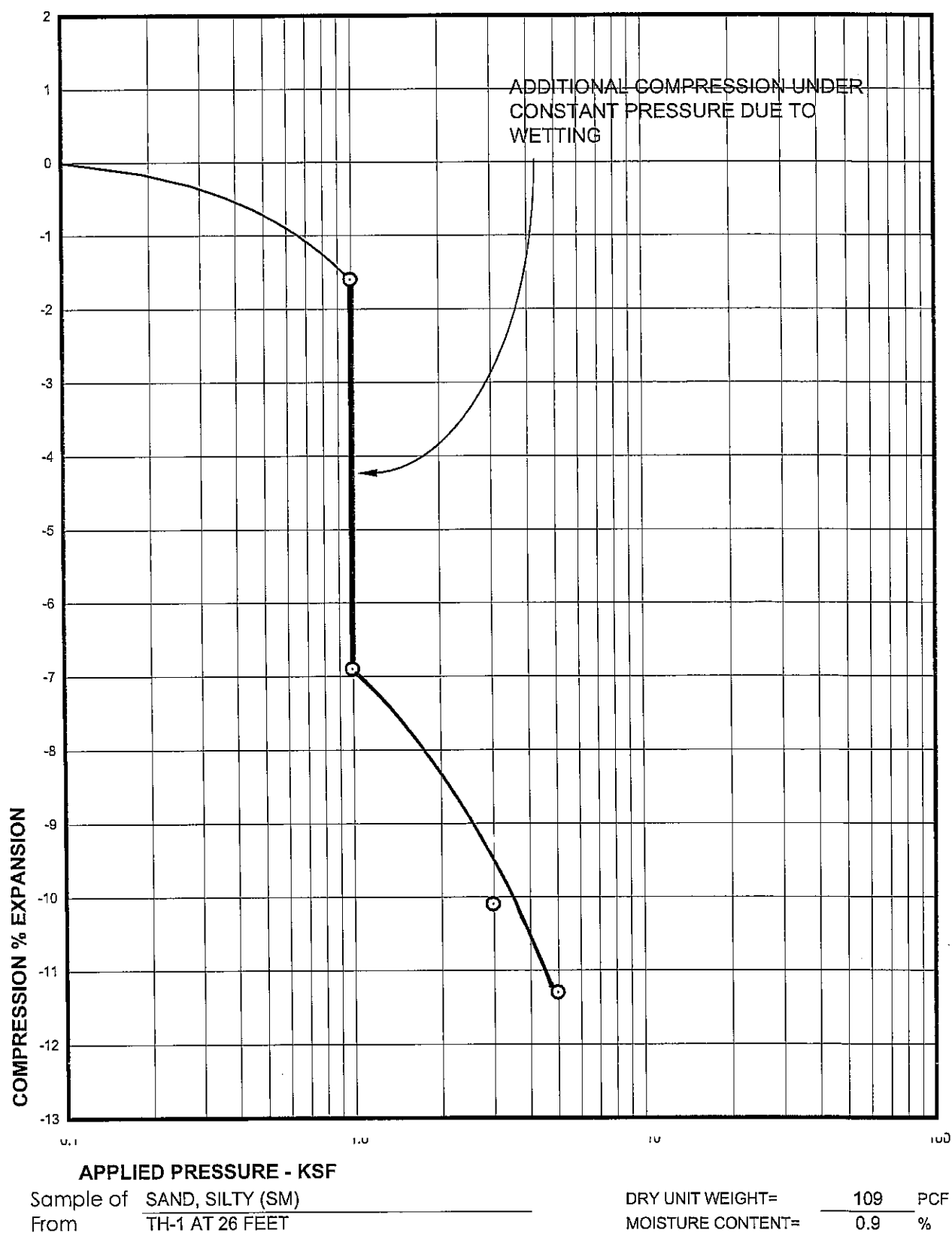
Sample of SAND, SILTY (SM)

From TH-1 AT 24 FEET

DRY UNIT WEIGHT= 123 PCF

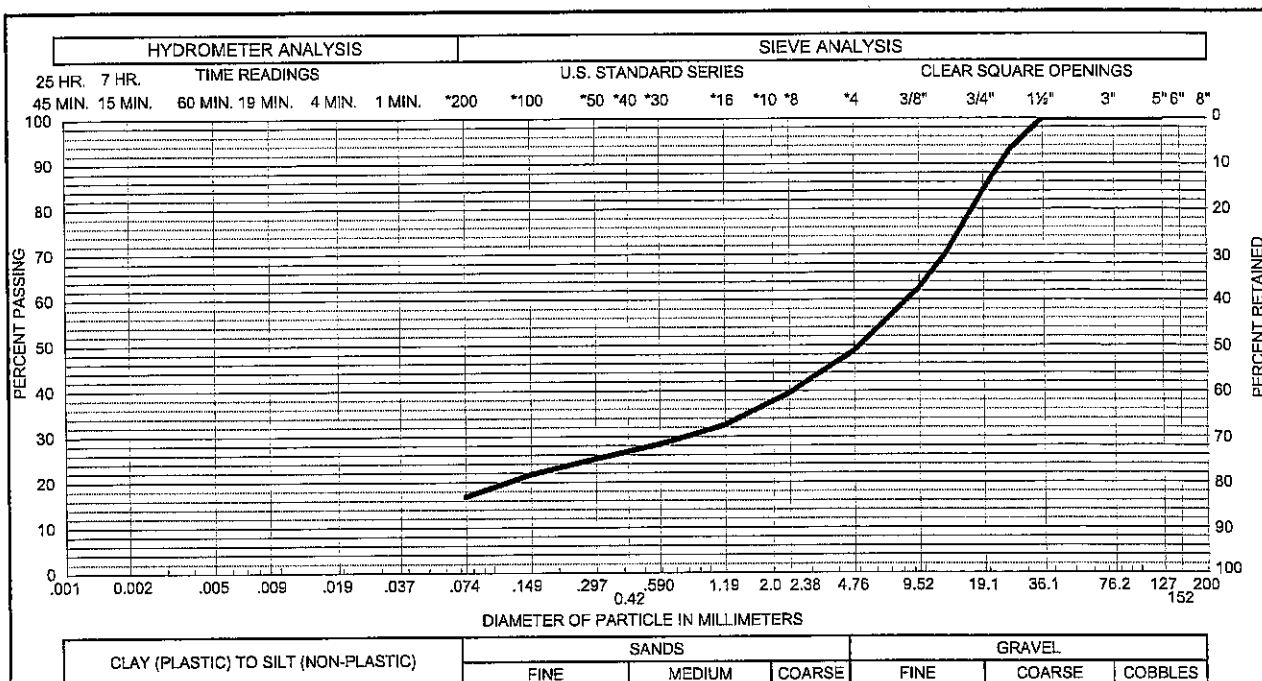
MOISTURE CONTENT= 1.8 %

Swell Consolidation Test Results



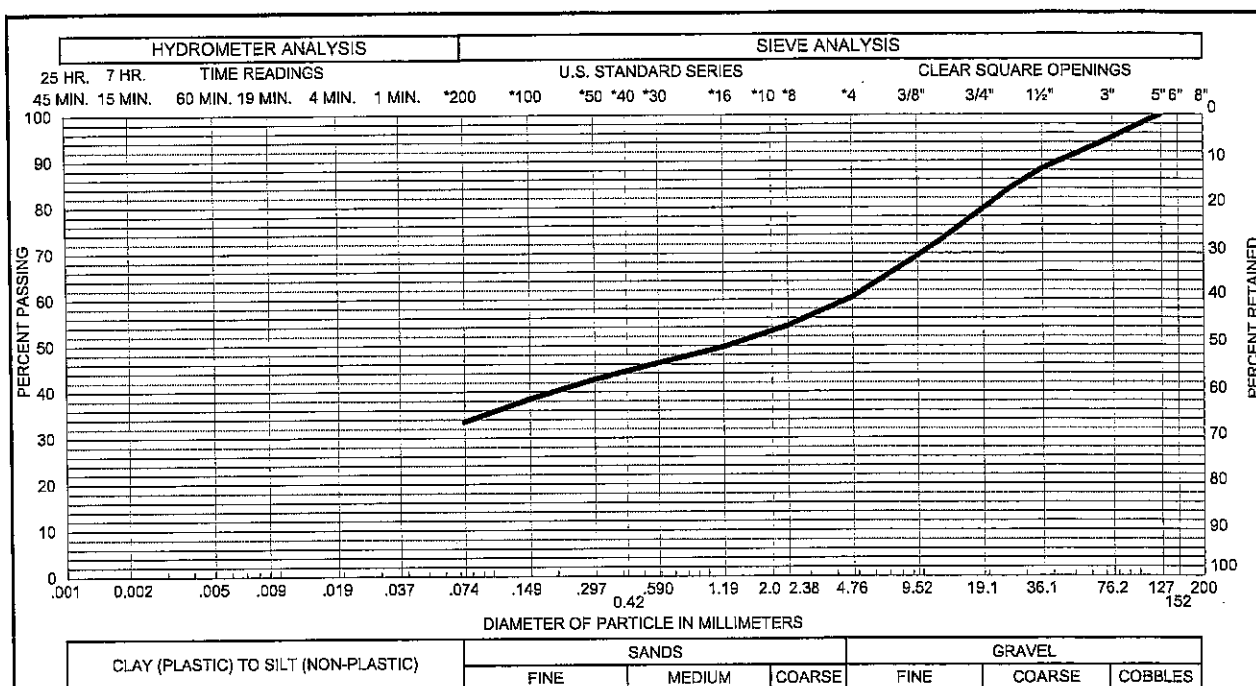
Swell Consolidation Test Results

FIG. A-3



Sample of GRAVEL, SILTY (GM)
From TH - 2 AT 4 FEET

GRAVEL 51 % SAND 32 %
SILT & CLAY 17 % LIQUID LIMIT %
PLASTICITY INDEX %



Sample of SILT, GRAVELLY (ML)
From TP - 1 AT 8-10 FEET

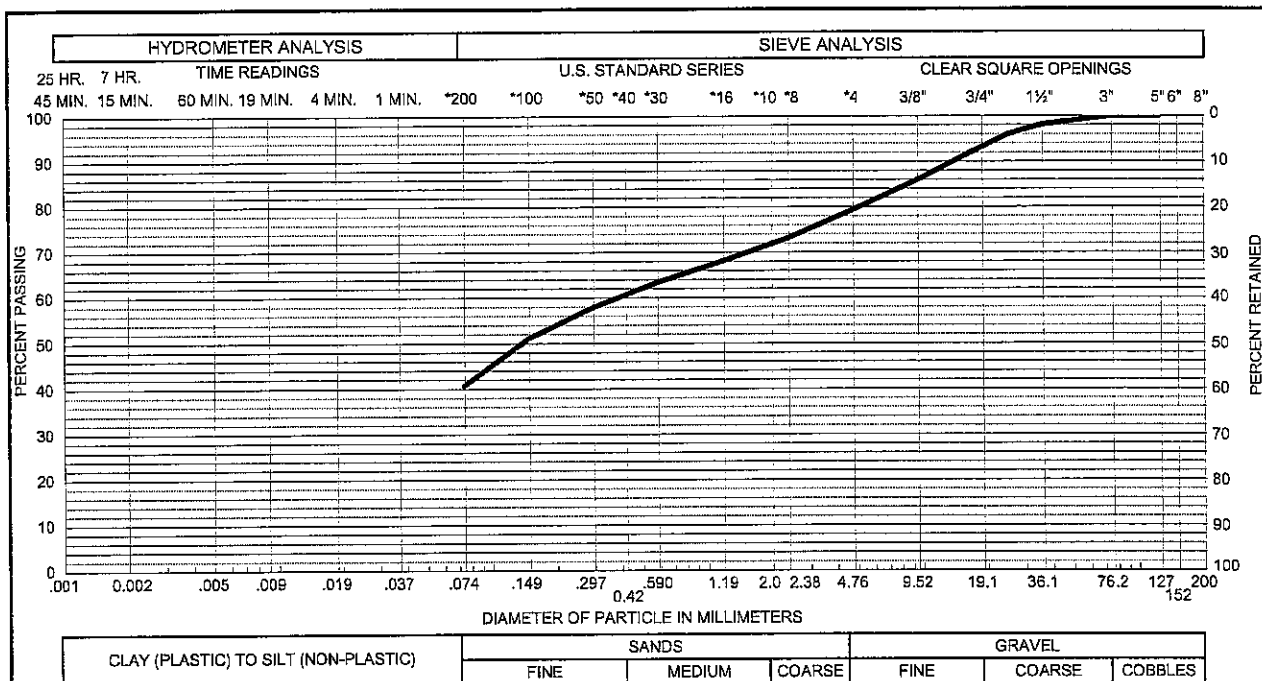
GRAVEL 40 % SAND 26 %
SILT & CLAY 34 % LIQUID LIMIT %
PLASTICITY INDEX %

ARCHDIOCESAN HOUSING, INC.
OAKHURST SUBDIVISION
PROJECT NO. GS05471-120

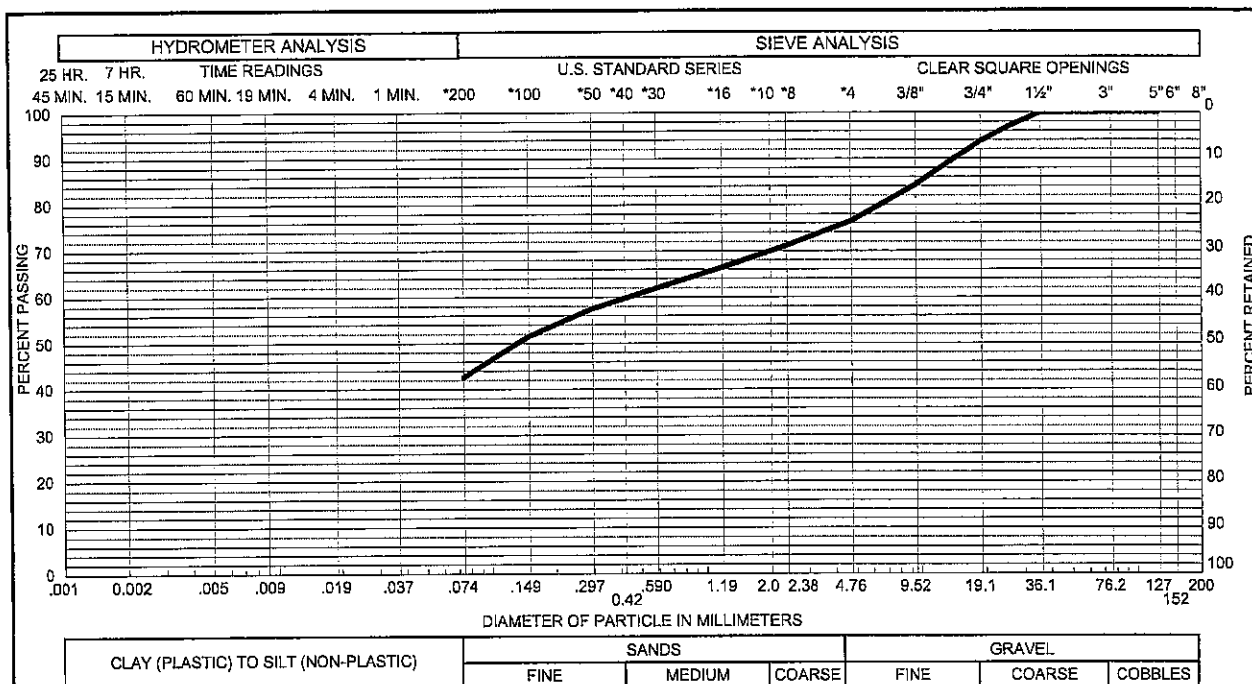
S:\GS05471.000\120\6. Calcs\GS05471-120.Gradation.xls

Gradation Test Results

FIG. A-4



Sample of SILT, GRAVELLY (ML) GRAVEL 21 % SAND 38 %
From TP - 2 AT 4-6 FEET SILT & CLAY 41 % LIQUID LIMIT %
PLASTICITY INDEX %



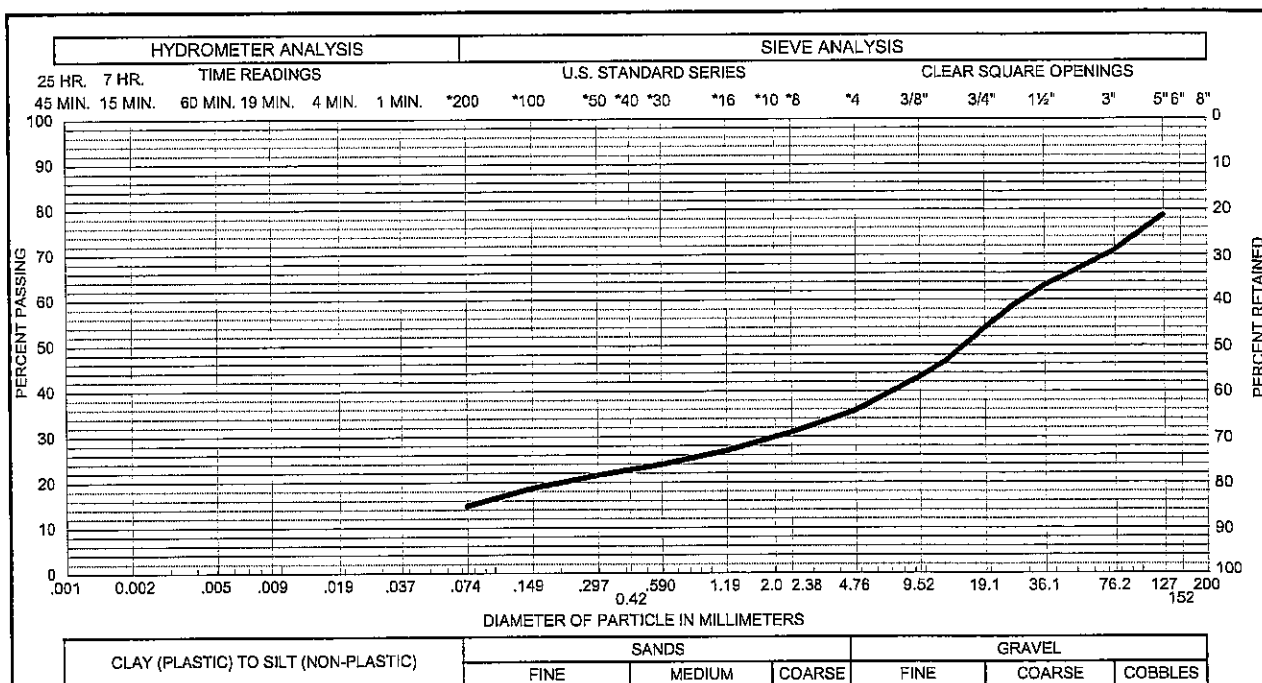
Sample of SILT, GRAVELLY (ML) GRAVEL 24 % SAND 33 %
From TP - 3 AT 9-11 FEET SILT & CLAY 43 % LIQUID LIMIT %
PLASTICITY INDEX %

ARCHDIOCESAN HOUSING, INC.
OAKHURST SUBDIVISION
PROJECT NO. GS05471-120

S:\GS05471.000\120\6. Calcs\GS05471-120.Gradation.xls

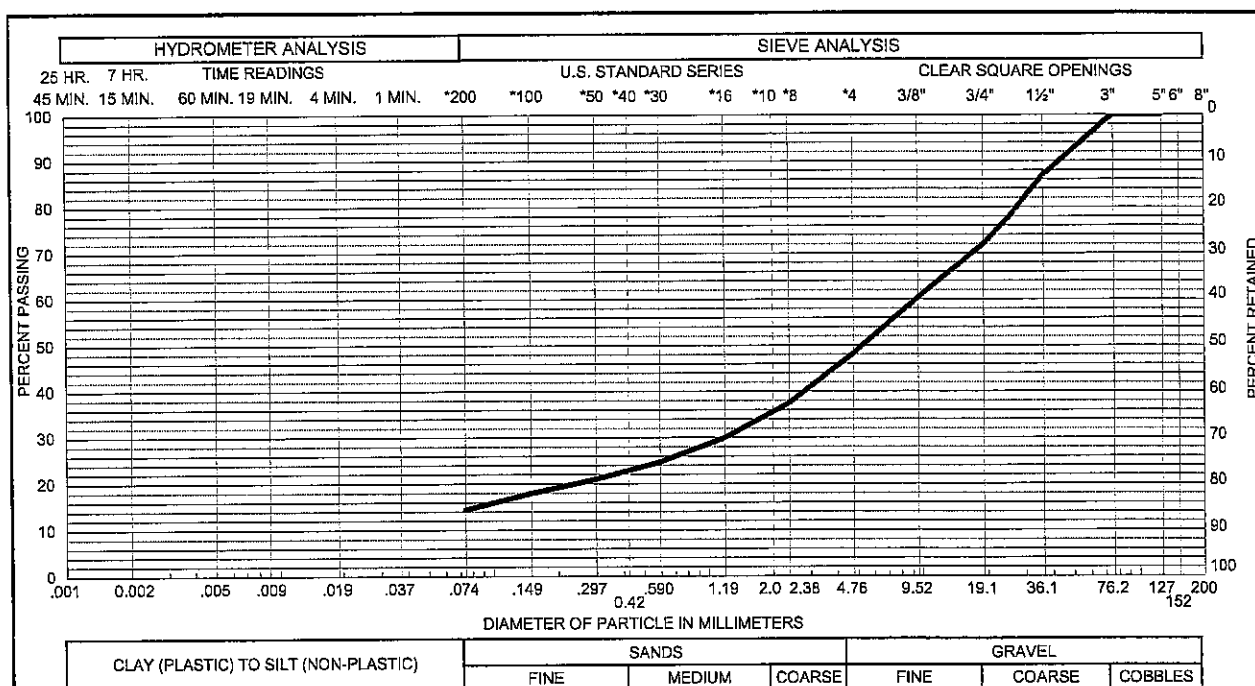
Gradation Test Results

FIG. A-5



Sample of SILT, GRAVELLY (ML)
From TP - 4 AT 9-11 FEET

GRAVEL 64 % SAND 21 %
SILT & CLAY 15 % LIQUID LIMIT %
PLASTICITY INDEX %



Sample of SILT, GRAVELLY (ML)
From TP - 5 AT 8-10 FEET

GRAVEL 52 % SAND 34 %
SILT & CLAY 14 % LIQUID LIMIT %
PLASTICITY INDEX %

ARCHDIOCESAN HOUSING, INC.
OAKHURST SUBDIVISION
PROJECT NO. GS05471-120

S:\GS05471.000\120\6. Calcs\GS05471-120.Gradation.xls

Gradation Test Results

FIG. A-6



SUMMARY OF LABORATORY TESTING
PROJECT NO. GS05471-120

* SWELL MEASURED WITH 1000 PSF APPLIED PRESSURE, OR ESTIMATED IN-SITU OVERBURDEN PRESSURE. NEGATIVE VALUE INDICATES COMPRESSION.

APPENDIX E
Laboratory Testing Results from Current Investigation



Huddlestone-Berry Engineering & Testing, LLC
640 White Avenue, Unit B
Grand Junction, CO 81501
970-255-8005
970-255-6818

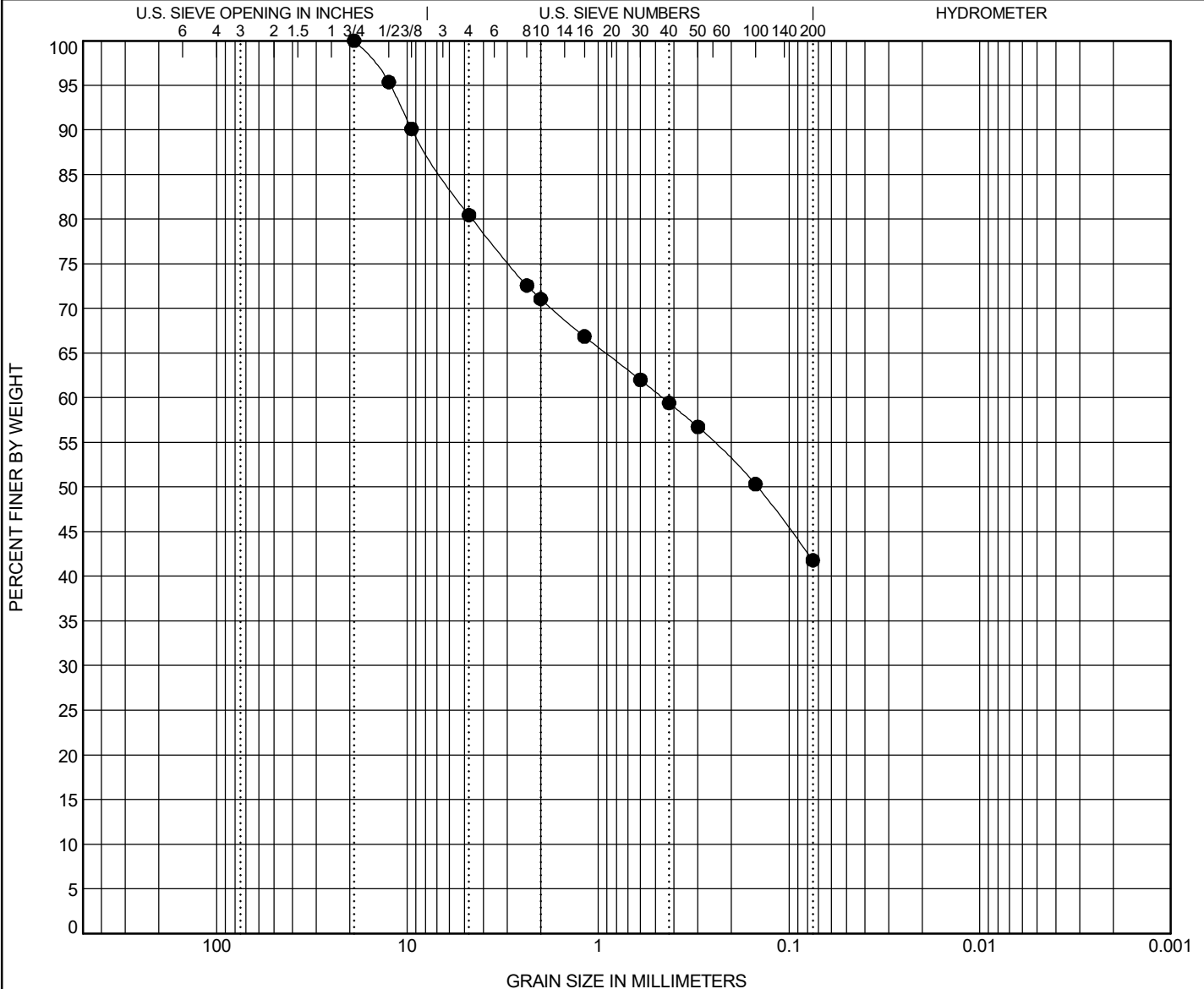
GRAIN SIZE DISTRIBUTION

CLIENT Forenza Contracting

PROJECT NAME Glenwood Multifamily

PROJECT NUMBER 01402-0002

PROJECT LOCATION Glenwood Springs, CO



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification		Classification					LL	PL	PI	Cc	Cu
●	Cuttings	SILTY SAND with GRAVEL(SM)					26	23	3		
Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt		%Clay	
●	Cuttings	19	0.459			19.5	38.7	41.8			

GRAIN SIZE 01402-0002 GLENWOOD MULTIFAMILY.GPJ GINT US LAB.GDT 12/2/17

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

- shown hereon

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.

- No address Blake and Palmer Avenue, Glenwood Springs, CO 81601

3. Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.

The Property described on this Survey does lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) A,B,C and D of the Flood Insurance Rate Map identified as Community Panel No 0802051434 Suffix B, bearing an effective date of January 3, 1986 and within Zone(s) A,B,C, and D of the Flood Insurance Rate Map identified as Community Panel No 0802051434 Suffix C, bearing an effective date of October 15, 1985.

Zone A - Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

Zone B - Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

Zone C - Areas of minimal flooding.

Zone D - Areas of undetermined, but possible flood hazards.

4. Gross land area.

- 5.508 acres

5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum and originating benchmark identified.

- Contours were devised by a ground survey conducted during December, 2019, Vertical Datum 6.04 feet below NAVD88.

7. (a) Exterior dimensions of all buildings at ground level.

- vacant property

(B) Square footage of:

- (1) exterior footprint of all buildings at ground level.
- vacant property

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

- shown hereon

10. (a) As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties (client to obtain necessary permission)

- none found

11. Location of utilities existing on or serving the surveyed property as determined by:

- shown hereon

- observed evidence collected pursuant to Section 5.E.iv.
- evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
- markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:

- Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
- Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
- Utility company installations on the surveyed property.

Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excovation and/or a private utility locate request may be necessary.

14. As specified by the client, distance to the nearest intersecting street.

non specified property falls at intersection of Blake and Palmer Avenue.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

- none observed

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

- none observed

18. If there has been a field delineation of wetlands conducted by a qualified specialist hired by the client, the surveyor shall locate any delineation markers observed in the process of conducting the fieldwork and show them on the face of the plat or map. If no markers were observed, the surveyor shall so state.

- none observed

19. Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).

- shown hereon

General Notes:

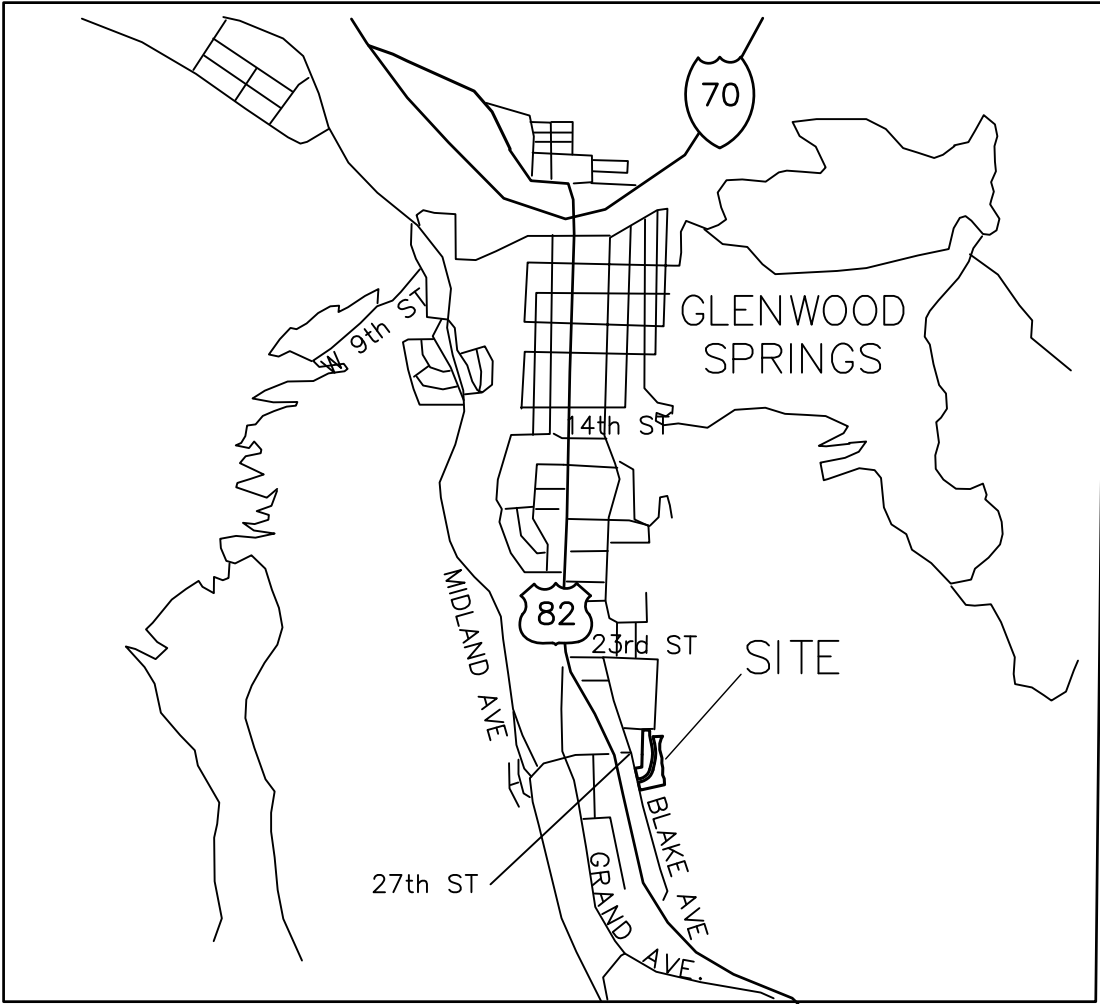
1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY. ORDER NUMBER CPR63014324.

2. BEARINGS ARE BASED ON THE SOUTH LINE OF OAKHURST SUBDIVISION FIRST FILING ACCORDING TO THE PLAT FILED AT RECEPTION NO. 241379 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER. THE VALUE USED, S77°23'50"W AS SHOWN THEREON WAS DETERMINED FROM A FOUND PLASTIC CAP STAMPED LS 37935 AT THE WEST AND EAST ENDS OF SAID LINE.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

ALTA/ NSPS LAND TITLE SURVEY

SITUATED IN THE SW¼ SW¼ SECTION 15, SE¼ SE¼ SECTION 16, NW¼ NW¼ SECTION 22
NE¼ NE¼ SECTION 21 ALL IN TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION:

OAKHURST SUBDIVISION (FIRST FILING) ACCORDING TO THE PLAT THEREOF FILED AT RECEPTION NO. 241379 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER.

EXCEPT: (1) LOTS 1, 2, AND 3 IN BLOCK 1, ACCORDING TO SAID PLAT;
(2) LOTS 1, 2 AND 3 IN BLOCK 2, ACCORDING TO SAID PLAT; AND(3) LOTS 4, 5, 6, 7, 8, AND 9 IN BLOCK 1 AND LOTS 4, 5, 6, 7, 8 AND 9 IN BLOCK 2, ACCORDING TO THE MAP OF OAKHURST SUBDIVISION, SECOND FILING FILED AT RECEPTION NO. 254484 IN SAID OFFICE.

COUNTY OF GARFIELD
STATE OF COLORADO

SURVEYORS CERTIFICATION:

To Land Title Guarantee Company, Glenwood Multi Family, LLC, A Colorado Limited Liability Company, and Four Points Funding.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 10, 11, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on December 11, 2019.

Date of Plat or Map: December 11, 2019
Patrick W. Click

Dated: December 16, 2019 Registration No. 37904



SCHEDULE B, PART II
EXCEPTIONS

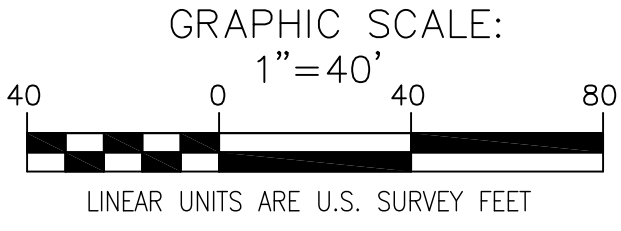
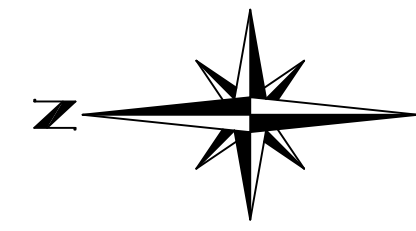
- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
 - SHOWN HEREON
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 - NOT A SURVEY MATTER
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
 - SHOWN HEREON
- 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.
 - NOT A SURVEY MATTER
- 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
 - NOT A SURVEY MATTER
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
 - NOT A SURVEY MATTER
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
 - NOT A SURVEY MATTER
- 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 CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 07 1891 IN BOOK 12 AT PAGE 342 AND RECORDED MARCH 14, 1891 IN BOOK 12 AT PAGE 72.
 - BLANKET EASEMENT
- EASEMENTS AND RIGHT OF WAY FOR TELEPHONE/TELEGRAPH PURPOSES AS CONTAINED IN INSTRUMENT RECORDED JUNE 25, 1936 IN BOOK 183 AT PAGE 422.
 - NONE FOUND
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN INSTRUMENT RECORDED JUNE 06, 1983 UNDER RECEPTION NO. 342659.
 - SHOWN HEREON
- TERMS, CONDITIONS AND PROVISIONS OF MAINTENANCE AGREEMENT RECORDED APRIL 16, 1986 AT RECEPTION NO. 370323.
 - DOES NOT AFFECT PROPERTY SURVEYED HEREON
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 08, 1970 AT RECEPTION NO. 246299.
 - ACCESS AGREEMENT FOR PALMER AVENUE TO THE NORTH OF THE PROPERTY SURVEYED HEREON
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 62 RECORDED JANUARY 13, 1988 AT RECEPTION NO. 388990.
 - NOT A SURVEY MATTER (REZONE OF PROPERTY)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY EASEMENT RECORDED DECEMBER 18, 1992 UNDER RECEPTION NO. 442302.
 - SHOWN HEREON
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF OAKHURST SUBDIVISION RECORDED JULY 25, 1968 UNDER RECEPTION NO. 241379 AND THE FILING NO. 2 PLAT RECORDED FEBRUARY 2, 1972 AT RECEPTION NO. 254484.
 - SHOWN HEREON

EASEMENTS AND RIGHT OF WAY FOR THE GLENWOOD DITCH.

ALTA/NSPS LAND TITLE SURVEY	
SITUATED IN SECTION 15, 16, 22 AND 21 TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO	
JOB #: 2019159	FIELD WORK: PC
DATE: 12/16/19	DRAWING NAME:ALTA
DRAWN BY: PC	
POLARIS SURVEYING	
PATRICK W. CLICK P.L.S.	
3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE/FAX (970)434-7038	
SH: 1 OF 2	

ALTA/NSPS LAND TITLE SURVEY

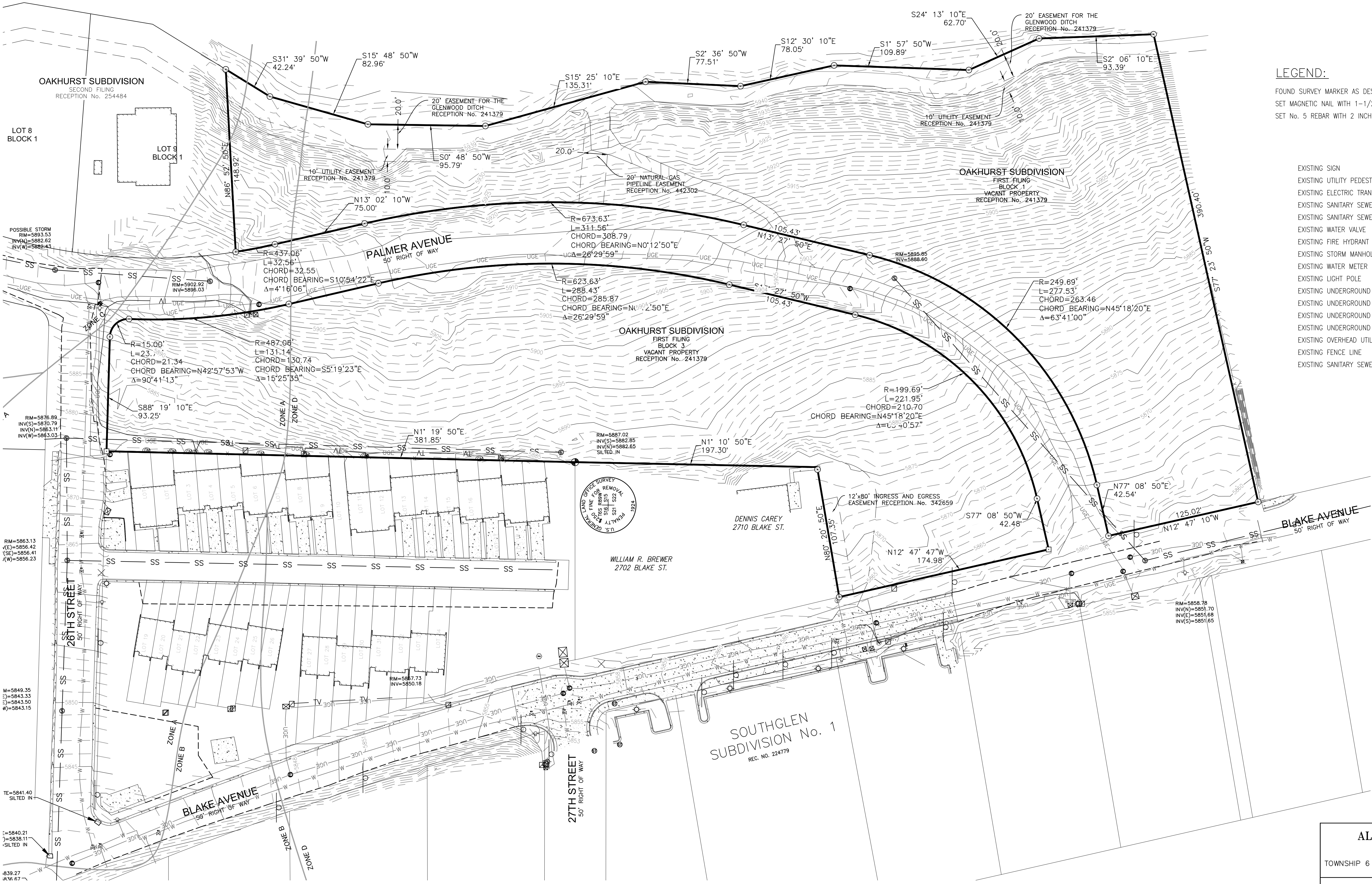
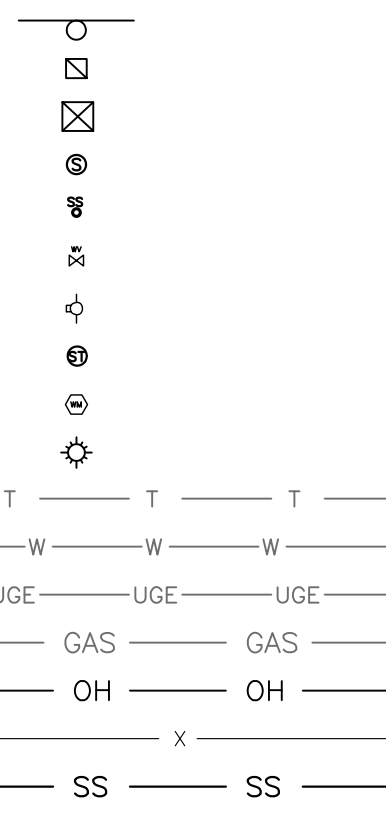
SITUATED IN THE SW¼ SW¼ SECTION 15, SE¼ SE¼ SECTION 16, NW¼ NW¼ SECTION 22
NE¼ NE¼ SECTION 21 ALL IN TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
SET MAGNETIC NAIL WITH 1-1/2 INCH BRASS DISC PLS 37904
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER LINE

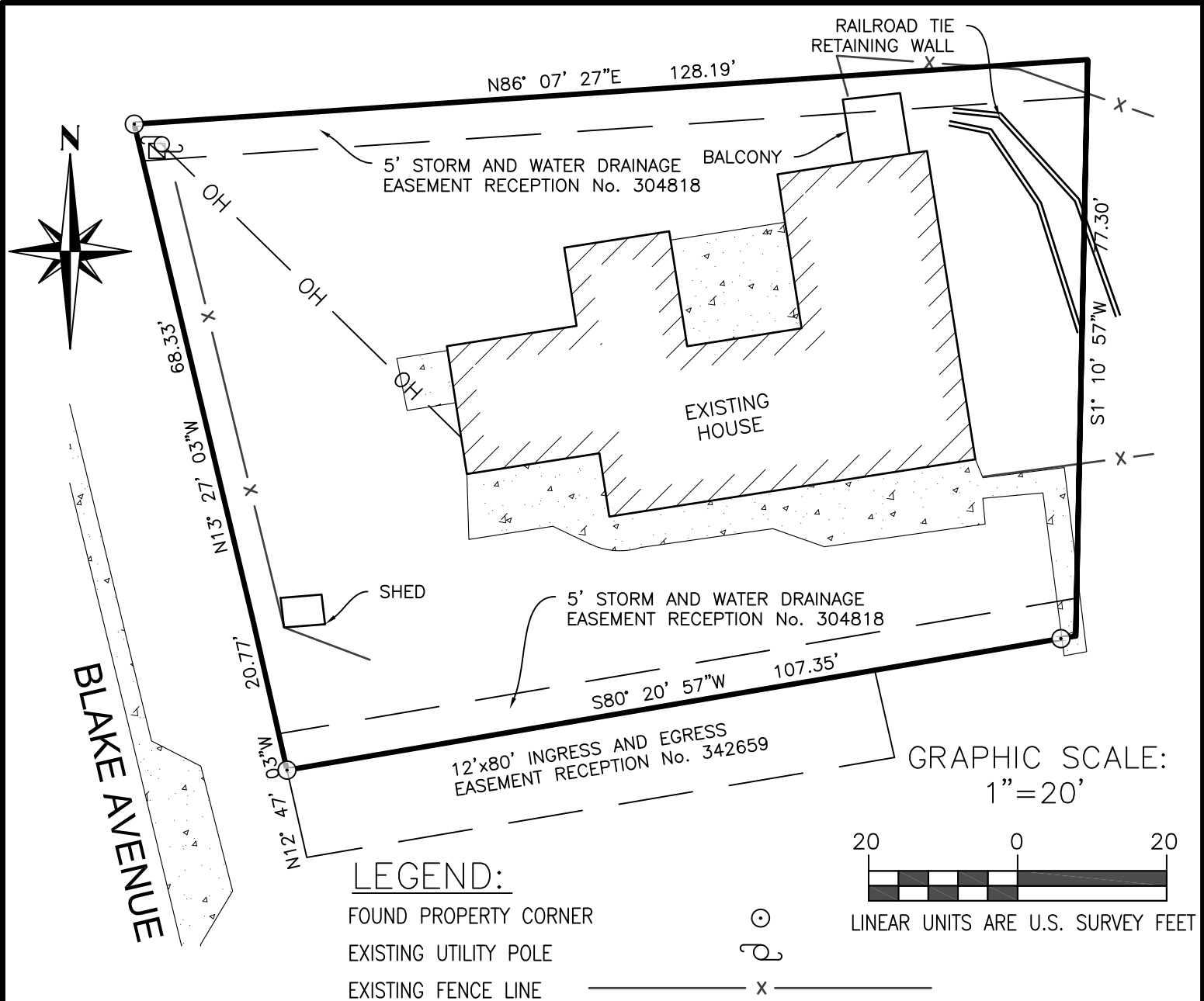


ALTA/NSPS LAND TITLE SURVEY
SITUATED IN SECTION 15, 16, 22 AND 21
TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO

JOB #: 2019159 FIELD WORK: PC
DATE: 12/16/19 DRAWING NAME: ALTA DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

SH: 1 OF 2



LEGAL DESCRIPTION:

A tract or parcel of land being all that part of the NE1/4NE1/4 of Section 21, Township 6 South, Range 89 West of the 6th P.M., lying westerly of the easterly line of said Section 21 and easterly of the proposed Blake Street extension in the City of Glenwood Springs, described as follows:

Beginning at a point on the easterly line of said Section 21, whence the Northeast corner of said Section 21 bears North 1°11' East 120.00 feet;

thence South 1°11' West 77.30 feet along the easterly line of said Section 21; thence South 80°21' West 107.35 feet to a point on the easterly line of said Blake Street extension; thence North 12°47' West 20.77 feet along the easterly line of said Blake Street extension;

thence North 13°27' West 68.33 feet along the easterly line of said Blake Street extension; thence North 86°07'30" East 128.19 feet to a point on the easterly line of said Section 21, the Point of Beginning.

Together with a non-exclusive easement for ingress and egress situate in the NE1/4 of the NE1/4 of Section 21, Township 6 South, Range 89 West of the 6th P.M., being more particularly described as follows: Beginning at the Northeast corner of said Section 21;

thence South 01°11' West 197.30 feet along the East line of said Section 21, thence South 80°21' West 107.35 feet to the True Point of Beginning; thence North 80°21' East 80.00 feet; thence South 12°47' East 12.00 feet; thence South 80°21' West 80.00 feet to the easterly line of Blake Street extension; thence North 12°47' West 12.00 feet along said easterly line to the True Point of Beginning.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for COMMONWEALTH LAND TITLE INSURANCE COMPANY, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, FEBRUARY 19, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Stamp By: PATRICK W CLICK

DATE: February 21, 2020



POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

2710 Blake Avenue



Planning and Zoning Commission Report

Date: April 28, 2020
To: Planning and Zoning Commission
From: Trent L. Hyatt, Senior Planner
Subject: #06-20 - Special Use Review for a Retail Marijuana Establishment, Kind Castle

REQUEST	Consideration of a request for a special use permit for a retail marijuana establishment in the M1 Mixed-Use Corridor District
APPLICANT	Kind Glenwood LLC
OWNER	2114 Grand Avenue, LLC
LOCATION	2114 Grand Avenue, Suite C (PIN: 2185-164-00-095)
ZONE	M1 Mixed Use Corridor District
SURROUNDING LAND USES	North: Hotel lodging South: Retail convenience store/gas station East: Grand Avenue right-of-way West: Multi-family residential
LOT SIZE	Approximately 0.398 acres/17,337 square feet (unit size approximately 738 square feet)

ACTION ITEM:

The Planning and Zoning Commission (Commission) is the recommending body to City Council on marijuana related uses requiring a special use permit.

Action 1 - Special Use Permit - for a retail marijuana establishment in the M1 Mixed-Use Corridor District.

Staff recommendation: *Staff recommends **approval (with conditions)** of the Special Use Permit with the findings and conditions on pages 8-9.*

BACKGROUND/ANALYSIS

Proposal

The applicant, John Dyet, doing business as Kind Castle, proposes the interior remodel of an existing approximately 738 square foot unit (currently occupied by a framing business) in the commercial strip located at 2114 to accommodate the retail sale of cannabis and related products. The applicant plans to also take occupancy of Suite A which is currently occupied by a barbershop.

The proposed use falls under the definition of a *retail marijuana establishment* as defined by Section 070.070.020(c)(7)b of the *Glenwood Springs Municipal Code* (Code) outlined in *italics*

below. This use requires additional licensing through the State of Colorado and City of Glenwood Springs.

Retail marijuana establishment means the retail sale, cultivation, storage, product manufacturing or testing of marijuana to the extent permitted by Article XVIII, Section 16 of the Colorado Constitution and in various provisions of the Colorado Retail Marijuana Code, C.R.S. Article 43.4 of Title 12, and any other applicable state or city law or regulation.

Special Review Criteria

There are two sets of criteria in the Municipal Code to consider in the analysis of marijuana related businesses. Section 070.030.030(e)(11) of the Code are use specific standards which apply to retail marijuana businesses. Section 070.060.050(e)(3)e.2 applies generally to special review uses. Staff lists each of the criteria in **bold** below along with comments.

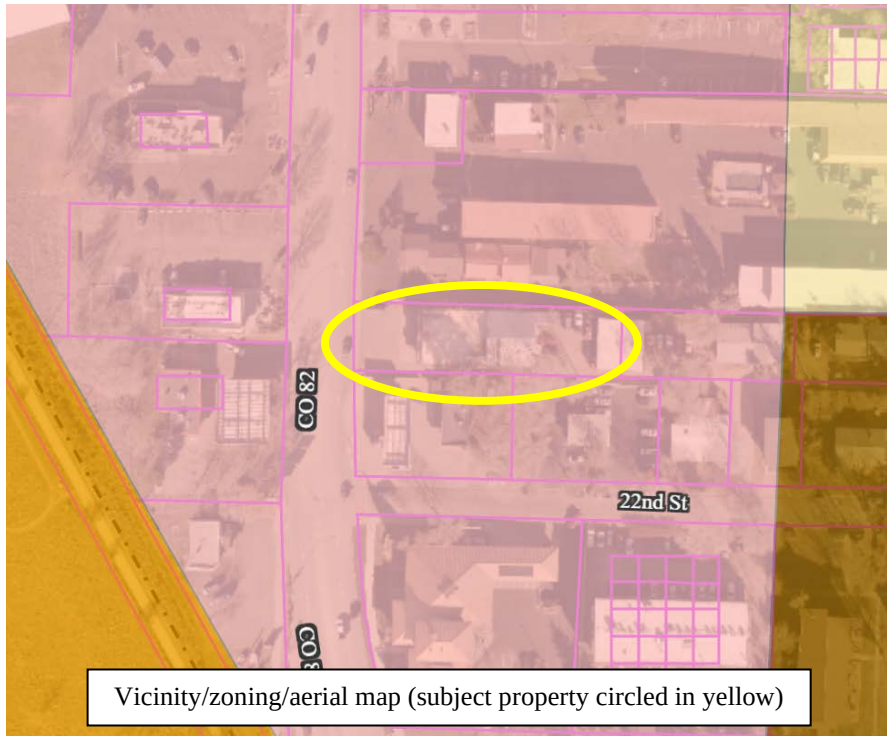


West view-Suite C (existing)

Section 070.030.030(e)(11) – Retail Marijuana Establishment

b. License Required

Retail marijuana establishments shall comply with City Code Article 050.090.



Vicinity/zoning/aerial map (subject property circled in yellow)

The applicant shall apply for a City business license for the proposed use prior to future operation.

c. Location of Licensed Establishment Retail marijuana establishments shall be located only in areas of the city as allowed in the City Code. No retail marijuana establishment shall be located:

- 1. Within 500 feet of any existing public or private school facility where classes are held for children aged kindergarten through**

the 12th grade. The distance shall be property computed by a straight line measurement from the nearest property line of the school to the nearest property line of the site housing the retail marijuana establishment;

The retail marijuana establishment is located over 600 feet from both St. Stephens School and Columbine School, the two closest in proximity.

- 2. Within 900 feet of another retail marijuana establishment or a medical marijuana business. A retail marijuana establishment may locate on the same licensed premises as a medical marijuana business of the same class and same ownership, only if the licensed premises is located to meet the distance requirements from other retail marijuana establishments and medical marijuana businesses. This distance shall be computed by a straight line measurement between property lines of the sites housing the two facilities; and**

The proposed retail establishment is located over 3,000 from The Green Dragon to the southwest.

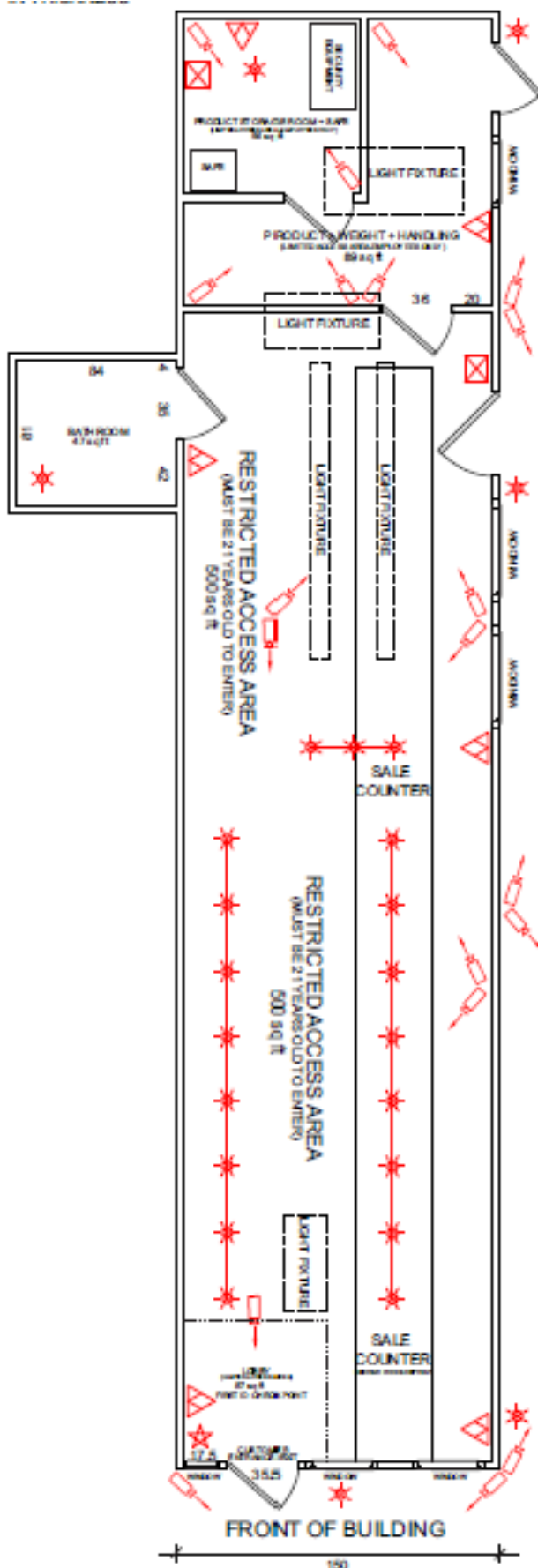


- 3. In any zoning district not specifically permitted by the City Code.**

The use is proposed in a zone district, M1, which allows retail marijuana establishments.

d. Requirements Related to Operation of a Retail Marijuana Establishment

- 1. Retail marijuana establishments shall meet all operational criteria for the procurement, display, dispensing, labeling, sanitation, security, and any other**



criteria as required by the state pursuant to the CRMC and the City Code Article 050.090.

The operation shall apply for and receive all applicable permits from the state and maintain compliance therewith.

2. In addition, all retail marijuana establishments shall comply with the following local restrictions:

i. Hours of operation shall be limited to between 8:00 a.m. and 7:00 p.m. Monday through Sunday; and

The business shall comply with the restricted hours of operation.

ii. A sign permit shall be obtained through the Community Development Department. All exterior signage associated with a retail marijuana establishment will meet the standards established in the CRMC and in the City Code.

The applicant shall apply for and receive a sign permit prior erecting any signage at the site.

iii. Storage of retail marijuana shall be considered an accessory use. Not more than 25 percent of the licensed premises of a retail marijuana business shall be used for such purposes.

All cannabis product onsite shall be for retail sale. Significantly less than 25 percent of the floor plan is proposed for storage.

iv. No discernible odor shall be projected beyond the exterior walls of the licensed premises.

Odor is a concern with any marijuana related business and is an expected nuisance. However, the issue is more closely related to grow facilities as the City

does not generally receive complaints for sales only businesses. That being said, the applicant proposes a high efficiency exhaust system which utilizes carbon filter fans to combat the issue. In addition, the applicant proposes off site prepackaging of flower products. As is the norm with all applications associated with marijuana businesses, staff is recommending a condition of the special use permit that requires compliance with the above criteria at all times. In the event that documented inspections of the premises by City staff, preceded by complaints, indicate that odor is an issue, the applicant will need to employ alternative methods to mitigate odors or be at risk of losing their City license.

Section 070.060.050(e)(3)e.2 – All Land Uses

i. The use will be compatible with the surrounding area;

Similar uses, retail and service, are currently operating at the site and a mix of uses are located in close proximity including lodging, multi-family residential, and automobile fuel sales. The subject property is directly adjacent to Colorado State Highway 82 and related uses which generally serve the travelling public. Therefore, the use is compatible with the surrounding area.

ii. The impacts of the use on surrounding areas have been adequately minimized;

Other than potential odor nuisance discussed above, the proposed use is not expected to create any additional impacts than currently exist at the site.

iii. The use will be consistent with the general purpose and intent of this Code;

The use/proposal appears to be consistent with the general purpose and intent of the Code.

iv. The use will comply with all applicable standards of this Code;

The use is in compliance with the Code. While the existing parking lot is substandard in terms of design/circulation and landscaping. The proposed use does not trigger the upgrading of these features.

v. The use is in conformance with the Comprehensive Plan and other City plans and policies; and



As shown at right, Map 2.2 Future Land Use – Central Portion of the City of the Glenwood Springs of the Comprehensive Plan (Comp Plan) identifies the property as “Commercial” in red. 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. Retail that would compete directly with Downtown retail is discouraged.” The current proposal is in compliance with the map designation and description.

Numerous community goals and related objectives and strategies outlined in the Executive Summary and subsequent chapters of the Comp Plan encourage economic development, preserving our small-town character, convenient transportation, infill development, housing opportunities, social diversity, and preserving natural resources all of which are supported by this proposal. These goals are outlined in the following table.

<u>Comprehensive Plan Goal Supported</u>	<u>Objectives and Strategies</u>
-Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Attract diverse businesses and industries (Chapter 4, Page 50) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill retail development/redevelopment.	
-Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County	-Attract diverse businesses and industries (Chapter 4, Page 50) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83)
Staff Comment: Continuing to utilize the space for retail, as proposed, helps to maintain/retain the City’s role as a regional center.	
-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, Page 34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Enhance pedestrian-friendliness while facilitating traffic (Chapter 3, Page 36) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill, as proposed, makes improvements more cost effective. The use is in	

character with surrounding the site area and aligns with zone district purpose.	
-Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: Infill, as proposed, is a land use strategy used to address transportation issues per the Comp Plan.	
-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) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	
-Support social diversity	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	
-Preserve natural resources	-Promote water conservation (Chapter 7, Page 84) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	

vi. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

The use/proposal does not appear to negatively impact health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Reviewing Agency Comments

An overview of comments received from referral agencies is provided below. Said comments are also attached.

Colorado Department of Transportation – Correspondence addresses potential traffic impacts and access to the site and the need for an easement along the southern property boundary to accommodate the access control plan when the property is redeveloped.

Police Department – Comments received outline concerns with exiting parking and circulation, fire access, and security.

Adjacent Property Owner Comments

Joel Dembinsky – Comments outline the proximity of multi-family residential to the proposal and that the uses are not compatible as well as the abundance of the use in the City.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.050(e)(1)e.1 of the Code explains, “The Planning Commission shall review and approve, approve with conditions, or deny the special use permit application in accordance with 070.060.030(g) and the approval criteria in paragraph 2 below [addressed above in in this instance]. The Planning Commission may also remand the application back to the Director for further consideration.” Section 070.060.030(g)(1)d also states, “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*. In the instance of marijuana related business, Section 070.060.020(d)/ Table 060.1 Summary of Development Review Procedures outlines the Commission is the review and reminding authority to City Council.

Action 1 - Special Use Permit - for a retail marijuana establishment in the M1 Mixed-Use Corridor District.

Staff recommendation: Staff recommends **approval with conditions** of the Special Use Permit application with the **findings** and **conditions** below:

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.

Recommended Conditions:

1. The applicant shall provide evidence of approval of licenses from the State of Colorado and the City of Glenwood Springs for a retail marijuana establishment prior to issuance of a Special Use Permit.
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 proposed retail marijuana establishment shall comply with all verbal representations made by the applicant in the public hearing, as well as all approved plans and application materials, as revised per conditions of the Special Use Permit and approved by the Community Development Director prior to issuance of a Special Use Permit.
4. Any changes to signage on the site shall require a sign permit and demonstrated compliance with applicable requirements of the of the *Glenwood Springs Municipal Code*.
5. The use shall comply with the use standards and special review criteria for marijuana uses specified in the *Glenwood Springs Municipal Code* at all times. Failure to comply with the

applicable standards may result in an enforcement action or the incorporation of additional mitigation methods for Code compliance.

6. If complaints are received from adjacent property owners regarding any odors emitting from the site or any other matter regulated by the Code, City Council shall have the ability to re-evaluate or revoke the special use permit. The special use permit shall be subject to reconsideration and revocation by City Council within sixty (60) days of notification of the violation if the business owners are convicted by the City's Municipal Court of two *Glenwood Springs Municipal Code* nuisance violations pertaining to odors, etc. emitting from the site within a six (6) month period.
7. The applicant shall submit a building permit application as required. All contractors must receive a license to work in the City of Glenwood Springs.
8. The applicant shall provide an access easement along the south property line to allow for a future combined access with the adjacent property, 15 feet in width, in a form approved by the City Attorney and City Engineer.
9. The applicant shall obtain an access permit from the Colorado Department of Transportation, as required.



SPECIAL USE PERMIT APPLICATION CHECKLIST

For office use:

Pre-application Meeting Date: _____

Planning File #: _____

Applicant: _____

Lead Planner: _____

During or shortly following your pre-application meeting, you will receive this checklist noting the materials that the City will need to process your special use permit application. This information constitutes your application. Failure to provide the required materials on or before the application deadline will delay your application.

Materials to be Provided by Applicant								
Submittal Requirements		Paper Copy – number and format			PDF	Notes	Required Submission (√)	Submitted by Applicant (√)
		8 ½ x11	11 x 17	24 x 36				
1	Planning Application – completed in full and signed by applicant and all property owners of record	√			√			
2	Ownership - provide proof of ownership such as Deed of Trust, Warranty Deed or Quit Claim Deed. Title commitment will not suffice	√			√			
3	Public Noticing – signed and notarized affidavit proof of public notice including mineral estate owner notification	√						
4	Project Description – narrative describing the project and addressing how the application meets the general Special Use permit approval criteria page 1 of this guide and any applicable use-specific standards listed in 070.030.030	√			√			
5	Administrative Adjustment Request – refer to Administrative Adjustment information, criteria and questionnaire page 11	√			√			

Materials to be Provided by Applicant								
Submittal Requirements		Paper Copy – number and format			PDF	Notes	Required Submission (✓)	Submitted by Applicant (✓)
		8 ½ x11	11 x 17	24 x 36				
6	Variance – refer to Variance criteria and questionnaire page 15							
7	Site Improvement Survey	✓		✓	✓			
8	Complete Plan Set including:	0	1	1	✓			
	Cover Sheet							
	Site Plan							
	Preliminary Grading Plan							
	Conceptual Architectural Plans							
	Preliminary Landscape Plan							
	Sample materials board							
	Lighting Plan							
9	Engineering Reports including:	2	0	0	✓			
	Preliminary Traffic Impact Analysis or Letter – the level of documentation required depends on the location of the property and the type of development proposed							
	Preliminary Soils & Geotechnical Report							
	Drainage Letter or Study – level of information required depends on the project location, size and type of development. Refer to Engineering Standards							
10	Fee	\$ _____				Cash, check or credit card. Check payable to the City of Glenwood Springs		

Materials to be Provided by Applicant								
Submittal Requirements		Paper Copy – number and format			PDF	Notes	Required Submission (✓)	Submitted by Applicant (✓)
		8 ½ x11	11 x 17	24 x 36				
11	Other Materials (list other materials that will be required)							



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	☐
Annexation	☐	Master Plan	☐
Street Vacation	☐	Construction Plans	☐
	☐	Special Use Permit	☒
Subdivisions		Right of Way Encroachment License	☐
Minor Subdivision	☐	Floodplain Development Permit	☐
Preliminary Plat	☐		☐
Final Plat	☐	Flexibility and Relief Procedures	
Vacation of Right-of-Way	☐	Variance	☐
	☐	Administrative Adjustment	☐
	☐	Appeal	☐

Applicant/Property Owner Information:			
Applicant		Owner	
Kind Glenwood LLC		2114 Grand Avenue, LLC	
Relationship to Owner		Owner	
Lessee		Todd and Kristine Leahy	
Applicant Address		Owner Address	
2114 Grand Ave, Suite C	Glenwood Springs, CO	P.O. Box 2738	Glenwood Springs, CO 81602
Phone (970) 773-5463	Email Address john@kindcastle.com	Phone (970) 618-0756	Email Address sunlightcabin@comcast.net

Property Information:	
Address	Parcel Number
2114 Grand Avenue	218516400095
Subdivision	Lot and Block Number
NA Metes and Bounds Description	NA
Zone District M1 - Mixed Use Corridor	Existing Land Use Commercial retail uses

General Project Description:
Special use permit for a retail marijuana establishment.

Signatures:	
The owner or applicant must be present at the hearing. All public hearings must be properly 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.	Applicant
	Date
	Owner
	Date
	Owner
	Date

P.O. Box 2738, Glenwood Springs, CO 81602

December 19, 2019

Town of Glenwood Springs
Community Development Department
Gretchen Ricehill, Assistant Economic & Community Development Director
101 West 8th Street
Glenwood Springs, CO 81601

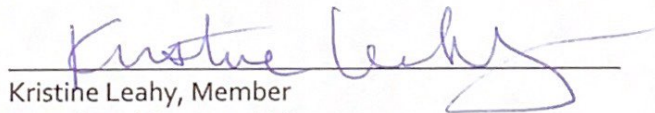
Dear Ms. Ricehill,

2114 Grand Avenue, LLC ("**Owner**") is the owner of the property located at 2114 Grand Avenue, Glenwood Springs, CO 81601 ("**Property**"). Please be advised that for purposes of submitting all necessary licenses and planning applications for a retail marijuana store on the Property, the Owner appoints John Dyet and Mark Mayasich of Kind Glenwood LLC ("**Lessee**") to act as our agent with authority to submit, process and represent such applications. The Lessee has a few of the commercial units under contract to rent provided the City approves the special use permit application and Lessee obtains the required license from City.

Sincerely,



Todd Leahy, Member
2114 Grand Avenue, LLC



Kristine Leahy, Member
2114 Grand Avenue, LLC

SPECIAL WARRANTY DEED

THIS DEED, made on December 16, 2019

between **Todd Leahy and Kristine Leahy**

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

2114 Grand Avenue, LLC, a Colorado limited liability company

whose legal address is : P.O. Box 2738, Glenwood Springs, CO 81602

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

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:

ALL THAT PORTION OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

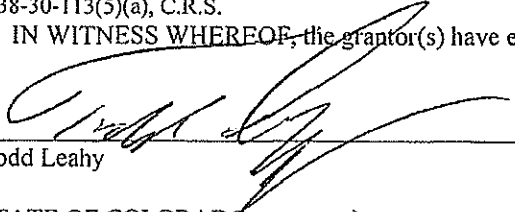
BEGINNING AT A POINT ON THE EASTERLY SIDE OF COLORADO STATE HIGHWAY NO. 82, WHICH BEARS SOUTH 01°32' WEST 788 FEET FROM THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 16 WITH SAID EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY NO. 82 SOUTH 01°32' WEST 64 FEET; THENCE SOUTH 88°28' EAST 271 FEET; THENCE NORTH 01°32' EAST 64 FEET; THENCE NORTH 88°28' WEST 271 FEET TO THE POINT OF BEGINNING.

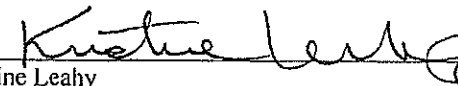
also known by street and number as: 2114 Grand Avenue, Glenwood Springs, CO 81601

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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); excepting from the grantor's warranty, all liens, reservations, easements, covenants, general taxes and assessments for the year 2019 and subsequent years; encumbrances of record and "subject to statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S.

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


Todd Leahy


Kristine Leahy

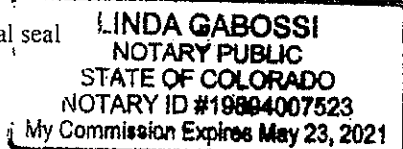
STATE OF COLORADO)

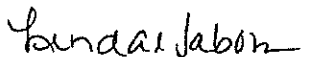
) ss.

COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me on December 16, 2019, by Todd Leahy and Kristine Leahy.

WITNESS my hand and official seal




Notary Public

E-RECORDED

simplifile

ID: 929569
County: _____
Date: 12/16/19 Time: _____

SPECIAL WARRANTY DEED

THIS DEED, made on December 16, 2019

between **Todd Leahy and Kristine Leahy**

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

2114 Grand Avenue, LLC, a Colorado limited liability company

whose legal address is : P.O. Box 2738, Glenwood Springs, CO 81602

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

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:

ALL THAT PORTION OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF COLORADO STATE HIGHWAY NO. 82, WHICH BEARS SOUTH 01°32' WEST 788 FEET FROM THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 16 WITH SAID EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY NO. 82 SOUTH 01°32' WEST 64 FEET; THENCE SOUTH 88°28' EAST 271 FEET; THENCE NORTH 01°32' EAST 64 FEET; THENCE NORTH 88°28' WEST 271 FEET TO THE POINT OF BEGINNING.

also known by street and number as: 2114 Grand Avenue, Glenwood Springs, CO 81601

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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); excepting from the grantor's warranty, all liens, reservations, easements, covenants, general taxes and assessments for the year 2019 and subsequent years; encumbrances of record and "subject to statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S.

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

Todd Leahy

Kristine Leahy

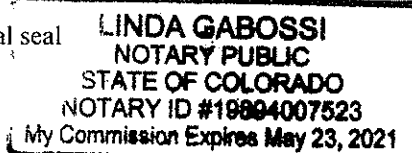
STATE OF COLORADO)

) ss.

COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me on December 16, 2019, by Todd Leahy and Kristine Leahy.

WITNESS my hand and official seal



Linda Gabossi
Notary Public



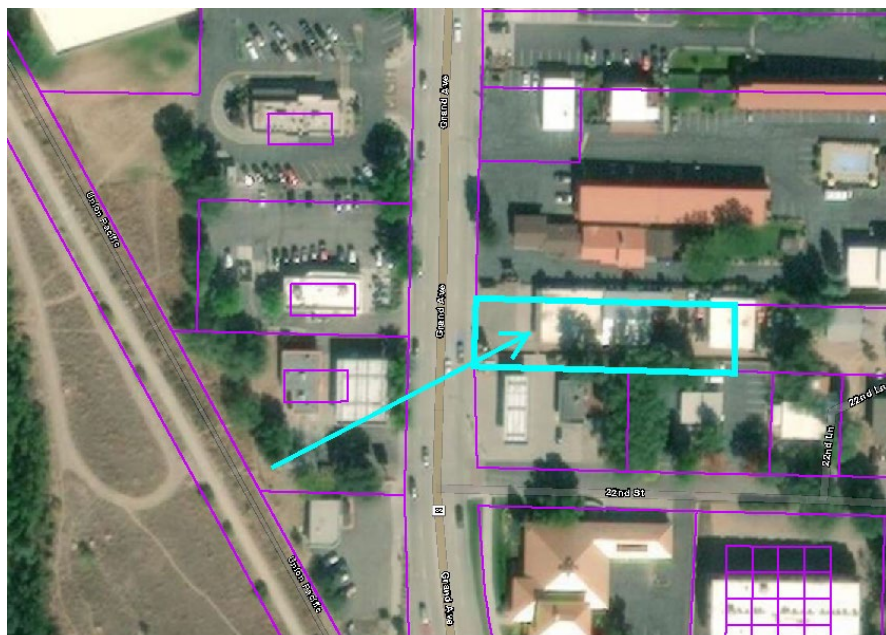
Glenwood Springs
Special Use Permit
The Kind Castle

Project Narrative
December 19, 2019

Background

Kind Glenwood, LLC dba The Kind Castle ("**Applicant**") is under contract to lease two existing retail suites located at 2114 Grand Avenue in Glenwood Springs ("**Property**") as shown in Figure 1. The Applicant desires to open a retail marijuana establishment on the Property. The Property owner is 2114 Grand Avenue, LLC with members Todd and Kristine Leahy ("**Owner**"). The Applicant's lease with the Owner is contingent upon the City of Glenwood Springs approval of a retail marijuana establishment through (1) a special use permit; and (2) a business license.

Figure 1. Vicinity Map



The Property contains 16,988 sq. ft. or 0.39 acre with a 3,000 sq. ft. (gross) retail building and a residential building with 2,420 sq. ft. of floor area¹. The retail building and residential building share a common wall.

The Applicant intends to construct the actual retail marijuana establishment in Unit C, which is located on the right hand side of the building as shown in Figure 2, and to use Unit A, which is located on the left side of the building, only for limited office and storage uses associated with the retail use. Unit A contains approximately 650 sq. ft. of floor area, and Unit C contains approximately 783 sq. ft. of floor area. Unit B is occupied by the Trading Post Pawn Shop that contains approximately 1560 sq. ft. of total retail space, including area that would not be defined as habitable according to the code (meaning the square footage includes bathrooms, storage, etc.)

The Applicant has the ability to expand into the residential unit behind it by up to approximately 1,250 sq. ft., or any lesser amount, bringing the ability for the maximum retail area space of up to 2,033 sq. ft.

Figure 2. Front Façade Units



SPECIAL USE PERMIT CRITERIA

Compatibility with Surrounding Area

The proposed retail store is very compatible with adjacent development because it is located in an intensive commercial area of the city. The Trading Post Pawn Shop is located on the Property in Suite B. A Sinclair Gas Station and the Alpine Bank parking lot are located to the south of the Property. Cedar Lodge is located to the north of the Property. The Corner Store Gas Station, Starbucks Coffee and Wendy's Restaurant are located to the west across Grand Avenue with a closed Safeway Store to the northwest. A multi-family building is located to the east. A fence separates the Property from land uses to the south but belongs to the Sinclair gas station. An intensive landscape buffer has grown between the Property and the lodge to the north.

It is now common to have retail marijuana stores in commercial areas of towns in Colorado with the potential adverse impacts of such mitigated through strong licensing requirements and strict adherence to compliance. Such business establishments act in the same capacity as any other retail store with customers parking, shopping and leaving the property. There will be no product manufacturing or cultivation facilities on the Property associated with this retail establishment, which means odor will not be an issue especially with added carbon filtration system. Total odor mitigation. No consumption of product will be permitted in accordance with City and State regulations.

Minimization of Impacts on the Surrounding Area

There will not be any adverse impacts to the surrounding area. The proposed retail store will not have any production or cultivation operations so the potential impacts are like any other retail store in the town. No significant odors will be emitted from the retail store. Store security and alarm systems will be robust in accordance with City and State regulations, with all security features indicated on the Floor Plan. Store staff will monitor customers to ensure that they are complying with City and State laws with no consumption permitted on the Property and no underage customers.

Floor area. The total habitable horizontal area of all floors in a building. Bathroom, toilet compartments, closets, halls, storage or utility space, garages, and similar areas are not considered habitable space.

Parking for the pawn shop and retail marijuana establishment will be provided as required by the City's development code with one space per 300 sq. ft. of retail area, applicable to total habitable space. The pawn shop contains approximately 1,027 sq. ft. of habitable floor area excluding storage, bathroom and other non-habitable space. The retail marijuana establishment will contain approximately 587 sq. ft. of habitable floor area excluding storage, bathroom and other non-habitable space. The total habitable floor area of both uses is 1,614 sq. ft. which equates to a parking requirement of 5.4 parking spaces. The Property currently contains 10 parking spaces in the front. Applicant also has the rights to 4 additional parking spaces in the rear. Ride Glenwood has a bus stop located at 20th and Grand Avenue which is approximately 500 feet from the retail store. Development Code Section 070.040.060(e)(7) states:

"The Director may approve reduced parking requirements up to twenty (20) percent for development located within seven hundred fifty (750) feet of an active transit stop."

This 20 percent reduction results in a parking requirement of 4.32 spaces (5.4 – 20%), rounded-up to 5 spaces. This would result in the property possessing over twice the amount of parking spaces required.

Consistency with the General Purpose and Intent of the Code

The general purpose of the Glenwood Springs Development Code "...is to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan." The proposed retail store is consistent with this intent because it complies with the Municipal Code for such stores including:

1. The establishment is not located within 500 feet of any existing public or private K-12 school.
2. The establishment is not located within 900 feet of another retail marijuana establishment.
3. No production or cultivation will occur within the Property so there will not be any adverse odors coming from the store.
4. Not more than 25% of the licenses premises will be used for the storage of retail marijuana.
5. The store hours will be between the hours of 8 a.m. to 7 p.m. Monday through Sunday.
6. All signage will be designed to meet City regulations for a retail marijuana establishment.

Parking will be provided in accordance with the Development Code. The Applicant, store managers and employees will comply with City and State retail marijuana regulations. The retail marijuana facility is also being evaluated pursuant to the special use permit and retail marijuana establishment regulations as set forth the City Municipal Code consistent with its intent.

Conformance with the Comprehensive Plan

The proposed retail marijuana facility conforms to the Glenwood Springs Comprehensive Plan. The Comprehensive Plan does not have a color associated with the area around the Property on the east side of Grand Avenue.

The Comprehensive Plan encourages mixed-use development in Secondary Commercial Centers. The Comprehensive Plan also envisions mixed-use areas to allow for a variety of uses including commercial, retail, office, restaurant, entertainment and multi-family housing. The proposed retail store meets the envisioned uses.

The proposed retail store conforms to the Comprehensive Plan's economic development policies. The store will help reinforce the City's role as a regional center and promote sustainable economic diversity. The proposed store will generate economic activity as envisioned in the Comprehensive Plan and provide the Town with an estimated \$258,000 in total sales tax revenue, with \$141,000 allocated to the City and \$30,000 to the County sales taxes. The retail store will employ approximately 10 full-time employees. The City's retail marijuana sales tax of 5% will increase the estimated sales tax revenue by approximately \$150,000 for a total estimates sales tax revenue of \$291,000.

The proposed store also conforms to the Comprehensive Plan transportation policies. The proposed retail store is located on the Ride Glenwood bus route with a stop only 500 feet away. Accommodation will be made for cyclists with a small bike rack provided near the front of the store.

Minimization of Adverse Impacts to the Health, Safety, and Welfare of Surrounding Residents and the City

The proposed retail marijuana establishment will protect the public health, safety and welfare of surrounding and residents and the city. The proposed retail store will provide state of the art security and alarm systems with reinforced doors and video cameras located around and within the establishment. The proposed retail store also meets the City regulations for issuing a retail marijuana license as outlined above, which further ensures the health, safety and welfare of the community. There will be no cultivation or production within the Property so there will be no adverse impacts from odors, excessive electric or water use. The retail store owner, manager and employees will operate in accordance with City regulations and the Colorado Retail Marijuana Code.

Access to the site is readily available from Grand Avenue. The Colorado Department of Transportation has been consulted on the proposed use and does not see any issues or the need for an access permit. All of the surrounding businesses have high traffic and turning movements. Parking meets the requirements of the Development Code.

More than 60% of the voters approved Amendment 64 in Glenwood Springs and the City crafted regulations to ensure the public health, safety and welfare would be protected. The proposed store is in line with the will of the voters and City regulations. The City subsequently voted to impose a local 5% sales tax by a vote of 1,205 to 813 in 2017. This represented 60% of the voters in the community. Thus, a majority of the community accepts retail marijuana establishments within the community per the adopted City regulations that limit and constrain retail establishments to certain areas of the city. Based on this, and the fact that the applicant meets all requirements under applicable ordinances, we strongly believe that the proposed retail marijuana establishment promotes the public health, safety and welfare of the City with hardly any impacts to the surrounding area.

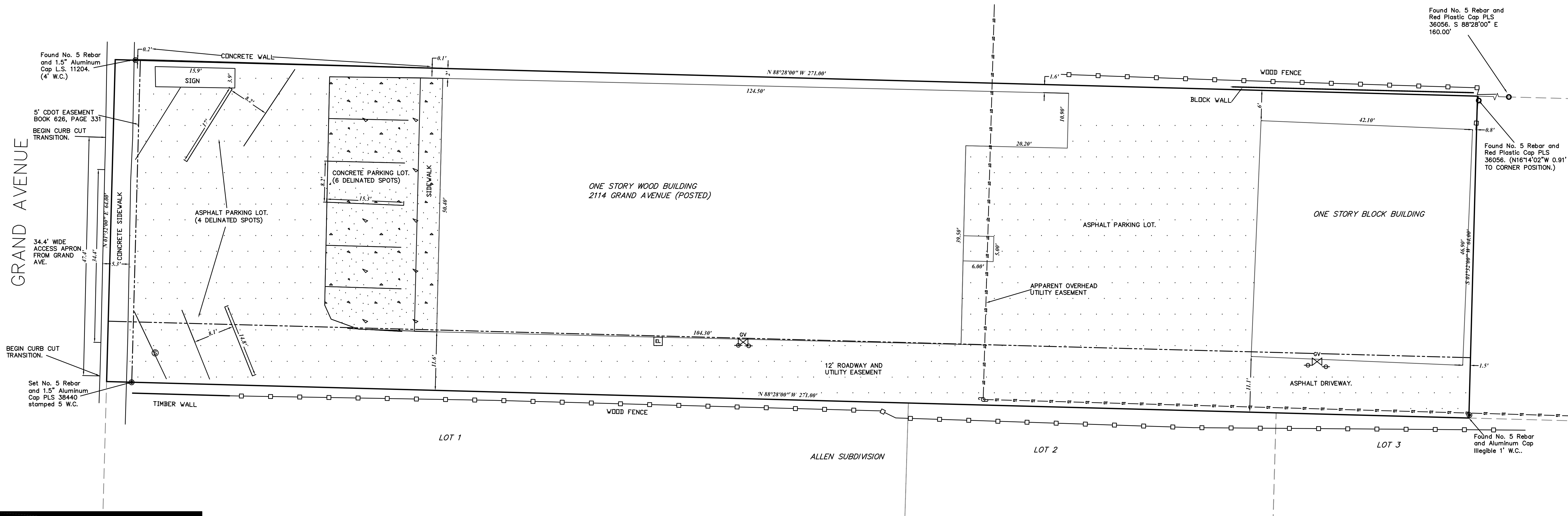
Currently many of Glenwood Springs' adult inhabitants are driving approximately 41 minutes (43 miles) on I-70 to The Kind Castle in the Town of Parachute, therefore, this proves that there is an established need in the neighborhood for this business to operate and concurrently allows Glenwood to gain that revenue from retail sales from

residents driving to our municipalities to purchase marijuana from other locations of The Kind Castle.

Currently, The Kind Castle store in the Town of Parachute is producing almost half the marijuana sales revenue for the Town, yet there are 6 marijuana stores in the Town. This store's registers full of customers, many of which drive not only from Glenwood Springs, but also from Silt, Eagle, New Castle and other surrounding areas, which means the City of Glenwood Springs would capture a big portion of those existing customers for revenue in taxes for the City. These customers firmly attest that the desires of the adult inhabitants and needs of the neighborhoods in Glenwood Springs are not being met by existing marijuana businesses within the city limits of Glenwood Springs and they desire The Kind Castle's retail marijuana license approved at 2114 Grand Avenue, Suite C.

ⁱ According to Garfield County Assessor's Records.

IMPROVEMENT LOCATION PLAT
A PARCEL OF LAND SITUATED IN THE NE¼SE¼ OF SECTION 16,
T.6 S., R. 89 W. OF THE 6th P.M.
CITY OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO



	CLEAN OUT		PIN (SET)
	CURB STOP		SIGN (MISC.)
	ELEC. METER/TRANS.		SIGN (SINGLE POLE)
	FIRE HYDRANT		TEST PIT/SOIL BORE
	GUY POLE		TREE (EVERGREEN)
	INLET		TREE (DECIDUOUS)
	LIGHT POLE		UTILITY POLE
	MANHOLE (DRAINAGE)		VALVE (GAS)
	MANHOLE (ELECTRIC)		VALVE (WATER)
	MANHOLE (SEWER)		VIEW POINT (SEE DETAILS)
	PEDESTAL (ELECTRIC)		WATER SHUT-OFF
	PEDESTAL (PHONE)		WELL
	PEDESTAL (CATV)		
	BUILDING/FOUNDATION		
	CANTILEVER		
	DECK		
	DIRT ROAD/PATH/WALKWAY		
	DRIVEWAY/EDGE OF ASPHALT		
	ENVELOPE/SETBACK		
	FENCE		
	GAURDRAIL		
	PROPERTY LINE		
	PROPERTY LINE (ADJOINING)		
	STONE RETAINING WALL		

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE NE¼SE¼ OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6th PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF COLORADO STATE HIGHWAY No. 82, WHICH BEARS S 01°32'00" W 788 FEET FROM THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 16 WITH SAID EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY; THENCE ALONG THE EASTERLY SIDE OF SAID COLORADO STATE HIGHWAY No. 82 S 01°32'00" W 64 FEET; THENCE S 88°28'00" E 271 FEET; THENCE N 01°32'00" E 64 FEET; THENCE N 88°28'00" W 271 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) DATE OF SURVEY: 01/07/2020.
- 2) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF N 88°28'00" W BETWEEN No. 5 REBAR AND 1.5" ALUMINUM CAP LS 11204 AND A No. 5 REBAR AND RED PLASTIC CAP PLS 36056 ALONG THE NORTHERLY LINE OF PARCEL AS SHOWN.
- 3) UNIT OF MEASURE ARE THE U.S. SURVEY FOOT.
- 4) THIS SURVEY IS BASED ON EXISTING BOUNDARY CORNERS FOUND IN PLACE.
- 5) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD DEED RECEPTION No. 294916, CDOT EASEMENT BOOK 626 PAGE 331.
- 6) AREA OF PARCEL = +/- 0.398 ACRES.
- 7) APPROXIMATELY 1' OF SNOW ON SITE AT TIME OF SURVEY.
- 8) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

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 CERTIFICATION SHOWN HEREON.

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS ____ DAY OF ____, 20__, AT ____ M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTION NUMBER ____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION: SECTION ____, TOWNSHIP ____, RANGE ____, OF THE 6TH P.M.

SURVEYOR'S CERTIFICATE

I, IVAN MARTIN, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR KIND GLENWOOD, LLC MADE BY ME AND UNDER MY SUPERVISION ON THIS DATE, JANUARY 7, 2020. I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL EXCEPT UTILITY CONNECTIONS AND THAT THERE IS NO APPARENT SIGN OR EVIDENCE OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



IVAN MARTIN
COLORADO P.L.S. No. 38440
FOR AND ON BEHALF OF
STARS TO STONES SURVEYING

IMPROVEMENT LOCATION PLAT
ALL THAT PORTION OF THE NE¼SE¼ OF SECTION 16
CITY OF GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO

Stars to Stones Surveying
Professional Land Surveying & Mapping
Stars2StonesSurveying@yahoo.com
970.618.2118 Cell

DRAWN BY: IM	DATE: 01/17/2020
CHECKED BY: IM	DRAWING NO. 2114GRANDAVE-S2S
JOB NO.: S2S20-203	SHEET 1 OF 1



Retail Marijuana Store Project Description

Name of Applicant

KIND GLENWOOD LLC d/b/a THE KIND CASTLE

Hours of Operation

Monday — Sunday: OPEN 8am / CLOSED 7pm

Location & Zoning

2114 Grand Avenue, Suite C, Glenwood Springs, CO 81601 | M1 - Mixed Use Corridor (formerly C/1) Zoning

Description of Applicant's Services

The Applicant will provide (to end-use consumers) sales services consisting of the highest quality retail marijuana and marijuana-infused product. Products sold are organic driven. The business nature of the Applicant is a retail/recreational marijuana store and does not include medical sales, product-manufacturing or cultivation. Customers must be 21 years of age or older to enter, which will be **strictly** enforced through the Applicant's customer identification (ID) check/verification process including the first ID checkpoint upon entering into a fully secured, double-door lobby and then a second ID checkpoint at the sales counter. The Applicant will strictly enforce all of its policies and procedures, especially close oversight of its employees to screen all customers diligently for age and in-state/out-of-state residency status. The Applicant has a very strong interest in the knowledge of codes and compliance of this business and therefore the Applicant warrants that the business and its employees will at all times be in full compliance with the codes and regulations of the **City of Glenwood Springs** and the **State of Colorado's Marijuana Enforcement Division**. Furthermore, the Applicant has retained legal and consulting services to contribute to the current and future compliance of this business operation. The retail sales provided by the Applicant will solely occur at the **Applicant's physical business premises located at 2114 Grand Avenue, Suite C in Glenwood Springs** and the Applicant will not provide delivery service to customers. The Applicant will offer quality products in proper packaging in a safe environment with full respect to the all industry-standard practices.

Lighting Plan (See "Floor Plan")

The Applicant's lighting plan will fully address the safety/security of the public, respective to city code, in addition to enhancing the city's nighttime character yet respecting the residents' value of the local mountain setting. The internal and external areas of the premises will have sufficient lighting for the safety of the customers, business, and surrounding residents, however, the Applicant will take precautions to ensure the safety of the installation/maintenance of such lighting fixtures. The Applicant will be in full compliance with the City code including, but not limited to, parking, display, security, and general purpose lighting structures.

Storage of Products

The Applicant will securely store its products on-site in a room identified as the Product Storage Room, which will house all inventory, receipts and the safe, located in the back portion of the building. The Product Storage Room shall consist of 9" solid brick walls, double-bolt door, and secured safe. The Product Storage Room will also have its own alarm system, only accessible to management level staff. For adequate product safety and odor control, products will be stored inside a locked safe in labeled, sealed containers in a temperature-controlled environment. The Product Storage Room, in addition to the rest of the premises, will be under video surveillance at all times. For more details regarding Applicant's policies relating to Product Storage, see "Storage of Marijuana Products" section of the "Retail Marijuana Store Plan Summary" document accompanying the Retail Marijuana Application.

Security Plan Summary

The Applicant takes security and the safety of the public very seriously. Therefore, an extensive security plan beyond industry-standard practices will govern the business establishment. The Applicant's security plan consists of alarms, video surveillance, monitoring services, motion sensors, and many other components. The Applicant will install and maintain alarms systems on-site at the premises, with remote alarm system monitoring services which operate 24 hours per day, 7 days per week. The alarm systems will have functions of 24/7 remote monitoring services, motion detection devices throughout the premises (particularly at all points of entry/exit including windows), and security measures such as a silent duress alarm in the event of robbery during business hours. Codes for alarm systems will be changed frequently. Employees must complete several training protocols such as a complete security and safety training courses. The Applicant will not employ any person that does not appear to be able to enforce Applicant's security measures.

The Applicant will install and facilitate the full use of full color, high-resolution video surveillance 24 hours per day, 7 days per week. Internally, the video surveillance will sufficiently monitor and capture such recordings of all entrances/exits of the premises, windows, lobby area, restricted areas, Security/Product Storage Room/Safe(s), points of sale, and all rooms/space within. Externally, video surveillance will capture front, side and rear views of the premises in addition to the covering all entrances/exits, surrounding area in front of the establishment, and the alley driveway. See the "Retail Marijuana Store Plan Summary" for additional supporting details relating to the Applicant's security procedures. See Applicant's Floor Plans (drawn to scale) for indications of camera locations throughout the proposed licensed premises.

ID Check Points

The Applicant's strict policy on double checking the unexpired and appropriate identification from both in-state and out-of state customers for age verification ensures no underage person shall be sold any products from this establishment. Our store in the Town of Parachute has passed underage sting operation tests conducted by the State of Colorado's Marijuana Enforcement Division (see attached letter from the MED). All entrants to the premises have their ID checked once at the door and again at the sales counter. Employees undergo extensive and frequent training and compliance enforcements measures to IDs are consistently checked properly.

Ventilation & Odor Mitigation Plan

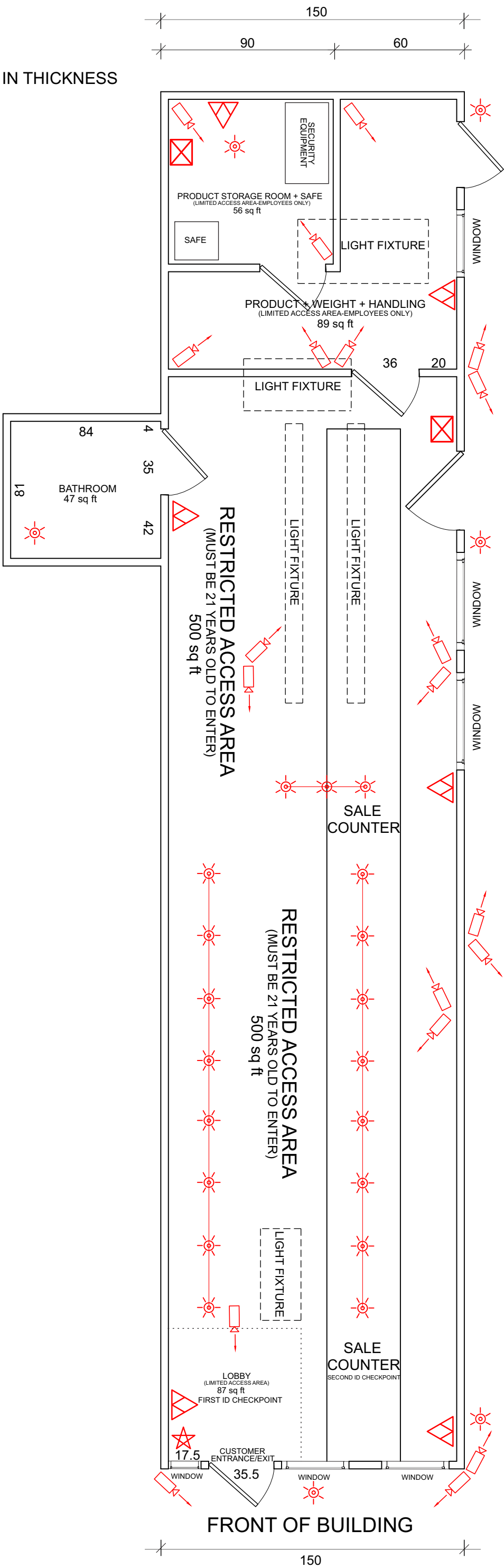
The Applicant's licensed premises shall include an aggressive plan to mitigate any odor from permeating through the exterior of the building containing the licensed premises. The plan will include utilizing an extensive, top-quality carbon filtration system to be installed in the building at 2114 Grand Avenue, Suite C, Glenwood Springs, CO 81601. The carbon odor filtration system implemented and installed by the Applicant at the licensed premises shall meet and exceed the odor mitigation requirements set forth in the City of Glenwood's Retail Marijuana Business Ordinance and expectations for such establishment. The carbon filtration shall effectively filter the air and ensure odor is never an issue. In our current operation the past 2 years, we have never had a complaint about odor. The licensed premises shall operate a fully functional ventilation system as desired by the City of Glenwood Springs.

Waste Disposal Plan

Please see "Plan Summary" and "Operations Manual" for all details related to the waste disposal plan.

FLOOR PLAN

*WALLS ARE 6 INCHES IN THICKNESS



SECURITY/SURVEILLANCE PLAN

- KEYS
- ★ LOCATION OF POSTED LICENSE
 - ☒ ALARM KEY PADS
 - ☼ LIGHTS
 - ▽ MOTION DETECTORS
 - ☐➔ SECURITY CAMERAS (ARROW INDICATES DIRECTION)

NOTE:

- TOTAL AREA = 779 SQ FT
- FLOOR AREA (HABITABLE) = 587
- WALL THICKNESS = 6"

20	SECURITY CAMERAS
6	MOTION DETECTORS
2	ALARM KEY PADS
3	STRIPS OF SPOTLIGHTS
5	FLUORESCENT LIGHT FIXTURES

*MEASUREMENTS ARE IN INCHES

FOR AGREEMENT

A/001

AREA MAP

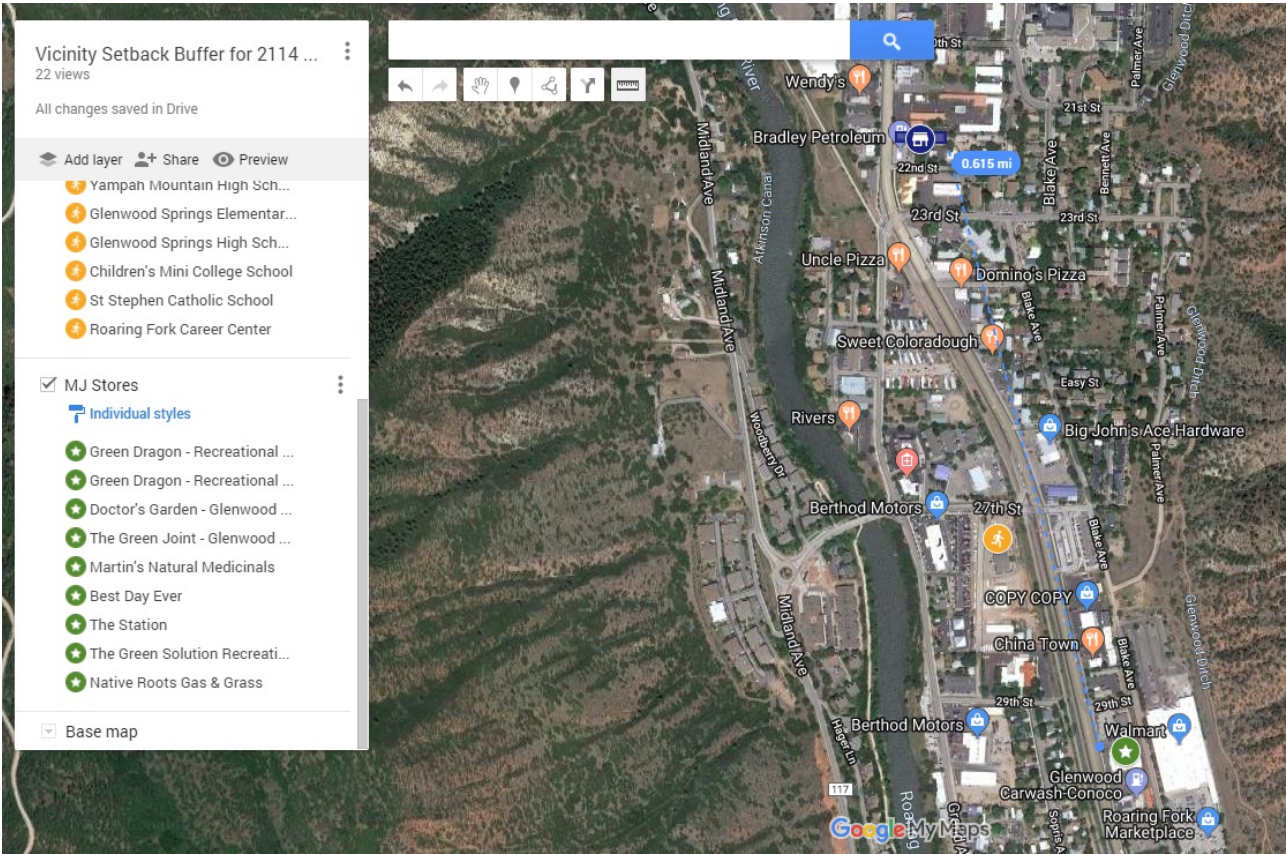
Proximity to the nearest marijuana business establishment

The following Area Map depictions below indicates the nearest distance from the nearest property line of the proposed Licensed Premises of the Applicant at 2114 Grand Avenue to the nearest property line of Green Dragon marijuana business located at 2922 S Glen Ave, Glenwood Springs, CO 81601 in accordance with the City of Glenwood Springs ordinance. As indicated below, the nearest other marijuana business is very far away from the Applicant's proposed retail marijuana store with separation distance of well over 3,000 feet.



AREA MAP – PROXIMITY TO OTHER MARIJUANA ESTABLISHMENT

MAP 2 DISTANCE TO GREEN DRAGON (GOOGLE MAP)



AREA MAP – PROXIMITY TO OTHER MARIJUANA ESTABLISHMENT

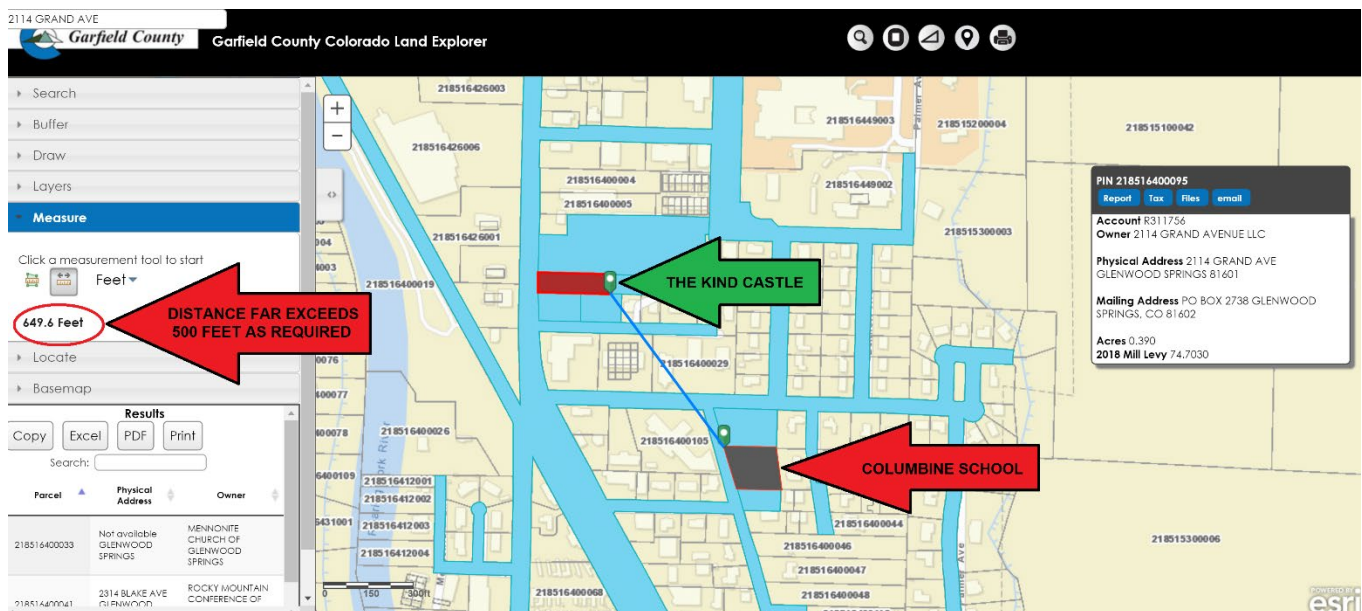
AREA MAP

Proximity to the nearest schools

The following Area Map depictions below indicates the nearest distance from the nearest property line of the proposed Licensed Premises of the Applicant at 2114 Grand Avenue to the nearest property line of Columbine School located at 2314 Blake Ave, Glenwood Springs, CO 81601 in accordance with the City of Glenwood Springs ordinance:

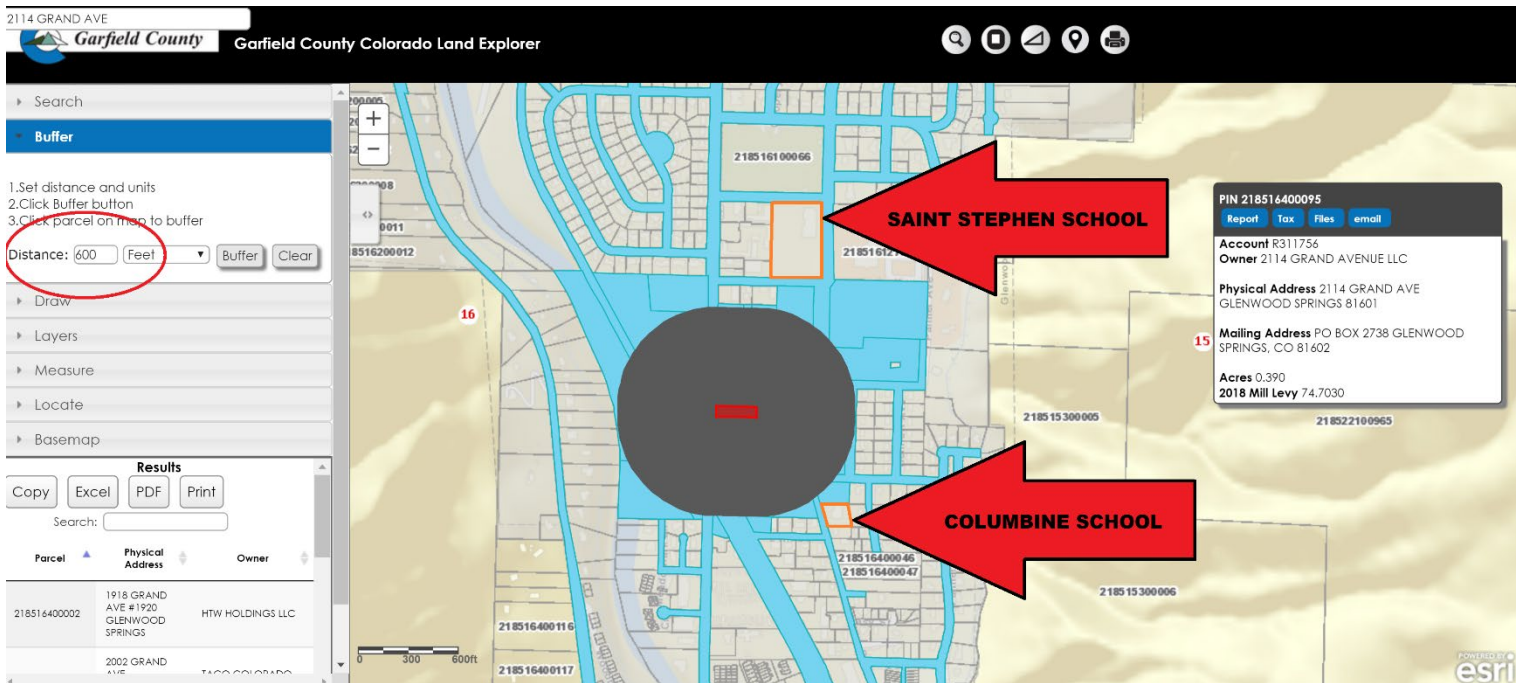
MAP 1 – DISTANCE TO COLUMBINE SCHOOL (GARFIELD COUNTY ASSESSOR)

Distance to the nearest school is approximately 650 feet distance away from Applicant's location, which significantly exceeds the city's minimum required distance of 500 feet separation.



MAP 2 – APPLICANT WITH A 600 FOOT BUFFER (GARFIELD COUNTY ASSESSOR)

The buffer of 600 feet was added to the Applicant's location on Garfield County Assessor's website to depict that even with a 600 foot buffer, the buffer still is far from reaching the Saint Stephen and Columbine Schools' property lines, which significantly exceeds the city's minimum required distance of 500 feet separation.

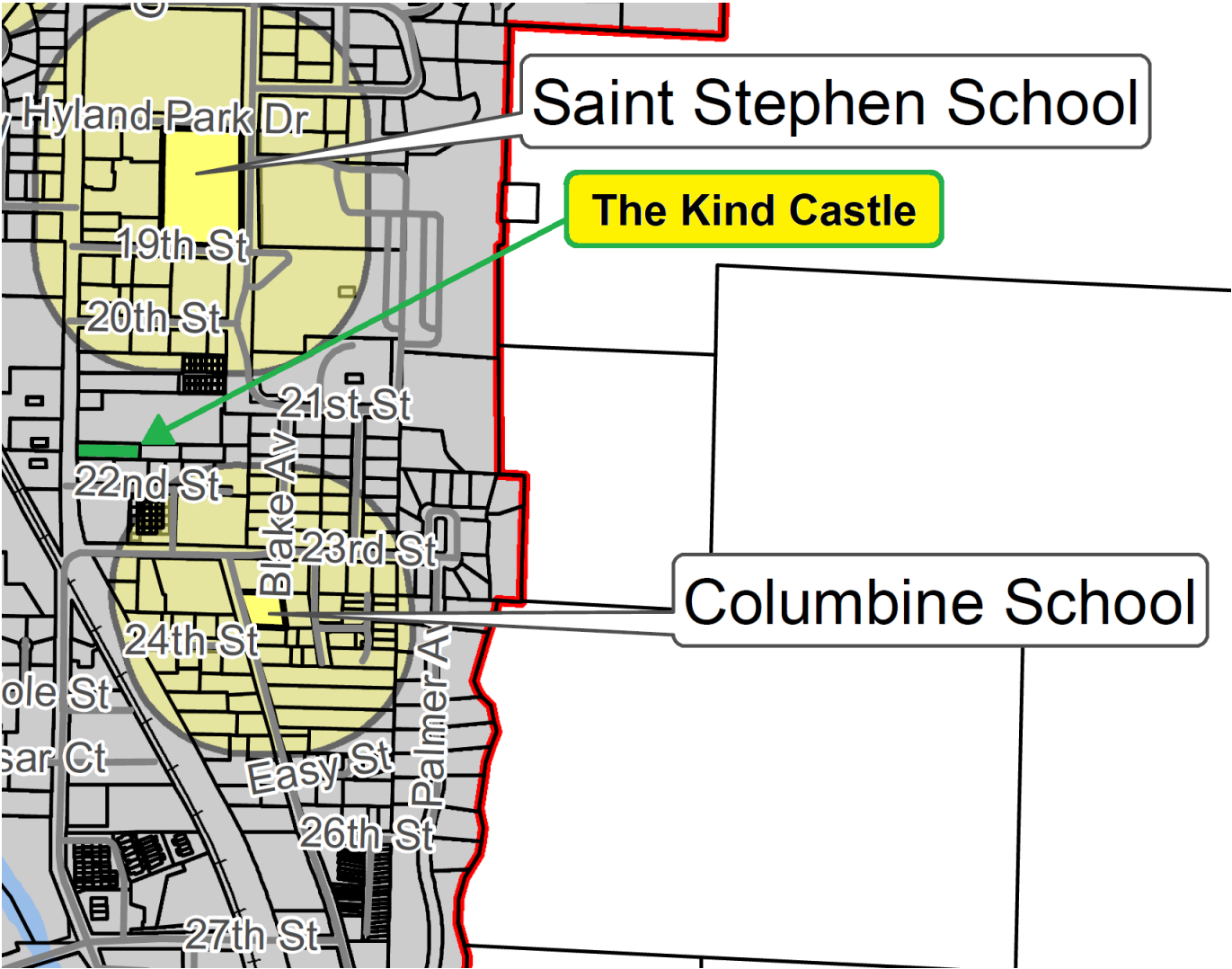


AREA MAP – Page 2 of 5

AREA MAP – PROXIMITY TO OTHER MARIJUANA ESTABLISHMENT

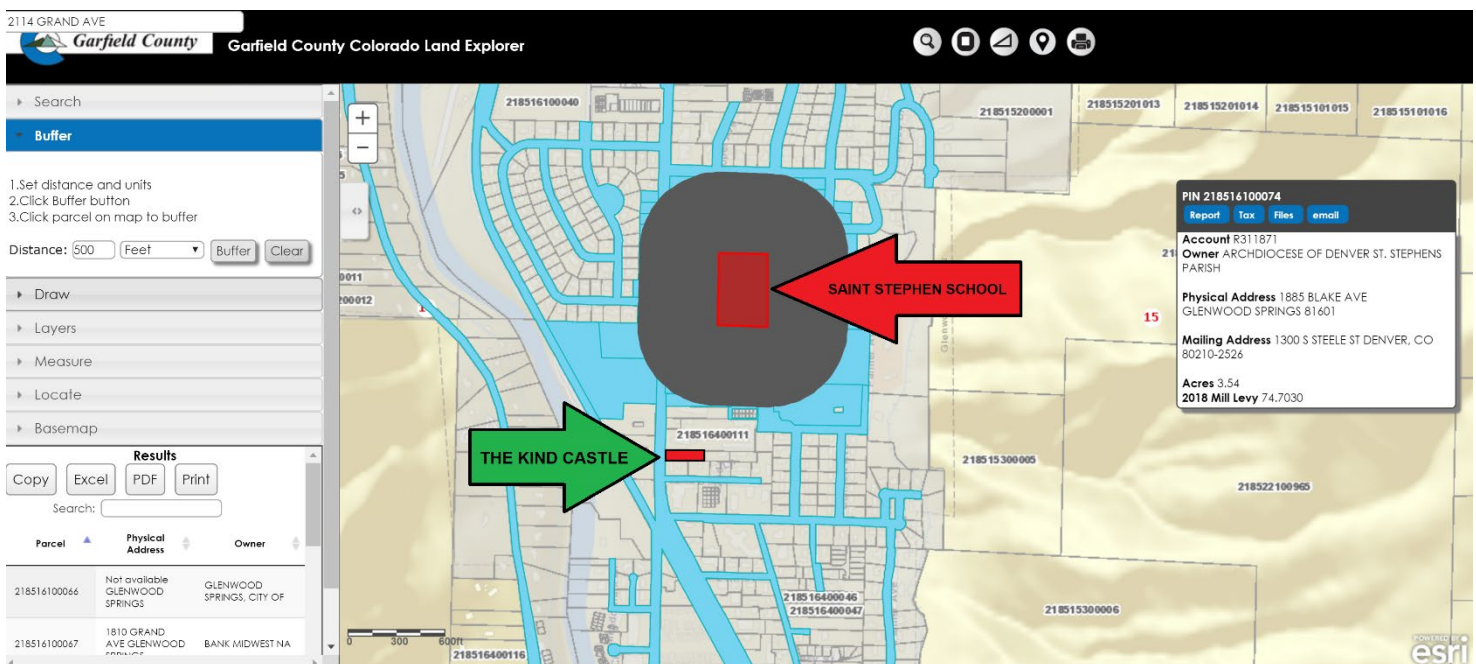
MAP 3 – SAINT STEPHEN/COLUMBINE SCHOOLS WITH 500 FT BUFFER (GLENWOOD SPRINGS MAP)

The buffer of 500 feet was added to the schools' locations created by the City of Glenwood Springs which the Applicant's indication of its location added to the map. The buffers are still far from reaching the Applicant's property lines, which significantly exceeds the city's minimum required distance of 500 feet separation.



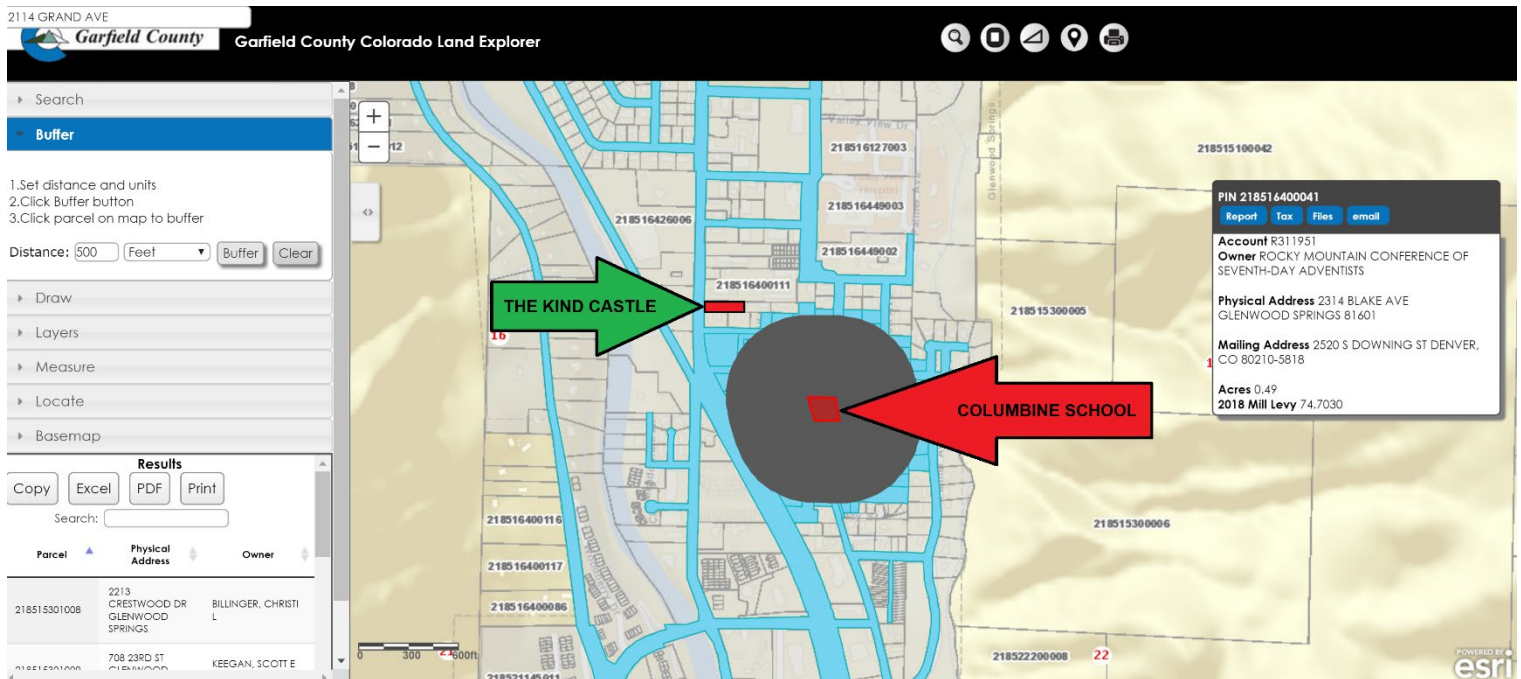
MAP 4 SAINT STEPHEN SCHOOL WITH 500 FOOT BUFFER (GARFIELD COUNTY ASSESSOR)

The buffer of 500 feet was added to Saint Stephen School on Garfield County Assessor's website to depict that with a 500 foot buffer, the buffer still is far from reaching the Applicant's property lines, which significantly exceeds the city's minimum required distance of 500 feet separation.



MAP 5 – COLUMBINE SCHOOL WITH 500 FOOT BUFFER (GARFIELD COUNTY ASSESSOR)

The buffer of 500 feet was added to Columbine School on Garfield County Assessor's website to depict that with a 500 foot buffer, the buffer still is far from reaching the Applicant's property lines, which significantly exceeds the city's minimum required distance of 500 feet separation.



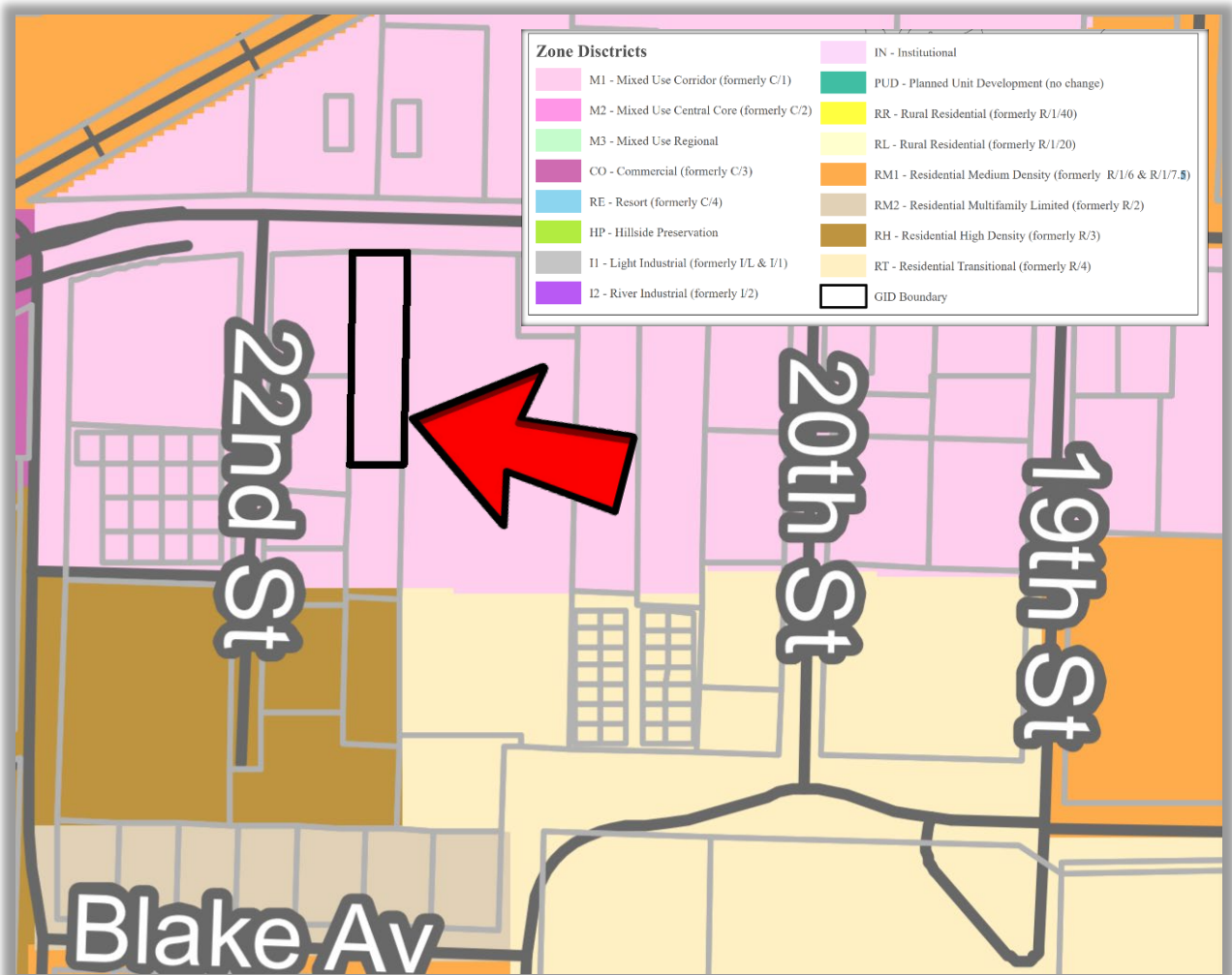
PROOF OF COMPLIANCE WITH ZONING AND LAND USE LAWS

Applicant: Kind Glenwood LLC d/b/a The Kind Castle

Property Address: 2114 Grand Avenue, Glenwood Springs

Proof that the proposed Licensed Premises will be located in a location that is compliant with the City of Glenwood Springs' zoning and land use laws.

In accordance with City of Glenwood Springs' Retail Marijuana ordinance, the following section cut from the City of Glenwood Springs zoning map provides proof that the proposed Retail Marijuana Establishment will be located in a location that is compliant with the zoning and land use laws. The proposed Retail Marijuana Establishment is located in the M1 - Mixed Use Corridor (formerly C/1) zoning area (see Legend), of which its location shall be identified in the map below as the bold black property line indicated by the **red** directional arrow in the center. As reflected below, the M1 - Mixed Use zoning is represented by the areas in **light pink** in the map below.

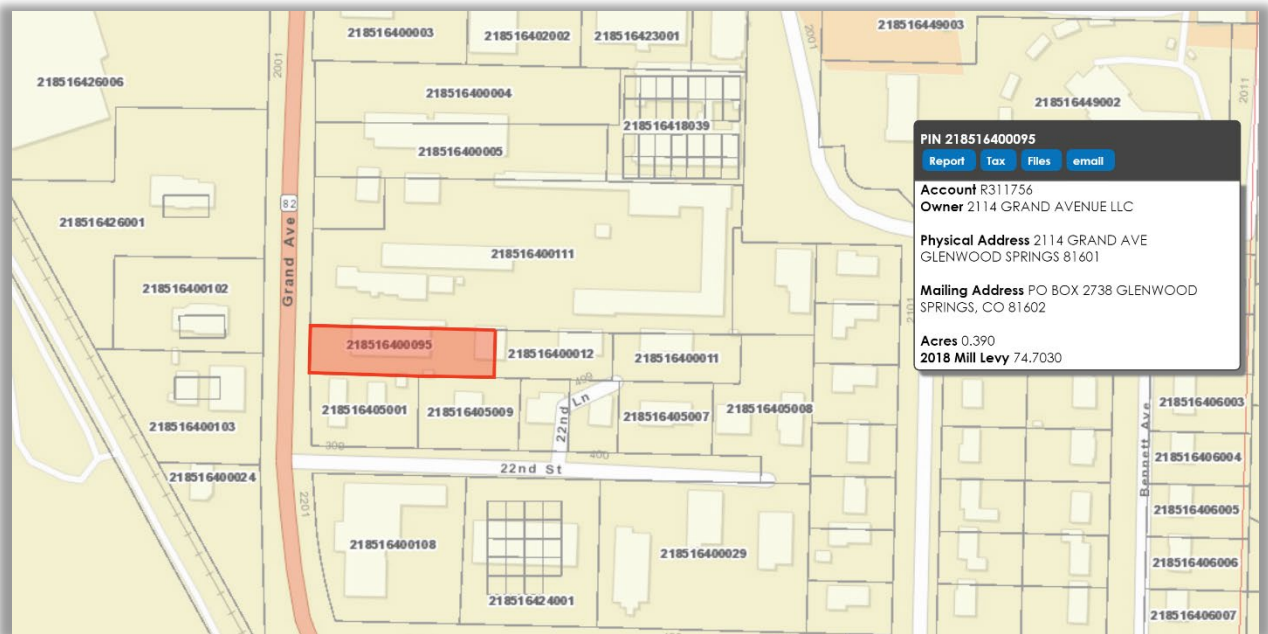


Article 1 of 2

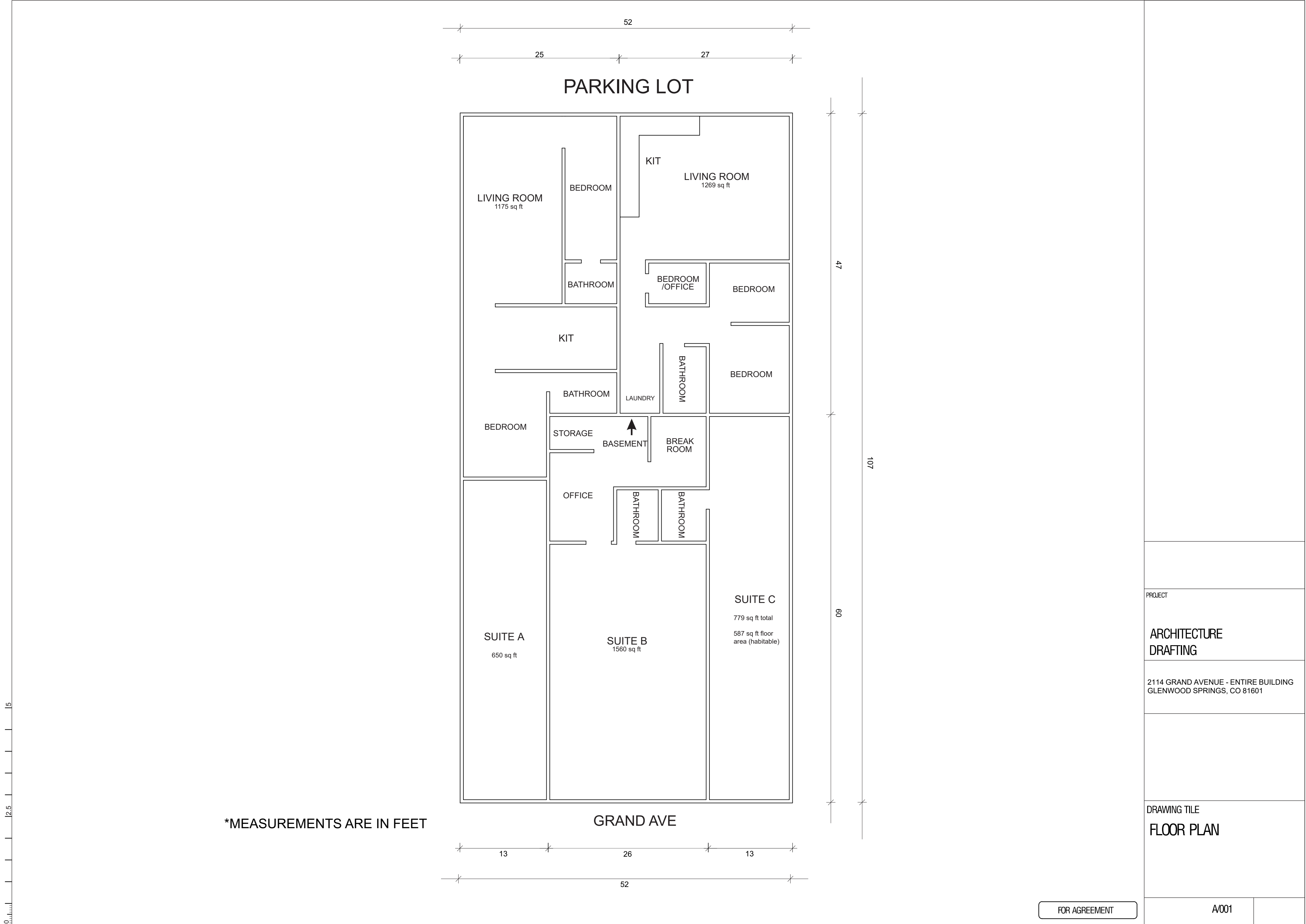
PROOF OF COMPLIANCE WITH ZONING AND LAND USE LAWS

PROOF OF COMPLIANCE WITH ZONING AND LAND USE LAWS

The area map below, derived from the Garfield County Assessor website, displays the property lines of the proposed location outlined in the map below in blue and therefore indicates the boundaries of the property upon which the proposed Licensed Premises is located, and indicate the property is located within the city limits. There are no other Licensed Premises, or applications made thereof, within 900 feet of the applicant's proposed Licensed Premises at the time in which this application has been submitted.



Article 2 of 2



PROJECT

**ARCHITECTURE
DRAFTING**

2114 GRAND AVENUE - ENTIRE BUILDING
GLENWOOD SPRINGS, CO 81601

DRAWING TILE

FLOOR PLAN

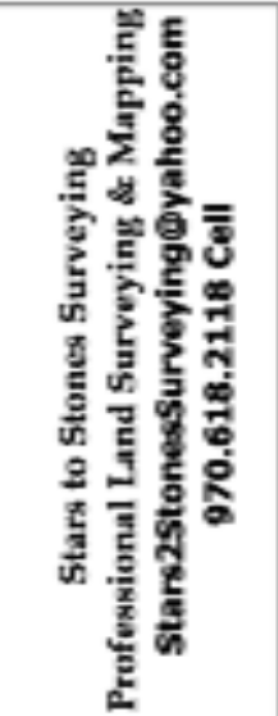
FOR AGREEMENT

A/001

10 Existing Spaces

ft² 4 Spaces

2 Spaces



IMPROVEMENT LOCATION PLAT
ALL THAT PORTION OF THE NE¹/₄SE¹/₄ OF SECTION 16
CITY OF GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO

ENCLAVE B7D	IM	DATE	01/17/2020
ENCLOSURE B7D	IM	ENCLOSURE B7D	ENCLOSURE B7D
ENCLOSURE B7D	52520-203	SHEET	1 OF 1

THE KIND CASTLE MARIJUANA DISPENSARY

LEVEL 1 TRAFFIC ASSESSMENT

Project Location: 2114 Grand Avenue (SH 82), Suite C
Glenwood Springs, CO

Prepared By: APEX Consulting Engineers, LLC
1000 N 9th Street, Suite 44
Grand Junction, CO 81501

Report Date: March 17, 2020



APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



Kind Castle Marijuana Dispensary
Level 1 Traffic Assessment

Contents

1.	Introduction	1
2.	Project Location and Description	1
3.	Site Access	2
4.	Trip Generation	2
4.1	Existing Traffic	2
4.2	Project Traffic	3
5.	Results	3
6.	Capacity	3
7.	Conclusion	4

Appendices

- A. Project Floor Plan
- B. ITE Trip Generation Data

1. Introduction

APEX Consulting Engineers LLC (APEX) prepared this Level 1 Traffic Assessment for the proposed 800 sf marijuana dispensary to be located at 2114 Grand Avenue (SH 82), Suite C, Glenwood Springs, Colorado. The following sections describe the Project, access and traffic volumes.

This Level 1 Traffic Letter will determine the expected increase in traffic volume entering and exiting the existing access to/from Grand Avenue. Traffic counts were not performed. The estimated increase in traffic is estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition data.

2. Project Location and Description

As shown in Figures 1 and 2, the proposed Project is be located on the west side of Grand Avenue and includes an existing access. No improvements are proposed to the existing access.

The proposed 800 sf marijuana dispensary will be created within an existing commercial building that currently contains a retail framing and display case business. The Dispensary has also leased the space on the north end of the building, currently a barber shop. The barber shop space will be left vacant to ensure adequate parking for the Dispensary. The building contains one other business. All businesses having store fronts facing Grand Avenue.

The proposed business will not open until 9:00 am or later, therefore morning peak hour traffic is not evaluated in this assessment.

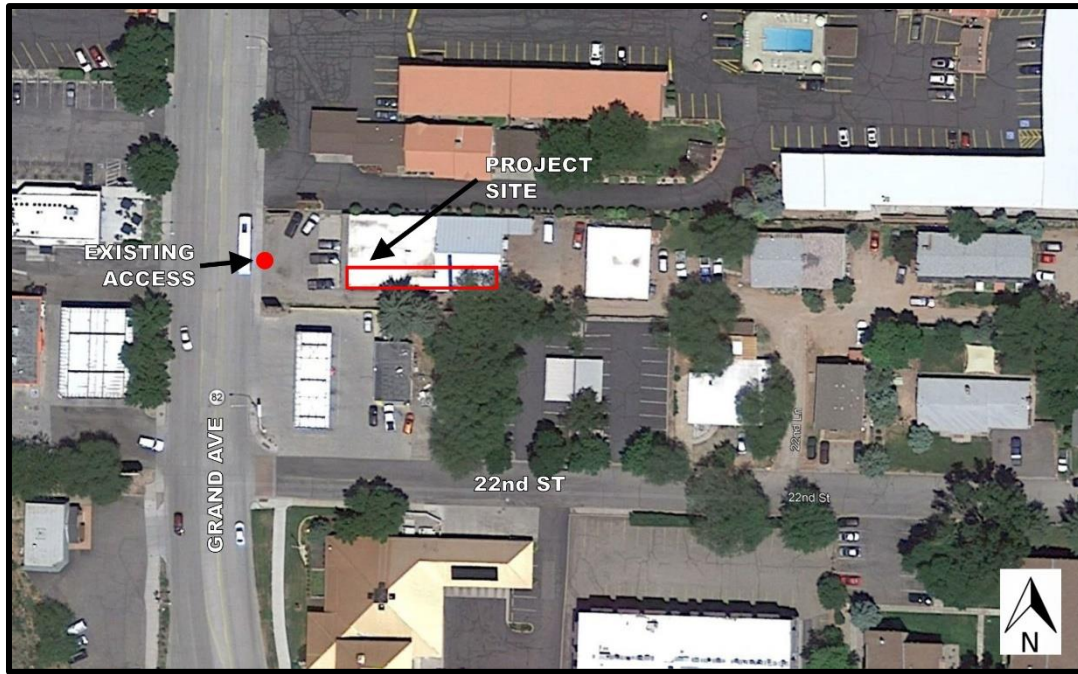
Figure 1 - Site Location Map



3. Site Access

The site has one existing access as shown in Figure 2.

Figure 2 –Project Site Access



4. Trip Generation

The existing use of the site is a retail framing business. The description of this use is included in the Land Use Code (LUC) 879, Arts and Crafts Store, from the ITE Trip Generation Manual. This assessment will use LUC 882, Marijuana Dispensary, to estimate Project trip generation.

ITE trip data is not available for barber shops. The property owner was interviewed regarding traffic generated by the barber shop and indicated the shop contains three barbers chairs and generates 5-8 customers in the peak hour. This study will use the conservative estimate of 6 trips per hour in the peak hour for the barber shop. Using the generally accepted ADT ratio of 1:10, the estimated ADT of the barber shop is 60 trips per day.

In all peak hour cases, the higher of “either peak hour of roadway” or “peak hour of generator” is used, providing a conservative assessment. In this case, peak hour of generator is used. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix A.

4.1 Existing Traffic

Tables 1 and 2 show the ITE peak hour traffic volumes for the existing conditions as calculated with ITE rates.

Table 1 –Existing Weekday Trips (ADT)

Period	Inbound	Outbound	Total
Frame Shop	22	23	45
Barber Shop	30	30	60
TOTAL	52	53	105

Table 2 – Existing Peak Hour Trips

Period	Inbound	Outbound	Total
Frame Shop	2	3	5
Barber Shop	3	3	6
TOTAL	5	6	11

4.2 Project Traffic

Tables 1 and 2 show the ITE peak hour traffic volumes for the proposed use as calculated with ITE rates.

Table 3 –Proposed Weekday Trips (ADT) per ITE LUC 882

Period	Inbound	Outbound	Total
Average Daily	101	101	202

Table 4 –Project Peak Hour PM Trips per ITE LUC 882

Period	Inbound	Outbound	Total
PM Peak Hour	12	12	24

5. Results

The Project will result in an increase in traffic as follows:

- Weekday Average Daily Trips increases 97 trips, from 105 ADT to 202 ADT.
- Weekday PM Peak Hour Trips increases 13 trips, from 11 to 24 DHV.

6. Capacity

Grand Avenue is a five lane roadway with two northbound lanes, two southbound lanes and a center two way left turn lane. The speed limit is 25 mph in both directions. CDOT OTIS shows the volume/capacity ratio for this segment of roadway is 0.99, meaning the route is already essentially at capacity.

CDOT OTIS data shows the capacity of Grand Avenue in this section of roadway is 3450 vehicles per hour.

The Project parking lot has a capacity of 10 spaces with clear, immediate visibility from entering vehicles and is shared with two other business. Peak hour traffic volumes will be limited by availability of parking and are expected to be considerably less than what the ITE rates predict.



7. Conclusion

ITE Trip Generation data suggests the Project will increase traffic substantially at the driveway access, though is almost insignificant compared to the capacity of Grand Avenue at this location contributing 0.55% of the capacity of the roadway.

The limited parking will likely limit traffic volumes of the proposed use and a clear view of available parking from the street will deter vehicles from entering the lot when it is full.



Land Use: 879 Arts and Crafts Store

Description

An arts and crafts store is a free-standing facility that sells art, framing, wall décor, and seasonal merchandise. These stores may provide in-store arts and crafts classes. Arts and crafts stores are sometimes found as separate parcels within a retail complex, with or without their own dedicated off-street parking.

Additional Data

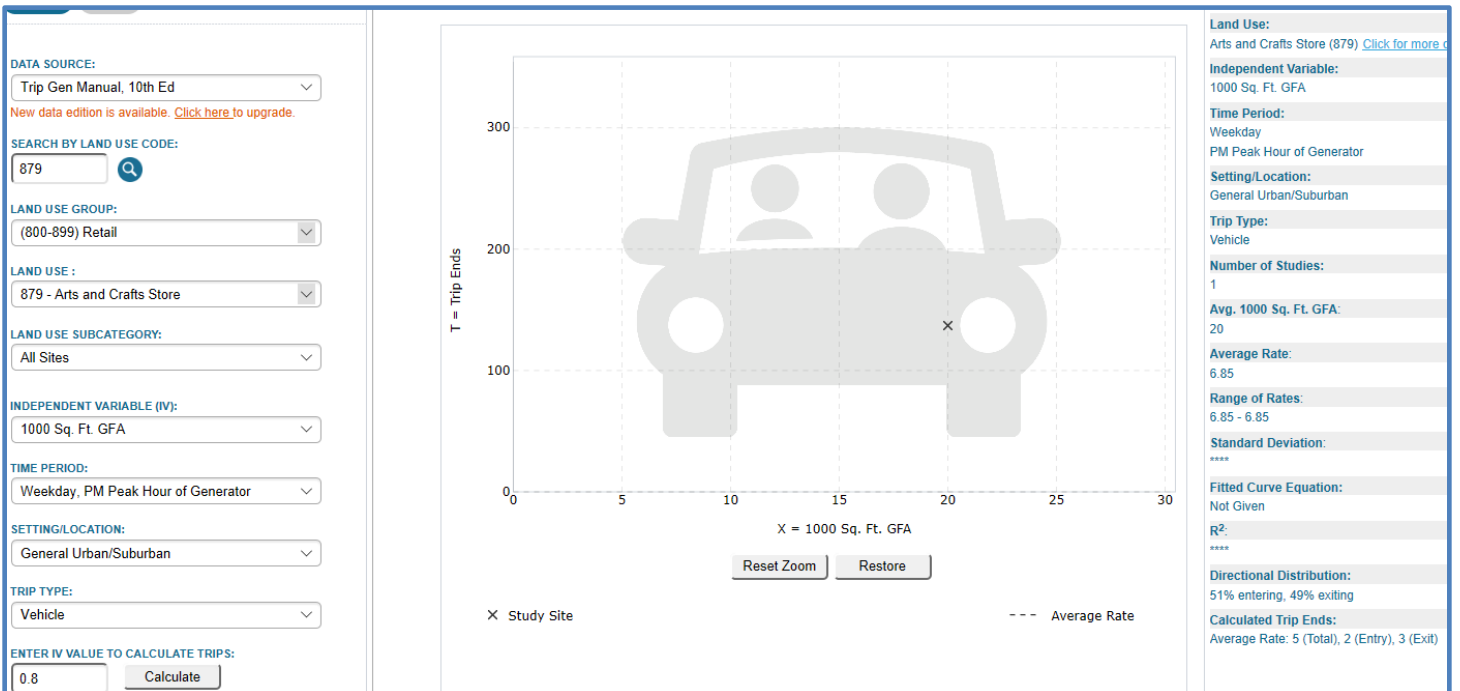
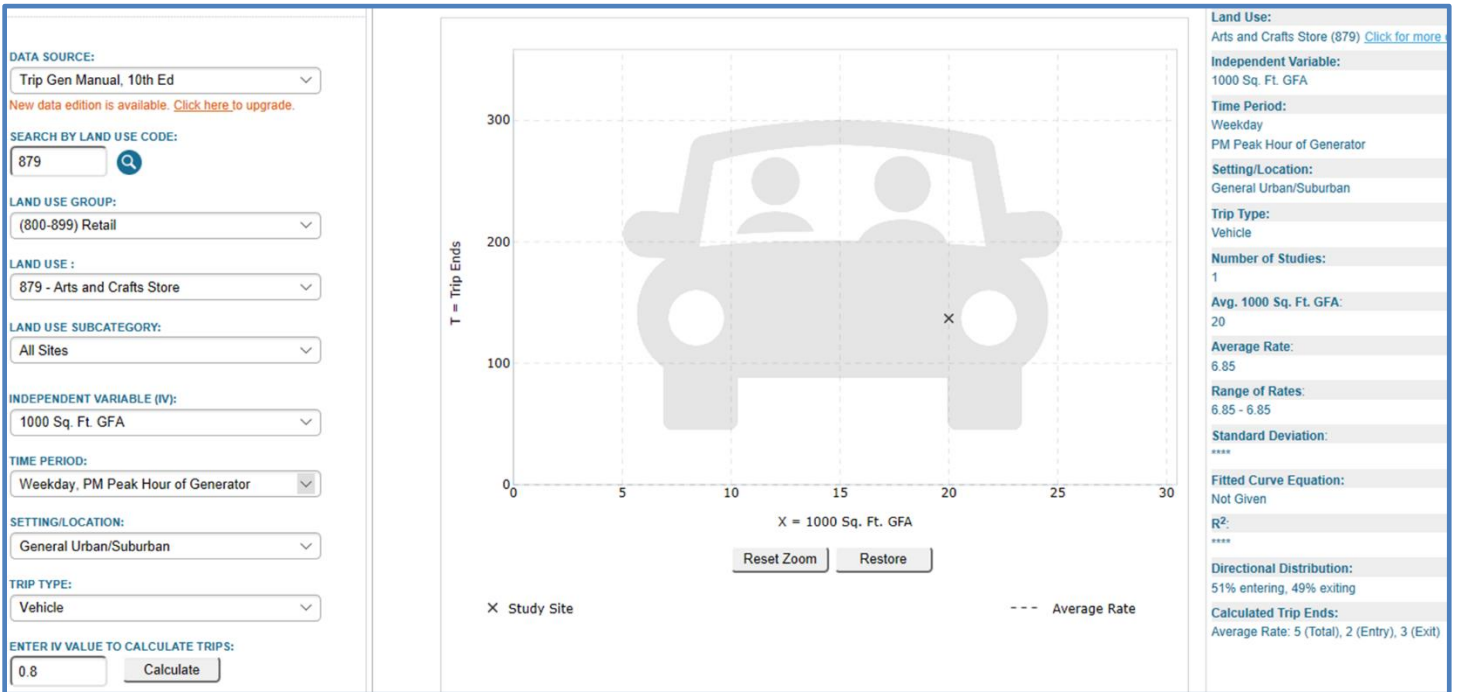
The sites were surveyed in the 2000s in Pennsylvania.

Source Number

571

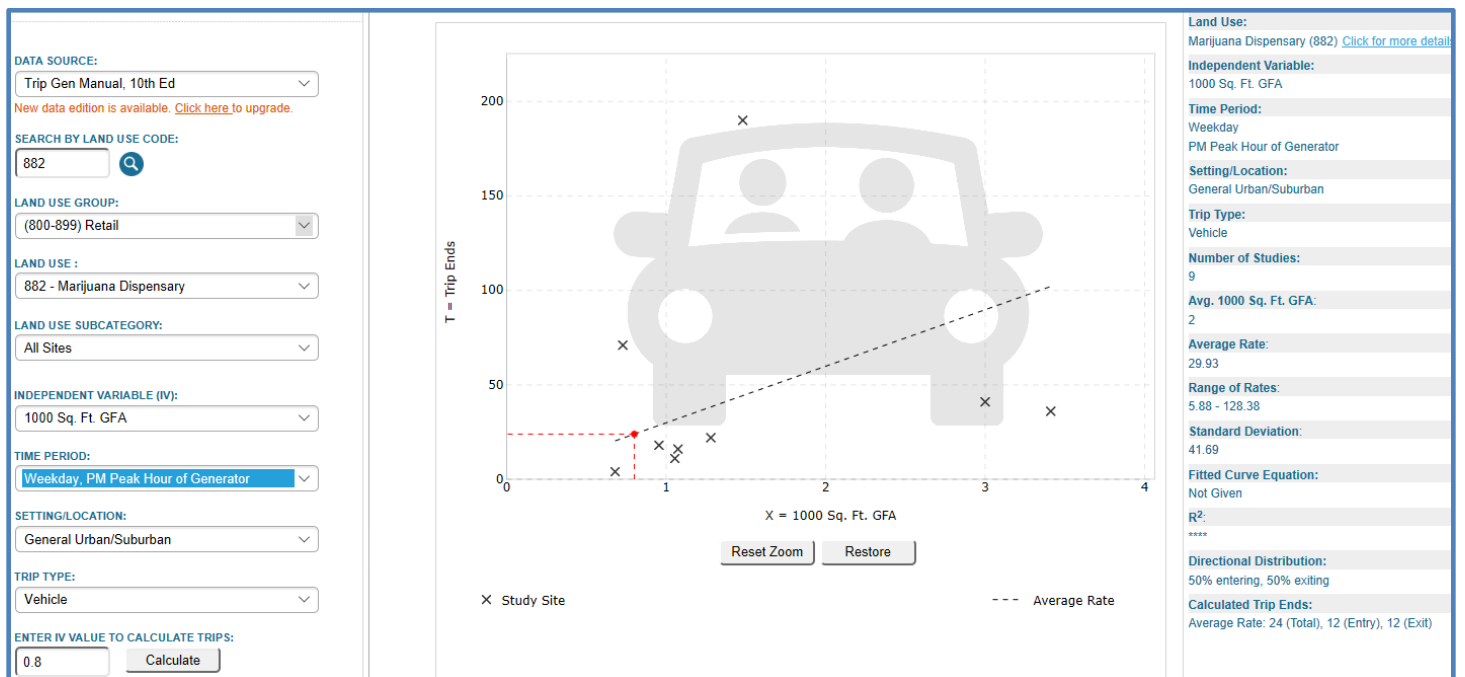
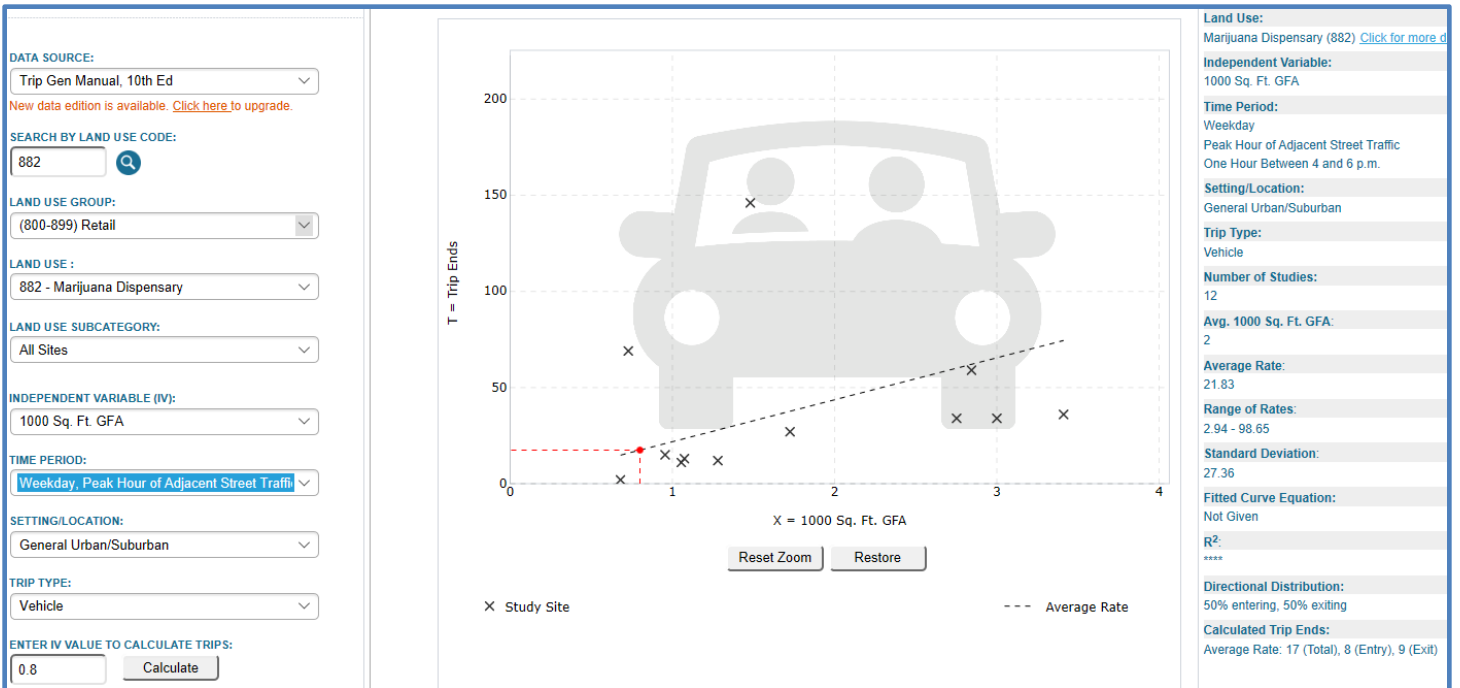
Appendix B

ITE Trip Generation Data LUC 879 Art and Crafts Store



Appendix B

ITE Trip Generation Data LUC 882 Marijuana Dispensary





COLORADO

Department of Transportation

Region 3

222 South 6th Street, #100
Grand Junction, CO 81501-2769

<<<<< e-mailed >>>>>

2/21/2020

John Dyet
The Kind Castle
P. O. Box 687
Glenwood Springs, CO 81602

Dear Mr. John Dyet,

You recently contacted CDOT about your access at 2114 State Highway 82, (Also known as Grand Avenue) Glenwood Springs, Colorado. An Access Control Plan was adopted by the City of Glenwood Springs and the Colorado Department of Transportation on October 3, 2013, which details access requirements to State Highway 82 and your specific access point.

Per the Access Control Plan, when your site redevelops you're required to obtain an easement between your property and the adjacent property to the south, 2122 Grand Ave. When the adjacent property next to yours redevelops (2122 Grand Ave), both property's will be required to share an access point and easement.

If you have any questions, comments or concerns please feel free to contact me any time.

Sincerely,

Brain Killian
Region 3 Access Manager
Traffic and Safety



Cc: Region Files

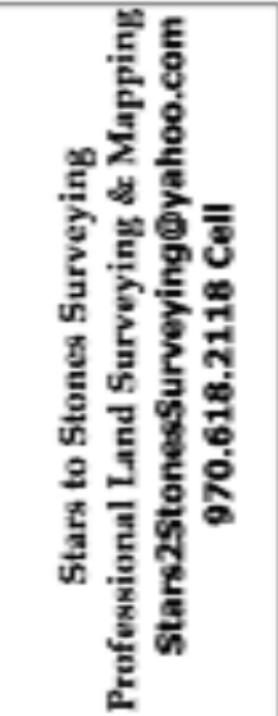


10 Existing Spaces

86907.14 ft²

ft² 4 Spaces

2 Spaces



IMPROVEMENT LOCATION PLAT
ALL THAT PORTION OF THE NE¹/₄SE¹/₄ OF SECTION 16
CITY OF GLENWOOD SPRINGS
GARFIELD COUNTY, COLORADO

ENCLAVE B7D	IM	DATE	01/17/2020
ENCLOSURE B7D	IM	ENCLOSURE B7D	ENCLOSURE B7D
ENCLOSURE B7D	52520-203	SHEET	1 OF 1

THE KIND CASTLE MARIJUANA DISPENSARY

LEVEL 1 TRAFFIC ASSESSMENT

Project Location: 2114 Grand Avenue (SH 82), Suite C
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CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



Kind Castle Marijuana Dispensary
Level 1 Traffic Assessment

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Appendices

- A. Project Floor Plan
- B. ITE Trip Generation Data

1. Introduction

APEX Consulting Engineers LLC (APEX) prepared this Level 1 Traffic Assessment for the proposed 800 sf marijuana dispensary to be located at 2114 Grand Avenue (SH 82), Suite C, Glenwood Springs, Colorado. The following sections describe the Project, access and traffic volumes.

This Level 1 Traffic Letter will determine the expected increase in traffic volume entering and exiting the existing access to/from Grand Avenue. Traffic counts were not performed. The estimated increase in traffic is estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition data.

2. Project Location and Description

As shown in Figures 1 and 2, the proposed Project is be located on the west side of Grand Avenue and includes an existing access. No improvements are proposed to the existing access.

The proposed 800 sf marijuana dispensary will be created within an existing commercial building that currently contains a retail framing and display case business. The Dispensary has also leased the space on the north end of the building, currently a barber shop. The barber shop space will be left vacant to ensure adequate parking for the Dispensary. The building contains one other business. All businesses having store fronts facing Grand Avenue.

The proposed business will not open until 9:00 am or later, therefore morning peak hour traffic is not evaluated in this assessment.

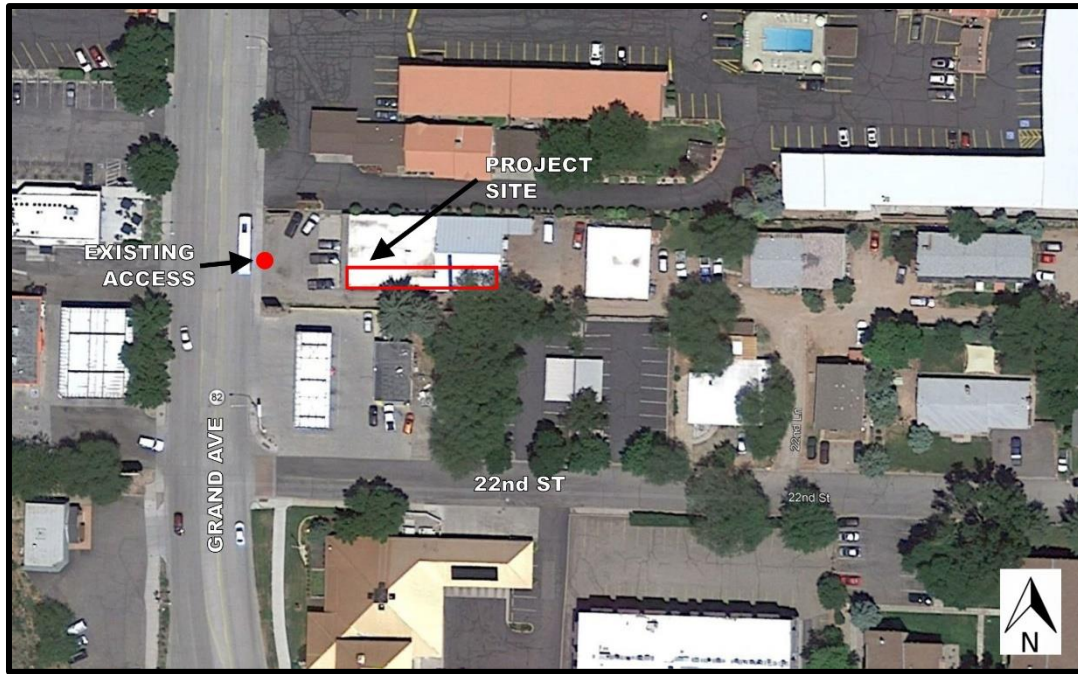
Figure 1 - Site Location Map



3. Site Access

The site has one existing access as shown in Figure 2.

Figure 2 –Project Site Access



4. Trip Generation

The existing use of the site is a retail framing business. The description of this use is included in the Land Use Code (LUC) 879, Arts and Crafts Store, from the ITE Trip Generation Manual. This assessment will use LUC 882, Marijuana Dispensary, to estimate Project trip generation.

ITE trip data is not available for barber shops. The property owner was interviewed regarding traffic generated by the barber shop and indicated the shop contains three barbers chairs and generates 5-8 customers in the peak hour. This study will use the conservative estimate of 6 trips per hour in the peak hour for the barber shop. Using the generally accepted ADT ratio of 1:10, the estimated ADT of the barber shop is 60 trips per day.

In all peak hour cases, the higher of “either peak hour of roadway” or “peak hour of generator” is used, providing a conservative assessment. In this case, peak hour of generator is used. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix A.

4.1 Existing Traffic

Tables 1 and 2 show the ITE peak hour traffic volumes for the existing conditions as calculated with ITE rates.

Table 1 –Existing Weekday Trips (ADT)

Period	Inbound	Outbound	Total
Frame Shop	22	23	45
Barber Shop	30	30	60
TOTAL	52	53	105

Table 2 – Existing Peak Hour Trips

Period	Inbound	Outbound	Total
Frame Shop	2	3	5
Barber Shop	3	3	6
TOTAL	5	6	11

4.2 Project Traffic

Tables 1 and 2 show the ITE peak hour traffic volumes for the proposed use as calculated with ITE rates.

Table 3 –Proposed Weekday Trips (ADT) per ITE LUC 882

Period	Inbound	Outbound	Total
Average Daily	101	101	202

Table 4 –Project Peak Hour PM Trips per ITE LUC 882

Period	Inbound	Outbound	Total
PM Peak Hour	12	12	24

5. Results

The Project will result in an increase in traffic as follows:

- Weekday Average Daily Trips increases 97 trips, from 105 ADT to 202 ADT.
- Weekday PM Peak Hour Trips increases 13 trips, from 11 to 24 DHV.

6. Capacity

Grand Avenue is a five lane roadway with two northbound lanes, two southbound lanes and a center two way left turn lane. The speed limit is 25 mph in both directions. CDOT OTIS shows the volume/capacity ratio for this segment of roadway is 0.99, meaning the route is already essentially at capacity.

CDOT OTIS data shows the capacity of Grand Avenue in this section of roadway is 3450 vehicles per hour.

The Project parking lot has a capacity of 10 spaces with clear, immediate visibility from entering vehicles and is shared with two other business. Peak hour traffic volumes will be limited by availability of parking and are expected to be considerably less than what the ITE rates predict.



7. Conclusion

ITE Trip Generation data suggests the Project will increase traffic substantially at the driveway access, though is almost insignificant compared to the capacity of Grand Avenue at this location contributing 0.55% of the capacity of the roadway.

The limited parking will likely limit traffic volumes of the proposed use and a clear view of available parking from the street will deter vehicles from entering the lot when it is full.



Land Use: 879 Arts and Crafts Store

Description

An arts and crafts store is a free-standing facility that sells art, framing, wall décor, and seasonal merchandise. These stores may provide in-store arts and crafts classes. Arts and crafts stores are sometimes found as separate parcels within a retail complex, with or without their own dedicated off-street parking.

Additional Data

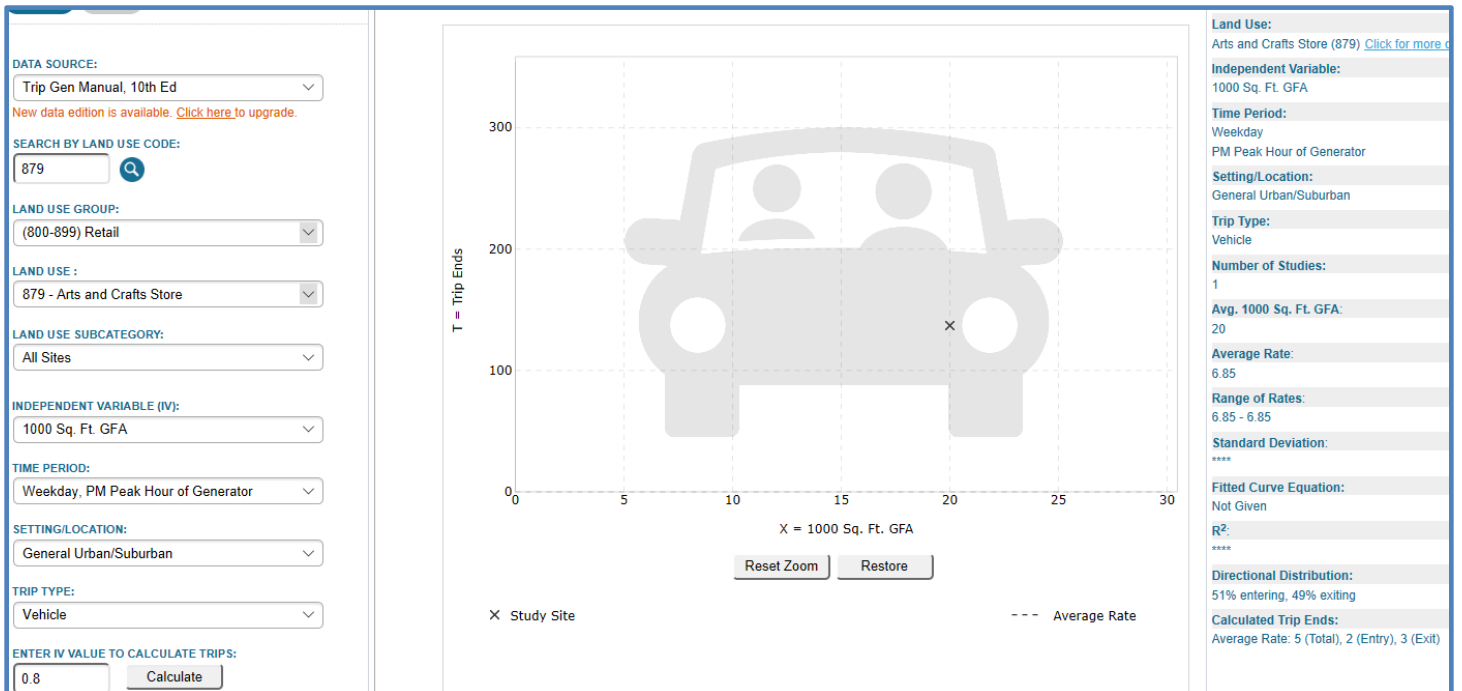
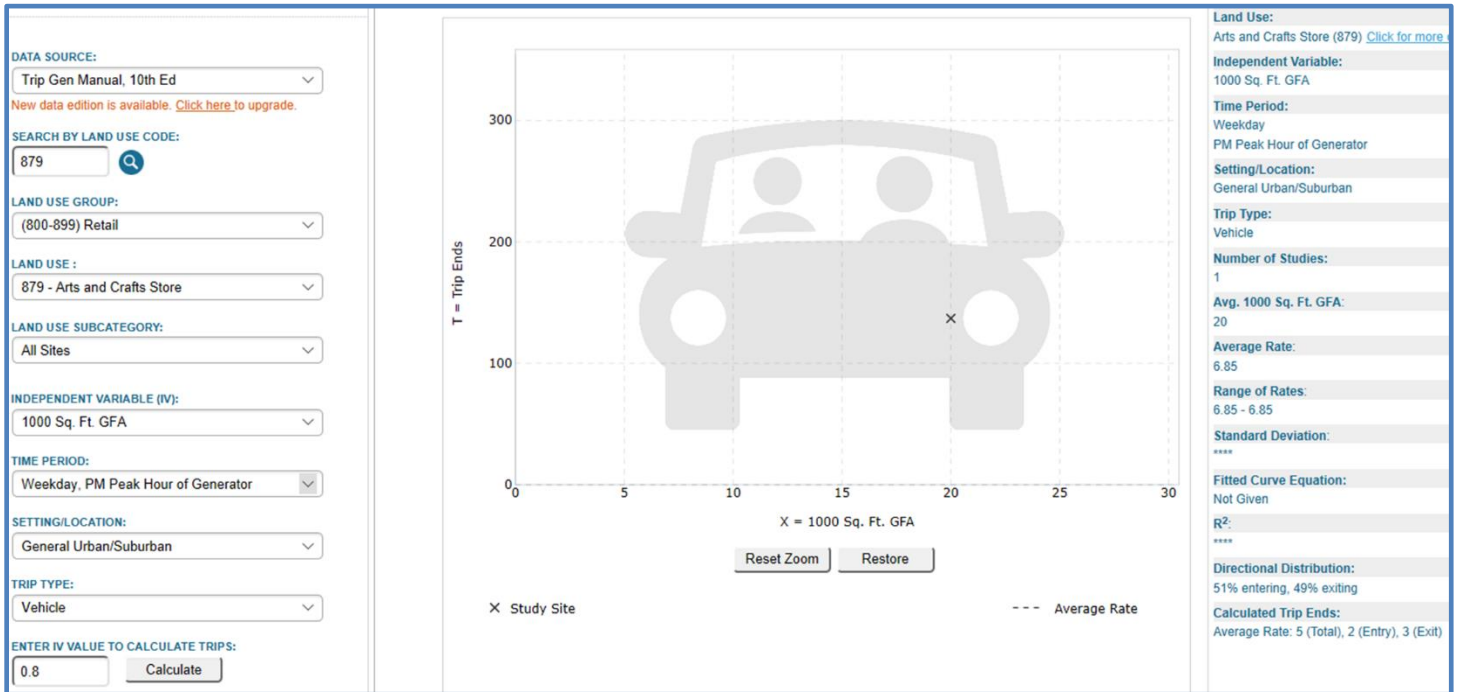
The sites were surveyed in the 2000s in Pennsylvania.

Source Number

571

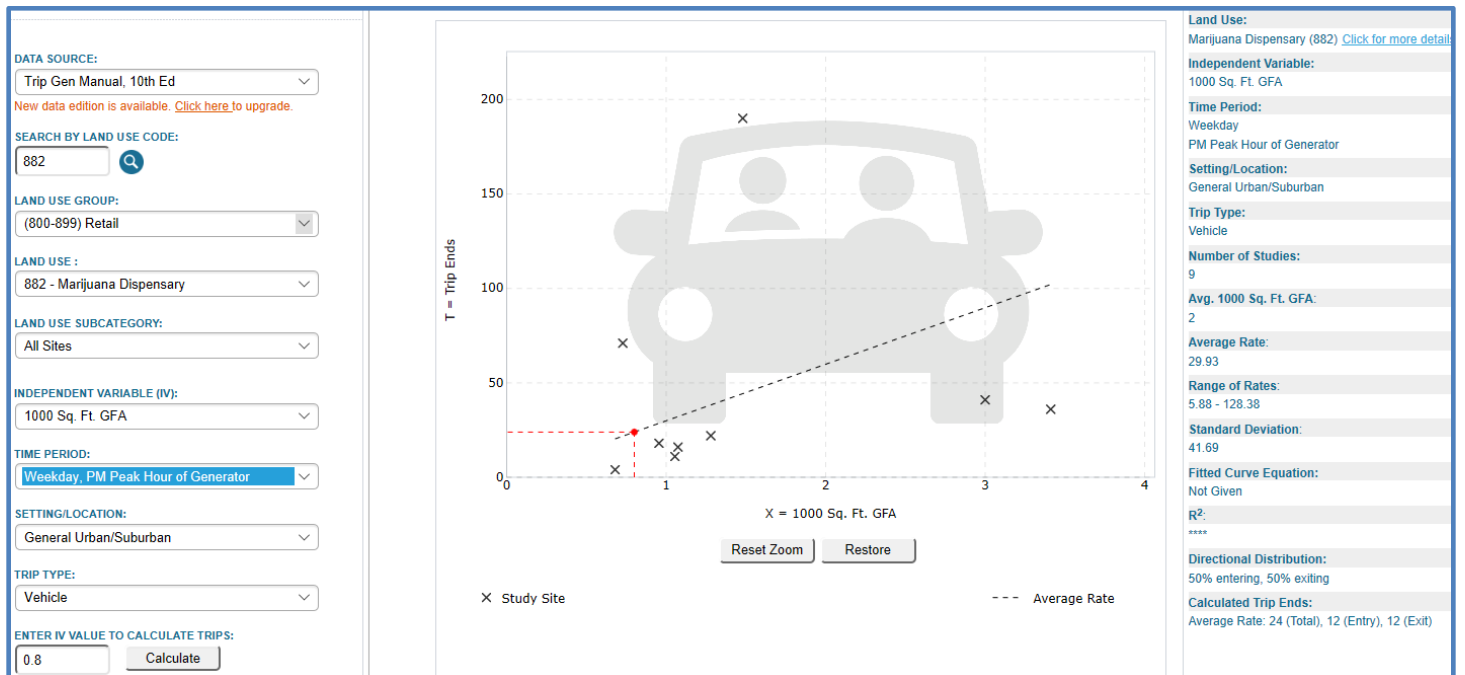
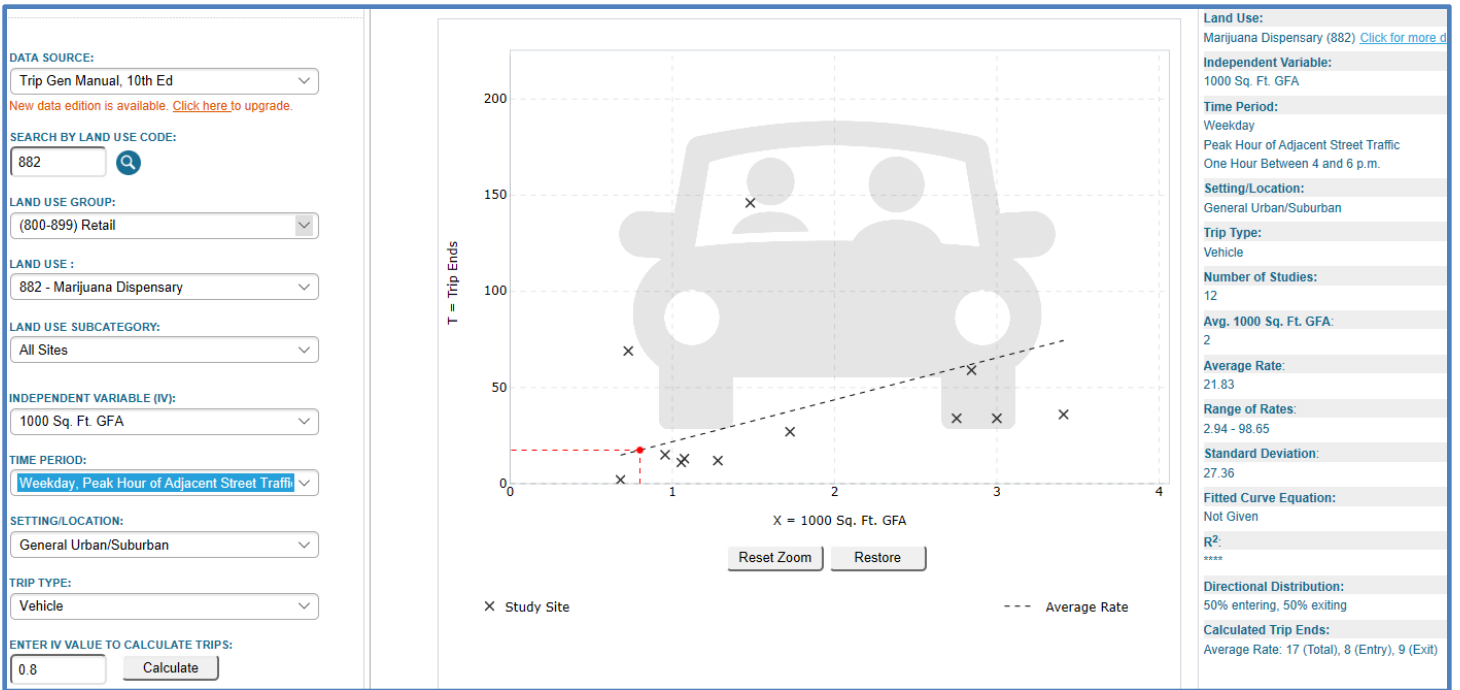
Appendix B

ITE Trip Generation Data LUC 879 Art and Crafts Store



Appendix B

ITE Trip Generation Data LUC 882 Marijuana Dispensary





COLORADO

Department of Transportation

Region 3

222 South 6th Street, #100
Grand Junction, CO 81501-2769

<<<<< e-mailed >>>>>

2/21/2020

John Dyet
The Kind Castle
P. O. Box 687
Glenwood Springs, CO 81602

Dear Mr. John Dyet,

You recently contacted CDOT about your access at 2114 State Highway 82, (Also known as Grand Avenue) Glenwood Springs, Colorado. An Access Control Plan was adopted by the City of Glenwood Springs and the Colorado Department of Transportation on October 3, 2013, which details access requirements to State Highway 82 and your specific access point.

Per the Access Control Plan, when your site redevelops you're required to obtain an easement between your property and the adjacent property to the south, 2122 Grand Ave. When the adjacent property next to yours redevelops (2122 Grand Ave), both property's will be required to share an access point and easement.

If you have any questions, comments or concerns please feel free to contact me any time.

Sincerely,

Brain Killian
Region 3 Access Manager
Traffic and Safety



From: [Joseph Deras](#)
To: [Trent Hyatt](#)
Subject: RE: Planning Item 06-20, Kind Castle Retail Marijuana Establishment Land Use Referral
Date: Tuesday, March 24, 2020 9:20:20 AM
Attachments: [image001.png](#)

Good morning Trent,

Parking at that location is not optimal. With the barbershop customers and the pawn shop customers when they are in full operation it can be congested. When the lot is full it can be difficult to get turned around to get out. The parking they show in the back is mainly for the apartments in the back. I would be a little concerned with security given the relationship to the apartment that is attached and someone deciding to go through the wall from the apartment to get into the business.

Maybe a better question for the Fire Dept. but I would be concerned with proper fire access to the rear area with the amount of cars being parked back there.

Thanks,
Joseph

From: Trent Hyatt <trent.hyatt@cogs.us>
Sent: Monday, March 23, 2020 2:56 PM
To: Anna S. Itenberg <asi@mountainlawfirm.com>; Bill Kimminau <bkimminau@glenwoodpolice.com>; Brian Smith <brian.smith@cogs.us>; Debra Figueroa <debra.figueroa@cogs.us>; Doug Hazzard <doug.hazzard@cogs.us>; Emery Ellingson <emery.ellingson@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>; Karl Hanlon <kjh@mountainlawfirm.com>; Lisa DiNardo <lisa.dinardo@cogs.us>; Matt Nuñez <matt.nunez@cogs.us>; Matthew Langhorst <matthew.langhorst@cogs.us>; Mike Hoffman <mike.hoffman@cogs.us>; Peter Hayes <peter.hayes@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>; Hannah Klausman <hannah.klausman@cogs.us>; Jennie Koenig <jennie.koenig@cogs.us>; Jerry K. Wade <jerry.wade@cogs.us>; Joseph Deras <jderas@glenwoodpolice.com>; Linda DuPriest <linda.dupriest@cogs.us>; Terri Partch <terri.partch@cogs.us>; Trent Hyatt <trent.hyatt@cogs.us>
Subject: Planning Item 06-20, Kind Castle Retail Marijuana Establishment Land Use Referral

Referral Agencies,

The City is in receipt of a Special Use Permit application for a retail marijuana establishment in unit C (738 square feet) an existing building on the subject property. You can review application submittal materials (additional traffic/parking items added) at:

https://glenwoodsprings-my.sharepoint.com/:f/g/personal/trent_hyatt_cogs_us/Erlmcb-OMO5IrxWU_ip4mKIBxZw2hkQb1Y6xVMrC4nhJww?e=dhQ14q

From: [Joel Dembinsky](#)
To: [Trent Hyatt](#)
Subject: Marijuana at 2114 Grand Avenue
Date: Friday, April 17, 2020 1:01:22 PM

Dear Trent:

This is not an appropriate location for a marijuana dispensary.

My wife and I have owned a 6 plex on 22nd Lane just east of this location. Also on this lane are two 3 plexes. Adjacent to my property is a large apartment complex and there is another one on 22nd street.

The tenants in these apartment frequently walk down the alley to get to Grand avenue.

With the high residential density in this area I believe that this type of business is not appropriate.

My barber of 20 plus years is next door and I personally would feel somewhat uncomfortable.

In addition I believe Glenwood already has 7 dispensaries. We don't have a need for another.

Joel Dembinsky

970 456-7585



Planning Commission Report

Date: April 28, 2020
To: Planning and Zoning Commission
From: Gretchen Ricehill, Asst. Director
Subject: #11-20 Code Text Amendments–Title 070
Glenwood Springs Municipal Code

REQUEST	Consideration of various code text amendments to Municipal Code Title 070 Sections 070.030, 070.040 and 070.070 regarding Use Regulations; Accessory Uses; Hillside Development; Landscaping, Screening and Fencing; Off-street Parking; Residential Site and Building Design Storage requirements; Signs; and Rules of Construction and Definitions
APPLICANT	City of Glenwood Springs
OWNER	City of Glenwood Springs
LOCATION	City wide
ZONE	All

REQUIRED ACTION

Action 1:

Consideration of various code text amendments to Municipal Code Title 070 Sections 070.030, 070.040 and 070.070 regarding Use Regulations; Accessory Uses; Hillside Development; Landscaping, Screening and Fencing; Off-street Parking; Residential Site and Building Design Storage requirements; Signs; and Rules of Construction and Definitions.

Staff recommends **approval** of amendments to Title 070 as listed on page 3-16 of this report, with **findings** listed on page 2.

REVIEW AUTHORITY

For actions involving amendments to the Land Use Code, the Planning & Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council.

SUMMARY

In August 2018, the City adopted a new Land Use Development Code which updated a code that had been in place since the 1970s. As staff applies the new code, we continue to find errors that require correction and provisions that need clarification or modification. In this series of amendments, in addition to corrections and modifications, we are also recommending certain new provisions to address issues that were not contemplated under the old 1970s-era Code or the originally approved 2018 update.

The list of amendments presented here represent only priority items: those issues that staff believes need immediate attention or that are relatively simple. There is a much longer list of amendments that will be presented in the upcoming months.

A spreadsheet which details the requested, priority code amendments is attached to and made a part of this staff report. The spreadsheet includes an explanation of the issues and the recommended corrections or additions.

For general reference, a link to the [Development Code is provided here](#).

ACTION ALTERNATIVES

Regarding the amendments, the Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of some or all of the amendments;
2. Recommend denial of some or all of the amendments; or,
3. Continue the hearing with a requirement that staff submit changes or provide additional information regarding some or all the amendments.

Staff Recommendation

Staff recommends approval of the amendments as listed on pages 3 through 16 of this report with the following findings:

Recommended Findings:

1. Pursuant to the authority in the Glenwood Springs Municipal Charter and Colorado Revised Statutes §29-20-101 et seq., and §31-23-301 et seq., as amended the City of Glenwood Springs has the authority to plan for and regulate the use of land within the municipality and to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
2. The proposed text amendments-
 - a. Are consistent with the Comprehensive Plan and other City policies;
 - b. Do not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
 - c. Are necessary to address a demonstrated community need;
 - d. Are necessary to respond to substantial changes in conditions and/or policy; and
 - e. Are consistent with the general purpose and intent of this Code.

Title 070 Adoption Draft
Glenwood Springs Development Code
Errata Sheet
Post Adoption 2nd Amendment
Text being deleted is ~~stricken~~; added text is **bold**

	Code Reference	Error		Correction									
1	070.030.020(e) Table of Allowed Uses Table 030.1			Issue: The proposed text amendment simply corrects a citation.									
		Use Category	Use-Specific Standards										
		Marijuana Establishments	070.030.030(f)(2)	Use Category	Use-Specific Standards								
				Marijuana Establishments	070.030.030(f)(2)(3)								
2	070.030.020(e) Table of Allowed Uses Table 030.1	Use Category	Use Type	Issue: The Code does not have a category for small, limited light manufacturing uses such as blacksmith shops, cabinet shops, recreation equipment manufacturers (ski, for example), upholsterers, etc. Currently these uses would fall under the Manufacturing and Production which includes brewery or bottling plant, fabrication, manufacturing and testing facilities, food processing and packing plants. For the most part these uses require a special use permit in all of the commercial zoning districts.									
		Manufacturing and Production	Brewery or Bottling Plant	The prior code categorized blacksmith shop, cabinet shop and upholstery shop as “general service establishments” which were permitted uses in the commercial zoning districts.									
			Fabrication, manufacturing and testing facility	Staff recommends adding a new sub-category of “craft manufacturing” which is defined as: An indoor facility for the assembly of hand-fabricated parts or hand-fabrication of custom or craft products using predominantly hand tools or domestic-scaled mechanical or other equipment including but not exclusive of blacksmith or metal work; makers of clocks, saddles, boats, cabinets, furniture. Similar to the prior code, Craft Manufacturing uses would be permitted in all of the commercial zoning districts.									
			Food processing and packing plant										
		Definitions: Industrial Uses Uses in this category include the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage.											
		Manufacturing and Production Uses in this category include all transformative processes, regardless of whether or not the new product is finished or semi-finished. This use category includes firms involved in the											
			Use Category	Use Type	M1	M2	M3	CO	RE	I1	I2	IN	
			Manufacturing and Production	Brewery or Bottling Plant	p	S	S	P	S	P	P	S	
				Fabrication, manufacturing and	S	S	S	S	S	S	P		

		manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. <u>Fabrication, Manufacturing and Testing Facility</u> Uses and facilities involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.	<table><tr><td></td><td>testing facility</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td>Food processing and packing plant</td><td></td><td></td><td></td><td></td><td></td><td>P</td><td>S</td><td></td></tr><tr><td></td><td>Craft Manufacturing</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td></td></tr></table> For reference M1-Mixed Use Corridor M2-Mixed Use Central Core M3-Mixed Use Regional CO-Commercial RE-Resort I1-Light Industrial I2-River Industrial IN-Institutional		testing facility										Food processing and packing plant						P	S			Craft Manufacturing	P	P	P	P	P	P	P	
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	Craft Manufacturing	P	P	P	P	P	P	P																									
3	070.030.040 Accessory Uses and Structures	(d) Additional Standards for Specific Accessory Uses and Structures (2) Backyard Chickens	Issue: Similar to Short Term Rentals and Accessory Tourist Rentals, we had intended to allow Backyard Chickens in Planned Unit Developments (PUDs) unless they were specifically prohibited by that PUD. Unfortunately, our intentions did not make it into the Code text. Therefore, staff proposes adding the following text and renumbering this subsection. 070.030.040 Accessory Uses and Structures ... (d) Additional Standards for Specific Accessory Uses and Structures ... (2) Backyard Chickens ... a. Applicability ... b. Number Where Permitted 1. Backyard chickens are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.																														

			2. Backyard chickens are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development. c. Site Layout and Design Number ... d. Operation Site layout and Design ... e. Permit Procedures Operation ... f. Permit Procedures ...				
4	070.040.020 Sensitive Area Protection Standards (b) Hillside Development	c. Prohibition of Development on Steep Slopes No development, including clearing, excavation, and grading, shall be allowed on slopes greater than 30 percent. Structures shall be set back from ascending or descending slopes greater than 30 percent in accordance with the requirements of the current adopted building code.	The intent of this provision was to prohibit development where the average slope was greater than 30% within the limits of disturbance. c. Prohibition of Development on Steep Slopes No development, including clearing, excavation, and grading, shall be allowed on slopes where the average slope within the limits of disturbance is greater than 30 percent, Structures shall be set back from ascending or descending slopes greater than 30 percent in accordance with the requirements of the current adopted building code.				
5	070.040.050 Landscaping, Screening and Fencing	Table 040.5: Minimum Plant Material and Standards <table><tr><th>Plant Material</th><th>Minimum Amount</th></tr><tr><td>Trees</td><td>One tree per 400 square feet of site area required to be landscaped in</td></tr></table>	Plant Material	Minimum Amount	Trees	One tree per 400 square feet of site area required to be landscaped in	While reviewing several recent development plans it has come to staff’s attention that the Code-required number of shrubs and perennials is not in sync with the amount of area required for landscaping. The issue is two-fold for industrially and commercially zoned properties: 1. The overall percentage of required landscaping, which is based on zone district designation, is inconsistent between zones, and 2. The number of plants required is far too high. Percentage of Required Landscaping
Plant Material	Minimum Amount						
Trees	One tree per 400 square feet of site area required to be landscaped in						

			addition to those required for parking areas		<table><tr><td>M1 Mixed use corridor</td><td>M2 Core commercial</td><td>M3 Mixed use regional</td><td>CO Commercial</td><td>RE Resort</td><td>I1 Light Industrial</td><td>I2 River Industrial</td><td>IN Institutional</td></tr><tr><td>15%</td><td>0%</td><td>15%</td><td>15%</td><td>10%</td><td>20%</td><td>20%</td><td>10%</td></tr></table>	M1 Mixed use corridor	M2 Core commercial	M3 Mixed use regional	CO Commercial	RE Resort	I1 Light Industrial	I2 River Industrial	IN Institutional	15%	0%	15%	15%	10%	20%	20%	10%		
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15%	0%	15%	15%	10%	20%	20%	10%																
		Shrubs	One shrub per 25 square feet of site area required to be landscaped in addition to those required for parking areas		Note that the I1 and I2 Industrial zoning districts currently require more land area to be set aside for landscaping than commercial districts. Number of Plants Required Using two recent development projects, the following is a comparison of current and old code requirements <u>Iron Mountain Hot Springs</u> Zone District: RE-Resort Lot Size: 42722 square feet New Code Required landscaping: 10% or 4272 square feet Old Code Required landscaping: 20% total lot area or 8544 square feet <table><tr><td>Current/New Code</td><td># Plants Required</td><td>Old Code</td><td># Plants Required</td></tr><tr><td>Trees 1/400 sf</td><td>11</td><td>Trees 1/2500 sf</td><td>17</td></tr><tr><td>Shrubs 1/50 sf</td><td>171</td><td>Shrubs 1/1000 sf</td><td>43</td></tr><tr><td>Perennials 1/5 sf</td><td>854</td><td>Perennials 1/500 sf</td><td>85</td></tr></table>			Current/New Code	# Plants Required	Old Code	# Plants Required	Trees 1/400 sf	11	Trees 1/2500 sf	17	Shrubs 1/50 sf	171	Shrubs 1/1000 sf	43	Perennials 1/5 sf	854	Perennials 1/500 sf	85
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		Perennials	One perennial per 5 square feet of site area required to be landscaped		<u>Colorado Energy Systems</u> Zone District: I/2 River Industrial District Lot Size: 82764 square feet New Code Required Landscaping: 20% or 16552 square feet Old Code Required Landscaping: 20% or 16552 square feet <table><tr><td>Current/New Code</td><td># Plants Required</td><td>Old Code</td><td># Plants Required</td></tr></table>			Current/New Code	# Plants Required	Old Code	# Plants Required												
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			Comparison Table <table><tr><td></td><td>Current Code</td><td>Old Code</td><td>With Recommended Amendments</td></tr><tr><td>Iron Mtn Hot Springs</td><td></td><td></td><td></td></tr><tr><td>Trees</td><td>11</td><td>17</td><td>11</td></tr><tr><td>Shrubs</td><td>171</td><td>43</td><td>43</td></tr><tr><td>Perennials</td><td>854</td><td>85</td><td>85</td></tr><tr><td>Colorado Energy Systems</td><td></td><td></td><td></td></tr><tr><td>Trees</td><td>41</td><td>33</td><td>41</td></tr><tr><td>Shrubs</td><td>662</td><td>83</td><td>83</td></tr><tr><td>Perennials</td><td>3310</td><td>165</td><td>165</td></tr></table>		Current Code	Old Code	With Recommended Amendments	Iron Mtn Hot Springs				Trees	11	17	11	Shrubs	171	43	43	Perennials	854	85	85	Colorado Energy Systems				Trees	41	33	41	Shrubs	662	83	83	Perennials	3310	165	165
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6	070.040.050(f)(2)b2i Landscaping, Screening, and Fencing-Fence Standards-Fencing Materials	The following fencing materials are prohibited: Chain link fencing when located in the front yard or in a side yard that is adjacent to a public right-of-way...	This requirement applies to all new development or redevelopment except – • Mixed use or nonresidential uses on a lot that is less than 5,000 square feet • Expansion of existing structures or uses by less than 25% gross floor area Issue: We have received many requests from owners of properties in the industrial zones to allow chain link fencing. In many communities, because of the nature of the use, industrial properties are held to lesser standards than commercial properties. Chain link fencing is often used to secure materials that are stored outside. However, those outside storage areas often times can become unsightly. Therefore, staff recommends amending the code to allow chain link fencing within front and side yards that are adjacent to a public right-of-way when the fencing includes dense landscape screening.																																				

			070.040.050 Landscape, Screening, and Fencing ... (f) Screening, Fences, and Walls ... (2) Fence Standards ... b. Fencing Materials 1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following: ... viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen, and is not otherwise prohibited below. 2.The following fencing materials are prohibited: i.Except in the I1 and I2 zoning districts, cChain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way...
7	070.040.060 (h) Off-street Parking and Loading	Table 040.9 Parking Area Landscaping Requirements This table specifies requirements for single and double-loaded parking stalls – One island is required per eight parking spaces; minimum 9 feet wide; For each island or peninsula, one deciduous tree and five low-lying plants are required; No more than 50 percent of any island shall be nonliving ground cover; Landscaped islands shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height. (6)(c) Parking Area Landscaping Design	Issue: Parking lot landscaping requirements do not allow design flexibility that would achieve the same or similar results of shading parking areas. Staff recommends adding provisions that allow bioswales, landscape planting strips, and tree diamonds.

		1. Parking area interior landscaping shall be distributed to physically break up blocks of parking spaces. No block of parking spaces shall exceed eight in a row, except that vehicle spaces that are designated as display or storage for automobile sales dealerships or automobile rental agencies or other fleet services, and other uses as determined by the Director, shall be allowed to have vehicle spaces in a tandem arrangement provided the minimum interior landscape requirements and all other applicable Code requirements are met.	(6)(c) Parking Area Landscaping Design 1. Parking area interior landscaping shall be distributed to physically break up blocks of parking spaces through the use of one or a combination of landscape islands, bioswales, continuous landscape strips, or alternative method that achieves the result of shading parking areas as required in Table 040.9: Parking Area Landscaping Requirements, No block of parking spaces shall exceed eight in a row, except that vehicle spaces that are designated as display or storage for automobile sales dealerships or automobile rental agencies or other fleet services, and other uses as determined by the Director, shall be allowed to have vehicle spaces in a tandem arrangement provided the minimum interior landscape requirements and all other applicable Code requirements are met. REFER TO ATTACHED TABLE 040.9, page 16 of this report.																								
8	070.040.060(h) Off-street Parking and Loading- Parking and Loading Area Use and Design	Table 040.10 Parking Area Landscaping Requirements <table><tr><th colspan="3">Table 040.10: Parking Area Landscaping Requirements</th></tr><tr><td></td><td>Minimum Amount (Lots with fewer than 20 spaces)</td><td>Minimum Amount (Lots with 20 or more spaces)</td></tr><tr><td>Total Parking Area Designed for Landscaping</td><td>10 percent of total surface parking area</td><td>20 percent of total surface parking area</td></tr></table>	Table 040.10: Parking Area Landscaping Requirements				Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area	The table details requirements for parking lots. It is not entirely clear that the landscape standards do not apply to structured parking. Staff recommends adding a footnote to the table <table><tr><th colspan="3">Table 040.10: Parking Area Landscaping Requirements ⁽¹⁾</th></tr><tr><td></td><td>Minimum Amount (Lots with fewer than 20 spaces)</td><td>Minimum Amount (Lots with 20 or more spaces)</td></tr><tr><td>Total Parking Area Designed for Landscaping</td><td>10 percent of total surface parking area</td><td>20 percent of total surface parking area</td></tr><tr><td>...</td><td>...</td><td>...</td></tr><tr><td colspan="3">(1) Structured parking is exempt from Table 040.10: Parking Area Landscaping Requirements</td></tr></table>	Table 040.10: Parking Area Landscaping Requirements ⁽¹⁾				Minimum Amount (Lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Total Parking Area Designed for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area	...	...	...	(1) Structured parking is exempt from Table 040.10: Parking Area Landscaping Requirements		
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9	070.040.080(e) Residential Site and Building Design – Residential Building Design and Character	(9) Garages and Accessory Structures There are two issues in this section of the residential design standards. 1. Paragraph formatting needs correction. Currently there are certain standards for accessory buildings and storage	Staff recommends the following correction to formatting: 070.040.080 Residential Site and Building Design ... (e) Residential Building Design and Character ...																								

		space under the wrong heading. 2. There is a requirement that all multi-family developments provide a minimum of 100 square feet of enclosed storage space per unit. One or more of the following qualify as enclosed storage: • Increased garage dimensions that allow for storage in front of parked vehicles; • Storage units incorporated above detached garage structures or within the multifamily building; • Storage closets within units, aside from bedroom closets; or • Detached storage buildings or sheds. Developers have indicated that it is difficult to meet the 100 square feet per unit storage requirement and requested that staff consider other options.	(9) Garages, Storage and Accessory Structures ... (c) Additional Garage Standards for Multi-Family 1. Garage Variety and Location ... 2. Tuck-Under Garages 3. Free-standing Garage Structures 4. Other Accessory Buildings 5. Storage Space (d) Other Accessory Buildings (e) Storage Space Amount of Storage Required This requirement has been in the Municipal Code for many years and many developers have commented that the city's a simple square footage requirement of storage/dwelling unit is onerous. Some recommended that staff consider adopting a minimum requirement based on volume. For example, Carbondale's code requires a minimum of 1 cubic foot of storage for each 3 square feet of gross area of each dwelling unit. Note that this storage does not include bedroom closets, kitchen cabinets and food storage areas. For example, the storage requirement for a 1000 square foot unit in Glenwood Springs is 100 square feet. Assuming an 8-foot tall ceiling, by volume this equates to 850 ft3. By comparison, this same unit would be required to provide 333.3 ft3 which equates to a space roughly 10'w x 4'd x 8'h e. Storage Space Multi-family developments shall provide a minimum of 100 square feet 1 cubic foot of enclosed storage space per 3 square feet gross floor area per unit. Storage may be provided through one or more of the following: i. Increased garage dimensions that allow for storage in front of parked vehicles; ii. Storage units incorporated above detached garage structures or within the multifamily building; iii. Storage closets within units, aside from not including bedroom closets, kitchen cabinets,
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			and food storage areas; or iv. Detached storage buildings or sheds.
10	070.040.110 Signs	(d) Signs not Requiring a Sign Permit The Sign Code includes a list of signs that do not require a sign permit provided they adhere to any design, size and/or location requirements for that particular sign type. Included are balloons, directional signs, feather flags, informational signs, interior signs (signs inside of a building), public signs.	The issue is the installation of signs that are internal to a large campus but are not visible from a public street. Should the city’s sign code regulate these signs if they are only visible to those within the site itself? Staff suggests that the Commission consider adding the following provision which was taken from the Rifle sign code: Nonvisible signs. Signs that are not visible beyond the boundaries of the lot or parcel upon which they are located and/or from any public right-of-way shall be exempt from the provisions of this Section. The Director shall determine whether such sign is visible from a public right-of-way. This would allow the larger campus-like developments such as Valley View Hospital, Iron Mountain Hot Springs, and Glenwood Hot Springs pool to install signage internal to their respective sites (and not visible from a public right-of-way) to direct visitors to entrances, buildings, or amenities without having to conform to the sign code.
11	070.040.110 Signs 070.070.030 All Other Terms Defined	(h) Specific Sign Type Standards (3) Freestanding Signs b. Electronic Message Signs Freestanding electronic message signs are allowed as indicated in Table 040.13: Summary of Permanent Sign Standards. Electronic message signs shall comply with the following additional standards: 1. Minimum Hold Time The message and/or display on an electronic sign shall not change, dissolve, or face more than twice in a 24-hour period.	During a recent meeting, many Council members expressed a desire to remove the allowance for installing freestanding electronic message signs, which were added to the code in 2018. Currently there are two such signs in the city and both have been the subject of complaints and enforcement actions about brightness and movement. Although the current code restricts brightness and the frequency with which the message can change or move, achieving compliance has been difficult. 070.040.110 Signs ... (h) Specific Sign Type Standards ... (2) Freestanding Signs ... —b. Electronic Message Signs

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			<table><tr><td></td><td>applications in the Midtown, West Sixth Street, West Highway 6, South Highway 82, and Red Mountain sign districts</td><td>monument sign</td><td>freestanding sign shall not exceed 50 percent of the allowed sign area. See additional standards for electronic signs in 070.040.110(h)(3)b.</td></tr></table>		applications in the Midtown, West Sixth Street, West Highway 6, South Highway 82, and Red Mountain sign districts	monument sign	freestanding sign shall not exceed 50 percent of the allowed sign area. See additional standards for electronic signs in 070.040.110(h)(3)b.
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			070.070.030 All Other Terms Defined ... Electronic Message Sign A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means, including an animated graphics and video.				
12	070.070 Rules of Construction and Definitions	070.070.020 Definitions of Use Categories and Specific Use Types ... (b) Public, Institutional, and Civic Uses (1) Community and Cultural Facilities a. Assembly A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse, with membership not required for participation. Examples include community centers, places of workshop, meeting or lecture....	Issue: this is a simple text edit A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse, with membership not required for participation. Examples include community centers, places of workshop workshop worship , meeting or lecture....				
13	070.070 Rules of Construction and Definitions	070.070.020 (d) Industrial Uses (2) Manufacturing and Production	Issue: Staff recommended adding “craft manufacturing” to the land use table. A definition needs to be added to the Construction and Definition section d. Craft Manufacturing				

			An indoor facility for the assembly of hand-fabricated parts or hand-fabrication of custom or craft products using predominantly hand tools or domestic-scaled mechanical or other equipment including but not exclusive of blacksmith or metal work; makers of clocks, saddles, boats, cabinets, furniture.
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TABLE 040.9	Minimum Amount (lots with fewer than 20 spaces)	Minimum Amount (Lots with 20 or more spaces)	Other Standards
Total Parking Area Designated for Landscaping	10 percent of total surface parking area	20 percent of total surface parking area	
Interior Parking Area Designated for Landscaping	10 square feet per parking space		
Landscaped Islands; Peninsulas, Tree Diamonds, bioswales, rain gardens	Single-loaded parking: One island per eight parking spaces; minimum nine feet wide		(a) for each island or peninsula, one deciduous tree and five low-lying plants; (a-b) no more than 50 percent of any landscape area island shall be nonliving ground cover; (b-c) landscaped islands, diamonds or peninsulas shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height. (c) bioswales and rain gardens shall be sized in accordance with recommendations contained in a drainage plan, study or report as prepared by a licensed engineer.
	Double-loaded parking: One island per eight parking spaces; Minimum nine feet wide		(a) for each island or peninsula, two deciduous trees and five low-lying plants; (a-b) no more than 50 percent of any landscape area island shall be nonliving ground cover; (b-c) landscaped islands, diamonds or peninsulas shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height, unless a bioswale or other green infrastructure technique is approved by the City Engineer. (c) bioswales and rain gardens shall be sized in accordance with recommendations contained in a drainage plan, study or report as prepared by a licensed engineer.
Terminus Islands	Not required	Single-loaded parking: 50 percent of parking blocks, rows, or groups shall terminate in an island; each island shall be a minimum of 90 square feet Double-loaded parking: 50 percent of parking blocks, rows, or groups shall terminate in an island; each island shall be a minimum of 180 square feet	(a) terminus islands shall be distributed across parking areas to the extent practicable; (b) landscaped islands shall be raised and contained within masonry, concrete, or other nonporous curb that is a minimum of six inches in height. (c) nonliving ground cover shall not exceed 50 percent of the required landscaping area
Planting Materials	Trees, shrubs, ground cover, xeriscaping		(a) Trees shall be planted at a rate of 1 tree per 8 parking spaces and shall be located to provide shade throughout the parking lot, as much as practicable. Except for islands, nonliving ground cover shall not exceed 50 percent of the required landscaping area and shall be enclosed with a containment system to prevent spillage.
Planting Strip	Pursuant to 070.040.060(h)(6)c.3, <i>Screening Parking Areas and Drive Aisle</i>		Additional parking area screening shall be provided pursuant to 070.040.060(h)(6)c.3, <i>Screening Parking Areas and Drive Aisle</i>