



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
NOVEMBER 17, 2020
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Meeting Attendance Instructions

A. When: Nov 17, 2020 06:00 PM Mountain Time (US and Canada)

Topic: 2020/11/17 Planning and Zoning Commission Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81050966004>

Or iPhone one-tap :

US: +12532158782,,81050966004# or +13462487799,,81050966004#

Or Telephone:

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

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

Webinar ID: 810 5096 6004

International numbers available: <https://us02web.zoom.us/j/kqo8JCKHp>

2 Roll Call

3 Receipt of the Minutes

A. Minutes October 27, 2020

B. Minutes November 9, 2020

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Planning Item 49-20 Consideration of a Location and Extent Review application for the construction of a City Electric and Broadband Operations Center building.
- B. Planning File 66-20- Consideration of various code text amendments to Municipal Code Title 070 Sections including but not exclusive of Sections 070.030, 070.040, 070.060 and 070.070 regarding Use Regulations; Accessory Uses; Landscaping, Screening and Fencing; Off-street Parking; Signs; Administration and Procedures; and Rules of Construction and Definitions.
- C. Brainstorming on items ancillary to Housing and Affordable Housing

6 Commissioner Comments

7 Director Comments

8 Adjournment



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
October 27, 2020
Zoom
6:00PM

1. Roll Call

Present at roll call were Commissioners: George Shaver, Marco Dehm, Carolyn Cipperly, Sumner Schachter, Ben West, Kathryn Grosscup

Absent at roll call were Commissioners: Amber Wissing

Also present were: Jenn Ooton, Asst. City Manager, Terri Partch, City Engineer, Gretchen Ricehill, Asst. Economic/Community Development Director, Trent Hyatt, Senior Planner, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Steve Boyd, Chief Operating Officer

1. Seating of Alternate Commissioner

Commissioner Schachter made a motion to seat Alternate Commissioner West. Commissioner Cipperly seconded the motion.

Motion passed unanimously.

2. Receipt of Minutes

Commissioner Grosscup made a motion to approve the meeting minutes from the 9/22/2020 meeting. Commissioner Shaver seconded the motion to approve.

Motion passed unanimously.

Commissioner Schachter made a motion to approve the meeting minutes from the 9/29/2020 meeting. Commissioner Shaver seconded the motion to approve. Commissioner Grosscup recused herself from the vote due to her absence at the 9/29/2020 meeting.

Motion passed unanimously.

3. Public Comments

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

4. New Items

- a. Planning File 27-20: Consideration of a Major Site Architectural Plan Review for the expansion of the Iron Mountain Hot Springs including a new entry building, mineral pools, and enclosed pool. This item includes a consideration of an Alternative Equivalence Compliance for an architectural design that meets the intent of 070.040.090 Nonresidential Design Standards.

Assistant Director Ricehill introduced the item and summarized the proposed project to the Commission. Ricehill explained that Action Item 1 of this proposal was for a major site/architectural plan review for new construction, that Action Item 2 was to consider alternative equivalence compliance for meeting design requirements, and that the applicant looks to provide alternative equivalence compliance with the construction of an earthen roof on the enclosed pool building. Ricehill indicated that staff supported the applicant's suggested design for meeting alternative equivalence compliance.

Commissioner Grosscup asked for staff for clarification on the amount of parking. Ricehill explained that the current proposal meets parking requirements and that any future uses would require additional review for parking requirements. Grosscup asked if the ten proposed pools would be exclusive to the future proposed hotel and the location of the required sidewalk.

Commissioner Schachter asked if the River Commission had any comments on this proposal. Ricehill confirmed that the River Commission reviewed the proposed riparian improvements Schachter requested that be recorded. Schachter also asked about potential future parking requirements associated with the hotel.

Applicants Doug Pratte from the Land Studio, Mike Foster from Triumph Architecture, and Steve Beckley from Iron Mountain Hot Springs (IMHS) provided the Commission with a short presentation on the proposed project. Beckley explained that the proposed parking area would not be shared with tramway users and that IMHS would provide a new traffic study for the future planned hotel. Doug Pratte also explained that the applicants would be working with the River Commission on the riparian design. Beckley explained they hold a permit from Army Corps of Engineers to develop the riverfront but that they were no longer interested in allowing access to the river and that all proposed riparian design features would be designed with intent to prevent access to the river from the facility.

Commissioner Cipperly had questions regarding pool design, impervious surfaces, ADA access on site, and parking access. Applicant Steve Beckley provided further explanation on those items, including confirming that pathways on the property were designed with ADA access and requirements in mind.

Commissioner Shaver asked about history of the shoreline, proposed riparian improvements, and the high-water mark of the river on the property. Applicants provided an explanation of proposed riparian landscaping and associated permits from the State of Colorado and the Army Corps of Engineers.

Commissioner Grosscup commented on pedestrian access and connectivity on site and asked if there would be any planned electric vehicle parking. Grosscup also asked about the ceiling space related to the garage doors. Applicants confirmed the walkways would be 8' wide and that there would likely be some electric vehicle parking provided.

Commissioner Schachter asked about the number and placement of bike racks. Applicant indicated that the number was indicated in the narrative and locations would be provided.

Commissioner Dehm asked staff if the parking lot met the landscaping requirements. Assistant Director Ricehill confirmed that the proposed parking lot design met code requirements. Dehm also asked if the parking lot was required to be paved, which Ricehill confirmed.

Commissioner Dehm opened the discussion to public comment. No members of the public had any comments. Commissioner Dehm closed the public comment.

Commissioner Schachter made a motion to continue the item to the next scheduled meeting on November 9th. Commissioner Grosscup seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- b. Planning File 51-20: Consideration of a Special Use Permit for a retail marijuana establishment in the M2-Mixed Use Central Core Zoning district in Glenwood Meadows, pursuant to Municipal Code Section 070.030.030(e)(11).

Senior Planner Trent Hyatt introduced the item and provided a summary of the proposed project to the Commission. Hyatt indicated that the staff supported approval of the item with findings and conditions listed on page 8 of the staff report.

Commissioner Shaver asked if there were any additional design requirements due to the proposed project's location within the Glenwood Meadow's development and had additional question on extension of City utility lines to the site. Staff provided explanation on both items.

Commissioner Grosscup asked if the proposed retail space would have multiple tenants. Hyatt confirmed that future use of that space could accommodate several users.

Commissioner Schachter asked if Glenwood Meadows sign code would apply to this project, which Hyatt confirmed.

Commissioner Dehm asked if the proposed building had fire suppression, which was confirmed by staff.

Applicant Chris Hawkins, Alpine Planning provided a presentation on the proposed project. Hawkins also provided a list of all members of the project team.

Commissioner Shaver asked the applicant for the size of proposed storage. Applicant Chris Hawkins confirmed the amount of storage was approximately 290 square feet.

Commissioner Grosscup asked the applicant if there was any interest for the proposed retail space. Applicant indicated they were not aware of a potential tenant.

Commissioner Dehm opened the discussion to public comment. No members of the public presented for comment. Commissioner Dehm closed the discussion to public comment.

Commissioner Schachter made a motion to continue the item to the next scheduled meeting on November 9th. Commissioner Cipperly seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- c. Planning File 54-20: Consideration of a Location and Extent Review application for the construction of a new 11,000 square foot vehicle storage and office building and a 2,100 square foot communication building with 60-foot tall communication tower at the Colorado Department of Transportation maintenance facility.

Assistant Director Ricehill introduced the item and provided a summary of the proposed project to the Commission. Ricehill indicated that staff recommended approval of the application with the finding and conditions listed on page 7 of the staff report.

Commissioner Grosscup asked if where CDOT staff at this facility would be parking. Ricehill explained that some of the parking at the nearby Caverns Village development would be open to CDOT employees. Applicant Erin Lucero, CDOT, provided more information on CDOT employee parking. Lucero estimated most parking would occur at the Caverns Village development with less parking occurring on the vehicle storage location.

Commissioner Cipperly asked about the type of parking surfaces to be used and the size of storage tanks on the property. Applicant Erin Lucero, CDOT provided explanation of parking surfaces on site, most of which would be asphalt. Lucero also stated that new storage tanks on the property were not part of this project and that the existing tanks would remain on site.

Commissioner Schachter asked regarding lighting of the proposed tower and use of paint in the design of the building. Applicant Erin Lucero explained the change in location caused the need to increase the height of the tower and that the tower was not lit. Lucero also explained that the variation in paint color would provide break-up in the visual appearance of the building and that CDOT would be open to color suggestions from the City.

Commissioner Shaver asked about effluent from the existing vehicle wash. Lucero explained the site was linked to the City system and that the proposed indoor wash bay would have a sand/oil interceptor installed. Shaver also asked if the proposed tower would have a flashing red aviation warning light.

Applicant Erin Lucero, CDOT provided a short explanation on the project, emphasizing the improved pedestrian access in the area.

Commissioner Dehm opened the item for public comment. No members of the public presented for comment. Commissioner Dehm closed the item for public comment.

Commissioner Dehm asked staff to confirm that this item was to be voted on at this night's meeting. Staff confirmed that a vote would take place at this meeting.

Commissioner Grosscup made a motion to approve the item with finding and conditions listed on page 7 of the staff report. Commissioner Schachter seconded the motion.

Commissioner Dehm called for the question.

Motion passed unanimously.

- d. Planning File 63-20: Consideration of a Code Amendment to Section 070.030.030 Use Specific Standards of the Glenwood Springs Municipal Code for marijuana related businesses and cultivation facilities.

Senior Planner Trent Hyatt made a presentation to the Commission and provided a summary of the proposed code amendments to *Section 070.030.030*.

Commissioner Shaver asked if there was an official designation or definition for a park, citing the Wulfsohn area trails. Hyatt explained that the city designated parks were included on the map and that there was not a specific definition for a park space, citing the Confluence area and Rio Grande Trail as examples of areas that function as a park. Shaver also asked how the density requirements would be affected if the population decreased.

Commissioner Schachter asked if Planning & Zoning approval would send the draft regulations for City Council approval and asked for confirmation regarding code language on page 5d. Schachter also asked about the definition of parks in the code language.

Community Development Director Jen Ooton explained that there was a specific list of designated parks in the City and provided a list of all the designated parks.

Commissioner Cipperly also asked about the definition of parks and how it relates to the code amendment. Cipperly also expressed support for the proposed 1,000 foot setbacks and also questioned the use of population to set a density limit as people from outside of Glenwood would shop at these stores.

Commissioner Dehm opened the item for public comment. No members of the public presented for comment. Commissioner Dehm closed the public comment period.

Commissioner Grosscup made a motion to recommend approval of the proposed code amendments with the findings and conditions of page 5 of the staff report and the condition of using a definition of parks that excluded pathways.

Commissioner Schachter seconded the motion.

Commissioner Shaver asked if the grow facilities in town grow exclusively for their own use. Hyatt stated that any retail outlet must produce a certain percentage of the product they sell. Shaver expressed concern over potential odor from growth facilities and expressed support for the limits on growth facilities listed in the code amendment.

Commissioner Cipperly asked Commission to further discuss the limits set by population in the code amendment. Commissioner Schachter asked how this draft would apply to the current population of the City. Hyatt explained that the number of stores would depend on the Census counts. Commissioner Grosscup stated support for the population limits, citing previous population counts.

Commissioner Dehm called for the question.

Motion passed unanimously.

5. Commissioner Comments

Commissioner Shaver asked if there was anything in the Glenwood Meadows Development Code that would preclude a mixed use residential and commercial use building. Hyatt explained that was allowed in Glenwood Meadows.

Commissioner Schachter mentioned the public meeting on the Blake gate development and asked what the process would be to fill the new vacancy on Planning & Zoning Commission.

6. Director Comments

Director Jenn Ooton explained the process for filling the new vacancy on Planning & Zoning Commission.

7. Adjournment

Meeting was adjourned at 9:12 PM.



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
November 9th, 2020
Zoom
6:00PM

1. Roll Call

Present at roll call were Commissioners: Marco Dehm, Carolyn Cipperly, Sumner Schachter, Ben West, Kathryn Grosscup

Absent at roll call were Commissioners: Amber Wissing, George Shaver

Also present were: Jenn Ooton, Asst. City Manager, Gretchen Ricehill, Asst. Economic/Community Development Director, Trent Hyatt, Senior Planner, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Steve Boyd, Chief Operating Officer

1. Public Comments

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

2. Continued Items

- a. Planning File 27-20: *Consideration of a Major Site Architectural Plan Review for the expansion of the Iron Mountain Hot Springs including a new entry building, mineral pools, and enclosed pool. This item includes a consideration of an Alternative Equivalence Compliance for an architectural design that meets the intent of 070.040.090 Nonresidential Design Standards.*

Assistant Community Development Director Gretchen Ricehill stated that no additional public comment had been received for this item. Ricehill also explained that the application had been discussed at the River Commission meeting on November 4th, 2020. Ricehill provided a summary of the River Commission's comments and how the applicant and staff would be addressing those concerns.

Applicant Doug Pratte, Land Studio, described the applicant's response to the River Commission comments. This response includes adding tree plantings to the project in the riparian area.

Commissioner Schachter made a motion to approve the Major Site Architectural Plan Review (Action Item 1) with findings and conditions of page 11 of the staff report.

Commissioner Grosscup seconded the motion. Commissioner Dehm called for the question.

Motion passed unanimously.

Commissioner Schachter made a motion to approve the Alternative Equivalence Compliance request for architectural design with findings and conditions of page 12 of the staff report.

Commissioner Cipperly seconded the motion. Commissioner Dehm called for the question.

Motion passed unanimously.

- b. Planning File 51-20: Consideration of a Special Use Permit for a retail marijuana establishment in the M2-Mixed Use Central Core Zoning district in Glenwood Meadows, pursuant to Municipal Code Section 070.030.030(e)(11).

Senior Planner Trent Hyatt explained that staff received one public comment on the item, which was read into the record.

Amy Roggie stated support for Planning & Zoning Commission to deny the permit citing proximity to Glenwood Springs Community Center and trail system as well as potential odors and conflict with neighboring land uses.

Applicant Chris Hawkins, Alpine Planning, LLC responded to the public comment, stating that the proposed store meets all distance setback requirements described in Code. Hawkins also explained that odor would not be an issue due to odor mitigation measures and that the property would be separated from the recreation center by a 6' screening fence.

Commissioner Schachter asked staff if there had been any odor complaints for retail marijuana establishments. Hyatt explained there had been one complaint for a retail operation which upon further investigation was not related to that operation.

Commissioner Cipperly asked for clarification on the materials and design of the screening fence. Applicant Chris Hawkins confirmed the location and design of the fence, which applicant indicated would be a wooden fence. Hyatt mentioned height may be limited on the north side of the property due to sight distance requirements.

Commissioner Schachter made a motion to approve the item with the findings and conditions listed on page 8 of the staff report.

Commissioner Cipperly seconded the motion. Commissioner Dehm called for the question.

Motion passed unanimously.

3. Commissioner Comments

Commissioner Grosscup mentioned upcoming City meetings on road improvements on South Midland.

Commissioner Dehm discussed the potential for future meetings on housing, including adding housing discussions as agenda items for future Planning & Zoning meetings.

4. Director Comments

Director Jenn Ooton provided a summary of upcoming agenda items.

5. Adjournment

Meeting was adjourned at 6:35 PM.



Planning and Zoning Commission Report

Date: November 17, 2020
 To: Planning and Zoning Commission
 From: Trent L. Hyatt, Senior Planner
 Subject: #49-20 – City Electric and Broadband Operations Building

REQUEST	Consideration of a Location and Extent Review application for the construction of a new 15,000 square foot Electric and Broadband Operations building
APPLICANT	Doug Pratte, The Land Studio, Inc./Matt Langhorst, Public Work Director
OWNER	City of Glenwood Springs
LOCATION	TBD Devereux Road (PIN: 2185-053-00-055)
ZONE	River Industrial (I2)
SURROUNDING LAND USES	North: Devereux Road, City owned vacant land South: Union Pacific Railroad right-of-way West: City electric substation East: Commercial service business
LOT SIZE	Approximately 3.04 acres

ACTION ITEM

Per Section 070.060.050(a)/Table 060.2 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the reviewing body for Location and Extent Review applications for public or quasi-public special districts for compliance with the *Glenwood Springs Comprehensive Plan* (Comp Plan). Following any approval (with or without conditions) of a Location and Extent Review, the applicant must still submit and receive approval of a grading and building applications from the City.

Action 1 - Location and Extent Review - allowing the construction of a 15,000 square foot building for the City Electric and Broadband Departments and related site improvements.

Staff recommendation: *Staff recommends **approval (with conditions)** of the Location and Extent Review application with the findings and conditions on page 6.*

BACKGROUND/ANALYSIS

Proposal

The City has received an application for the construction of a new two-story building to accommodate

[illegible]

Development Standards

Common Open Space and Landscaping

Nonresidential Design Standards

The applicant engaged Community Development staff early on to ensure compliance with applicable design standards outlined in Section (070.040.090). Prior to the submittal of the application, staff reviewed and commented on various design options, materials, and building colors. The design includes the required minimum three elements every 30 feet (exclusive only of the south elevation much of which is underground) including 30 percent glazing on the front street facing elevation, variations in materials and colors, projection and/or awnings, and changes in roof height (by way of solar panels).



Location and Extent Review Criteria

The Location and Extent review criteria are outlined in Section 070.060.050(d)(3)e.3 of the Code and are outlined in bold italics below.

- i. Is consistent with the Comprehensive Plan and other City plans and policies;

As shown at bottom right, Map 2.1 (Future Land Use) of the Glenwood Springs Comprehensive Plan (Comp Plan) identifies the area as "Industrial" in purple. Chapter Two of the Comp Plan explains that the "Industrial" designation...accommodates heavy commercial, light industrial, and industrial uses such as manufacturing, warehousing and distributing, indoor and outdoor storage." Electric contractors yards and office space, as proposed, are in compliance with the designation.

Numerous community goals and related objectives and strategies outlined in the Executive Summary and subsequent chapters of the Comp Plan support this proposal. These goals are outlined 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) -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: While the specific proposal and/or use may not be diverse, electric and broadband utility systems play an integral role in promoting a sustainable economy. The objectives/strategies outlined above are supported by the current application and aid in attracting diverse businesses and maintaining/retaining our regional center.	
Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County	-Attract diverse businesses and industries (Chapter 4, Page 50) -Retain the long-standing tourist market (Chapter 4, Page 54) -Build on role as a regional medical and education center (Chapter 4, Page 54) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a governmental center (Chapter 4, 56)
Staff Comment: Providing a permanent location for the Electric and Broadband Departments is necessary to maintain and enhance the City's status as the regional center of Garfield County. The objectives/strategies outlined above are supported by the current proposal as it aids in attracting diverse businesses, supporting tourism, and governmental services.	
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: Infill development in areas already served by City's utilities allow for more cost-effective construction. The subject proposal impact/strengthens all the objectives/strategies outlined above are supported by the current and aid in achieving this Comp Plan goal.	
Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: Infill development in areas already served by City's utilities allow for more	

cost-effective construction. The objectives/strategies 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) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill development in areas already served by City's utilities makes improvements more cost-effective. The subject proposal impact/strengthens all the objectives/strategies outlined above are supported by the current and aid in achieving this Comp Plan goal.	

ii. Is consistent with the general purpose and intent of this Code; and

The proposal appears to be consistent with the general purpose of health, safety, and welfare and various intents including orderly, efficient development, regulating the use of land based on impacts, and minimum standards for design as outlined in Section 070.010.030.

iii. Minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

No known significant geologic hazards exist at the site. However, compliance with recommendations provided by the consulting engineer is encouraged to address and limit the negative impacts associated hydrocompactive soils. No other negative impacts to health, safety, and/or welfare are known to be associated with the proposal.

Reviewing Agency Comments

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

Engineering Department - Comments received outline general questions and or required revisions related to traffic, easements, pedestrian/ADA amenities, drainage, grading, onsite wastewater treatment.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.030(g)(1)d outlines the review and decision procedures for applications being considered by the Commission and/or City Council stating, "[T]he applicable review body shall **approve, approve with conditions, or deny** the application **based on the applicable approval criteria** listed in the application-specific procedures. The body may also **continue** the hearing or **refer the application** to another authority as provided in 070.060.050(a)(2)c, Referral and Call-Up Procedures."

Action 1 - Location and Extent Review - allowing the construction of a 15,000 square foot building for the City Electric and Broadband Departments and related site improvements.

Staff Recommendation/Suggested Motion

Staff recommends **approval (with conditions)** of the Location and Extent Review with the following **findings** and **conditions**:

Recommended Findings:

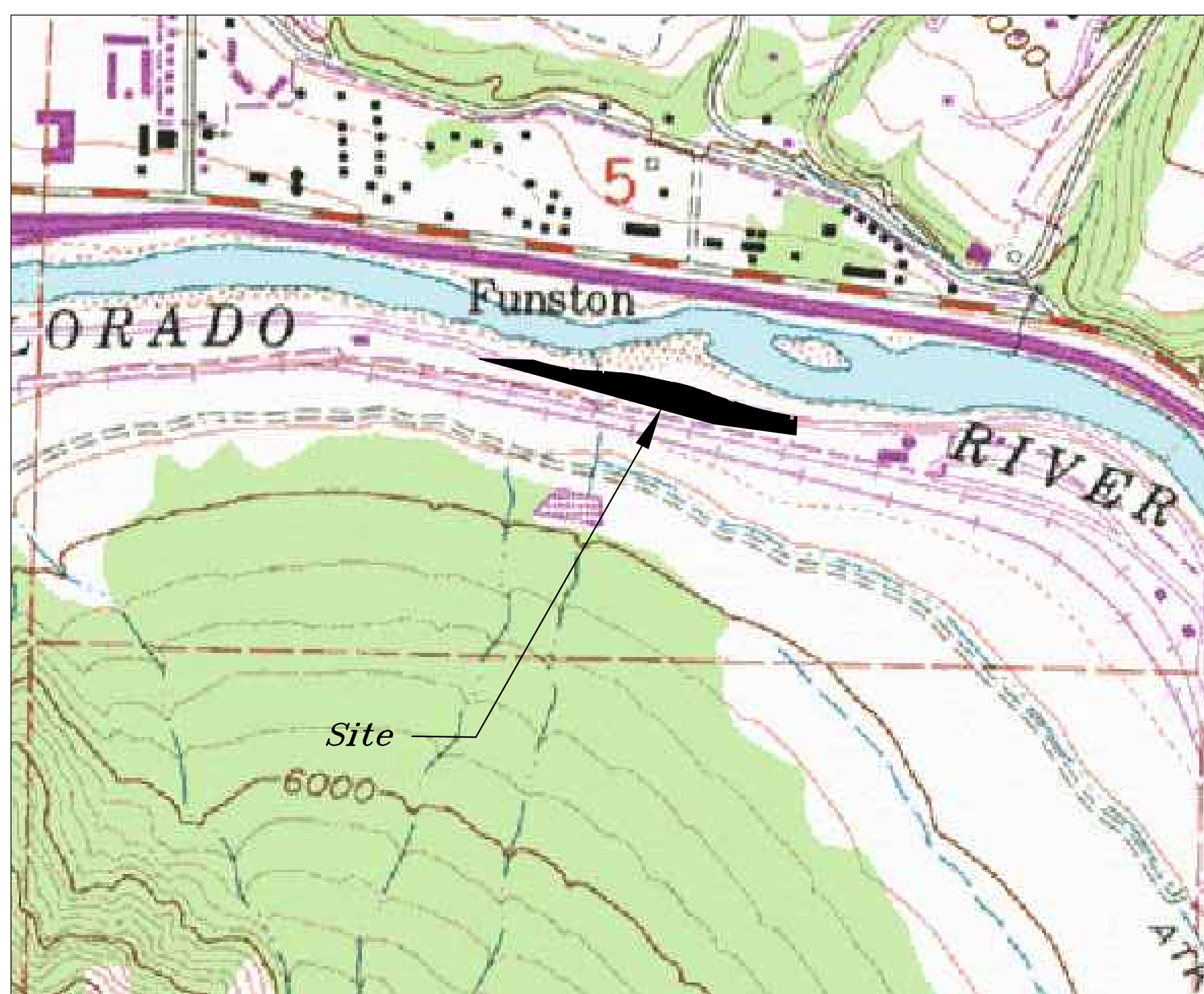
1. The proposal is consistent with the Comprehensive Plan and other City plans and policies;
2. The proposal is consistent with the general purpose and intent of this Code; and
3. The proposal minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Recommended Conditions:

1. The applicant shall comply with/address all City staff comments prior to the issuance of a grading permit or building permit application.
2. The applicant shall adhere to recommendations outlined in the Subsoil Study prepared for the site by HP Geotech.
3. 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.
4. 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.
5. The applicant shall submit a building permit application as required. All contractors must receive a license to work in the City of Glenwood Springs.
6. Prior to submitting a building or grading permit application, the applicant shall:
 - a. Schedule a pre-construction meeting with applicable City departments;
 - b. The applicant shall obtain a grading permit from Engineering Department.

Electrical Operation Center

Glenwood Springs, CO



Vicinity Map

Scope of Work

Site, roadway, utility, and grading improvements to support the construction of the City Owned electrical operations building. Also shown is a preliminary plan for a public parking area to support the nearby existing boat ramp access point.



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

Project Engineer

Rick Barth, P.E. 36749
Jefferey Simonson, P.E. 26152

Design Engineer

Maxwell Essenburg, E.I.

Owner/Applicant

City of Glenwood Springs

101 West 8th Street
Glenwood Springs, CO 81601

Matthew Langhorst - Public Works Director
Doug Hazzard - Electrical Operations Director

Town of Glenwood Springs

Mayor - *Johnathan Godes*
Mayor Protem - *Shelley Kaup*
Councilors - *Steve Davis*
- *Rick Voorhees*
- *Charlie Willman*
- *Paula Stepp*
- *Tony Hershey*

Site Review Set

October 2020

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C9	OWTS Plan
C10	Erosion Control Plan
C11	Details
C12	Details (2)
C13	Details (3)

Project Description					
Lot Size Information	Acres	Square feet	Lot Coverage		
	3.04	132,422	Existing (Sq. Ft. & %)	Proposed (Sq. Ft. & %)	
Limits of Disturbance	Existing (Sq. Ft. & %)	Proposed (Sq. Ft. & %)	Average Slope within Limits of Disturbance		
	0	60K / 45% 36K / 27%	Percentage %	11%	
Off-street Parking Spaces	Existing # Vehicle Spaces	Proposed # Vehicle Spaces	Bicycle Parking		
	0	17 EOC 11+ BR	Existing # Spaces	Proposed # Spaces	
Residential Units	# Existing Units	# Proposed Units	Non-residential Uses		
	0	0	Type of Use(s)	Gross Floor Area (Sq. Ft.)	
Open Space	Existing (Sq. Ft. & %)	Proposed (Sq. Ft. & %)	Total Landscaped area		
	132,422	76,683	Existing (Sq. Ft. & %)	Proposed (Sq. Ft. & %)	
Building Height	Existing	Proposed	Total Impervious Area		
	0	23' - 5'	Existing (Sq. Ft. & %)	Proposed (Sq. Ft. & %)	
Snow Storage	Required (sq. ft.)	Proposed (sq. ft.)	Other		
	0	1722			



UNCC 1-800-922-1987

Glenwood Springs Electric
Operations Center
Garfield County, Colorado

Site Review Set

Job No. 2013-493
Drawn by: RLB/ME
Date: 09.15.2020
QC: JSS PE: RB
File: GWS-ESO-Admin

Cover Sheet

C1

1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS PLUS AN ALLOWANCE OF FIVE (5) FEET. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT PARK ANY VEHICLES OR EQUIPMENT IN, OR DISTURB ANY AREA NOT APPROVED BY THE ENGINEER.
2. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING SHALL BE PROMPTLY DEWATERED AND RESTORED AT NO ADDITIONAL COST TO THE PROJECT.
3. CONTROL OF SURFACE RUNOFF AND THE REPAIR OF DAMAGES RESULTING FROM RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST TO CONTROL SURFACE RUNOFF OR REPAIR DAMAGES WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK. DAMAGE OR DISTURBANCE IN THE REMAINING OPEN PORTIONS OF THE PARK WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OR REPAIR AT NO ADDITIONAL COST AND SHALL BE DONE PROMPTLY.
4. THE CONTRACTOR SHALL KEEP EXISTING DRAINAGE STRUCTURES FUNCTIONAL AND MAINTAIN DRAINAGE TO THOSE STRUCTURES. MAINTAINING DRAINAGE WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR THAT ARE NOT DESIGNATED FOR RELOCATION SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE: ONE COPY OF THE GEOTECHNICAL INVESTIGATION, ONE COPY OF THE SIGNED PLANS AND REVIEWED SHOP DRAWINGS AND ONE COPY OF THE CONSTRUCTION SPECIFICATIONS FOR THE PROJECT AT THE JOB SITE AT ALL TIMES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEERING DEPARTMENT, OR THEIR ASSIGNED REPRESENTATIVE. THE CITY AND THEIR ASSIGNED REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS LISTED HEREIN. REQUIRED QUALITY CERTIFICATIONS AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY PRIOR TO PLACEMENT OR USE OF THE MATERIAL.
8. PROJECT INSPECTION AND TESTING PAID BY THE CITY WILL BE COORDINATED BY THE CONTRACTOR AND OVERSEEN BY THE CITY ENGINEER OR CITY REPRESENTATIVE. CONTRACTOR TO PROVIDE 24 HOUR NOTICE FOR ALL REQUIRED TESTS.
9. CITY WILL PROVIDE ONE TIME CONSTRUCTION STAKING THROUGH SGM. CONTRACTOR TO COORDINATE WITH SGM SURVEY MANAGER: BOB BRANDEBERRY @ 970-384-9077.
10. A LANDSCAPE PLAN IS PROVIDED (BY OTHERS) FOR RESTORATION.
11. FOLLOW CITY PUBLIC WORKS MANUAL FOR ALL DETAILS. UNLESS OTHERWISE SUPERSEDED, IN GENERAL, STORMWATER AND PAVING ELEMENTS FOLLOW CDOT STANDARDS FOR MATERIALS AND INSTALLATION PRACTICES, LATEST EDITION. WATER FOLLOWS CITY STANDARDS. DOWNS IS PROVIDED IN THIS SET. CONTRACTOR SHOULD HAVE AVAILABLE APPROPRIATE MANUALS, SPECIFICATIONS AND DETAIL REFERENCES ON SITE AT ALL TIMES.
12. THIS PROPERTY IS SUBJECT TO GEOLOGIC HAZARDS PER THE ADOPTED MAPPING BY THE CITY OF GLENWOOD SPRINGS. HAZARDS TO OTE ARE MODERATE HYDROCOMPACTIVE SOILS. A BUSURFACE SOIL STUDY HAS BEEN PREPARED FOR FOUNDATION DESIGN AS REQUIRED FOR THE SUBMISSION OF A BUILDING PERMIT.
13. AS A PUBLIC FACILITY ALL STANDARDS FOR PUBLIC ACCESS ARE TO BE ACHIEVED.

1. EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION.
2. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS ("EXCAVATION REQUIREMENTS") WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER.
3. LOCATION AND NOTIFICATION OF BOTH UNCC MEMBER AND NON-MEMBER UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS NECESSARY TO INSURE THE UTILITIES WILL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES. IT IS ESTIMATED THAT 8 HOURS OF POTHOLING WILL BE REQUIRED ON THIS PROJECT AS DIRECTED BY THE ENGINEER.
5. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER. A POTHOLING BID ITEM IS INCLUDED FOR VERIFICATION OF UTILITY TIE INS AND CROSSING LOCATIONS.
6. ALL UNDERGROUND UTILITY CONSTRUCTION SHALL BE COMPLETED AND ACCEPTED PRIOR TO PLACING PAVEMENT.

1. HARD SURFACE DEMOLITION INCLUDES ANY CONCRETE OR ASPHALT BREAK UP, SAWCUTTING, OR OTHER DEMOLITION, REMOVAL, AND DISPOSAL.
2. SOFT SURFACE DEMOLITION INCLUDES TOPSOIL REMOVAL (WHERE APPLICABLE) AND SET ASIDE FOR PLACING BACK IN DISTURBED AREAS, GENERAL EXCAVATION TO SUBGRADE IN THOSE AREAS AND ALL HAUL OFF OF STANDARD MATERIAL.
3. ADDITIONAL BID ITEMS ARE INCLUDED FOR UNCLASSIFIED TRASH OR DEBRIS, HAUL OFF AND DISPOSAL AS WELL AS ROCK EXCAVATION (TRAVERTINE OR OTHER BEDROCK) DEMO, HAUL OFF AND DISPOSAL AS NEEDED. NOTIFY ENGINEER UPON DISCOVERY OF ANY SUCH ITEMS PRIOR TO INITIATING WORK UPON REMOVAL TO VERIFY THE NEED, APPROXIMATE QUANTITY AND METHOD. BLASTING IS NOT ALLOWED. SEE ROCK EXCAVATION SPECIFICATIONS.
4. TREE REMOVAL HAS BEEN ACCOUNTED FOR AS A PER-EACH ITEM FOR TREES 6" DIAMETER OR LARGER. SMALLER TREES OR SHRUBS AND GROUNDCOVER ARE LUMP SUM.

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED DEWATERING PERMITS AND DEVELOPING THE METHODS OF COMPLIANCE WITH THOSE PERMITS FOR ALL CONSTRUCTION ACTIVITIES ON THE PROJECT.
2. ANY PUMPING OF WATER WILL REQUIRE A DISCHARGE PERMIT FROM CDPHE WATER QUALITY CONTROL DIVISION, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONLY CLEAN WATER THAT WAS NOT PICKED UP FROM THE WORK AREA SHALL BE DISCHARGED FROM THE SITE WITHOUT PRIOR TREATMENT. WATER CONTAINING ELEVATED LEVELS OF SEDIMENT SHALL BE TREATED PRIOR TO DISCHARGE USING BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER. CONDITIONS OF THE PERMIT INCLUDING MONITORING AND REPORTING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
3. CDPHS PERMIT – THIS PROJECT RESULTS IN ONE ACRE OR MORE OF EARTH DISTURBANCE, THEREFORE A COLORADO DISCHARGE PERMIT SYSTEM – STORMWATER CONSTRUCTION PERMIT WILL BE REQUIRED. THE CONTRACTOR SHALL NOT COMMENCE PERMIT-RELATED WORK UNTIL THE PERMIT IS RECEIVED. WORK PERFORMED MUST BE CONSISTENT WITH THAT DETAILED IN THE STORM WATER MANAGEMENT PLAN.
4. SGM CAN PROVIDE TECHNICAL ASSISTANCE FOR THE CONTRACTOR'S STORMWATER MANAGEMENT PLAN, BUT THE CONTRACTOR SHALL ASSEMBLE ALL NECESSARY DOCUMENTATION FOR THE SWMP.

1. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN(S) WITH ANTICIPATED SCHEDULES. AVOID DAMAGING NON-CONSTRUCTION AREAS OR PROVIDE REPAIRS AT CONTRACTOR COST FOR CONTINUED USE OF PARK FACILITIES.
2. PENDING CONTRACTOR'S PLAN, TRAFFIC CONTROL MAY REQUIRE SIGNAGE OR NOTIFICATIONS AT MIDLAND AVENUE AND HIGHWAY 6.
3. TRAFFIC CONTROL PLANS SHOULD INCLUDE MEASURES FOR PEDESTRIAN ACCESS OR CLOSURES ALONG DEVEREUX ROAD.
4. PEDESTRIAN AND VEHICLE CLOSURES ON DEVEREUX SHOULD BE KEPT TO A MINIMUM.

- *Property Address: Devereux Road, Glenwood Springs, CO 81601*

Beginning at the Southwest Corner of the Land Described in the Deed from Union Oil Company of California to Grand Mesa Distributing Company Recorded as Reception No. 241812 in Book 397 at Page 4 of the Records of the Clerk and Recorder of said county, said corner also being a point on the Northernly Right-of-Way line of said Railroad Right-of-Way, said corner also being the southerly line of the Minor Subdivision N80°29'30"E a distance of 1000.12 feet to a point on the line of said D.D.E. Minor Subdivision N02°29'30"E a distance of 82.54 feet to a point on the southerly line of Parcel 2 as described in the Permanent Road Right-of-Way Easement Deed recorded as Reception No. 551519; thence along said Parcel 2 the following twenty (20) courses; N81°11'50"W a distance of 8.37 feet; thence S09°44'15"W a distance of 19.82 feet; thence N80°15'45"W a distance of 25.00 feet; thence N09°44'15"E a distance of 19.75 feet; thence N79°00'24"W a distance of 28.49 feet; thence 106.54 feet along the arc of a curve to the right having a radius of 917.50 feet, a central angle of 6°39'11", the chord of which bears N75°40'49"W a distance of 106.48 feet; thence N72°21'13"W a distance of 66.44 feet; thence S17°38'47"W a distance of 5.11 feet; thence N71°56'05"W a distance of 11.99 feet; thence N73°42'25"E a distance of 9.15 feet; thence N72°21'13"W a distance of 8.51 feet; thence N17°38'47"E for a distance of 4.00 feet; thence N72°21'13"W a distance of 73.27 feet; thence 99.07 feet along the arc of a curve to the left having a radius of 989.00 feet, a central angle of 5°44'22", the chord of which bears N75°13'24"W a distance of 99.03 feet; thence N78°05'35"W a distance of 132.49 feet; thence 119.12 feet along the arc of a curve to the left having a radius of 989.00 feet, a central angle of 6°54'03", the chord of which bears N81°32'36"W a distance of 119.05 feet; thence N84°59'38"W a distance of 72.45 feet; thence S02°24'16"W a distance of 9.14 feet; thence N88°01°09"W a distance of 14.93 feet; thence N02°24'16"E a distance of 9.99 feet to a point on the southerly line of a 30.00 foot Roadway as described in Book 451 at Page 499; thence along said southerly line of a 30.00 foot Roadway a distance of 161.38 feet to a point on the southerly line of the arc of a curve to the right having a radius of 1000.12 feet, a central angle of 5°39'57", the chord of which bears N85°11'10"W a distance of 98.86 feet to the northeasterly point of Parcel 1 as described in the Permanent Road Right-of-Way Easement Deed recorded as Reception No. 551519; thence along said Parcel 1 the following three (3) courses; S05°35'57"W a distance of 4.25 feet; thence N83°46°19"W a distance of 23.60 feet; thence N05°51°24"E a distance of 5.11 feet to a point on the southerly line of a 30.00 foot Roadway as described in Book 451 at Page 499; thence 161.38 feet along the arc of a curve to the right being said right of way having a radius of 1000.12 feet, a central angle of 5°41'44", the chord of which bears N76°23'01"W a distance of 161.32 feet; thence leaving said Right-of-Way N88°20'00"W a distance of 248.92 feet to a point on the northernly Right-of-Way line of the Union Pacific Railroad (formerly the Denver & Rio Grande Western) thence along said Right-of-Way the following three (3) courses; S75°29'30"E a distance of 24.10 feet; thence S74°34'00"E a distance of 109.91 feet; thence S82°09'30"E a distance of 384.59 feet the point of beginning, said parcel containing 3.04 acres more or less.

- This map has been prepared pursuant to the client request to prepare an "Existing Conditions Survey" of the parcel described herein. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements or other encumbrances of record has been taken from a Title Commitment from Land Title Guarantee Company under Order No. GC63005959-3 dated December 2, 2010.

1. UTILITIES ARE DEPICTED ON THESE PLANS IN ACCORDANCE WITH THEIR ACHIEVED "QUALITY LEVELS" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS' DOCUMENT ASCE 38, "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." RELIANCE UPON THESE DATA FOR RISK MANAGEMENT PURPOSES DURING BIDDING DOES NOT RELIEVE THE CONTRACTOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING CONSTRUCTION. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK BETWEEN THE PROJECT OWNER AND THEIR ENGINEER REGARDING THE SCOPE AND LIMITS OF THE UTILITY INVESTIGATIONS LEADING TO THESE UTILITY DEPICTIONS.
2. UTILITY QUALITY LEVELS ARE GENERALLY DEFINED AS FOLLOWS. REFER TO ASCE 38 FOR FURTHER DEFINITION:
 - 2.A. QUALITY LEVEL D (QLD) - INDICATES INFORMATION DERIVED FROM EXISTING RECORDS, UTILITY RECORD DRAWINGS, ONE-CALL MARKOUTS, AND ORAL RECOLLECTIONS.
 - 2.B. QUALITY LEVEL C (QLC) - INDICATES INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING SUCH INFORMATION TO QL D INFORMATION.
 - 2.C. QUALITY LEVEL B (QLB) - INDICATES INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
 - 2.D. QUALITY LEVEL A (QLA) - INDICATES THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. (EG. A TEST HOLE OR TEST PIT.)
3. QUALITY LEVEL B IN COMPLIANCE WITH SB18-167 AND ASCE 38 WAS NOT ACHIEVED ON ALL UTILITIES
4. ALL WATER UTILITIES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL D (QLD)
5. ALL SEWER UTILITIES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL D (QLD)
6. PROPOSED (FUTURE IMPROVEMENTS) WATER LINE LOCATIONS ARE DEPICTED FROM THE CONSTRUCTION DRAWINGS. LOCATIONS ARE APPROXIMATE. PROPOSED WATER LINE IS SHOWN AT QUALITY LEVEL D (QLD).
7. ELECTRIC LINE DEPICTED ON THE PLANS ARE CITY TRUNK MAINS.
8. GAS DEPICTED ON THE PLANS IS SHOWN AT QUALITY LEVEL D (QLD)
9. TELECOMMUNICATIONS (CABLE/FIBER PHONE) LINES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL D (QLD)
10. OTHER UTILITIES MAY BE PRESENT WHICH WERE NOT IDENTIFIED THROUGH THE SUBSURFACE UTILITY INVESTIGATION PROCESS AND ARE NOT IDENTIFIED ON THE PLAN SET. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND FOR FULFILLING 811 REQUIREMENTS.

1. IN GENERAL, FOLLOW CITY UTILITY DESIGN AND INSTALLATION STANDARDS, KEY ELEMENTS SUMMARIZED HERE. OTHER THAN THE WATER MAIN EXTENSION IS 6", AND TRACER WIRE CONNECTIONS ARE DIFFERENT FROM THE PWM, FOLLOW SECTION 3 OF CITY PWM, 2018 MANUAL.
2. ALL WATER MAINS SHALL BE INSTALLED WITH A 5.5" MINIMUM AND 10" MAXIMUM DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE MINIMUM AND MAXIMUM DEPTH OF COVER IS MAINTAINED.
3. ALL FITTINGS (BENDS, CROSSES, PLUGS, VALVES AND TEES) TO HAVE A CONCRETE THRUST BLOCK INSTALLED IN ACCORDANCE WITH THE THRUST BLOCK TABLE SHOWN IN GWS PWM W-01 WITH A STATIC PRESSURE OF 150 PSI. MEGALUGS ARE REQUIRED IN ADDITION TO THE CONC. THRUST BLOCK. ALL CONCRETE THRUST BLOCK SHALL BE FORMED AND CURED IN PLACE AGAINST WATER SOIL OR SOIL WITH PROPER COMPACTION ON ALL FITTINGS INCLUDING TAPS 4" OR LARGER TO RESIST HYDRAULIC THRUST. POLY WRAP BOND BREAKER SHALL BE INSTALLED BETWEEN CONCRETE AND ALL PIPES AND ASSOCIATED APPURTENANCES.
4. CONTRACTOR TO CONTACT GLENWOOD SPRINGS WATER DEPARTMENT WITH INVENTORY OF WATER LINE APPURTENANCES. REMOVED FROM EXISTING UTILITIES FOR EVALUATION IF APPURTENANCES SHOULD BE DISPOSED OF BY CONTRACTOR OR SUPPLIED TO GLENWOOD SPRINGS WATER DEPARTMENT.
5. THE WATER LINE LOCATION SHOWN MAY UTILIZE DEFLECTION. CONTRACTOR MUST USE PIPE PROVIDER THAT ALLOWS 1 DEGREE OF DEFLECTION PER STICK OF PIPE. IN NO CASE SHALL FLAT DEFLECTIONS EXCEED MANUFACTURERS' RECS.
6. ALL KNOWN SERVICES (FITTINGS) TIE INTO THE EXISTING MAIN ARE SHOWN.
7. ALL DISTRIBUTION AND TRANSMISSION PIPING SHALL BE C900 PVC.
8. ALL FITTINGS SHALL BE CLASS 150 DIP, MECHANICAL JOINT OR PRE-APPROVED FLANGED FITTING AS DICTATED BY THE APPURTENANCES TO BE INSTALLED.
9. ALL PIPE AND FITTINGS SHALL HAVE 10 GAGE TRACER WIRE AND TERMINATE AT SEPARATE CONNECTION POINTS, NOT INSIDE VALVE BOXES OR LOOSE ON HYGANTS. LOOPS OF LOOSE WIRE ARE NOT ALLOWED AS A CONNECTION LOCATION FOR TRACER WIRE. CONNECTIONS SHALL BE COPPERHEAD BRAND OR EQUAL.
10. GATE VALVES SHALL BE INSTALLED FOR ALL VALVES 12" AND SMALLER. GATE VALVES SHALL BE CLASS 250 MUELLER OR PRE-APPROVED EQUIVALENT, RESILIENT SEAT, EPOXY COATED, MECHANICAL JOINT OR FLANGED, AS REQUIRED. NON-POURING VALVE STEM AND GYRN BY TURNING TO THE LEFT. COUNTER-CLOCKWISE. GATE VALVES SHALL CONFORM TO AWWA SPECIFICATIONS C-509. SERVICE FITTINGS, SADDLES, CORP AND CURB STOPS SHALL BE MUELLER.
11. FIRE HYDRANTS SHALL BE "KENNEDY K81D GUARDIAN OR MUELLER SUPER CENTURION 250" WITH A 6" MECHANICAL JOINT END CONNECTION MODEL A-423.
12. THE CONTRACTOR SHALL ENSURE PIPES ARE FREE OF GRAVEL AND DEBRIS PRIOR TO BEING INSTALLED IN THE TRENCH. IF THE PIPE IS DIRTY, HAS GRAVEL OR DEBRIS INSIDE, OR HAS SAT UNUSED FOR A LONG PERIOD OF TIME, THE PIPE WILL REQUIRE CLEANING PRIOR TO INSTALLATION.
13. THE PIPE SHALL BE BEDDED FOR THE FULL LENGTH OF THE PIPELINE. THE BEDDING MATERIAL SHALL BE CLASS 6 AGGREGATE, NOT EXCEEDING 1/4" MAXIMUM SIZE. THE BEDDING SHALL EXTEND FROM 6 INCHES ABOVE THE BELLS TO 12 INCHES OVER THE TOP OF THE PIPE AND BELLS. BEDDING WILL EXTEND THE FULL WIDTH OF THE EXCAVATION. 12" ABOVE THE TOP OF PIPE CAN BE NATIVE, 6" MINUS MATERIAL.
14. BACKFILL MATERIAL FROM 12 INCHES ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE ROAD BASE ELEVATION SHALL BE NO LARGER THAN 6" MATERIAL IN ALL STREET RIGHT-OF-WAYS.
15. THE CONTRACTOR SHALL NOTIFY THE CITY OF GLENWOOD SPRINGS WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
16. A CHLORINATION/BACTERIOLOGICAL, HYDROSTATIC/LEAKAGE AND CONDUCTIVITY TEST WILL BE REQUIRED ON ALL NEW LINES AND SYSTEMS BEFORE ACCEPTANCE BY THE WATER DEPARTMENT. THESE TESTS SHALL BE PERFORMED AS PER APPLICABLE ANS/ASMA STANDARD C651.
17. WATER SERVICES: 3" IN SIZE AND LARGER SHALL BE INSTALLED WITH A TEE ON MAIN, GATE VALVE OF SIMILAR SIZE, LENGTH OF PIPE (DIP) AS REQUIRED TO TIE INTO EXISTING WATER SERVICE AND A MECHANICAL COUPLING. 2" AND SMALLER IN SIZE SHALL BE INSTALLED WITH A CORP STOP ON MAIN WATER LINE, TYPE K COPPER OR HDPE (PURE CORE W/ COMPRESSION FITTINGS) OF SIMILAR SIZE TO A NEW CURB STOP. IN ALL CASES, FIELD SERVY LINE SIZE AND TYPE. NEW WATER SERVICE INSTALLATIONS ARE TO AVOID ADDITIONAL FITTINGS WHEN CONNECTING TO EXISTING WATER SERVICE AS BEST AS POSSIBLE.



Title:	General Notes
Dwg No.	

Of: 0

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Legend			Symbols		
Linetypes			Symbols		
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		OVERHEAD TELEPHONE LINE			DECIDUOUS TREE
		UNDERGROUND TELEPHONE LINE			CONIFEROUS TREE
		LOW PRESSURE GAS LINE			MONUMENT MARKER
		HIGH PRESSURE GAS LINE			CONTROL POINT
		UNDERGROUND CABLE TELEVISION LINE			TELEPHONE PEDESTAL
		OVERHEAD CABLE TELEVISION LINE			CABLE PEDESTAL
		UNDERGROUND ELECTRICAL LINE			ELECTRIC TRANSFORMER
		OVERHEAD ELECTRICAL LINE			ELECTRIC PEDESTAL
		STORM DRAIN LINE & SIZE			ELECTRIC VAULT
		WATER LINE & SIZE			ELECTRIC SERVICE T-POST
		WATER SERVICE LINE			ELECTRIC METER
		SANITARY SEWER LINE & SIZE			HEATING/AIR CONDITIONING UNIT
		SANITARY SEWER SERVICE LINE			GAS MARKER
		FIBER OPTIC LINE			GAS METER
		IRRIGATION LINE			GAS VALVE
		DRAINAGE SWALE FLOWLINE			GAS WELL
		BARBED-WIRE FENCE LINE			MANHOLES-TELE/DRAINAGE/SEWER/ WATER/ELEC PER PLAN REFERENCE
		COMBINATION FENCE			CURB INLET
		CHAIN LINK FENCE			STORM DRAIN INLET
		PLASTIC FENCE			CLEAN-OUT
		SILT FENCE			WATER VALVE
		CULVERT, SIZE & FCS			FIRE HYDRANT
		EDGE OF PAVEMENT			WATER SHUT-OFF VALVE
		EDGE OF WATER			WATER METER
		CENTERLINE			WATER SPIGOT
		GUARDRAIL			WELL
		ROCK WALL			IRRIGATION VALVE
		CONTOURS			IRRIGATION CONTROL VALVE
		RIGHT-OF-WAY			IRRIGATION CONTROL BOX
		VEGETATION			IRRIGATION HEADGATE
		LIMITS OF DISTURBED AREA			IRRIGATION MANHOLE
		RAILROAD TRACKS			IRRIGATION SPRINKLER HEAD
		TOP OF CUT			PVC PIPE
		TOP OF FILL			UTILITY POLE
		EASEMENT			GUY WIRE
		BUILDING ENVELOPE			STREET LIGHT POLE
		FLOOD LIGHT			SIGN
		MAILBOX			MAILBOX
		BOLLARD			BOLLARD
		FIBER OPTIC LINE MARKER			FINISHED SPOT ELEV. W/ DESCRIPTION
		NEW FLARED END SECTION (HDPE)			NEW FLARED END SECTION (CMP)
		SOIL BORING LOCATION			TEST PIT LOCATION
		EROSION CONTROL LOG			LARGE ROCK/BOULDER

Hatching		
EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		CONCRETE SURFACING (SECTION VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

Hatching		
EXISTING	PROPOSED	DESCRIPTION
		ASPHALT
		CONCRETE
		CONCRETE SURFACING (PLAN VIEW)
		CONCRETE SURFACING (SECTION VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

Abbreviations

AT	AGGREGATE BASE COURSE	GB	GRADE BREAK	PERM	PERMANENT
DEGREE	GEOPHICAL INFORMATION SYSTEM	GIS	GEOGRAPHICAL INFORMATION SYSTEM	PAGE	PAGE
DIAMETER	GALLONS PER MINUTE	GPM	GALLONS PER MINUTE	PGL	PROFILE GRADE LINE
NUMBER	GLOBAL POSITIONING SYSTEM	GPS	GLOBAL POSITIONING SYSTEM	PI	POINT OF INTERSECTION
AAC	ALUMINUM ARCH CULVERT	GR	GRAVEL	PL	PROPERTY LINE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GRAV	GRAVEL	PM	PROJECT MANAGER
ABC	AGGREGATE BASE COURSE	GS	GAS SERVICE	PNT	POINT
ABUT	ABUTMENT	GSP	GALVANIZED STEEL PIPE	POC	POINT ON CURVE
ACM	ASBESTOS CONTAINING MATERIAL	GV	GATE VALVE	POT	POINT ON TANGENT
ACP	ASBESTOS CEMENT PIPE	HAZMAT	HAZARDOUS MATERIALS	PRC	POINT OF REVERSE CURVE
ADA	AMERICANS W/ DISABILITIES ACT	HCL	HORIZONTAL CONTROL LINE	PROP	PROPOSED
ADT	AVERAGE DAILY TRIPS	HDP	HIGH DENSITY POLYETHYLENE	PRV	PRESSURE REDUCING VALVE
ALT	ALTERNATE	HMA	HOT MIXED ASPHALT	PSF	POUNDS PER SQUARE FEET
AP	ANGLE POINT	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	HOV	HIGH OCCUPANCY VEHICLE	PT	POINT OF TANGENCY
AS	ASPHALT	HP	HIGH POINT	PUD	PLANNED UNIT DEVELOPMENT
ASD	ALLOWABLE STRESS DESIGN	HPP	HIGH PRESSURE GAS	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	HWY	HIGHWAY	PVI	POINT OF VERTICAL INTERSECTION
ATB	ASPHALT TREATED BASE	HYD	HYDRANT	PVMT	PAVEMENT
BBL	BARRELS	INT	INTERSECTION	PVT	POINT OF VERTICAL TANGENCY
BCKF	BACK FACING	INV	INVERT	Q	QUALITY ASSURANCE/QUALITY CONTROL
BLKF	BLOCK FACING	IP	INLET PROTECTION	QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
BLM	BUREAU OF LAND MANAGEMENT	JB	JUNCTION BOX	QTY	QUANTITY
BM	BENCHMARK	KIP	THOUSAND POUNDS	R	RIGHT
BMP	BEST MANAGEMENT PRACTICES	KW	KILOWATT	R-R	REMOVE AND REPLACE
BOW	BACK OF SIDEWALK	L	LEFT	RAD	RADIUS
BP	BEGIN PROJECT, BEGINNING POINT	LGTH	LENGTH	RSS	REINFORCED CONCRETE PIPE
BT	BEGIN TRANSITION	LB/FT	POUNDS PER FOOT	REF	REFERENCE
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	REQ	REQUIRED
BVCS	BEGINNING VERTICAL CURVE STATION	LF	LINEAR FOOT	REVEG	REVEGETATE
BW	BOTTOM OF WALL	LDMR	LETTER OF MAP REVISION	RFTA	ROARING FORK TRANSIT AUTHORITY
CBC	CONCRETE BOX CULVERT	LPM	LOW PRESSURE FORCE MAIN	ROW	RIGHT OF WAY
CC	CURB CUT	LP	LOW POINT	RP	RADIUS POINT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LS	LUMP SUM	RSS	REINFORCED SOIL SLOPE
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT	LSA	LANDSCAPED AREA	RW	RETAINING WALL
CF	CUBIC FEET	LT	LIGHT POLE	SAC	STEEL ARCH CULVERT
CFS	CUBIC FEET PER SECOND	LTB	LIME TREATED BASE	SAN	SANITARY
CG	CURB AND GUTTER	LUM	LUMINARY	SB	SOUTH BOUND
CIP	CAST IN PLACE	M	METERS	SCF	SEDIMENT CONTROL FENCE
CL	CENTERLINE	MAT'L	MATERIAL	SD	STORM DRAIN
CLOMR	CONDITIONAL LETTER OF MAP REVISION	MAX	MAXIMUM	SE	SOUTHEAST
CMP	CORRUGATED METAL PIPE	MH	MANHOLE	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	MHT	METHOD OF HANDLING TRAFFIC	SF	SQUARE FEET
CO	CONCRETE	MIN	MINIMUM	SHLDR	SHOULDER
COM	COMMUNICATIONS	MISC	MISCELLANEOUS	SL	SANITARY SEWER LINE
CONC	CONCRETE	ML	MEGALUG	SMH	SANITARY SEWER MANHOLE
CONST	CONSTRUCTION	MLW	MASONRY LANDSCAPE WALL	SOD	GRASS AREA
CONT	CONTINUOUS	MP	MILE POST	SS	SANITARY SEWER SERVICE
COR	CORNER	MPH	MILES PER HOUR	SSD	STOPPING SIGHT DISTANCE
CPE	CORRUGATED POLYETHYLENE PIPE	MSE	MECHANICALLY STABILIZE EARTH	STA	STATION
CSP	CORRUGATED STEEL PIPE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	STBK	SETBACK
CTB	CEMENT TREATED BASE	MW	MONITORING WELL	SW	SIDEWALK
CU	CUBIC	N	NORTHING	SY	SQUARE YARDS
CY	CUBIC YARD	N/A	NOT APPLICABLE	SYM	SYMMETRICAL
D	DEEP	NAT	NATIVE GRASS AREA	T	TREAD STAIRS
DB	DECIBELS	NAVD	NATIVE AMERICAN VERTICAL DATUM	TAN	TANGENT
DEG	DEGREES	NB	NORTH BOUND	TBC	TOP BACK OF CURB
DIV	DESIGN HOUR VOLUME	NE	NORTHEAST	TBLK	THRUST BLOCK
DIA	DIAMETER	NEPA	NATIONAL ENVIRONMENTAL POLICY ACT	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	TCE	TEMPORARY CONSTRUCTION EASEMENT
DOW	DIVISION OF WILDLIFE	NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929	TCP	TRAFFIC CONTROL PLAN
DR	DRAIN	NHS	NATIONAL HIGHWAY SYSTEM	TELE	TELEPHONE
DTM	DIGITAL TERRAIN MODEL	NIP	NAIL IN PLACE	TEMP	TEMPORARY
DW	DRIVEWAY	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	TP	TOP OF PIPE
DWG	DRAWING	NTP	NOTICE TO PROCEED	TRANS	TRANSITION
E	EASTING	NTS	NOT TO SCALE	TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
EA	EACH	NW	NORTHWEST	TW	TOP OF WALL
EB	EAST BOUND	O/S	OFFSET	TYP	TYPICAL
EG	EXISTING GRADE	OC	ON CENTER	UCTV	UNDERGROUND CABLE TELEVISION LINE
EL	ELEVATION	OD	OUTSIDE DIAMETER	UE	UNDERGROUND ELECTRIC LINE
ELEV	ELEVATION	OH	OVERHEAD	UG	UNDERGROUND GAS LINE
EOA	EDGE OF ASPHALT	OP	OUTLET PROTECTION	USACE	US ARMY CORPS OF ENGINEERS
EOD	EDGE OF DRIVEWAY	OT	OVERHEAD TELEPHONE	USGS	US GEOLOGICAL SURVEY
EOC	EDGE OF CONCRETE	PC	POINT OF CURVATURE	UT	UNDERGROUND TELEPHONE LINE
EOG	EDGE OF GRAVEL	PCC	POINT OF COMPOUND CURVATURE	VC	VERTICAL CURVE
EOM	EDGE OF MILLINGS	PED	PEDESTRIAN	VCP	VITRIFIED CLAY PIPE
EOP	EDGE OF PAVEMENT			VP	VALLEY PAN
EP	END PROJECT, END POINT			VTC	VEHICLE TRACKING CONTROL
EPA	ENVIRONMENTAL PROTECTION AGENCY			W	WIDE
ES	ELECTRIC SERVICE			W/S	WITH
ESMT	EASEMENT			WB	WEST BOUND
EST	ESTIMATE			WL	WATER LINE
EVCE	END VERTICAL CURVE ELEVATION			WS	WATER SERVICE
EVCS	END VERTICAL CURVE STATION			WOCD	WATER QUALITY CONTROL DIVISION
EX	EXISTING			WS	WATER SERVICE
EXT	EXTERIOR			WS	WATER SERVICE
FAA	FEDERAL AVIATION ADMINISTRATION			WS	WATER SERVICE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			WS	WATER SERVICE
FES	FLARED END SECTION			WS	WATER SERVICE
FF	FINISHED FLOOR			WS	WATER SERVICE
FG	FINISHED GRADE			WS	WATER SERVICE
FH	FIRE HYDRANT			WS	WATER SERVICE
FHWA	FEDERAL HIGHWAY ADMINISTRATION			WS	WATER SERVICE
FL	FLOWLINE			WS	WATER SERVICE
FW	FACE OF WALL			WS	WATER SERVICE
FPS	FEET PER SECOND			WS	WATER SERVICE
FRF	FRONT FACE			WS	WATER SERVICE
FT	FEET			WS	WATER SERVICE
G	GAS			WS	WATER SERVICE
GAL	GALLONS			WS	WATER SERVICE
GALV	GALVANIZED			WS	WATER SERVICE

SGM
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**Glenwood Springs
Electric Operations
Center**

Revision: _____
Date: _____
By: _____

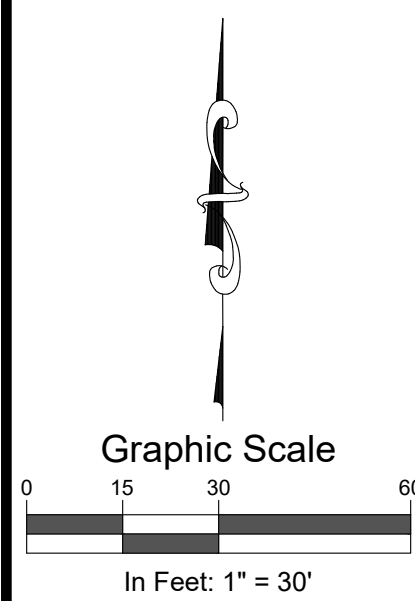
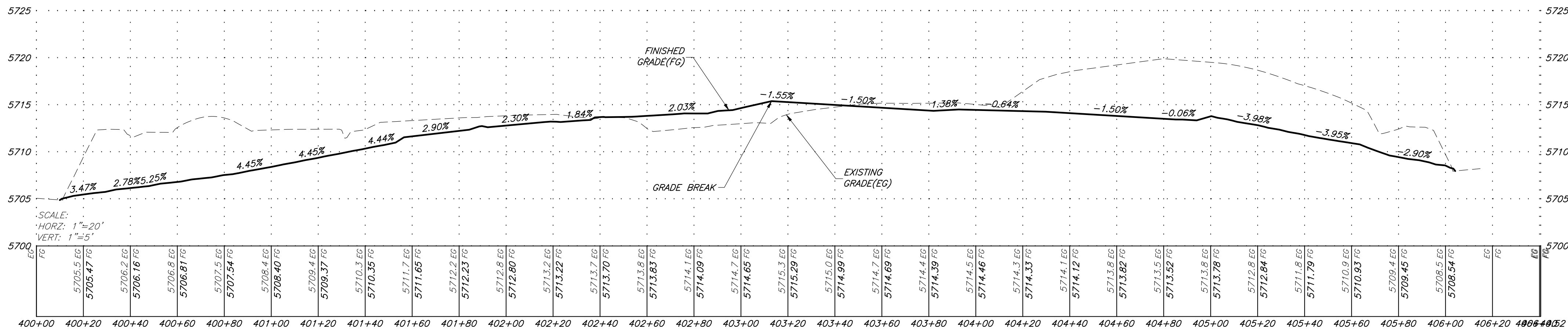
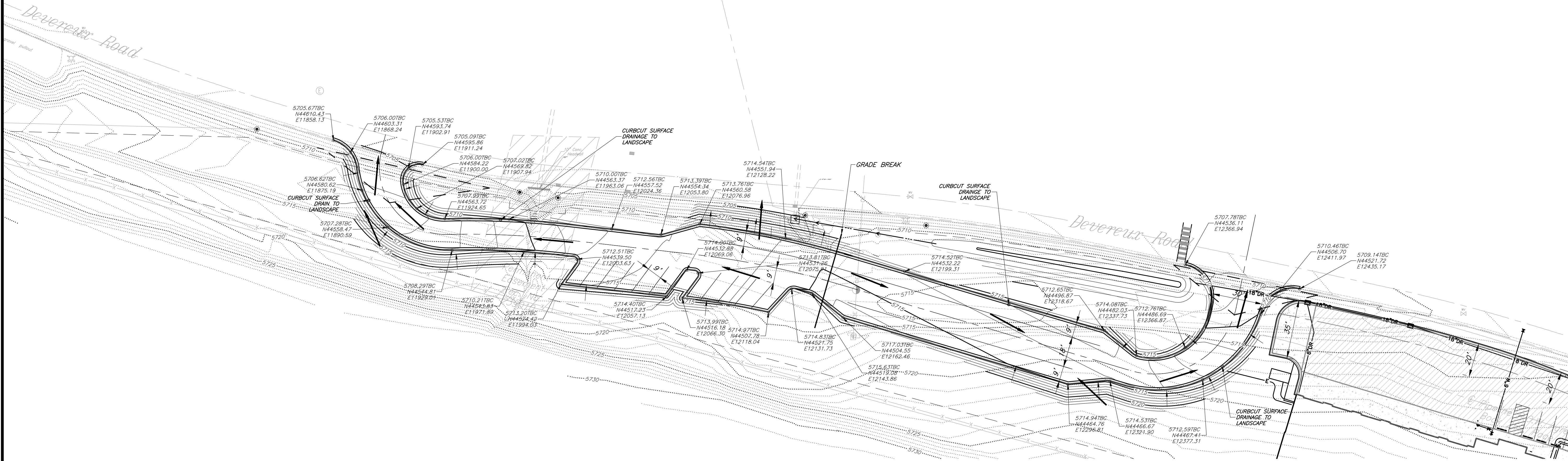
Job No. 2013-493
Drawn by: MHE
Date: 09.15.2020
QC: JIM
File: GWS-ESO-Admin

Project Milestone: _____
Site Review Set

Legends &
Abbreviations

Dwg No.
C3

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SGM
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Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

**Glenwood Springs Electrical
Operations Headquarters**
Garfield County, Colorado

Revision		Date	By
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Job No. 2013-493
Drawn by: MHE
Date: 09.15.2020
QC: JM | PE: RB
File: GWS-ESO-P&P2

Title:
**Boat Ramp-Plan
& Profile**

Dwg No.
C7

Of: 0



Glenwood Springs Electric
Operations Center
Garfield County, Colorado

[illegible]

Job No.	2013-493	
Drawn by:	MHE	
Date:	09.15.2020	
QC:	JM	PE: RB
File:	GWS-ESO-UtilityPlan	

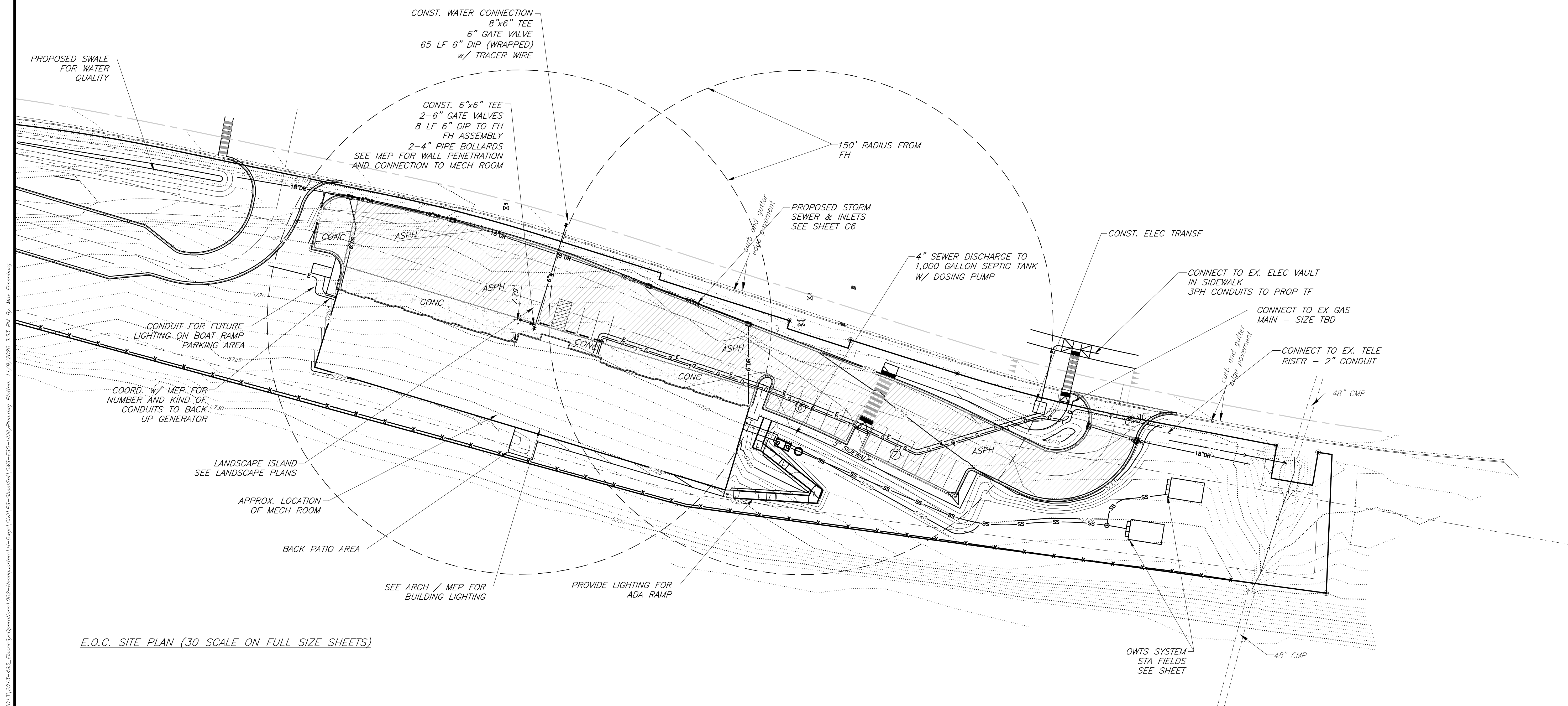
Title:

Utility & Service
Plan

Dwg No.

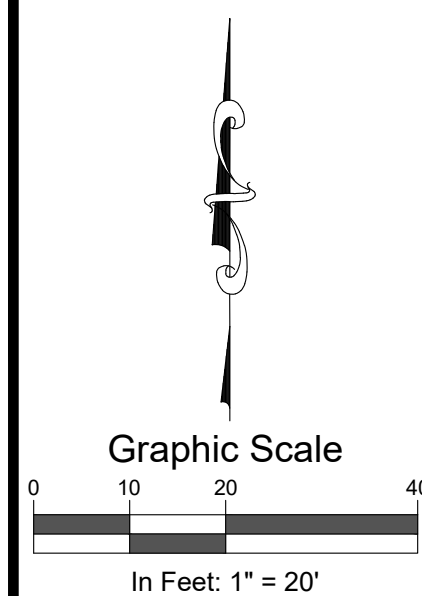
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Of: 0



1. SOILS ANALYSIS INFORMATION PROVIDED BY HP/KUMAR, FIELD DATA ON AUGUST 2, 2019
2. FIELD VERIFICATION OF SOIL CONDITIONS IS REQUIRED. POSSIBLE AMENDMENTS INCLUDE:
 - 2.1. FIELD SIZE CHANGES
 - 2.2. SAND BED IN ALL OR PORTIONS OF FIELD
3. SEPTIC TANK TO BE 1000 GALLONS
4. DOSING TO BE MIN. ~100 GALLONS, ALLOWING FOR FLOW BACK.
 - 4.1. CALCULATED 420 GPD / 4 DOSES = 105 GALLONS PER DOSE

1. FOLLOW ALL COUNTY AND STATE REGULATIONS FOR MATERIALS AND INSTALLATION. ONLY USE APPROVED MATERIALS AND SUPPLIES. SYSTEM IS DESIGNED UNDER GARFIELD COUNTY STANDARDS.
2. INSTALL SEPTIC TANK WITH "T" ON ENTRANCE LINE, BAFFLES, AND SCREEN FILTER ON EXIT PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR GRADES AND ELEVATION VERIFICATIONS. IN GENERAL: MIN. 2% SLOPE ON PIPES FROM BUILDING TO TANK. MIN. 1% DRAINBACK SLOPE FROM DISTRIBUTION MAIN TO TANK. MIN. 1% SLOPE FOR BED TRENCHES. BED SHALL BE AT LEAST 18" BELOW THE TANK.
4. CONTRACTOR SHALL INSTALL TRENCHES AND PIPING, THEN CONDUCT A WATER TEST FOR APPROPRIATE DISTRIBUTION. START WITH 4" HOLES SPACED AT 48" INTERVALS AT 12" O'CLOCK ON THE PIPE. ADD HOLES AS NEEDED TO GET A GENERAL RANGE OF SPOUT BETWEEN 3-5 FEET FOR ALL HOLES. CONTRACTOR WILL REQUIRE USING THE PIPE STANDS, NOT HANGING THE PIPE, FOR APPROPRIATE OBSERVATION.
5. INSTALL TRENCH / BED CHAMBERS WITH OBSERVATION PORTS AT EACH END.
6. INSTALL FLUSH VALVE AND SWEEP AT END OF TRENCHES. ENSURE FLUSHING DAYLIGHT POINT IS BELOW THE TANK.
7. INITIAL DESIGN AS LAID OUT REQUIRES A PUMP OF MINIMUM 20 GPM, 0.4 HP WITH 2" DISCHARGE PIPE TO 1.5" MANIFOLD. SUGGESTED MODEL ORENCO PF500S.
8. PIPE TO THE STAY FIELD. CONTRACTOR SHOULD VERIFY PIPE TENSURE AFTER AFFIRMING THE LAYOUT AND ELEVATION CHANGES. SAMPLE PUMP PERFORMANCE FOR EQUAL.
9. CONTRACTOR SHALL INSTALL DISTRIBUTION PIPE TRENCH WITH 4" HOLES DESIGNED. ADD HOLES AS NEEDED, EVENLY SPACED, UNTIL A 3-5' SPRAY ELEVATION IS REACHED FOR ALL HOLES.
10. THE DEPTH OF THE BED REQUIRES VENTILATION PIPES. UTILIZE THE PORT DETAIL FOR VENT BY DRILLING 1" HOLES IN TOP 1" HOLES IN TRENCHES.
11. PROVIDE SUBMITTALS FOR ALL ELEMENTS TO THE ENGINEER FOR REVIEW.



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- 4000 psi concrete
- Delivered complete with internal piping
- PVC, poly or concrete risers available

Net Capacity	Net Weight		
	Lid	Tank	Total
1,042 gallons	2,620 lbs	8,915 lbs	11,535 lbs

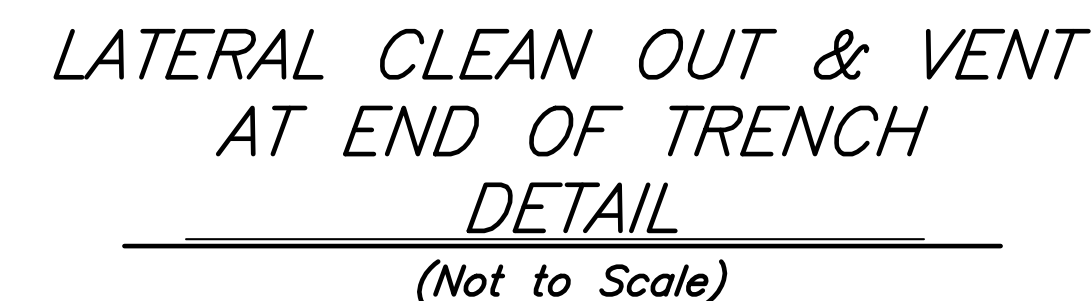
1,000 GAL SEPTIC TANK



- 4000 psi concrete
- Can be delivered complete with internal piping
- PVC, poly or concrete risers available
- Pump or pump / screen kit

500 Gallon Standard:

500 GALLON PUMP VAULT/DOSING TANK



COMPACTED, WELL GRADED GRANULAR BACKFILL (PER INFILTRATOR SYSTEMS' REQUIREMENTS) WHICH CONTAIN AN EVEN DISTRIBUTION OF PARTICLE SIZES WITH NO MORE THAN 10% FINES (PARTICLES PASSING THE #200 SIEVE) RANGING FROM SILT THROUGH SAND TO GRAVEL (MIN. OF 95% OF THE MODIFIED PROCTOR DENSITY)

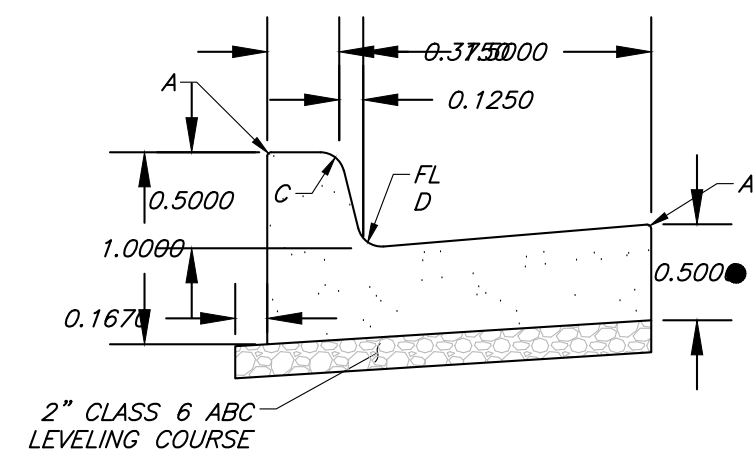


1. CONCRETE SHALL BE CLASS B.

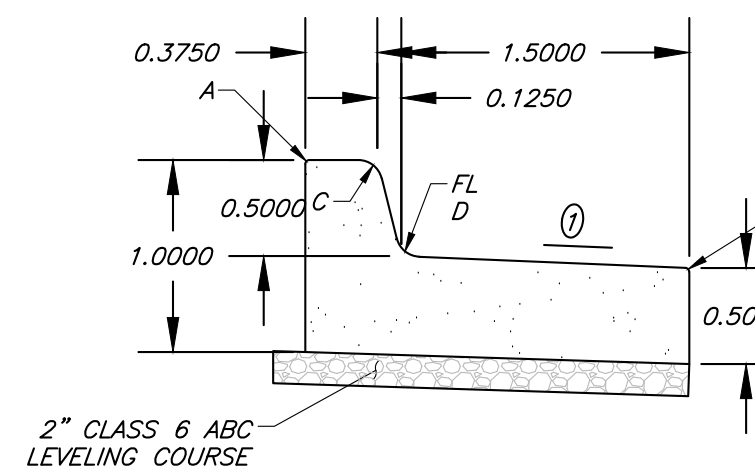
1. CONCRETE SHALL BE CLASS B.
2. PROFILE GRADE OF CURB AND GUTTER SHALL BE LOCATED AT THE FLOW LINE.
3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
4. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

① GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.

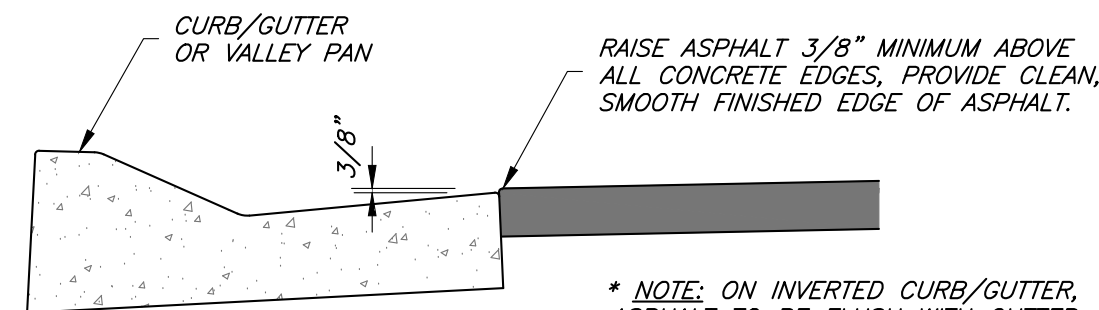
- WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED 2 FT.-6 IN. THEY SHALL BE INSERTED $\frac{1}{2}$ AND $\frac{1}{2}$ LENGTH INTO THE GUTTER.



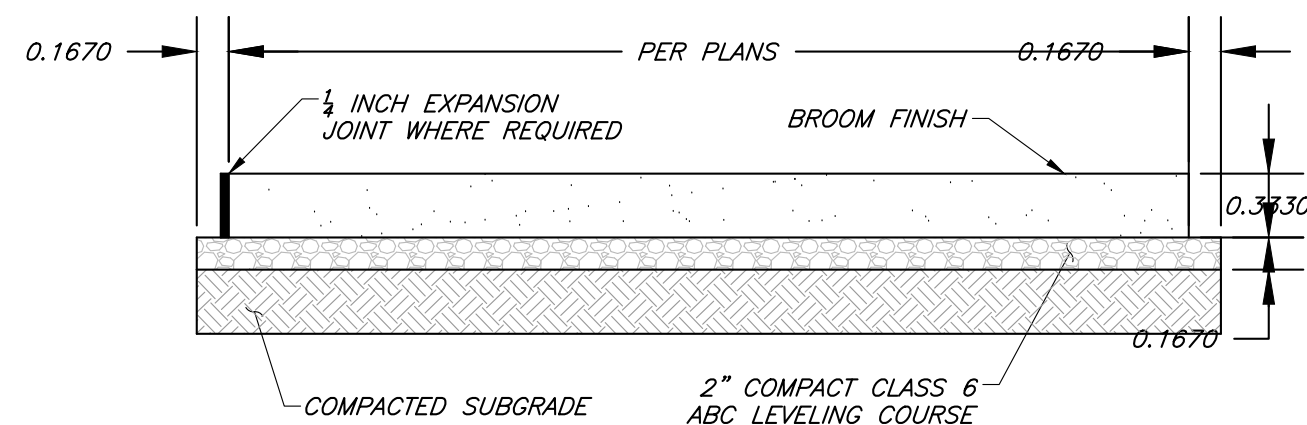
$A = 1/8" \text{ TO } 1/4"$
 $B = 1"$
 $C = 1 \ 1/2"$
 $D = 1 \ 1/2" \text{ TO } 2"$



(SECTION IIB)
(6" BARRIER - 18' GUTTER)

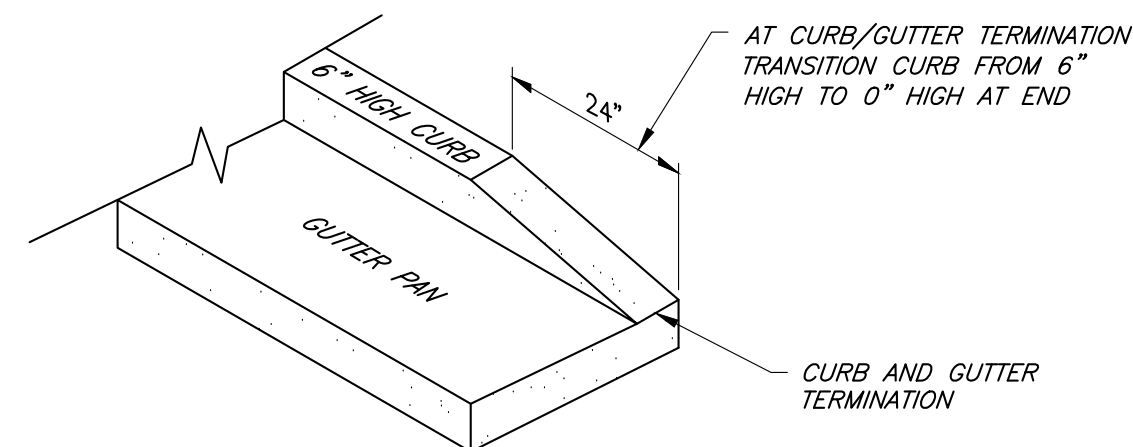


SCALE: 1" = 1'-0"



- 1) EXPANSION JOINTS: 100' ON CENTER AND AT DRIVEWAYS.
- 2) DUMMY JOINTS: 1" DEEP BY 1/8" - 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
- 3) USE 1/4" RADIUS ON ALL EDGES.
- 4) USE 6" DEPTH OF CONCRETE ON ALL DRIVEWAYS.
- 5) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR WET CURING.
- 6) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS./C.Y. MAXIMUM SLUMP 4".

SCALE: 1" = 1'-0"



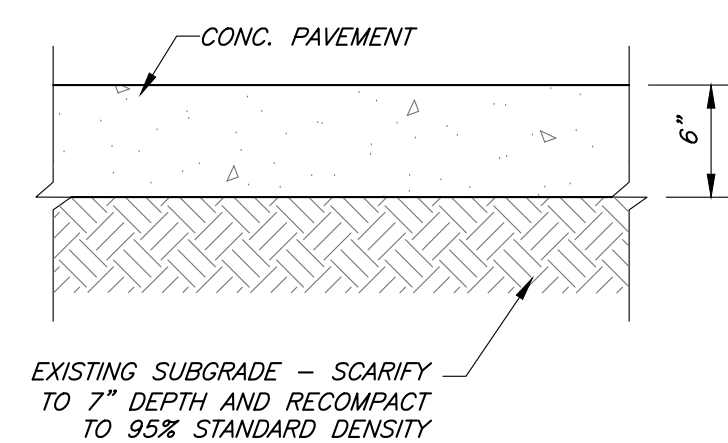
AT CURB/GUTTER TERMINATION
TRANSITION CURB FROM 6"
HIGH TO 0" HIGH AT END

CURB AND GUTTER TERMINATION

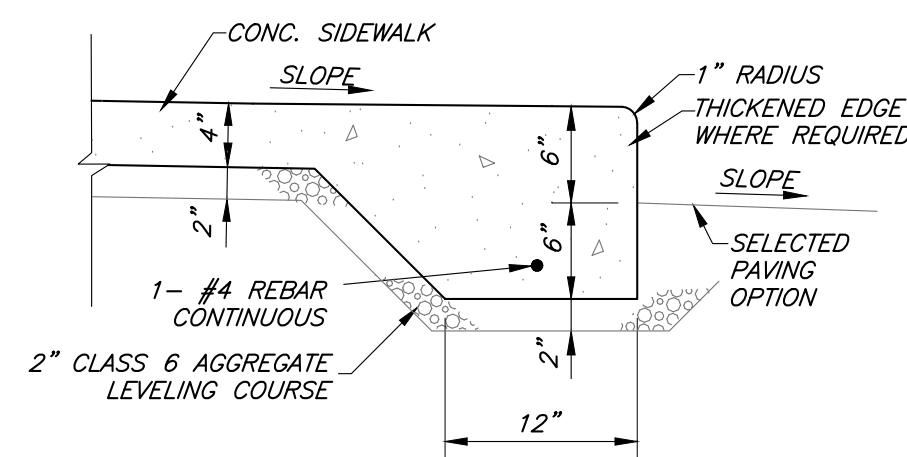
2' CURB TAPER DETAIL
NOT TO SCALE

CONCRETE REQUIREMENTS:

- * 4000 PSI (28 DAY COMPRESSIVE STRENGTH)
- * AIR - 4% TO 8%
- * SLUMP - 4" MAXIMUM
- * CEMENT - TYPE II
- * REINFORCEMENT - FIBERMESH, 1 1/2 POUNDS/CU.YD.
- * AGGREGATE - MAXIMUM 1" (NO. 6, TABLE 703.03)
- * FINISH - BROOM
- * JOINTING - MAXIMUM 15' OR AS SHOWN; SAW CUT TO 25% PAYEMENT THICKNESS
- * JOINT SEALER - DOW 888 WITH BACKER OR EQUAL (TRAFFIC GRADE SILICONE SEALER).

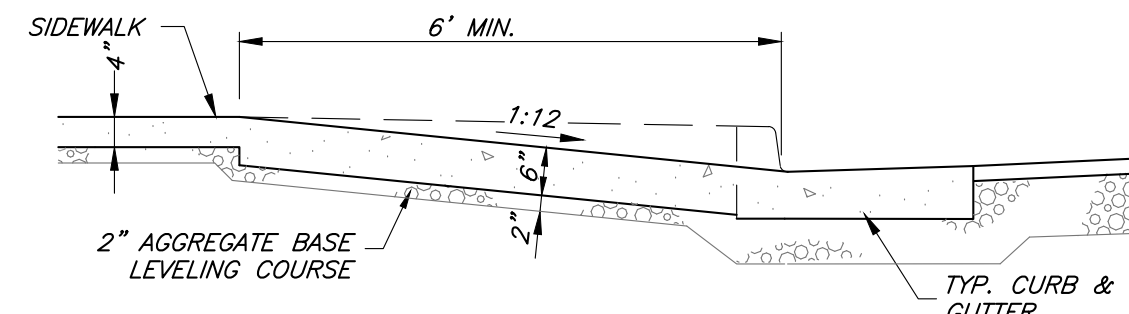


SCALE: 1" = 1'-0"



TYP. DETACHED SIDEWALK
W/ THICKENED EDGE

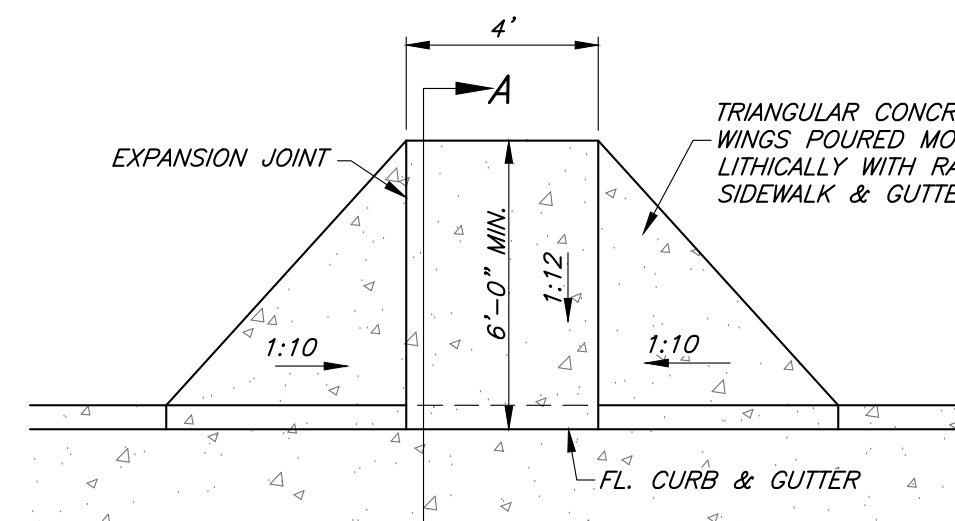
SCALE: 1" = 1'-0"



NOTE:

HANDICAP RAMPS SHALL BE 6" THICK
CONCRETE ALL OTHER CONCRETE FLATWORK
SHALL BE 4" THICK. AGGREGATE BASE FOR 4"
CONCRETE FLATWORK SHALL BE 2" COMPACTED
CLASS 6 AGGREGATE.

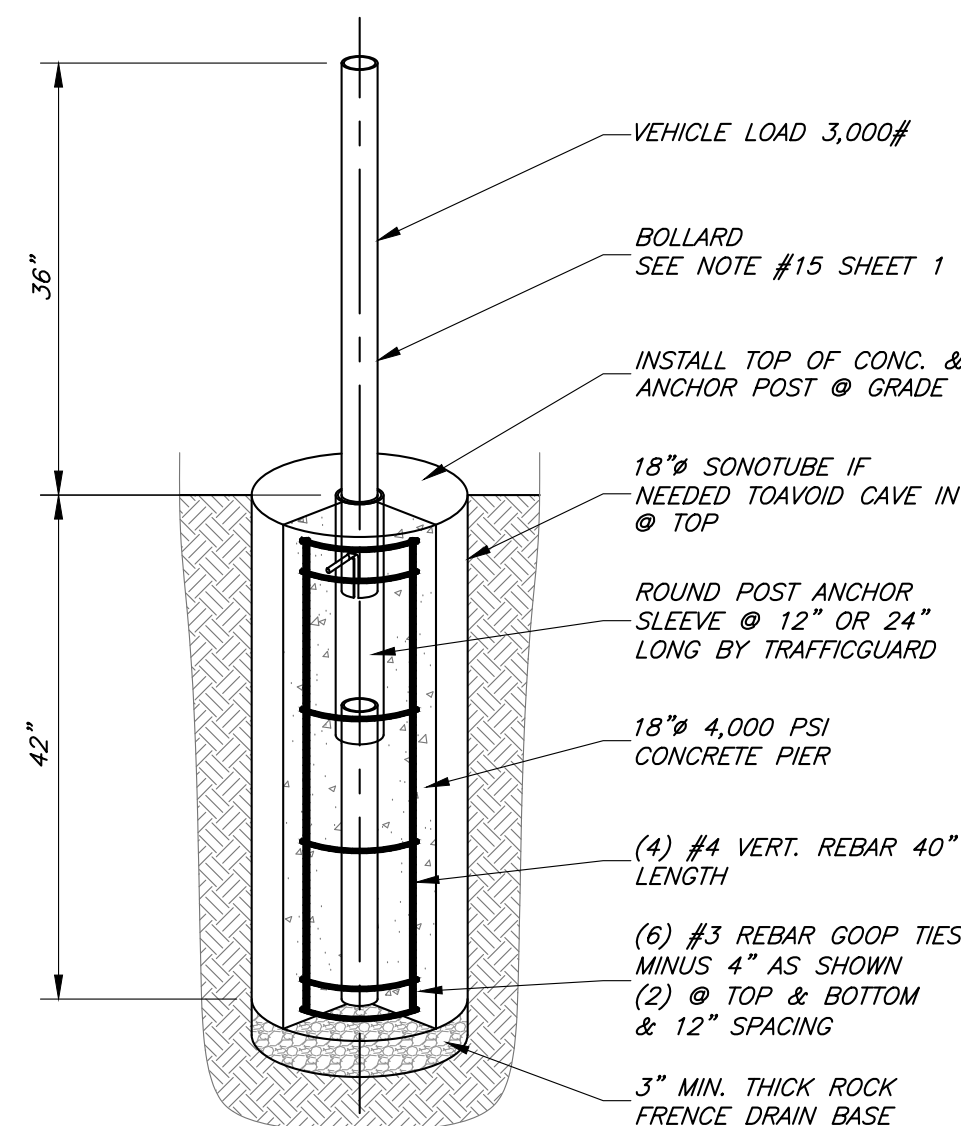
SCALE: 1" = 2'



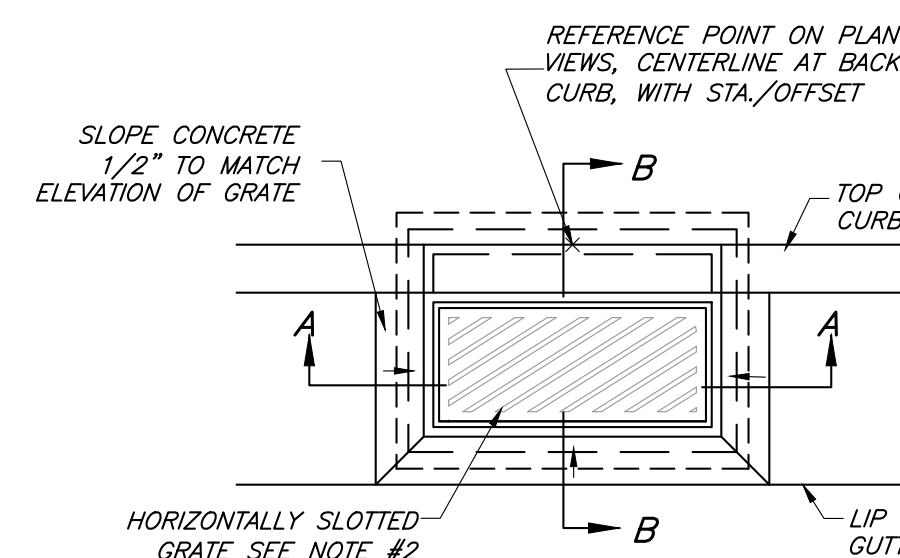
NOTES:

1. DIMENSIONS MAY BE ALTERED TO AVOID OBSTRUCTIONS WITH ENGINEER'S APPROVAL.
2. SURFACE OF RAMP TO HAVE COARSE BROOM FINISH.

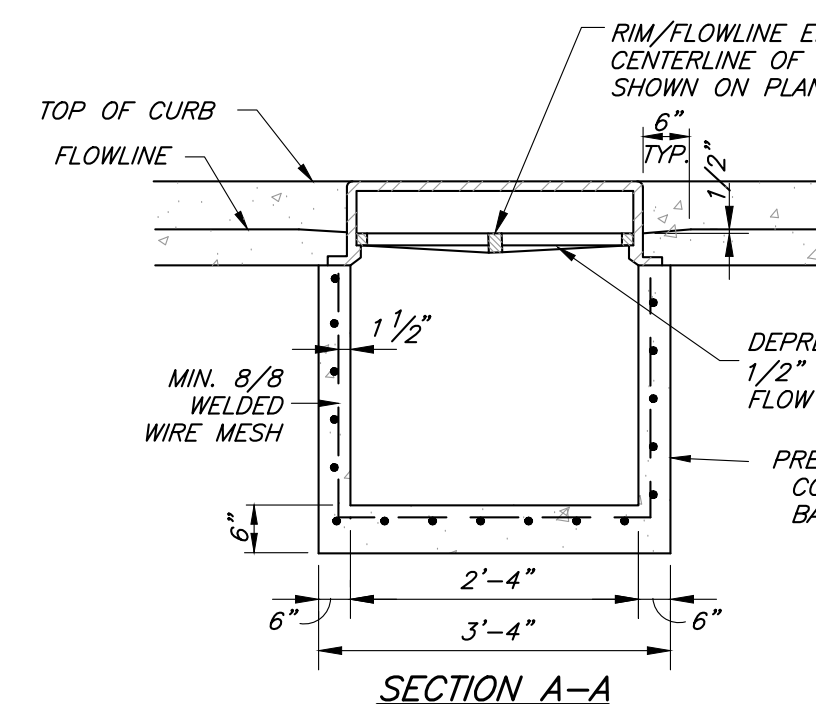
SCALE: 1" = 4'



NOT TO SCALE

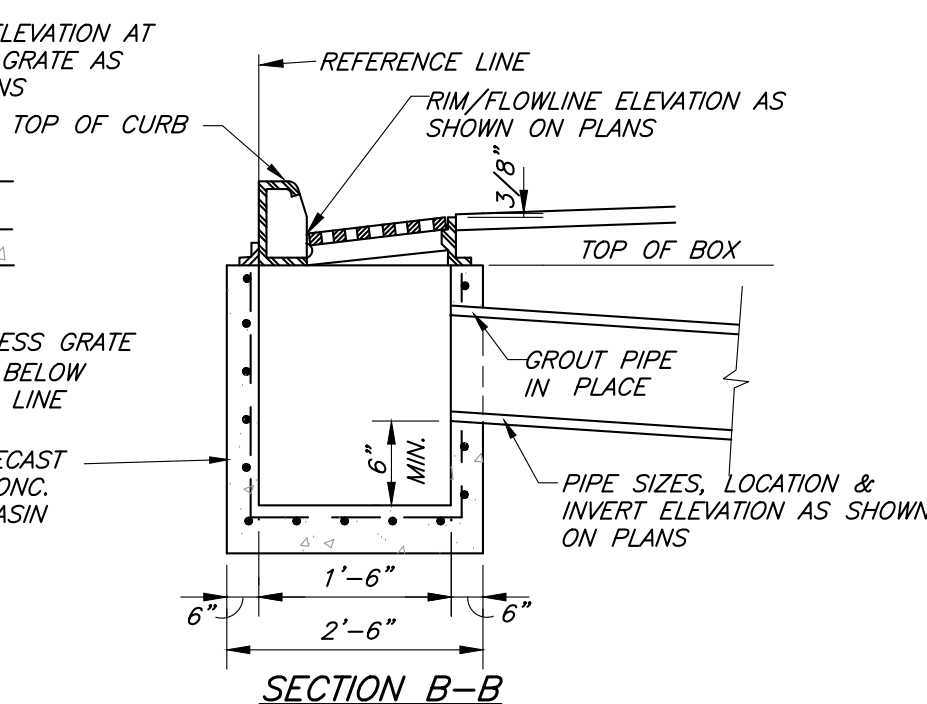


PLAN



SECTION B-B

DRAIN INLET
SCALE: 1/2" = 1'-0"



- NOTES:

- 1) INLET FRAME, GRATE, CURB BOX TO BE NEENAH
FOUNDARY R-3281-A OR APPROVED EQUAL.
- 2) FRAME & GRATE SHALL BE ASPHALT PAINT-DIPPED
BY MANUFACTURER.
- 3) PRECAST CONCRETE ADJUSTMENT RINGS (IF
REQUIRED) SHALL BE GROUTED IN PLACE.
- 4) PIPE ENDS ARE TO BE TRIMMED FLUSH WITH THE
INTERIOR WALLS.
- 5) SET GRATE W/ CONC. LEVELING COURSE TO MATCH
LONGITUDINAL SLOPE OF THE ROAD.



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[illegible]

Job No.	2013-493		
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Date:	09.15.2020		
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File:	GWS-ESO-Details		

Title:

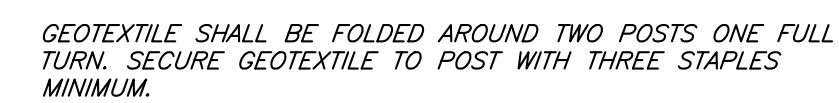
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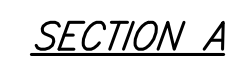
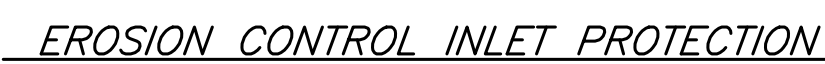


- SEDIMENT FENCE DETAIL
N.T.S.



FOLD GEOTEXTILE AROUND EACH POST ONE FULL TURN.
SECURE GEOTEXTILE TO POST WITH THREE STAPLES MINIMUM.

- PLAN VIEW*
JOINING SECTION DETAIL



1. THE SWAMP MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SURFACE ROUGHENING
NOT TO SCALE



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Garfield County, Colorado

Project Milestone:		Site Review Set																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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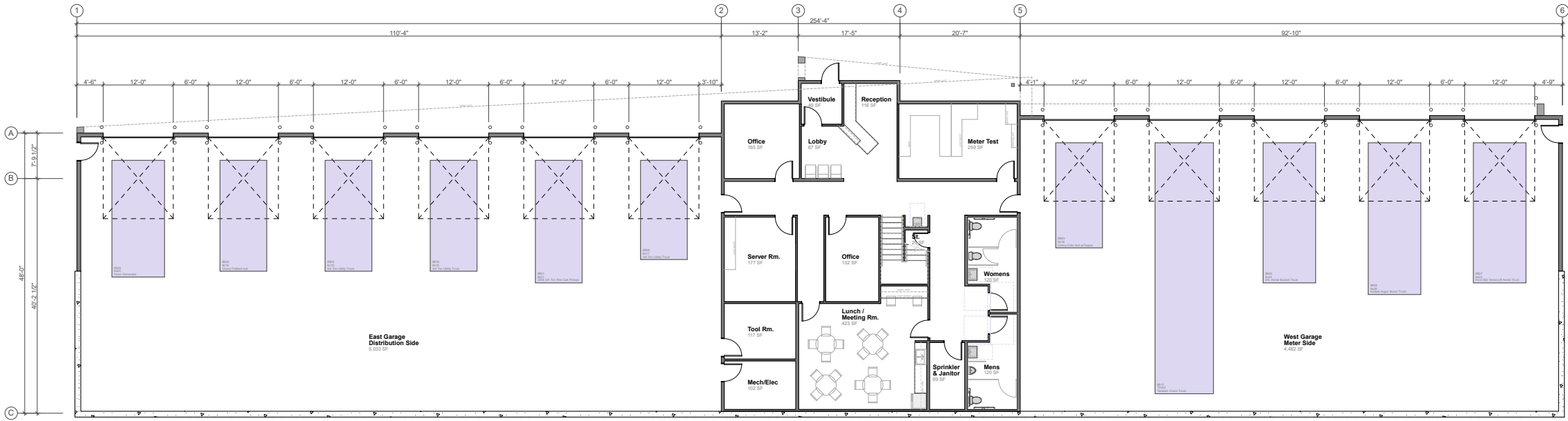
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Drawn by:	MHE	
Date:	09.15.2020	
QC:	JM	PE: RB
File:	GWS-ESO-Details	

title:

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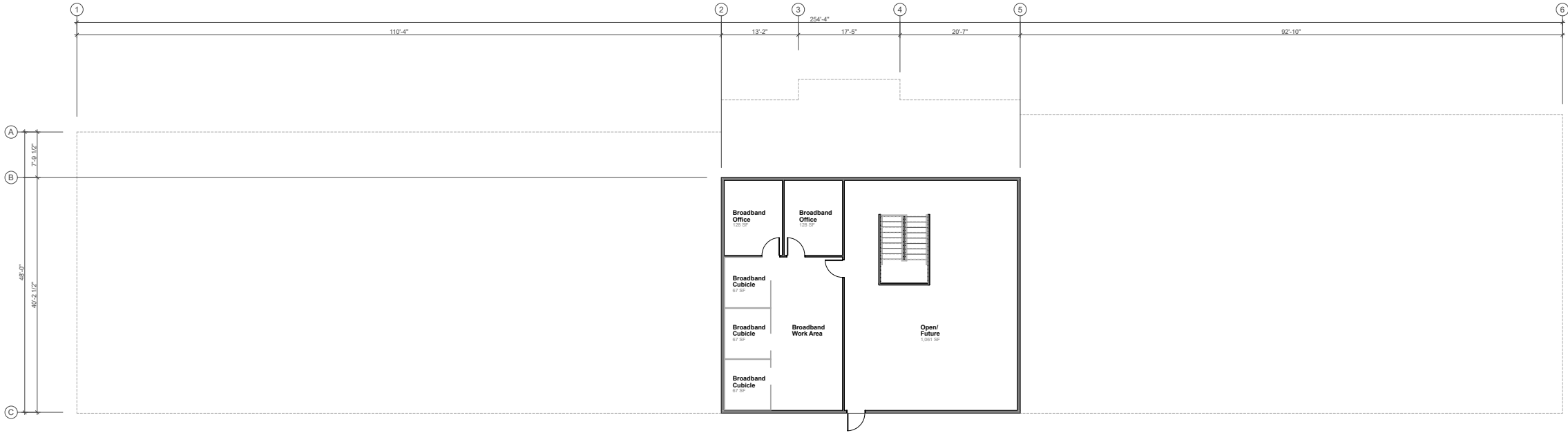
twg No.

C13



Main Level Floor Plan

SCALE: 3/32" = 1'-0"



Upper Level Floor Plan

SCALE: 3/32" = 1'-0"

CONSULTANTS

City of Glenwood
Springs Electric
Building

Glenwood Springs,
81601

PROJECT NO: GWS Electric Building

MODEL FILE:
GWS Electric 8-30-20 (1).pln

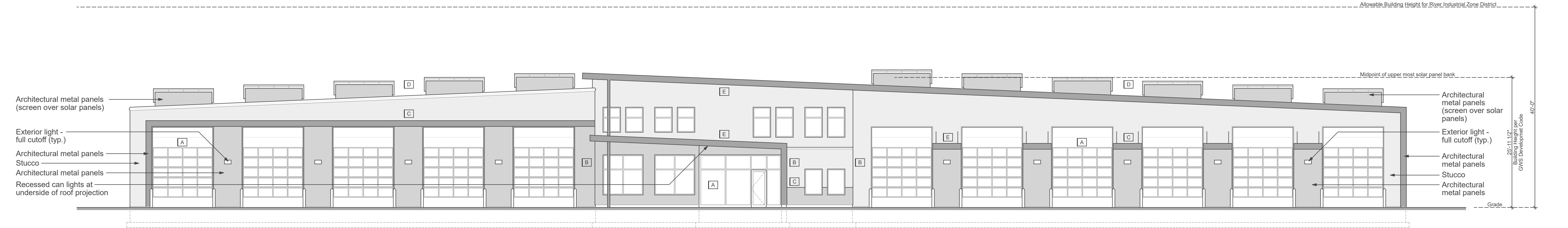
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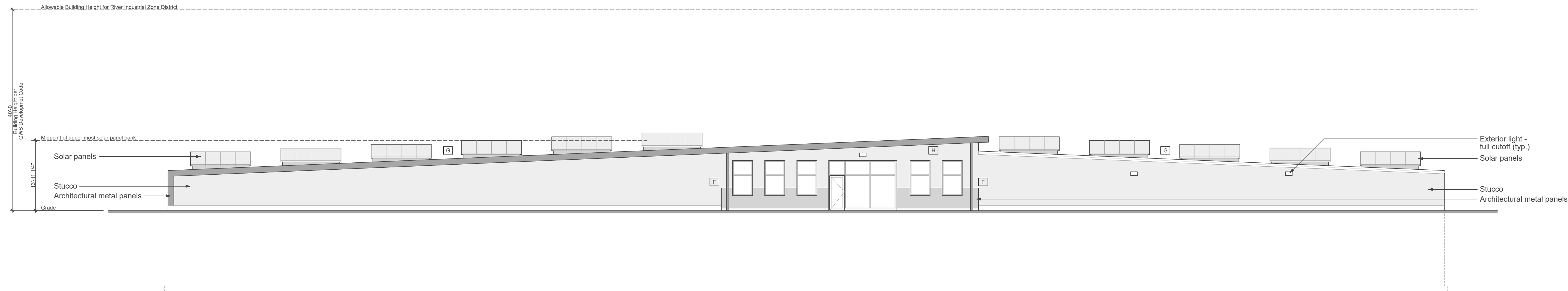
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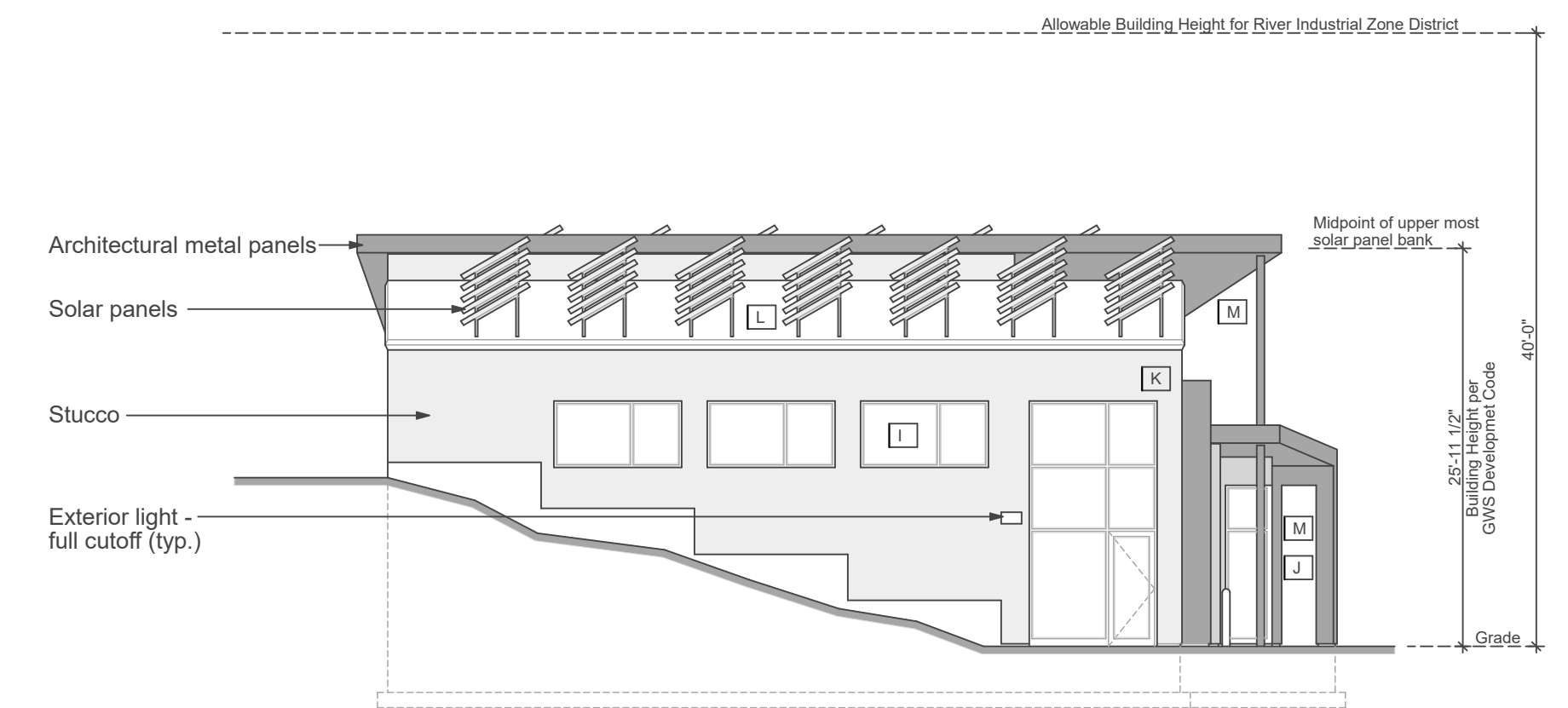
North Elevation

SCALE: 3/32" = 1'-0"



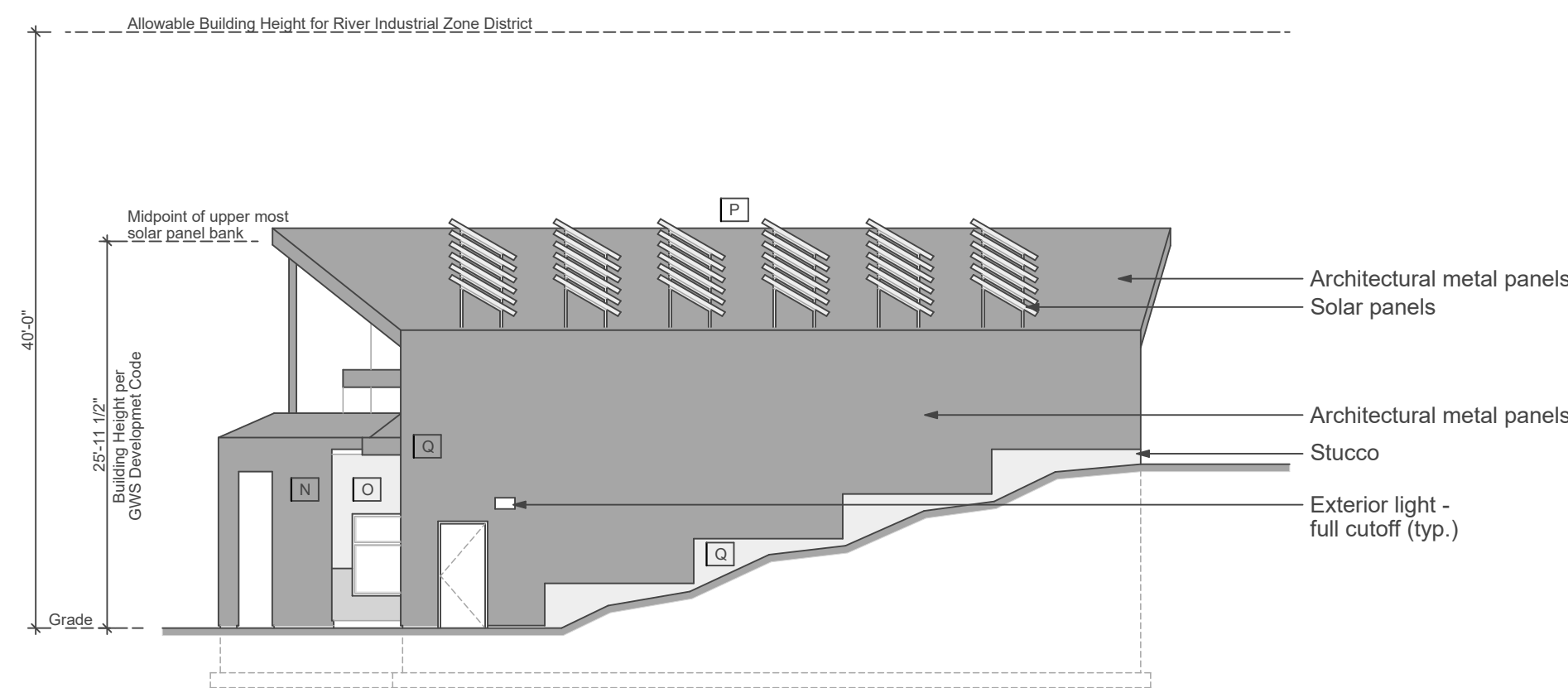
South Elevation

SCALE: 3/32" = 1'-0"



East Elevation

SCALE: 3/32" = 1'-0"



West Elevation

SCALE: 3/32" = 1'-0"

Glenwood Springs Electric Building
Surface Material Percentages

Material	Surface Area	% of Net
Total Wall Surface	5,817 SF	
Stucco	1,848 SF	28%
Architectural Panel	2,327 SF	40%
Glazing	1,842 SF	32%

South Elevation

Material	Surface Area	% of Net
Total Wall Surface	2,761 SF	
Stucco	2,085 SF	76%
Architectural Panel	400 SF	14%
Glazing	276 SF	10%

East Elevation

Material	Surface Area	% of Net
Total Wall Surface	911 SF	
Stucco	476 SF	52%
Architectural Panel	162 SF	18%
Glazing	273 SF	30%

West Elevation

Material	Surface Area	% of Net
Total Wall Surface	892 SF	
Stucco	90 SF	10%
Architectural Panel	794 SF	89%
Glazing	18 SF	2%

Glenwood Springs Electric Building
Architectural Features

North Elevation

Tag	Feature Description
A	30% Glass/Windows
B	Projection/Recession in Plane
C	Change in Texture
D	Change in Roofline
E	Awnings/Canopies

South Elevation

Tag	Feature Description
F	Change in Texture
G	Change in Roofline
H	Awnings/Canopies

East Elevation

Tag	Feature Description
I	30% Glass/Windows
J	Projection/Recession in Plane
K	Change in Texture
L	Change in Roofline
M	Awnings/Canopies

West Elevation

Tag	Feature Description
N	Projection/Recession in Plane
O	Change in Texture
P	Change in Roofline
Q	Awnings/Canopies

CONSULTANTS

City of Glenwood
Springs Electric
Building

Glenwood Springs,
81601

PROJECT NO: GWS Electric Building

MODEL FILE:
GWS Electric 10-4-20.pln

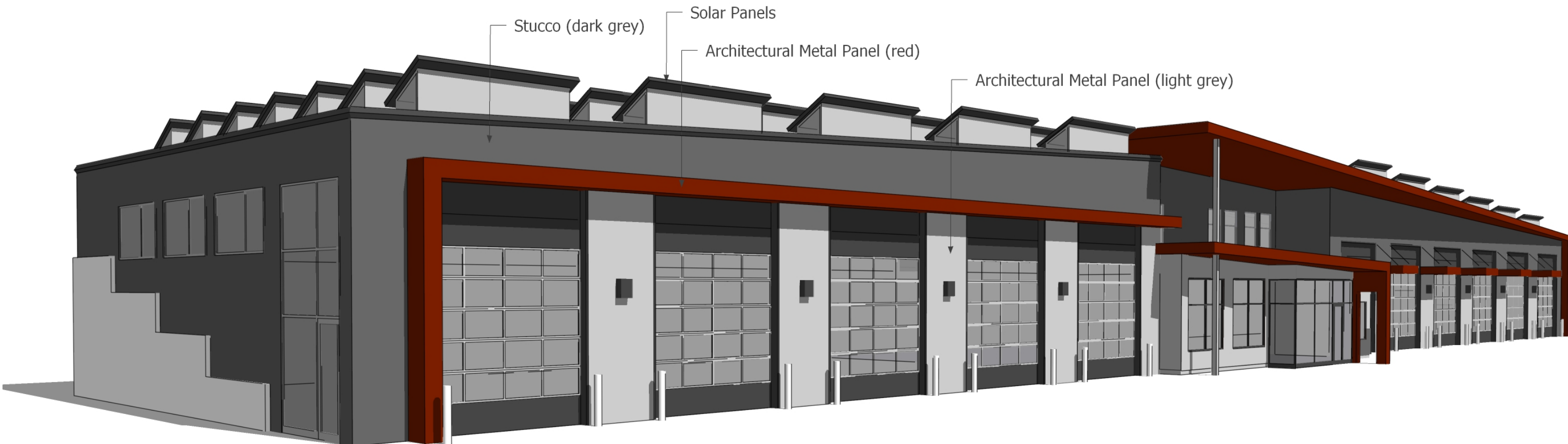
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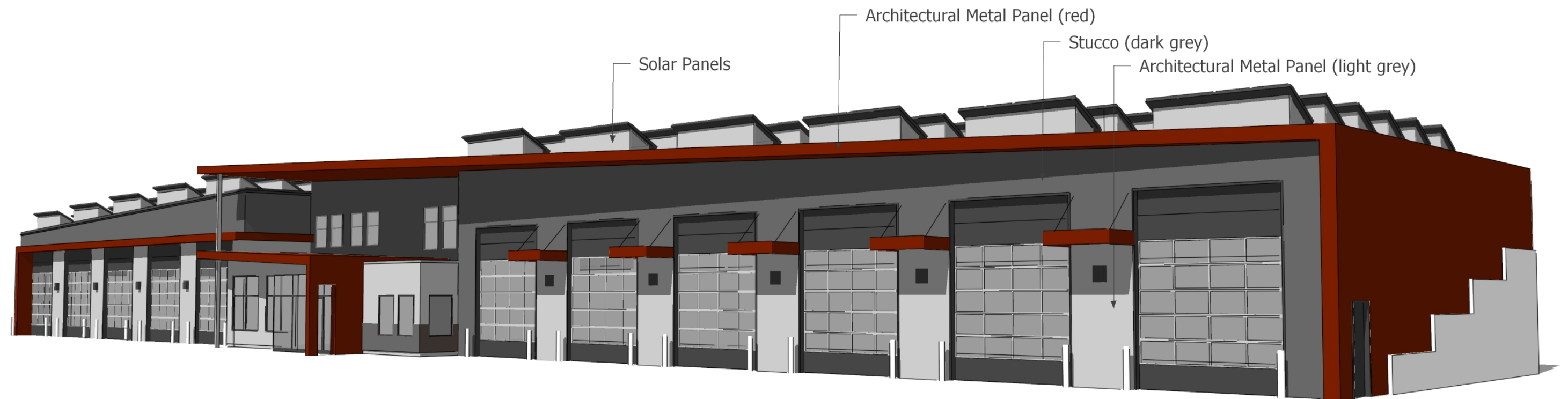
A31

Richard Carter, Project Architect
D.M. Neuman Const. Co. & Design Group
ESTABLISHED 1982
310 19th STREET GWS CO 81601
(970) 945-7502 OFFICE
(970) 618-7230 DIRECT



City of Glenwood Springs Electric Building
Perspective Illustration 1
Prepared by:

Richard Carter, Project Architect
D.M. Neuman Const. Co. & Design Group
ESTABLISHED 1982
310 19th STREET GWS CO 81601
(970) 945-7502 OFFICE
(970) 618-7230 DIRECT



City of Glenwood Springs Electric Building
 Perspective Illustration 2
 Prepared by:

Richard Carter, Project Architect
 D.M. Neuman Const. Co. & Design Group
 ESTABLISHED 1982
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Solar Panels

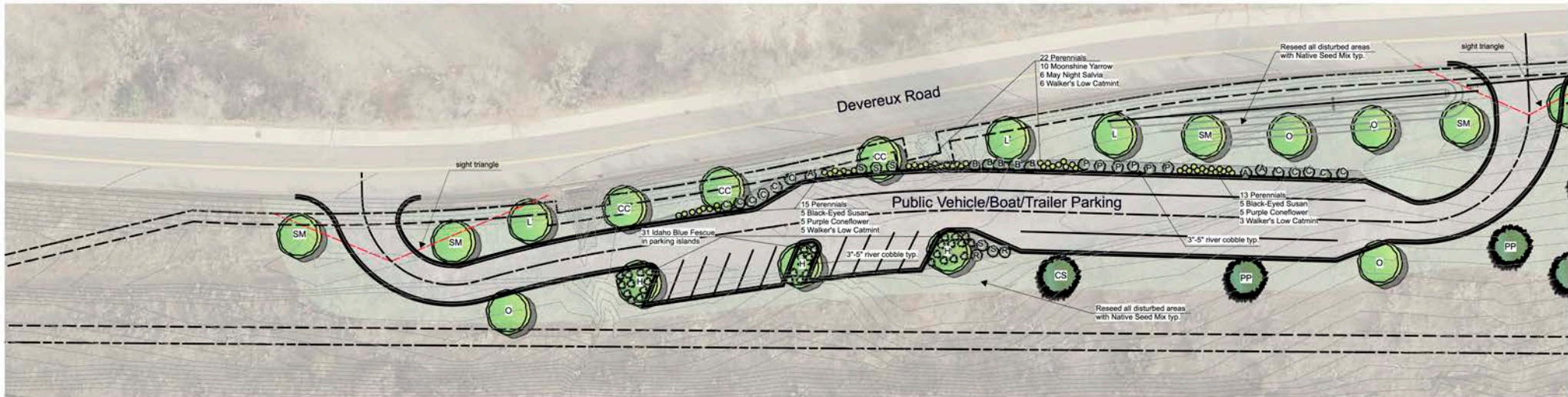
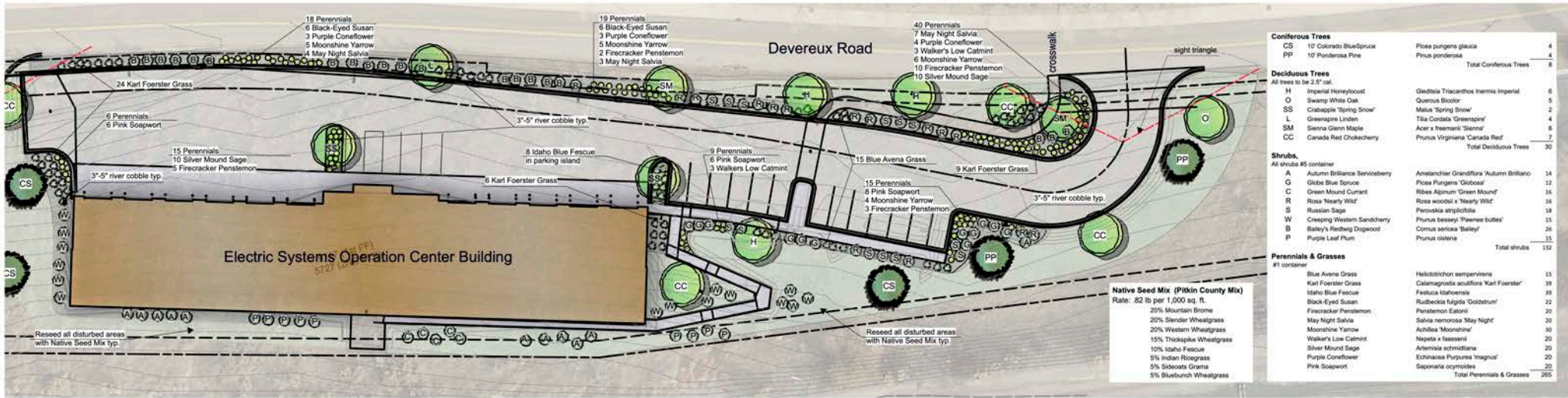
Architectural Metal Panel (red)

Stucco (dark grey)

Architectural Metal Panel (light grey)

City of Glenwood Springs Electric Building
Perspective Illustration 3
Prepared by:

Richard Carter, Project Architect
D.M. Neuman Const. Co. & Design Group
ESTABLISHED 1982
310 19th STREET GWS CO 81601
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(970) 618-7230 DIRECT



Common Open Space Area (10% of total site area)
Total site area = 132,422 sq. ft.
132,422 sq. ft x 10% = 13,242 sq. ft required Common Open Space
Actual Common Open Space = 76,683 sq. ft.

Minimum Landscaped Site Area (10% of total site area)
Total site area = 132,422 sq. ft.
132,422 sq. ft x 10% = 13,242 sq. ft required landscaped site area
Actual Landscaped Site Area = 34,102 sq. ft. (not including parking landscape)

Parking Landscaped Area
Parking surface area = 36,925 sq. ft.
36,925 sq. ft x 10% = 3,693 sq. ft required landscaped parking area
Actual Parking Landscaped Area = 5,404 sq. ft.

Landscape Requirements
Perennials: 1 per 50 s.f. of required landscape = 265
Shrubs: 1 per 100 s.f. of required landscape area = 132
Trees: 1 per 400 s.f. of required landscape area = 33
Plus additional 5 trees required for parking = total of 38
Number of street trees required: 20, number provide = 20

- Notes:**
1. 3"-5" river cobble to be hand placed in locations as shown in a uniform surface. Provide a sample of material for review and approval.
 2. Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
 3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
 4. Plants shall be specimen quality, typical of their species or variety.
 5. Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch.
 6. Install "Weed Restrictor Fabric" between river cobble and soil.
 7. All plant materials in river cobble to be irrigated with an underground drip zone system, all seeded areas to be irrigated with an underground sprinkler system utilizing rotating sprinkler nozzles.
 8. Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.

City of Glenwood Springs

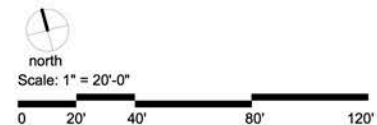
Electric Systems Operation Center

Devereux Road, Glenwood Springs, Colorado

Updated November 9, 2020

Location and Extent Review Application

Landscape Plan



Prepared by:
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
Phone: (970) 927-3690
landstudio2@comcast.net

City of Glenwood Springs Electric Systems Operation Center

Devereux Road

Glenwood Springs, Colorado

Updated October 7, 2020

Location and Extent Review Application



Prepared for:

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Prepared by:

The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
Phone: (970) 927-3690
landstudio2@comcast.net

City of Glenwood Springs

Electric Systems Operation Center

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Planning Application**LAND USE APPLICATION**

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

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	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
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Applicant	City of Glenwood Springs c/o Matthew Langhorst	Owner	City of Glenwood Springs
Relationship to Owner	Public Works Director, City of Glenwood Springs	Owner	
Applicant Address	101 West 8 th Street, Glenwood Springs, CO 81601	Owner Address	101 West 8 th Street, Glenwood Springs, CO 81601
Phone 970-384-6438	Email Address matthew.langhorst@cogs.us	Phone 970-384-6438	Email Address matthew.langhorst@cogs.us

Property Information:	
Address	TBD Devereux Road, Glenwood Springs, CO 81601
Parcel Number	218505300055
Subdivision	Lot and Block Number
Zone District	River Industrial
Existing Land Use	Vacant

General Project Description:
The City of Glenwood Springs is planning to relocate the Electric Department to this parcel which was purchased originally in 2010 for this purpose. The new 15,000 SF building will house the offices for the City's Electric Department and Broadband Department, as well as all of their associated fleet vehicles. The site plan for this project also illustrates a public parking area for vehicles and boats/trailers with access off of Devereux Road on a one way road.

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.		10-6-20
	Applicant	Date
		10-6-20
	Owner	Date

Owner/Applicant/Consultant List and Contacts***Owner/Applicant***

City of Glenwood Springs

Matt Langhorst	970-384.6438	matthew.langhorst@cogs.us
Doug Hazzard	970-384-6353	doug.hazzard@cogs.us
Jenn Ooton	970-384-6404	jenn.ooton@cogs.us
Gretcen Ricehill	970-384-6428	gretchen.ricehill@cogs.us
Michael Gardner	970-384-4807	michael.gardner@cogs.us
Alissa Owsley	970-384-6414	alissa.owsley@cogs.us

Civil Engineer

SGM

Jeff Simsonson	970-945-1004	jeffs@sgm-inc.com
Brian Carpenter	970-945-1004	brianc@sgm-inc.com
John Partch	970-945-1004	JohnP@sgm-inc.com
Rick Barth	970-945-1004	rickb@sgm-inc.com

Architect/Contractor

D.M. Neuman Const. Co. & Design Group

Jason Neuman	970-945-7502	jmn@dmneuman.com
Jarrid Hadland	970-945-7502	jh@dmneuman.com
Rich Carter	970-945-7502	rich@dmneuman.com

Land Planner/Landscape Architect

The Land Studio, Inc

Doug Pratte	970-927-3690	landstudio2@comcast.net
Julie Pratte	970-927-3690	jjpratte@comcast.net

Location and Extent Review Application Guide & Checklist**Location and Extent Review
Application Guide & Checklist**

For office use:

Pre-application Meeting Date: July 28, 2020 Planning File #: 49-20Applicant: COGS Lead Planner: Trent Hyatt

During or shortly following your pre-application meeting, you will receive this checklist noting the materials that the City will need to process your location and extent review 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	√			√		X	
2	Ownership - provide proof of ownership such as Deed of Trust, Warranty Deed or Quit Claim Deed. Title commitment will not suffice	√			√	On file	NA	
3	Public Noticing – signed and notarized affidavit proof of public notice including mineral estate owner notification	√				Public Noticing will be required following application submission.		
4	Project Description – narrative describing the project	√			√		X	
5	Administrative Adjustment – refer to the Administrative Adjustment	√			√	TBD following application submission		

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				
	information, criteria and questionnaire page 11							
6	Variance – refer to the Variance criteria and questionnaire page 15					TBD following application submission		
7	Complete Plan Set including:	0	1	1	√			
	Cover Sheet						X	
	Site Plan					Submit a site survey and site plan of proposed development	X	
	Preliminary Grading Plan					Refer to Engineering Standards for requirements – http://www.ci.glenwood-springs.co.us/423/Engineering-Standards	X	
	Conceptual Architectural Plans						X	
	Preliminary Landscape Plan						X	
	Sample materials board					Images of materials & colors are acceptable	X	
	Lighting Plan					Can be submitted with building permit		
8	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						X	
	Drainage Letter or Study – level of information required					Refer to Engineering Standards for requirements - http://www.ci.glenwood-springs.co.us/423/Engineering-Standards	X	

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				
	depends on the project location, size and type of development. Refer to Engineering Standards					springs.co.us/423/Engineering-Standards		
9	Fee	\$ <u>0</u>				Cash, check or credit card. Check payable to the City of Glenwood Springs		
10	Other Materials (list other materials that will be required)							

Project Description

The City of Glenwood Springs Electric Department provides for the supply and distribution of electricity and high speed broadband for the City of Glenwood Springs. The Electric Department is currently working from a leased space and utilizing temporary storage facilities to keep in operation, and is proposing to relocate to the property along Devereux Road that was purchased originally in 2010 for this purpose. This project team has been brought together by the City of Glenwood Springs to design an economically feasible, functional, and comfortable building and site.

In addition to the City of Glenwood Springs Electric Systems Operation Center, the site plan for this project also illustrates a public parking area for vehicles and boats/trailers with access off of Devereux Road on a one way road. The proposed parking area will accommodate approximately (11) angled vehicle parking spaces and (8) parallel vehicle/boat/trailer parking spaces

The new 15,000 SF building will house the offices for the City's Electric Department and Broadband Department, as well as all of their associated fleet vehicles. The office portion, which is located in the center of the building, will be a two story structure with the Electric Department on the main level and the Broadband Department on the upper level. This structure is located along Devereux Road and is part of the River Industrial Zone District (I2). The building use is classified as a Civic Building, which is a 'permitted by right' use for this zone

district. Based on the total square footage of the office portion of the building (4,847 SF), and the required parking in the Development Code (1/300 SF) the total required parking space count is 17. The allowable building height for this zone district, per the Development Code is 40'. The proposed structure is topping out at a building height of 23'-5"

The orientation of this new building will run parallel with, and face, Devereux Road. The team has been working closely with the City's Community Development Department to ensure that the exterior of the building was designed to fully conform with the City's Development Code for the zone in which it is located (River Industrial District). The approach that was taken, was to combine the following choice of elements (from the Development Code) to create a building that fulfills the general intent of the Nonresidential and Mixed-Use Building Design Standards:

- 30% glazing requirement for elevations facing the public right-of-way and parking lots
- Projections, recessions, or reveals
- Change in texture or pattern of finish materials
- Awnings, canopies or marquees that extend 4 feet beyond building face

Other elements, taken from the Development Code, that have been incorporated into this design are as follows:

- Identifiable, prominent and well-proportioned public entry (with the use of glazing/transparency, change in wall plane and overhangs)
- Variation in roof line through deep overhangs, varied depths, shadow lines and visual variations
- Use of allowable Primary Exterior Wall Material (architectural metal panels, stucco and glass)
- Use of warm and dark earth-toned colors for the building exterior

With all of this in mind, the project team is confident that this building will be a welcome addition to the river corridor here in Glenwood Springs

Ownership

A Warranty Deed has been included as an Exhibit to this Application as proof of ownership.

Public Notice

Notice will be mailed to property owners within 300 feet and the mineral owners and lessees on the property per the Title Commitment and Warranty Deed provided as an Exhibit.

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
218505300055	Not available GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R080487	1660 DEVEREUX ROAD GLENWOOD SPRINGS, CO 81601
218505300113	1824 DEVEREUX RD GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R540076	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
218505400054	Not available GLENWOOD SPRINGS	STATE OF COLORADO DEPARTMENT OF HIGHWAYS	R080606	4201 E ARKANSAS AVENUE DENVER, CO 80222-3406
218505400119	Not available GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R540092	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
218505415001	1500 DEVEREUX RD GLENWOOD SPRINGS	EGGLESTON, DOUGLAS E & JUDY K	R540090	41940 N CROOKED STICK ROAD PHOENIX, AZ 85086
ROW Not available null				

Code Compliance**070.020.150: River Industrial (I2) District**

Dimensional Standards:

Lot area (sq ft)	none
Landscaped area	10%
Setbacks, Front, min	20 ft
Front, max	none
Side, min	5 ft
Rear, min	10 ft
Building height	40 ft.
Required Common Open Space	10%

The proposed Electric Systems Operation Center and public vehicle/boat/trailer parking area project complies with the above setbacks, which have been illustrated on the Site Plan attached as an Exhibit to this Application.

The maximum building height is shown on the included architectural elevations height of 23'-5" as measured from finished grade to the midpoint of the roof. This complies with the allowed maximum building height of 40 ft.

The parcel is 132,422 SF. Minimum Landscaped Area for this parcel is 10% or 13,242 SF. Refer to the Landscape Plan attached as an Exhibit regarding conformance to this standard.

070.030.020: Table of Allowed Uses

The proposed Electric Systems Operation Center will be considered a Civic Building, which is "permitted by right" in the I2 zone district.

The definition of Civic Building is "Any noncommercial public building housing uses for the purpose of promoting the general health, safety, and welfare of the citizens of Glenwood Springs. Some civic buildings are also considered government offices."

The proposed public vehicle/boat/trailer parking area is proposed as a Civic Use. The definition of Civic Use is "Any use intended to be conducted in a facility or upon land that is owned and operated for public use by school districts, a place of worship, or by a city, county, state, or the federal government."

The combined Civic Building/Use for the City of Glenwood Springs Electric Systems Operation Center and public vehicle/boat/trailer parking area proposed as a "permitted by right" use in the I2 zone district.

070.040.030 (e): Site Development and Improvement Standards

(1) Drainage Plan.

The COGS Electrical Operations Center Engineering Report, Grading Plan, and Storm Sewer-Plan & Profile prepared by SGM are attached as Exhibits to this Application.

(5) Water Distribution.

Per the attached COGS Electrical Operations Center Engineering Report prepared by SGM, the City watermain is in the south side of Devereux and easily accessible for the likely 6" fire service line and 3/4" domestic tap necessary to serve the structure (mechanical and fire flow calculations by others). A new fire hydrant will be placed near the building and is being coordinated with the Glenwood Fire Department.

(6) Wastewater Collection

SGM has provided an OWTS Plan, which is attached as an Exhibit to this Application.

(7) Underground Utilities

Per the attached COGS Electrical Operations Center Engineering Report prepared by SGM, existing site shallow utility services have been reviewed, including electrical, natural gas and telephone services. Information on site utilities has been obtained from discussions with the local utility companies and available survey data. It appears such services are readily available along Devereux Road.

- The City has the electric, of which the main conduit is along the north side of Devereux. It is likely a new transformer will be set to service this parcel.
- CenturyLink provides phone service for this area and service will be brought on site the south side of Devereux.
- Natural gas service from Black Hills Energy is available in Devereux. Sufficient capacity exists to serve the new structure.

070.040.040: Common Open Space

Minimum Total Common Open Space required is 10% of 132,422 SF, or 13,242 SF
Common Open Space provided is 50,650[±] SF (38%).

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

070.040.050 (c): Landscaping, Screening, and Fencing

- (1) Minimum Landscape Site Area required is 10% of 132,422 SF or 13,242 sq ft.
Landscape Site Area provided is 34,102 SF not including parking lot landscape.
- (2) Type and amount of Plant Material.
 - The minimum amount of trees required is 33. (1 tree per 400 SF of 13,242 SF)
 - The minimum amount of shrubs required is 132. (1 shrub per 100 SF of 13,242 SF)
 - The minimum amount of perennials required is 265. (1 per 50 SF of 13,242 SF)

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

070.040.060 (h) 6: Parking Area Landscaping

Parking area landscaping requirements for this development equal 10 percent of the total surface parking area.

- The public vehicle/boat/trailer parking area is 16,566 SF requiring a total of 1,656 SF of landscaping.
- The Electric Systems Operation Center building parking area is 20,359 SF requiring a total of 2,036 SF of landscaping

Trees shall be planted at a rate of 1 tree per 8 parking spaces. 75% of the trees selected shall have widely branching growth habit and reach a mature height of at least 30'.

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

070.040.060 (c): Off-Street Parking and Loading

Civic Building parking requirements are 1 space per 300 square feet of building used as office, which is 4,847 SF = 17 parking spaces

070.040.060 (f): Bicycle Parking

The number of bicycle parking spaces required in Table 040.7: Required Bicycle Parking for fewer than 50 vehicle parking spaces provided is 3 bicycle parking spaces. The Applicant agrees to provided bicycle parking according to this subsection.

070.040.070: Access and Circulation

Vehicular access to the site is proposed from Devereux Road for both the Electric Systems Operation Center and the proposed public vehicle/boat/trailer parking area. A pedestrian crossing over Devereux is planned near the east driveway entrance to the COGS Electric System Operations Center. The ADA compliant access will proceed up the driveway corridor and cross at the parking area to an adjacent sidewalk leading to the east entry door of the Electric Systems Operation Center. The COGS Electrical Operations Center Engineering Report prepared by SGM addresses access more specifically and is attached and an Exhibit to this Application.

070.040.090 (d) Nonresidential and Mixed-Use Design Standards

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

Building Elevations and renderings have been included as an Exhibit to this Application identifying materials, colors, roofline, windows and doors, and building height. A Landscape Plan is included as an Exhibit to this Application to define landscape areas and proposed plant materials.

070.040.100 (f): Exterior Lighting, General Lighting Requirements

The proposed project is located within Lighting District 1. The Lighting District 1 standards provided in Article 070.040.100 Exterior Lighting of the City of Glenwood Springs Development Code will apply to this project. Per the Pre-Application Conference discussion, the lighting plan will be submitted with the Building Permit Application.

Engineering Reports

Preliminary Soils & Geotechnical Report

A Subsoil Study for Foundation Design for the Proposed Electric System Operations Center and Community Broadband Network Operations Center completed by HP Geotech has been included as an Exhibit to this Application.

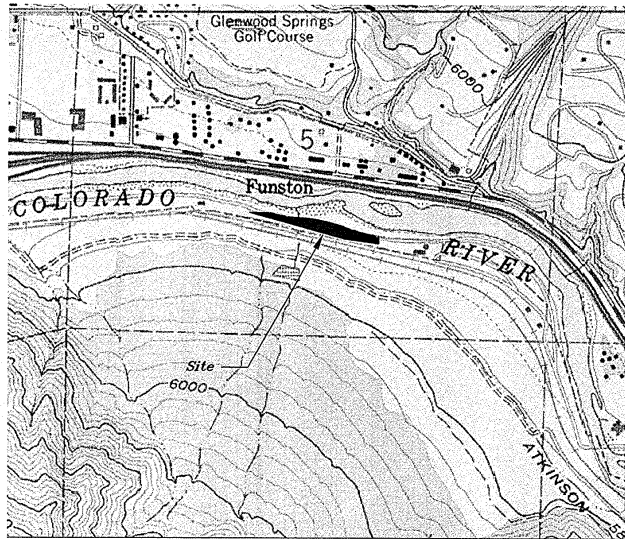
Drainage Study or Letter

The COGS Electrical Operations Center Engineering Report, Grading Plan, and Storm Sewer-Plan & Profile prepared by SGM are attached as Exhibits to this Application.

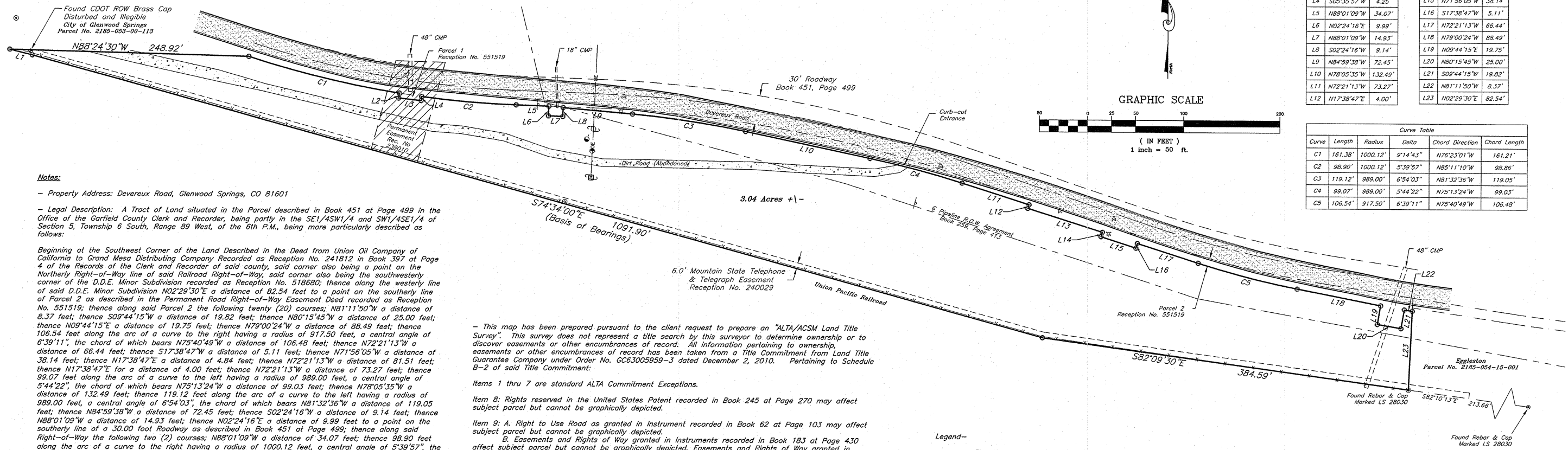
Exhibits

- A. *ALTA/ACSM Survey*
- B. *Title Policy and Warranty Deed*
- C. *Geologic and Geotechnical Investigation*
- D. *Civil Engineering Plan Set*
- E. *Architectural Plan Set*
- F. *Landscape Plan*

Exhibit A
ALTA/ACSM Survey



Vicinity Map
Scale 1"=1000'



Line Table		
Line	Direction	Length
L1	S75°29'30"E	24.10'
L2	N06°51'24"E	5.11'
L3	N83°46'19"W	23.60'
L4	S05°35'57"W	4.25'
L5	N88°01'09"W	34.07'
L6	N02°24'16"E	9.99'
L7	N88°01'09"W	14.93'
L8	S02°24'16"W	9.14'
L9	N84°59'38"W	72.45'
L10	N78°05'35"W	132.49'
L11	N72°21'13"W	73.27'
L12	N17°38'47"E	4.00'

Line Table		
Line	Direction	Length
L13	N72°21'13"W	81.51'
L14	N17°38'47"E	4.84'
L15	N71°56'05"W	38.14'
L16	S17°38'47"W	5.11'
L17	N72°21'13"W	66.44'
L18	N79°00'24"W	88.49'
L19	N09°44'15"E	19.75'
L20	N80°15'45"W	25.00'
L21	S09°44'15"W	19.82'
L22	N81°11'50"W	8.37'
L23	N02°29'30"E	82.54'

Curve Table				
Curve	Length	Radius	Chord Direction	Chord Length
C1	161.38'	1000.12'	N76°23'01"W	161.21'
C2	98.90'	1000.12'	N85°11'10"W	98.86'
C3	119.12'	989.00'	N81°32'36"W	119.05'
C4	99.07'	989.00'	N75°13'24"W	99.03'
C5	106.54'	917.50'	N75°40'49"W	106.48'

Notes:

- Property Address: Devereux Road, Glenwood Springs, CO 81601
- Legal Description: A Tract of Land situated in the Parcel described in Book 451 at Page 499 in the Office of the Garfield County Clerk and Recorder, being partly in the SE1/4SW1/4 and SW1/4SE1/4 of Section 5, Township 6 South, Range 89 West, of the 6th P.M., being more particularly described as follows:
Beginning at the Southwest Corner of the Land Described in the Deed from Union Oil Company of California to Grand Mesa Distributing Company Recorded as Reception No. 241812 in Book 397 at Page 4 of the Records of the Clerk and Recorder of said county, said corner also being a point on the Northerly Right-of-Way line of said Railroad Right-of-Way, said corner also being the southwesterly corner of the D.D.E. Minor Subdivision recorded as Reception No. 518680; thence along the westerly line of said D.D.E. Minor Subdivision N02°29'30"E a distance of 82.54 feet to a point on the southerly line of Parcel 2 as described in the Permanent Road Right-of-Way Easement Deed recorded as Reception No. 551519; thence along said Parcel 2 the following twenty (20) courses; N81°11'50"W a distance of 8.37 feet; thence S09°44'15"W a distance of 19.82 feet; thence N80°15'45"W a distance of 25.00 feet; thence N09°44'15"E a distance of 19.75 feet; thence N79°00'24"W a distance of 88.49 feet; thence 106.54 feet along the arc of a curve to the right having a radius of 917.50 feet, a central angle of 6°39'11"; the chord of which bears N75°40'49"W a distance of 106.48 feet; thence N72°21'13"W a distance of 66.44 feet; thence S17°38'47"W a distance of 4.84 feet; thence N71°56'05"W a distance of 38.14 feet; thence N17°38'47"E a distance of 4.00 feet; thence N72°21'13"W a distance of 73.27 feet; thence 99.07 feet along the arc of a curve to the left having a radius of 989.00 feet, a central angle of 5°44'22"; the chord of which bears N75°13'24"W a distance of 99.03 feet; thence N78°05'35"W a distance of 132.49 feet; thence 119.12 feet along the arc of a curve to the left having a radius of 989.00 feet, a central angle of 6°54'03"; the chord of which bears N81°32'36"W a distance of 119.05 feet; thence N84°59'38"W a distance of 72.45 feet; thence S02°24'16"W a distance of 9.14 feet; thence N88°01'09"W a distance of 14.93 feet; thence N02°24'16"E a distance of 9.99 feet to a point on the southerly line of a 30.00 foot Roadway as described in Book 451 at Page 499; thence along said Right-of-Way the following two (2) courses; N88°01'09"W a distance of 34.07 feet; thence 98.90 feet along the arc of a curve to the right having a radius of 1000.12 feet, a central angle of 5°39'57"; the chord of which bears N85°11'10"W a distance of 98.86 feet to the northeasterly point of Parcel 1 as described in the Permanent Road Right-of-Way Easement Deed recorded as Reception No. 551519 thence along said Parcel 1 the following three (3) courses; S05°35'57"W a distance of 4.25 feet; thence N83°46'19"W a distance of 23.60 feet; thence N06°51'24"E a distance of 5.11 feet to a point on the southerly line of a 30.00 foot Roadway as described in Book 451 at Page 499; thence 161.38 feet along the arc of a curve to the right being said Right-of-Way having a radius of 1000.12 feet, a central angle of 9°14'43"; the chord of which bears N76°23'01"W a distance of 161.21 feet; thence leaving said Right-of-Way N88°24'30"W a distance of 248.92 feet to a point on the northerly Right-of-Way Line of the Union Pacific Railroad (formerly the Denver & Rio Grande Western) thence along said Right-of-Way the following three (3) courses; S75°29'30"E a distance of 24.10 feet; thence S74°34'00"E a distance of 1091.90 feet; thence S82°09'30"E a distance of 384.59 feet to the point of beginning, said parcel containing 3.04 acres more or less.
- Field Survey Dates: May 1 & 5, 2007, November 24, 2010
- Units of Measurement: U.S. Survey Foot
- Basis of Bearings: S74°34'00"E between set Rebar & Caps Marked LS 20133 along the South Line of said parcel as shown hereon.
- Flood Zone Designation by scaled map location: Zone C

- This map has been prepared pursuant to the client request to prepare an "ALTA/ACSM Land Title Survey". This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements or other encumbrances of record has been taken from a Title Commitment from Land Title Guarantee Company under Order No. GC63005959-3 dated December 2, 2010. Pertaining to Schedule B-2 of said Title Commitment:
- Items 1 thru 7 are standard ALTA Commitment Exceptions.
- Item 8: Rights reserved in the United States Patent recorded in Book 245 at Page 270 may affect subject parcel but cannot be graphically depicted.
- Item 9: A. Right to Use Road as granted in Instrument recorded in Book 62 at Page 103 may affect subject parcel but cannot be graphically depicted.
B. Easements and Rights of Way granted in Instruments recorded in Book 183 at Page 430 affect subject parcel but cannot be graphically depicted. Easements and Rights of Way granted in Instruments recorded in Book 391 at Page 596 affect subject parcel and are shown hereon.
C. Pipeline Right of Way Agreement recorded in Book 259 at Page 413 may affect subject parcel and has been shown hereon.
- Item 10: Oil, Gas, Mineral, and Water Rights reserved in Instrument recorded in Book 451 at Page 599 as Reception No. 260639 may affect subject parcel but cannot be graphically depicted.
- Item 11: Terms, conditions, and provisions of Right-of-Way Easement Deed recorded at Reception No. 551519 quitclaim "Parcel 1" and "Parcel 2", affecting subject parcel boundary and legal description as shown hereon.
- Item 12: Terms, conditions, and provisions of Permanent Easement recorded in Reception No. 239010 affect subject parcel and are shown hereon.
- Item 13: Terms, conditions, and provisions of Right of Way Easement recorded at Reception No. 240029 affect subject parcel and are shown hereon.
- Item 14: No recorded document exists for ALTA Survey dated November 23, 2010, therefore nothing can be graphically depicted.

Legend-

- Fire Hydrant
- Water Valve
- Drain Inlet
- Fence
- Found Monument as Described
- Set Rebar & Cap Marked LS 20133
- Gas Marker

Surveyor's Certificate:

To Glenwood Hot Springs Lodge and Pool, Inc., Alpine Bank, Spirit of the West Property Group, City of Glenwood Springs, and Land Title Guarantee Company,
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 8, 10, 11a, 13, & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that, in his professional opinion, as a Land Surveyor registered in the State of Colorado, the Positional Accuracy of this survey does not exceed that which is specified in the Standard.

Stephen L. Ehlers L.S. 20133
Date: December 2010

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



SCHMUESER GORDON MEYER
118 W. 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1004 FAX (970) 945-5948
ASPEN, COLORADO (970) 925-6727
GUNNISON, CO (970) 641-5355

SCHMUESER | GORDON | MEYER
ENGINEERS | SURVEYORS

Devereux Road Parcel
Glenwood Springs, Colorado

Packet Page 50

NUM-BER	REVISION	DATE	BY

ALTA/ACSM
Land Title
Survey

Job No. 2005-331.002
Drawn by: jlw
Date: 12/06/2010
Approved:
File: devereuxALTA.dwg

1
OF
1

Exhibit B
Title Policy and Warranty Deed



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: December 07, 2010
\$ 120.00

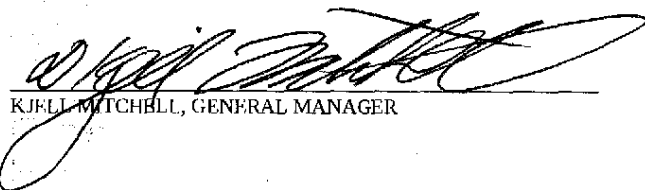
THIS DEED, made on **December 07, 2010** by **GLENWOOD HOT SPRINGS LODGE & POOL, INC.** Grantor(s), of the County of **GARFIELD** and State of **COLORADO** for the consideration of **(\$1,200,000.00) *** One Million Two Hundred Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **CITY OF GLENWOOD SPRINGS, A COLORADO HOME RULE MUNICIPALITY** Grantee(s), whose street address is **101 WEST 8TH STREET, GLENWOOD SPRINGS, CO 81601**, County of **GARFIELD**, and State of **COLORADO**, the following real property in the County of **Garfield**, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **TBD DEVEREUX ROAD GLENWOOD SPRINGS CO 81601**

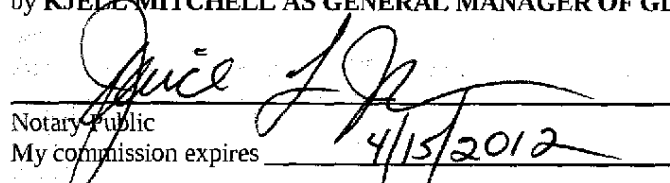
with all its appurtenances and warrants the title to the same, subject to **all taxes and assessments for the year 2010 and subject to all matters as set forth on Exhibit "B" attached hereto and incorporated herein.**

GLENWOOD HOT SPRINGS LODGE & POOL, INC.


KJELL MITCHELL, GENERAL MANAGER

State of **COLORADO**)
County of **GARFIELD**) ss.

The foregoing instrument was acknowledged before me on this day of **December 07, 2010**
by **KJELL MITCHELL AS GENERAL MANAGER OF GLENWOOD HOT SPRINGS LODGE & POOL, INC.**


Notary Public
My commission expires **4/15/2012**

JANICE L JOHNSON
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 04/15/2012

When Recorded Return to: **CITY OF GLENWOOD SPRINGS, A COLORADO HOME RULE MUNICIPALITY**
101 WEST 8TH STREET GLENWOOD SPRINGS, CO 81601



EXHIBIT A

A TRACT OF LAND SITUATED IN THE PARCEL DESCRIBED IN BOOK 451 AT PAGE 499 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDED, BEING PARTLY IN THE SE1/4SW1/4 AND SW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA TO GRAND MESA DISTRIBUTING COMPANY RECORDED AS RECEPTION NO. 241812 IN BOOK 397 AT PAGE 4 OF THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE D.D.E. MINOR SUBDIVISION RECORDED AS RECEPTION NO. 518680; THENCE ALONG THE WESTERLY LINE OF SAID D.D.E. MINOR SUBDIVISION N. 02 DEGREES 29'30" E. A DISTANCE OF 82.54 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 2 AS DESCRIBED IN THE PERMANENT ROAD RIGHT-OF-WAY EASEMENT DEED RECORDED AS RECEPTION NO. 551519; THENCE ALONG SAID PARCEL 2 THE FOLLOWING TWENTY (20) COURSES; N. 81 DEGREES 11'50" W. A DISTANCE OF 8.37 FEET; THENCE S. 09 DEGREES 44'15" W. A DISTANCE OF 19.82 FEET; THENCE N. 80 DEGREES 15'45" W. A DISTANCE OF 25.00 FEET; THENCE N. 09 DEGREES 44'15" E. A DISTANCE OF 19.75 FEET; THENCE N. 79 DEGREES 00'24" W. A DISTANCE OF 88.49 FEET; THENCE 106.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 917.50 FEET, A CENTRAL ANGLE OF 6 DEGREES 39'11", THE CHORD OF WHICH BEARS N. 75 DEGREES 40'49" W. A DISTANCE OF 106.48 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 66.44 FEET; THENCE S. 17 DEGREES 38'47" W. A DISTANCE OF 5.11 FEET; THENCE N. 71 DEGREES 56'05" W. A DISTANCE OF 38.14 FEET; THENCE N. 17 DEGREES 38'47" E. A DISTANCE OF 4.84 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 81.51 FEET; THENCE N. 17 DEGREES 38'47" E. A DISTANCE OF 4.00 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 73.27 FEET; THENCE 99.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 989.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 44'22", THE CHORD OF WHICH BEARS N. 75 DEGREES 13'24" W. A DISTANCE OF 99.03 FEET; THENCE N. 78 DEGREES 05'35" W. A DISTANCE OF 132.49 FEET; THENCE 119.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 989.00 FEET, A CENTRAL ANGLE OF 6 DEGREES 54'03", THE CHORD OF WHICH BEARS N. 81 DEGREES 32'36" W. A DISTANCE OF 119.05 FEET; THENCE N. 84 DEGREES 59'38" W. A DISTANCE OF 72.45 FEET; THENCE S. 02 DEGREES 24'16" W. A DISTANCE OF 9.14 FEET; THENCE N. 88 DEGREES 01'09" W. A DISTANCE OF 14.93 FEET; THENCE N. 02 DEGREES 24'16" E. A DISTANCE OF 9.99 FEET TO A POINT ON THE SOUTHERLY LINE OF A 30.00 FOOT ROADWAY AS DESCRIBED IN BOOK 451 AT PAGE 499; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; N. 88 DEGREES 01'09" W. A DISTANCE OF 34.07 FEET; THENCE 98.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.12 FEET, A CENTRAL ANGLE OF 5 DEGREES 39'57", THE CHORD OF WHICH BEARS N. 85 DEGREES 11'10" W. A DISTANCE OF 98.86 FEET TO THE NORTHEASTERLY POINT OF PARCEL 1 AS DESCRIBED IN THE PERMANENT ROAD RIGHT-OF-WAY EASEMENT DEED RECORDED AS RECEPTION NO. 551519 THENCE ALONG SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES; S. 05 DEGREES 35'57" W. A DISTANCE OF 4.25 FEET; THENCE N. 83 DEGREES 46'19" W. A DISTANCE OF 23.60 FEET; THENCE N. 06 DEGREES 51'24" E. A DISTANCE OF 5.11 FEET TO A POINT ON THE SOUTHERLY LINE OF A 30.00 FOOT ROADWAY AS DESCRIBED IN BOOK 451 AT PAGE 499; THENCE 161.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING SAID RIGHT OF WAY HAVING A RADIUS OF 1000.12 FEET, A CENTRAL ANGLE OF 9 DEGREES 14'43", THE CHORD OF WHICH BEARS N. 76 DEGREES 23'01" W. A DISTANCE OF 161.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N. 88 DEGREES 24'30" W. A DISTANCE OF 248.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN) THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; S. 75 DEGREES 29'30" E. A DISTANCE OF 24.10 FEET; THENCE S. 74 DEGREES 34'00" E. A DISTANCE OF 1091.90 FEET; THENCE S. 82 DEGREES 09'30" E. A DISTANCE OF 384.59 FEET TO THE POINT OF BEGINNING.
COUNTY OF GARFIELD
STATE OF COLORADO

EXHIBIT B

Property Address: **TBD DEVEREUX ROAD GLENWOOD SPRINGS CO 81601**

RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 30, 1949, IN BOOK 245 AT PAGE 270.

A. RIGHT TO USE ROAD AS GRANTED TO MARY P.G. DEVEREUX IN INSTRUMENT RECORDED SEPTEMBER 16, 1905 IN BOOK 62 AT PAGE 103.

B. EASEMENTS AND RIGHTS OF WAY AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENTS RECORDED JUNE 25, 1936 IN BOOK 183 AT PAGE 430 AND RECORDED FEBRUARY 1, 1968 IN BOOK 391 AT PAGE 596.

C. PIPELINE RIGHT OF WAY AGREEMENT RECORDED AUGUST 3, 1951 IN BOOK 259 AT PAGE 413.

ALL OIL, GAS MINERALS AND WATER AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 8, 1973 UNDER RECEPTION NO. 260639.

TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT DEED RECORDED September 02, 1999 AT RECEPTION NO. 551519.

TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT RECORDED September 22, 1967 IN BOOK 388 AT PAGE 101 AT RECEPTION NO. 239010.

TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT TO MOUNTAIN STATES TELEPHONE RECORDED February 1, 1968 IN BOOK 391 AT PAGE 596 UNDER RECEPTION NO. 240029.

EASEMENTS FOR DIRT ROAD AS SHOWN ON ALTA SURVEY DATED NOVEMBER 23, 2010 PREPARED BY SCHMUESER, GORDON, MEYER.



Land Title Guarantee Company

CUSTOMER DISTRIBUTION

Date: 12-07-2010

Our Order Number: GC63005959-5

Property Address:

TBD DEVEREUX ROAD GLENWOOD SPRINGS, CO 81601

If you have any inquiries or require further assistance, please contact one of the numbers below:

For Closing Assistance:

**1317 GRAND AVE #200
GLENWOOD SPRINGS, CO 81601
Phone:
Fax: 800-318-8206
EMail: jjohnson@ltgc.com**

For Title Assistance:

Glenwood Springs "GW" Unit

**1317 GRAND AVE #200
GLENWOOD SPRINGS, CO 81601
Phone: 970-945-2610
Fax: 970-945-4784**

SPIRIT OF THE WEST PROPERTY GROUP
0152 CREEKSIDE COURT
P.O. BOX 1981
GLENWOOD SPRINGS, CO 81601
Attn: JAMES MASON
Phone: 970-618-4704
Fax: 970-945-7207
EMail: jmason@rof.net

GLENWOOD HOT SPRINGS LODGE AND POOL, INC.
P.O. BOX 308
GLENWOOD SPRINGS, CO 81602
Attn: KJELL MITCHELL
EMail: kmitchell@hotspringspool.com

CITY OF GLENWOOD SPRINGS
101 WEST 8TH STREET
GLENWOOD SPRINGS, CO 81601
Attn: ROBIN MILLYARD

LAND TITLE GUARANTEE COMPANY
1317 GRAND AVE #200
GLENWOOD SPRINGS, CO 81601
Attn: Janice L. Johnson
Phone: 970-945-2610
Fax: 970-945-4784
Copies: 1
EMail: jjohnson@ltgc.com

BALCOMB & GREEN
PO DRAWER 790
818 COLORADO AVE
GLENWOOD SPRINGS, CO 81602
Attn: TOM HARTERT
Phone: 970-945-6546
Fax: 970-945-8902
EMail: thartert@balcombgreen.com

12.07.10



Land Title Guarantee Company

Date: 12-07-2010

Our Order Number: GC63005959-5

Property Address:

TBD DEVEREUX ROAD GLENWOOD SPRINGS, CO 81601

Buyer/Borrower:

CITY OF GLENWOOD SPRINGS

Seller/Owner:

GLENWOOD HOT SPRINGS LODGE & POOL, INC.

Wire Information:

Bank: ALPINE BANK

GLENWOOD SPRINGS, CO 81601

Phone:

Credit:

ABA No.: 102103407

Account: 1 010018 384

Attention: Janice L. Johnson

Note: Once an original commitment has been issued, any subsequent modifications will be emphasized by underlining.

Need a map or directions for your upcoming closing? Check out Land Title's web site at www.ltgc.com for directions to any of our 54 office locations.

ESTIMATE OF TITLE FEES

ALTA Owners Policy 06-17-06	\$2,444.00
Deletion of Standard Exception(s) (Owner)	\$100.00
Tax Certificate	\$25.00

If Land Title Guarantee Company will be closing this transaction, above fees will be collected at that time.

TOTAL	\$2,569.00
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Old Republic National Title Insurance Company

A L T A C O M M I T M E N T

Our Order No. GC63005959-5

Schedule A

Cust. Ref.:

Property Address:

TBD DEVEREUX ROAD GLENWOOD SPRINGS, CO 81601

1. Effective Date: November 22, 2010 at 5:00 P.M.

2. Policy to be Issued, and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$1,200,000.00

Proposed Insured:

CITY OF GLENWOOD SPRINGS

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

GLENWOOD HOT SPRINGS LODGE & POOL, INC.

5. The Land referred to in this Commitment is described as follows:

SEE ATTACHED PAGE(S) FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE PARCEL DESCRIBED IN BOOK 451 AT PAGE 499 IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDED, BEING PARTLY IN THE SE1/4SW1/4 AND SW1/4SE1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA TO GRAND MESA DISTRIBUTING COMPANY RECORDED AS RECEPTION NO. 241812 IN BOOK 397 AT PAGE 4 OF THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RIGHT-OF-WAY, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE D.D.E. MINOR SUBDIVISION RECORDED AS RECEPTION NO. 518680; THENCE ALONG THE WESTERLY LINE OF SAID D.D.E. MINOR SUBDIVISION N. 02 DEGREES 29'30" E. A DISTANCE OF 82.54 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 2 AS DESCRIBED IN THE PERMANENT ROAD RIGHT-OF-WAY EASEMENT DEED RECORDED AS RECEPTION NO. 551519; THENCE ALONG SAID PARCEL 2 THE FOLLOWING TWENTY (20) COURSES; N. 81 DEGREES 11'50" W. A DISTANCE OF 8.37 FEET; THENCE S. 09 DEGREES 44'15" W. A DISTANCE OF 19.82 FEET; THENCE N. 80 DEGREES 15'45" W. A DISTANCE OF 25.00 FEET; THENCE N. 09 DEGREES 44'15" E. A DISTANCE OF 19.75 FEET; THENCE N. 79 DEGREES 00'24" W. A DISTANCE OF 88.49 FEET; THENCE 106.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 917.50 FEET, A CENTRAL ANGLE OF 6 DEGREES 39'11", THE CHORD OF WHICH BEARS N. 75 DEGREES 40'49" W. A DISTANCE OF 106.48 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 66.44 FEET; THENCE S. 17 DEGREES 38'47" W. A DISTANCE OF 5.11 FEET; THENCE N. 71 DEGREES 56'05" W. A DISTANCE OF 38.14 FEET; THENCE N. 17 DEGREES 38'47" E. A DISTANCE OF 4.84 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 81.51 FEET; THENCE N. 17 DEGREES 38'47" E. A DISTANCE OF 4.00 FEET; THENCE N. 72 DEGREES 21'13" W. A DISTANCE OF 73.27 FEET; THENCE 99.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 989.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 44'22", THE CHORD OF WHICH BEARS N. 75 DEGREES 13'24" W. A DISTANCE OF 99.03 FEET; THENCE N. 78 DEGREES 05'35" W. A DISTANCE OF 132.49 FEET; THENCE 119.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 989.00 FEET, A CENTRAL ANGLE OF 6 DEGREES 54'03", THE CHORD OF WHICH BEARS N. 81 DEGREES 32'36" W. A DISTANCE OF 119.05 FEET; THENCE N. 84 DEGREES 59'38" W. A DISTANCE OF 72.45 FEET; THENCE S. 02 DEGREES 24'16" W. A DISTANCE OF 9.14 FEET; THENCE N. 88 DEGREES 01'09" W. A DISTANCE OF 14.93 FEET; THENCE N. 02 DEGREES 24'16" E. A DISTANCE OF 9.99 FEET TO A POINT ON THE SOUTHERLY LINE OF A 30.00 FOOT ROADWAY AS DESCRIBED IN BOOK 451 AT PAGE 499; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES; N. 88 DEGREES 01'09" W. A DISTANCE OF 34.07 FEET; THENCE 98.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.12 FEET, A CENTRAL ANGLE OF 5 DEGREES 39'57", THE CHORD OF WHICH BEARS N. 85 DEGREES 11'10" W. A DISTANCE OF 98.86 FEET TO THE NORTHEASTERLY POINT OF PARCEL 1 AS DESCRIBED IN THE PERMANENT ROAD RIGHT-OF-WAY EASEMENT DEED RECORDED AS RECEPTION NO. 551519 THENCE ALONG SAID PARCEL 1 THE FOLLOWING THREE (3) COURSES; S. 05 DEGREES 35'57" W. A DISTANCE OF 4.25 FEET; THENCE N. 83 DEGREES 46'19" W. A DISTANCE OF 23.60 FEET; THENCE N. 06 DEGREES 51'24" E. A DISTANCE OF 5.11 FEET TO A POINT ON THE SOUTHERLY LINE OF A 30.00 FOOT ROADWAY AS DESCRIBED IN BOOK 451 AT PAGE 499; THENCE 161.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING SAID RIGHT OF WAY HAVING A RADIUS OF 1000.12 FEET, A CENTRAL ANGLE OF 9 DEGREES 14'43", THE CHORD OF WHICH BEARS N. 76 DEGREES 23'01" W. A DISTANCE OF 161.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N. 88 DEGREES 24'30" W. A DISTANCE OF 248.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF

LEGAL DESCRIPTION

THE UNION PACIFIC RAILROAD (FORMERLY THE DENVER & RIO GRANDE WESTERN) THENCE
ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; S. 75 DEGREES 29' 30"
E. A DISTANCE OF 24.10 FEET; THENCE S. 74 DEGREES 34' 00" E. A DISTANCE OF
1091.90 FEET; THENCE S. 82 DEGREES 09' 30" E. A DISTANCE OF 384.59 FEET TO THE
POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

ALTA COMMITMENT

Schedule B-1

(Requirements)

Our Order No. GC63005959-5

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. WARRANTY DEED FROM GLENWOOD HOT SPRINGS LODGE & POOL, INC. TO CITY OF GLENWOOD SPRINGS CONVEYING SUBJECT PROPERTY.

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

NOTE: UPON APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS ON THE LOAN POLICY WILL BE DELETED.

UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS ON THE OWNER'S POLICY WILL BE AMENDED AS FOLLOWS:

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE REQUEST OF GLENWOOD HOT SPRINGS LODGE & POOL, INC..

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE REQUEST OF CITY OF GLENWOOD SPRINGS.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF 2009 TAXES, ITEM 6 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2010 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Schedule B-2

(Exceptions)

Our Order No. GC63005959-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. 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.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. 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.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (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.
7. (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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 30, 1949, IN BOOK 245 AT PAGE 270.
9. A. RIGHT TO USE ROAD AS GRANTED TO MARY P.G. DEVEREUX IN INSTRUMENT RECORDED SEPTEMBER 16, 1905 IN BOOK 62 AT PAGE 103.
B. EASEMENTS AND RIGHTS OF WAY AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENTS RECORDED JUNE 25, 1936 IN BOOK 183 AT PAGE 430 AND RECORDED FEBRUARY 1, 1968 IN BOOK 391 AT PAGE 596.
C. PIPELINE RIGHT OF WAY AGREEMENT RECORDED AUGUST 3, 1951 IN BOOK 259 AT PAGE 413.
10. ALL OIL, GAS MINERALS AND WATER AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 8, 1973 UNDER RECEPTION NO. 260639.

ALTA COMMITMENT

Schedule B-2

(Exceptions)

Our Order No. GC63005959-5

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

11. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT DEED RECORDED SEPTEMBER 02, 1999 AT RECEPTION NO. 551519.
12. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT RECORDED SEPTEMBER 22, 1967 IN BOOK 388 AT PAGE 101 AT RECEPTION NO. 239010.
13. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT TO MOUNTAIN STATES TELEPHONE RECORDED FEBRUARY 1, 1968 IN BOOK 391 AT PAGE 596 UNDER RECEPTION NO. 240029.
14. EASEMENTS FOR DIRT ROAD AS SHOWN ON ALTA SURVEY DATED NOVEMBER 23, 2010 PREPARED BY SCHMUESER, GORDON, MEYER.

LAND TITLE GUARANTEE COMPANY and LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district.
- B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer's authorized agent.
- C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- * applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- * your transactions with, or from the services being performed by, us, our affiliates, or others;
- * a consumer reporting agency, if such information is provided to us in connection with your transaction; and
- * the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- * We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- * We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- * Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- * We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

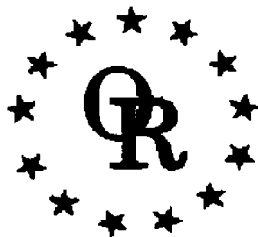
WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment to Insure

ALTA Commitment - 2006 Rev.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (Company) for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

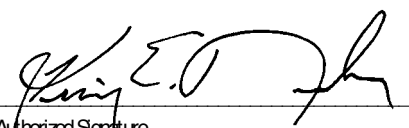
STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612) 371-1111


Authorized Signature



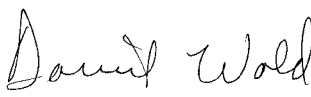





Exhibit C

Geologic and Geotechnical Investigation

**SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED ELECTRIC SYSTEM OPERATIONS
CENTER AND COMMUNITY BROADBAND
NETWORK OPERATIONS CENTER
1660 DEVEREUX ROAD
GLENWOOD SPRINGS, COLORADO**

JOB NO. 113 422A

JANUARY 10, 2014

PREPARED FOR:

**SGM, INC.
ATTN: DAN RICHARDSON
118 WEST 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
danr@sgm-inc.com**

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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURES 2 AND 3 - LOGS OF EXPLORATORY BORINGS

FIGURE 4 - LEGEND AND NOTES

FIGURES 5 THROUGH 9 - SWELL-CONSOLIDATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for the proposed electric system and community broadband network operations centers to be located at 1660 Devereux Road, Glenwood Springs, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in general accordance with our proposal for geotechnical engineering services to SGM, Inc, dated October 4, 2013. The scope of services was increased to include a separate building for the Broadband Network Operations Center.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsoil conditions encountered.

PROPOSED CONSTRUCTION

The proposed development includes 2 buildings, outside storage, parking and drives located as shown on Figure 1. Ground floors will be slab-on-grade. Grading for the buildings and facilities will be considerable to develop flat building sites, parking and driveways with a tiered retaining wall along the uphill side of the property. The buildings will be masonry block and steel construction. We assume relatively light to moderate foundation loadings, typical of the proposed type of construction.

If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

The property was vacant of structures at the time of our field exploration. A gravel driveway crosses through the property from Devereux Road to access an electrical substation at the west end of the proposed development area. The ground surface slope is moderate down to the north with about 20 feet of elevation difference across the property and 5 to 8 feet of elevation difference across each building area. The Denver and Rio Grande Railroad property follows the south side of the property. The Colorado River is located just north of Devereux Road and on the order of 15 feet lower in elevation. Devereux Road appears to have been constructed mainly by cutting into the slope on the order of 5 to 10 feet at the bottom of the property. Vegetation consists of grass, weeds and fairly thick sage brush.

GEOLOGIC CONDITIONS

The project site is located in the lower part of a large alluvial fan deposit consisting of poorly stratified silt, sand and gravel derived from weathering and erosion of Maroon Formation rock that forms the south valley side of the Colorado River valley near the project site. The alluvial fan deposits in this area are known to be compressible and collapse when wetted which can result in distress to buildings supported by these soils. The hydro-compression potential is considered moderate in this area of the alluvial fan (Lincoln-DeVore, 1978). The underlying soils consist of relatively dense, river gravel deposits of the Colorado River that are known to typically support moderate to high foundation loadings with low settlement risk. Alluvial fan surface can be potentially impacted by debris flow but with the relatively wide railroad track area located immediately uphill of the project site, this risk is low and mitigation to further reduce the risk does not appear needed. If further evaluation of the debris flow risk is desired, we should be contacted. Options to mitigate the hydro-compression potential of the alluvial fan soils are presented below in the *Foundation Bearing Conditions and Design Recommendations* sections of the report.

FIELD EXPLORATION

The field exploration for the project was conducted on November 26 and December 2 and 3, 2013. Eight exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight auger powered by a track-mounted CME-45 and a truck-mounted CME-45B drill rigs. The track rig was needed for access off of the existing driveway trail due to the sloping terrain and vegetation cover. The borings were logged by a representative of Hepworth-Pawlak Geotechnical, Inc.

Samples of the subsoils were taken with 1¾ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figures 2 and 3. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figures 2 and 3. The subsoils consist of about ½ foot of topsoil overlying loose to medium dense, poorly stratified sandy silt and silty sand with gravel and scattered cobble size rock fragments (alluvial fan deposits). Dense, slightly silty sandy gravel, cobbles and boulders (river gravel deposit) was encountered below the silt and sand soils at depths of 17 to 22 feet at the borings. Drilling in the dense river gravel deposit with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density, and finer than sand size gradation analyses. Results of swell-consolidation testing performed on relatively undisturbed drive samples of the silt and sand soils, presented on Figures 5 through 9, indicate low compressibility under relatively light loading and natural low moisture conditions. A low to high collapse potential (settlement under constant load) and moderate to high compressibility were typically observed when the samples were wetted and additionally loaded. The fine fraction of the soils is typically non-plastic. The laboratory testing is summarized in Table 1.

Ground water was encountered in Borings 1 and 3, located in the lowermost, north part of the property at depths of about 20 to 25 feet. Free water was not encountered in the remaining borings and the subsoils were relatively dry to slightly moist.

FOUNDATION BEARING CONDITIONS

The subsoils encountered to depths of about 14 to 22 feet below the proposed building grades consist of low density and compressible silt and sand soils. These soils are hydro-compressive and tend to settle under load when wetted. There are several sources of water that can cause subsurface wetting such as landscape irrigation, site water runoff, vehicle or equipment washing and utility line leaks. A relatively low risk foundation system with regard to potential settlement caused by wetting of the silt and sand soils is straight-shaft drilled piers or piles that extend down into the dense river gravel deposits. In addition to their ability to reduce settlements, the piers or piles have the advantage of providing relatively high load capacity with a relatively small settlement potential.

An alternative foundation, with a risk of settlement, is to support the buildings with spread footings placed on compacted structural fill of sufficient depth to reduce the settlement potential to an acceptable level. The settlement potential of the natural soils extending about 10 to 15 feet below shallow footing depth of the buildings is estimated to be between 2 to 4 inches for an average soil collapse of about 2%. By removing roughly

half of the compressible soils below the spread footing depth, the settlement potential of the natural soils can be reduced to about 1 to 1½ inches due to post construction wetting. The structural fill will be placed below the entire building and will also reduce potential settlement and distress to floor slabs. Shallow spread footings placed on the natural soils should be suitable for support of non-settlement sensitive structures such as retaining walls provided the owner accepts the settlement risk and need for potentially higher maintenance and earlier replacement or repair. Provided below are recommendations for the various foundation alternatives. When the foundation for the specific building or facility has been selected, we should review the design for compliance with the design recommendations. A 2009 IBC Seismic Site Class C can be used for design of the building for foundations placed on compacted structural fill or dense river gravels.

DESIGN RECOMMENDATIONS

DRILLED PIERS

Considering the subsoil conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend straight shaft piers drilled into the underlying river gravel deposit for building support. The design and construction criteria presented below should be observed for a straight-shaft drilled pier foundation system. If a pile system is proposed for the foundation support, we should be contacted for design recommendations.

- 1) The piers should be designed for an allowable end bearing pressure of 12,000 psf and a skin friction of 1,000 psf for that portion of the pier embedded in river gravel. Pier penetration through the upper silt and sand deposit should be neglected in the skin friction calculations.
- 2) All piers should have a minimum total embedment length of 12 feet and a minimum penetration into the gravel of 1 foot.
- 3) The pier holes should be properly cleaned prior to placement of concrete. The natural silt and sand soils are generally stiff which indicates casing of the holes should not be required. Some caving and difficult drilling may be experienced in the soils due to cobbles and possible boulders in the

bearing stratum. Placing concrete in the pier hole immediately after drilling is recommended.

- 4) The pier drilling contractor should mobilize equipment of sufficient size to achieve the design pier sizes and depths.
- 5) Free water was typically not encountered in the borings made at the site (other than Borings 1 and 3) and it appears that dewatering should not be needed during the low flow time of the Colorado River. The groundwater level is expected to rise with rise of the river.
- 6) A representative of the geotechnical engineer should observe pier drilling operations on a full-time basis.

FOUNDATION ALTERNATIVE

Based on the subsurface conditions identified in the exploratory borings, the buildings can be supported by lightly loaded spread footings placed on a minimum 6 foot depth of compacted structural fill with some risk of long term foundation settlement and building distress. The design and construction criteria presented below should be observed for a spread footing foundation system.

- 1) Footings should be placed on a minimum 6 foot depth of compacted structural fill and be designed for an allowable bearing pressure of 2,000 psf. Based on experience, we expect settlement of footings, in the short term, designed and constructed as discussed in this section will be about 1 inch or less (roughly 1 to 1½% of the structural fill depth). Additional settlement of about 1 to 1½ inches could occur over a long time period and mainly if there is relatively deep wetting of the natural alluvial fan soils. Heavily reinforced continuous wall foundations rather than isolated pads should be used to limit the effects of differential settlement.
- 2) Prior to placing structural fill for the foundation, the area should be stripped of the vegetation and topsoil. Structural fill should be placed in uniform lifts not to exceed 8 inches and compacted to at least 100% of the maximum standard Proctor density within 2% of optimum moisture

content. Fill should extend laterally beyond the edges of the footing a distance at least equal to the depth of fill below the footing. The structural fill should have sufficient fines content (roughly 30%) to restrict subsurface water flow such as the on-site silts.

- 3) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
- 4) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.
- 5) Continuous foundation walls should be reinforced top and bottom to span an unsupported length of at least 14 feet.
- 6) A representative of the geotechnical engineer should evaluate fill placement for compaction and observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 50 pcf for backfill consisting of the on-site soils. Cantilevered retaining structures which are separate from the buildings and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 40 pcf for backfill consisting of the on-site soils. The foundations of walls which are not settlement sensitive and the risk of potential settlement and distress is acceptable to the owner can be supported on the natural soils with an allowable bearing pressure of 1,500 psf.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and

equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at near optimum moisture content. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected even if the material is placed correctly and could result in distress to facilities constructed on the backfill.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.40. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 350 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The alluvial soils encountered in the borings possess compressibility potential and slab settlement could occur if the bearing soils were to become wet. Slab-on-grade construction may be used provided precautions are taken to limit potential settlement and the risk of distress to the building is accepted by the owner. Removal and replacement of

the natural soils to provide at least 4 feet of compacted structural fill below slabs is recommended to reduce the risk of slab settlement. The structural fill should be constructed similar to that described above in the "Foundation Alternative" section.

To reduce the effects of some differential settlement, nonstructural floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. Slab reinforcement and control joints should be established by the designer based on experience and the intended slab use.

A minimum 4 inch layer of base course gravel should be placed immediately beneath slabs-on-grade. This material should consist of minus 2 inch aggregate with less than 50% passing the No. 4 sieve and less than 12% passing the No. 200 sieve. The gravel will provide slab support and help break capillary moisture rise.

Required fill beneath slabs can consist of the on-site soils or a suitable imported granular material approved by the geotechnical engineer, excluding topsoil and oversized rocks. The fill should be spread in thin horizontal lifts, adjusted to at or above optimum moisture content, and compacted to at least 95% of the maximum standard Proctor density. The topsoil and loose disturbed soil should be removed and the subgrade moistened and compacted prior to fill placement.

UNDERDRAIN SYSTEM

Although free water was not encountered within expected excavation depths for the facilities, it has been our experience in the area that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls and basement areas (if any), be protected from wetting and hydrostatic pressure buildup by an underdrain system. The buildings with floor slab level constructed near finish exterior grade and crawlspace level (if any) should not have a perimeter underdrain system.

The drains should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 2 feet deep. In basement areas, an impervious liner, such as a 30 mil PVC membrane, should be placed beneath the drain gravel in a trough shape and attached to the foundation wall with mastic to prevent wetting of the bearing soils. An impervious membrane is typically not provided for grade change site walls.

SITE GRADING

The risk of construction-induced slope instability at the site appears low provided cut and fill depths are limited. We assume the cut depth for the buildings will not exceed one level, about 10 to 12 feet. Fills should be limited to about 8 to 10 feet deep and not extend onto the steep cut slope at the north side of the property. Structural embankment fills should be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density. The fill should be benched into slopes which exceed 20% grade. Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical or flatter and protected against erosion by vegetation or other means. The new facilities should be set back from the top of cut slope at the north side of the property to not potentially destabilize the cut slope. This office should review site grading plans for the project prior to construction.

PAVEMENT SECTION

We understand that asphalt pavement is typically proposed for the drives and parking. Traffic loadings for the paved areas have not been provided. The subgrade soils encountered at the site are generally low to non-plastic silt and sand which are considered

a fair support for pavement sections. Certain soils, such as the silt and sand soils encountered on this site, are frost susceptible and could impact pavement performance. Frost susceptible soils are problematic when there is a free water source. If those soils are wetted, the resulting frost heave movements can be large and erratic. Therefore, pavement design procedures assume dry subgrade conditions by providing proper surface and subsurface drainage.

Based on our experience with similar projects, an 18 kip EDLA of 20 for driveways and 5 for automobile parking, a Regional Factor of 2.0, a serviceability index of 2.0 and a subgrade Hveem stabilometer "R" value of 20, we recommend the minimum pavement section thickness consist of 4 inches of asphalt on 7 inches of base course for driveways and 3 inches of asphalt on 7 inches of base course for parking areas. As an alternative to asphalt pavement and in areas where truck turning movements are concentrated, the pavement section can consist of 6 inches of Portland cement concrete on 4 inches of base course. Once traffic loadings are better known, we should review our pavement section recommendations.

The section thicknesses assume structural coefficients of 0.14 for aggregate base course, 0.44 for asphalt surface and design strength of 4,500 psi for Portland cement concrete. The material properties and compaction should be in accordance with the project specifications.

Required fill to establish design subgrade level can consist of the on-site soils or suitable imported granular soils approved by the geotechnical engineer. Prior to fill placement the subgrade should be stripped of topsoil, scarified to a depth of 8 inches, adjusted to near optimum moisture content and compacted to at least 95% of standard Proctor density. In soft or wet areas, the subgrade may require drying or stabilization prior to fill placement. A geogrid and/or subexcavation and replacement with aggregate base soils may be needed for the stabilization. The subgrade should be proofrolled. Areas that deflect excessively should be corrected before placing pavement materials. The subgrade improvements and placement and compaction of base and asphalt materials should be monitored on a regular basis by a representative of the geotechnical engineer.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the facilities have been completed:

- 1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
- 2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
- 3) The ground surface surrounding the exterior of the buildings should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill and at least 5 feet.
- 5) Landscaping which requires regular heavy irrigation should be located at least 10 feet from foundation walls. Preferably, xeriscape should be used to limit potential wetting of soils below the building caused by irrigation.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface

conditions may not become evident until excavation is performed. If conditions encountered during construction appear to be different from those described in this report, we should be notified at once so re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications of the recommendations presented herein. We recommend on-site observation of pier drilling, excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Steven L. Pawlak, P.E.



Reviewed by:

Daniel E. Hardin, P.E.

SLP/ksw

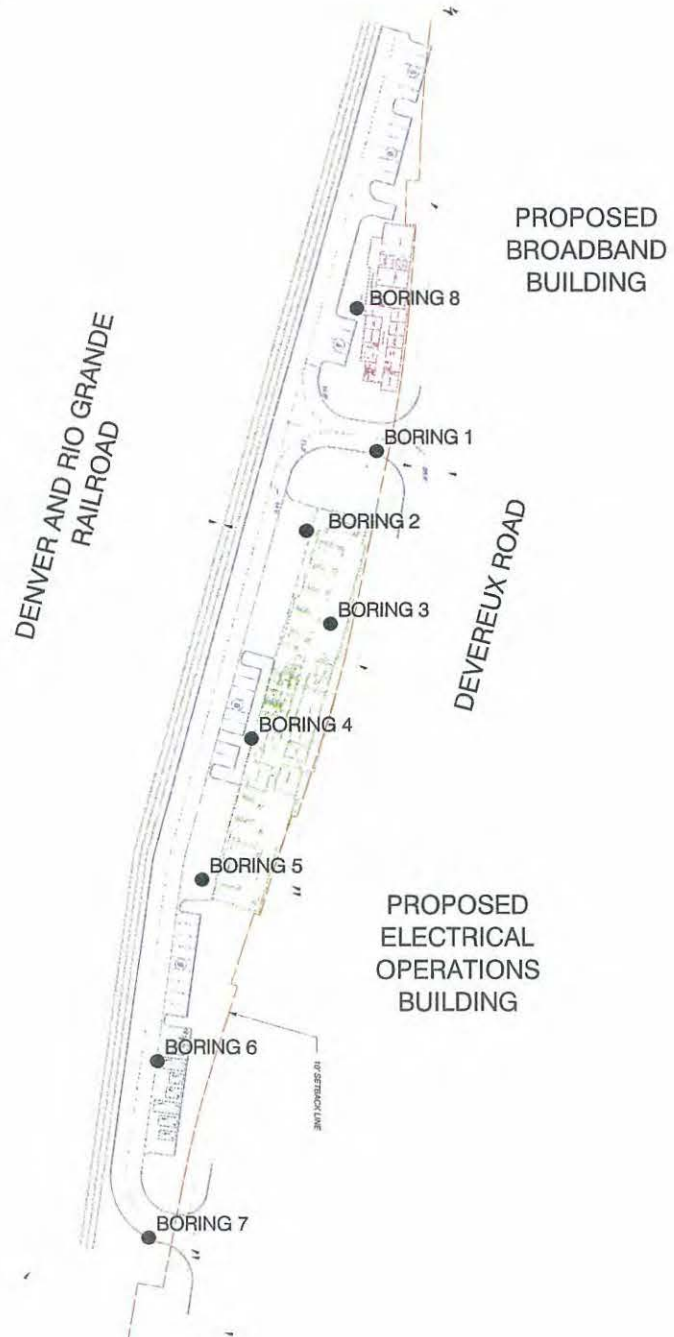
cc: SGM, Inc. – Bill Swigert (bills@sgm-inc.com)
SGM, Inc. – Andrew Rapiejko (andrewR@sgm-inc.com)
A4 Architects – Michael Hassig (mhassig@a4architects.com)

REFERENCE

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



APPROXIMATE SCALE
1" = 150'

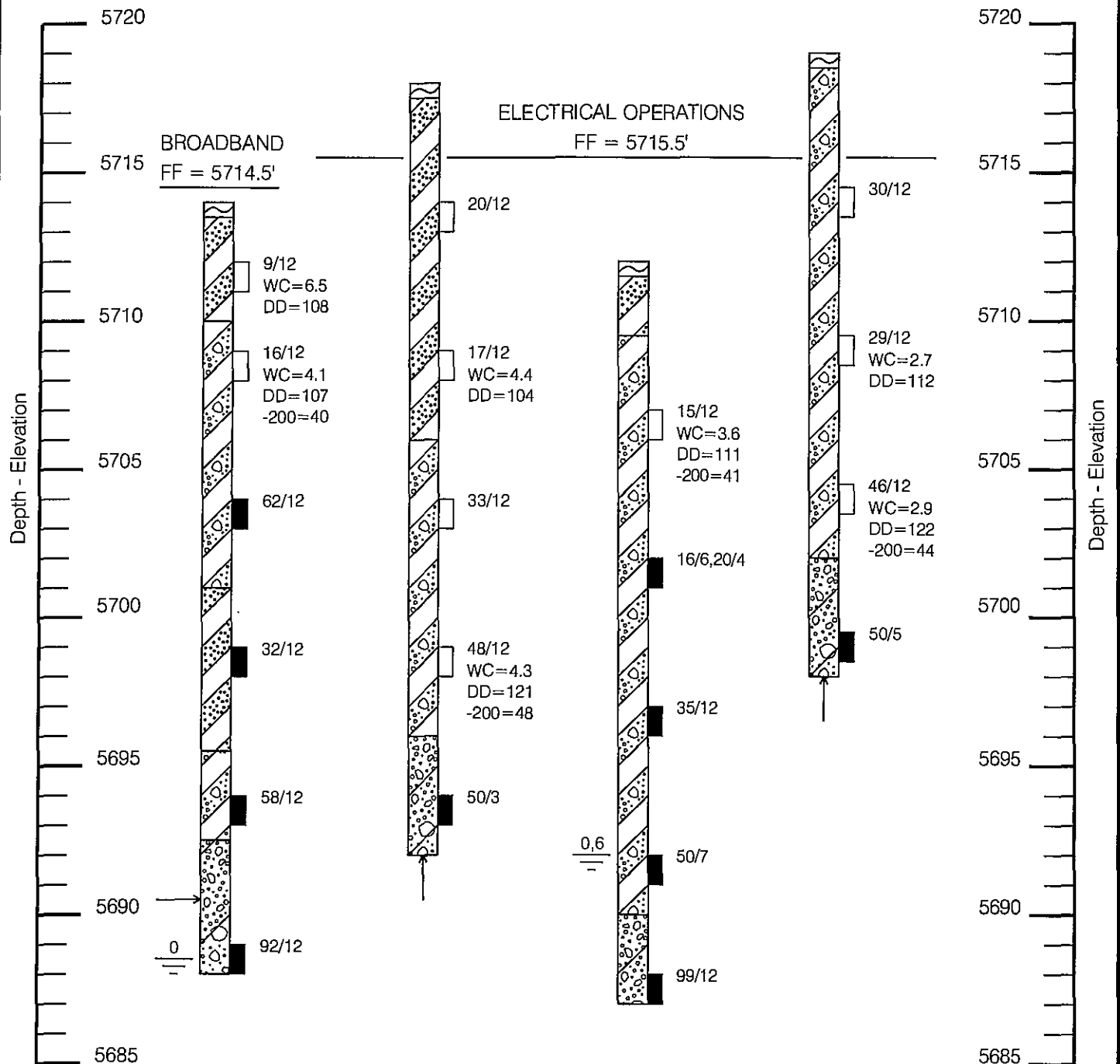


BORING 1
ELEV.= 5714'

BORING 2
ELEV.= 5718'

BORING 3
ELEV.= 5712'

BORING 4
ELEV.= 5719'

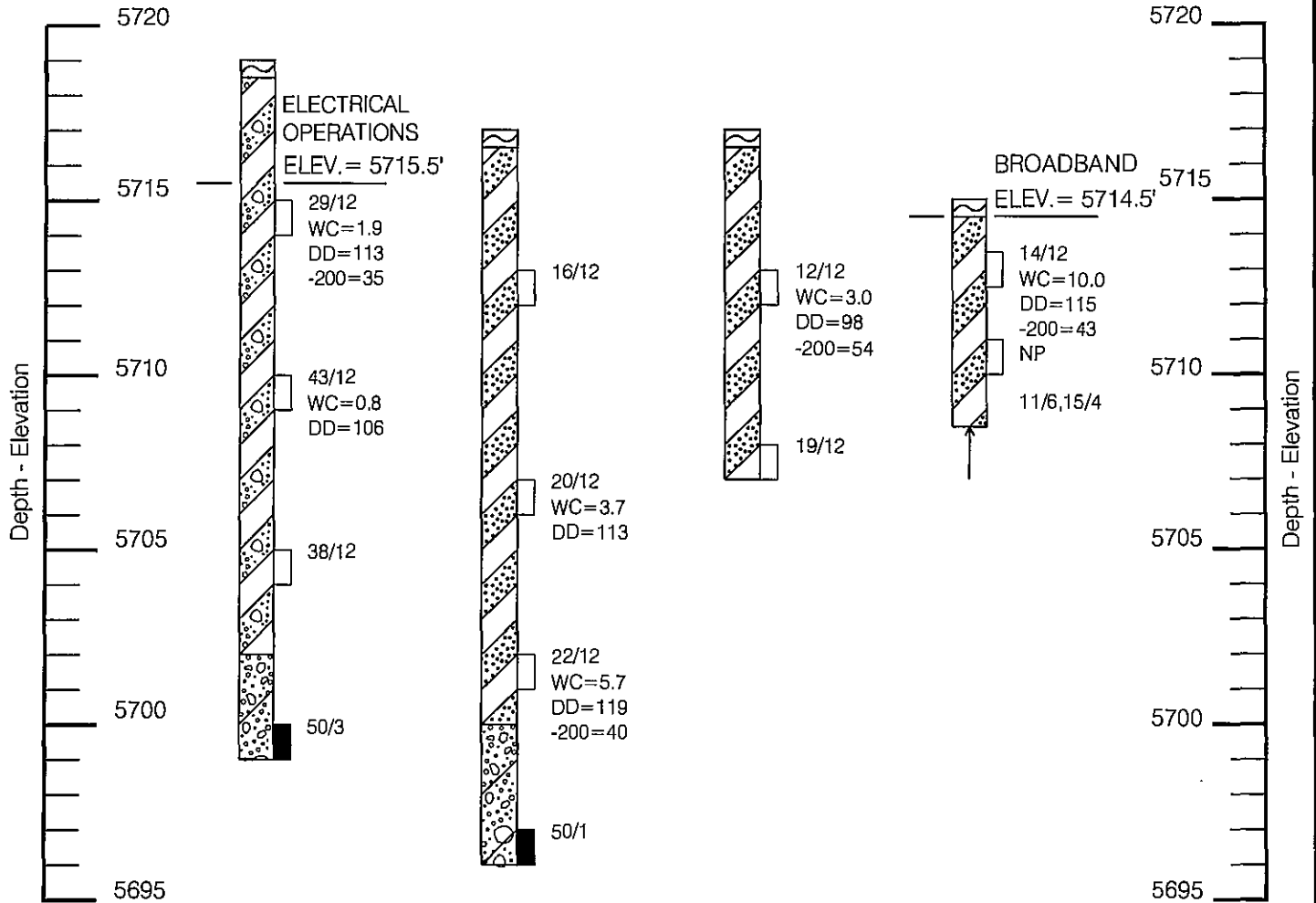


BORING 5
ELEV.= 5719'

BORING 6
ELEV.= 5717'

BORING 7
ELEV.= 5717'

BORING 8
ELEV.= 5715'



Note: Explanation of symbols is shown on Figure 4.

LEGEND:



TOPSOIL; organic sandy silt, dark red-brown.



SAND AND SILT (SM-ML); scattered gravel to gravelly, loose to medium dense, slightly moist, red, roughly stratified.



SAND AND GRAVEL (SM-GM); silty to very silty, scattered cobbles, medium dense, slightly moist, red, roughly stratified.



GRAVEL, COBBLES AND BOULDERS (GM-GP); slightly silty, sandy, dense, moist to wet with depth at Borings 1 and 3, brown, rounded river rock.



Relatively undisturbed drive sample; 2-inch I.D. California liner sample.



Drive sample; standard penetration test (SPT), 1 3/8 inch I.D. split spoon sample, ASTM D-1586.

9/12

Drive sample blow count; indicates that 9 blows of a 140 pound hammer falling 30 inches were required to drive the California or SPT sampler 12 inches.

$\frac{0.6}{-}$

Free water level in boring and number of days following drilling measurement was taken.



Depth at which boring had caved when checked on December 2, 2013.



Practical drilling refusal.

NOTES:

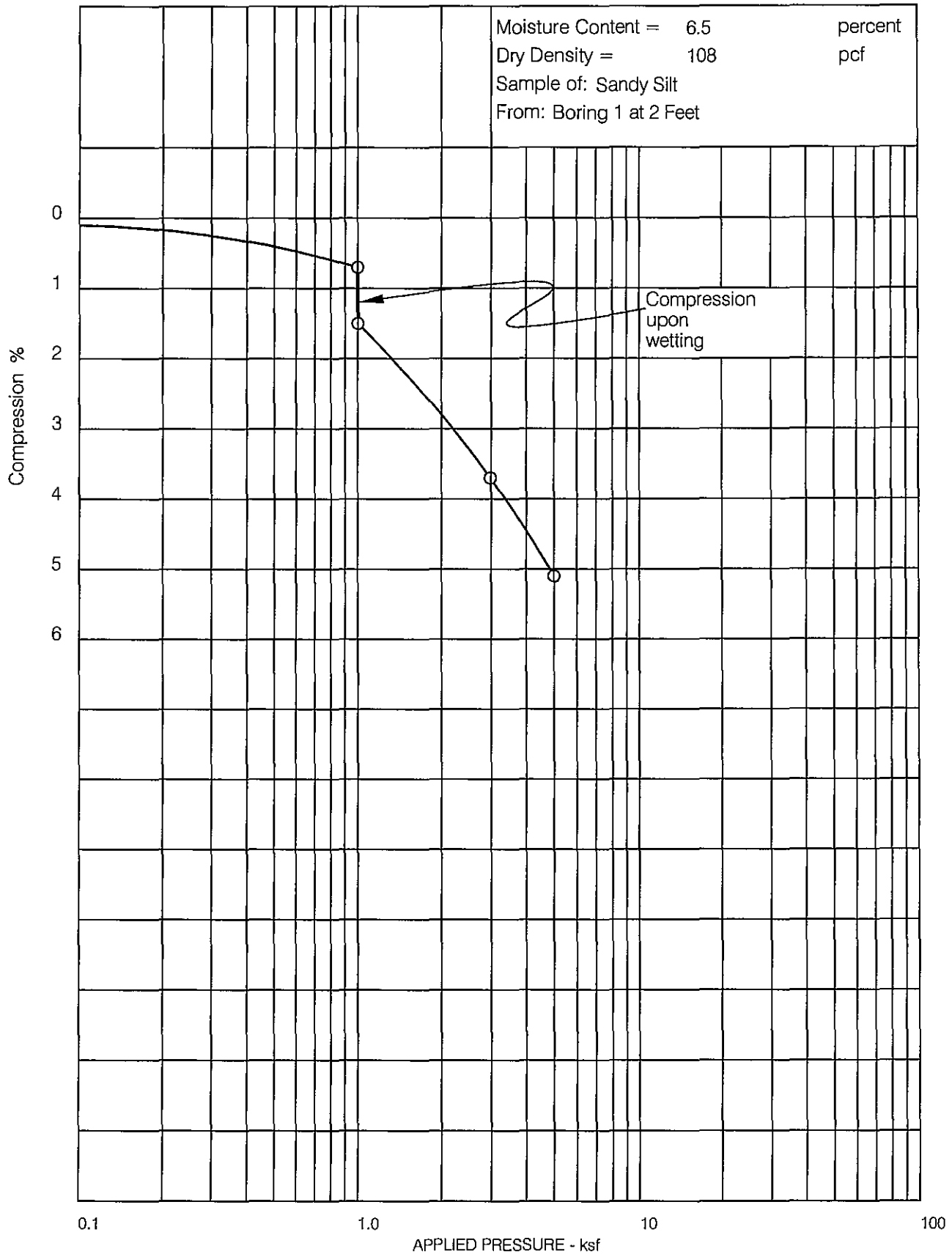
- Exploratory borings were drilled on November 26, December 2 and 3, 2013 with 4-inch diameter continuous flight power auger.
- Locations of exploratory borings were measured approximately by pacing from features shown on the site plan provided.
- Elevations of exploratory borings were obtained by interpolation between contours shown on the site plan provided.
- The exploratory boring locations and elevations should be considered accurate only to the degree implied by the method used.
- The lines between materials shown on the exploratory boring logs represent the approximate boundaries between material types and transitions may be gradual.
- Water level readings shown on the logs were made at the time and under the conditions indicated (Borings 1 and 3). Fluctuations in water level may occur with time.
- Laboratory Testing Results:
 WC = Water Content (%)
 DD = Dry Density (pcf)
 -200 = Percent passing No. 200 sieve
 NP = Non-Plastic

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LEGEND AND NOTES

Figure 4

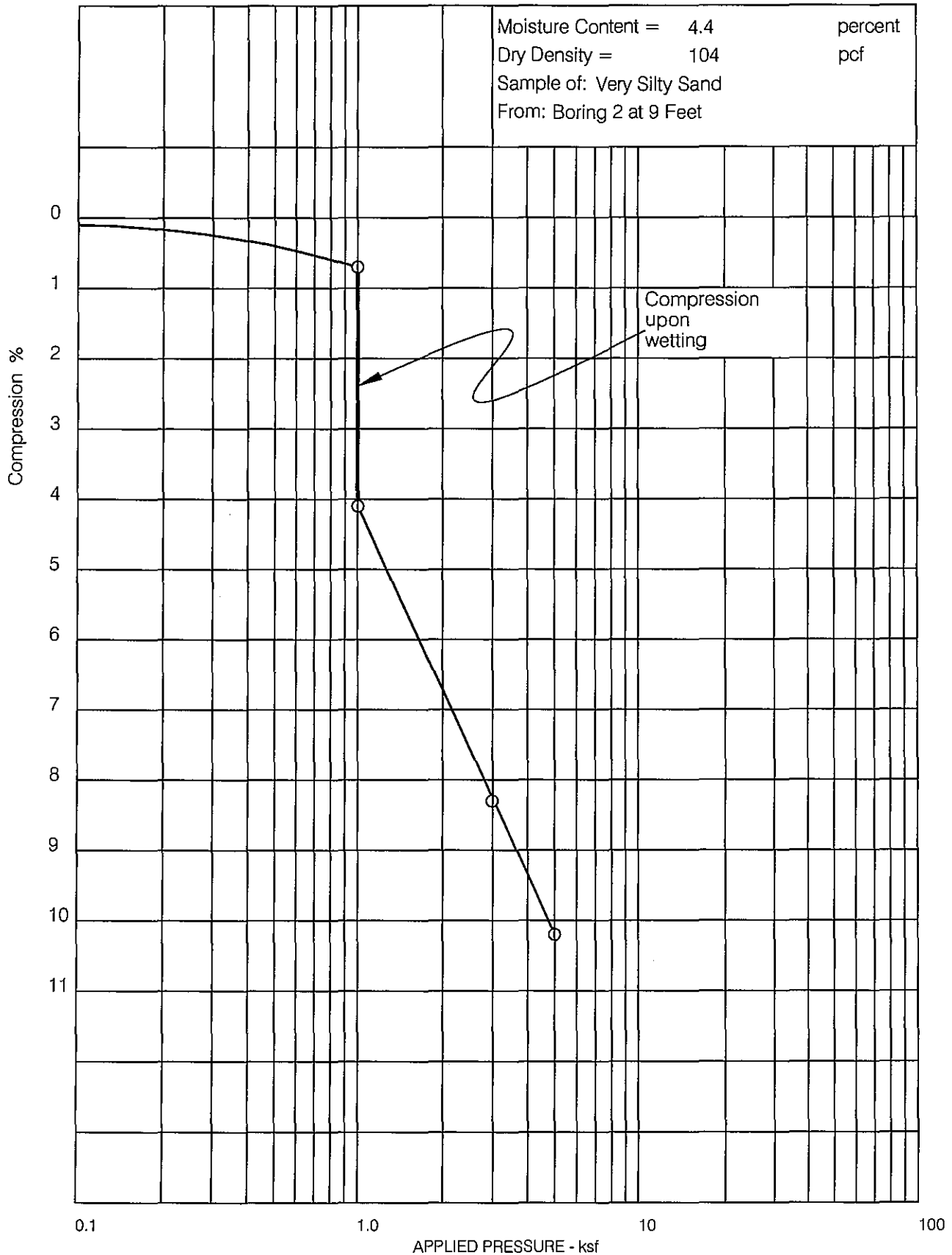


113 422A

HP Geotech
 Hepworth-Pawlak Geotechnical

SWELL-CONSOLIDATION TEST RESULTS

Figure 5

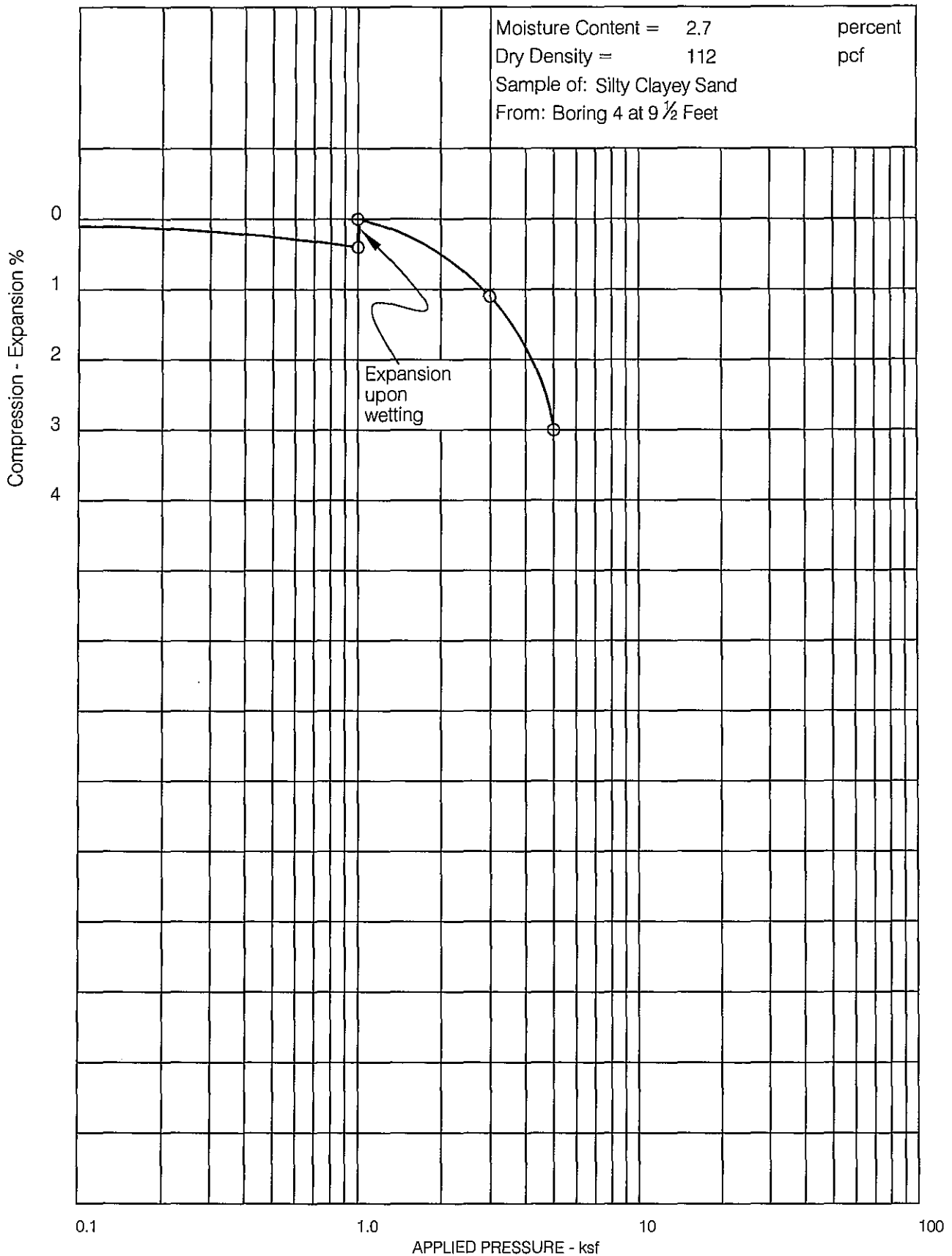


113 422A

HP Geotech
 Hepworth-Pawlak Geotechnical

SWELL-CONSOLIDATION TEST RESULTS

Figure 6



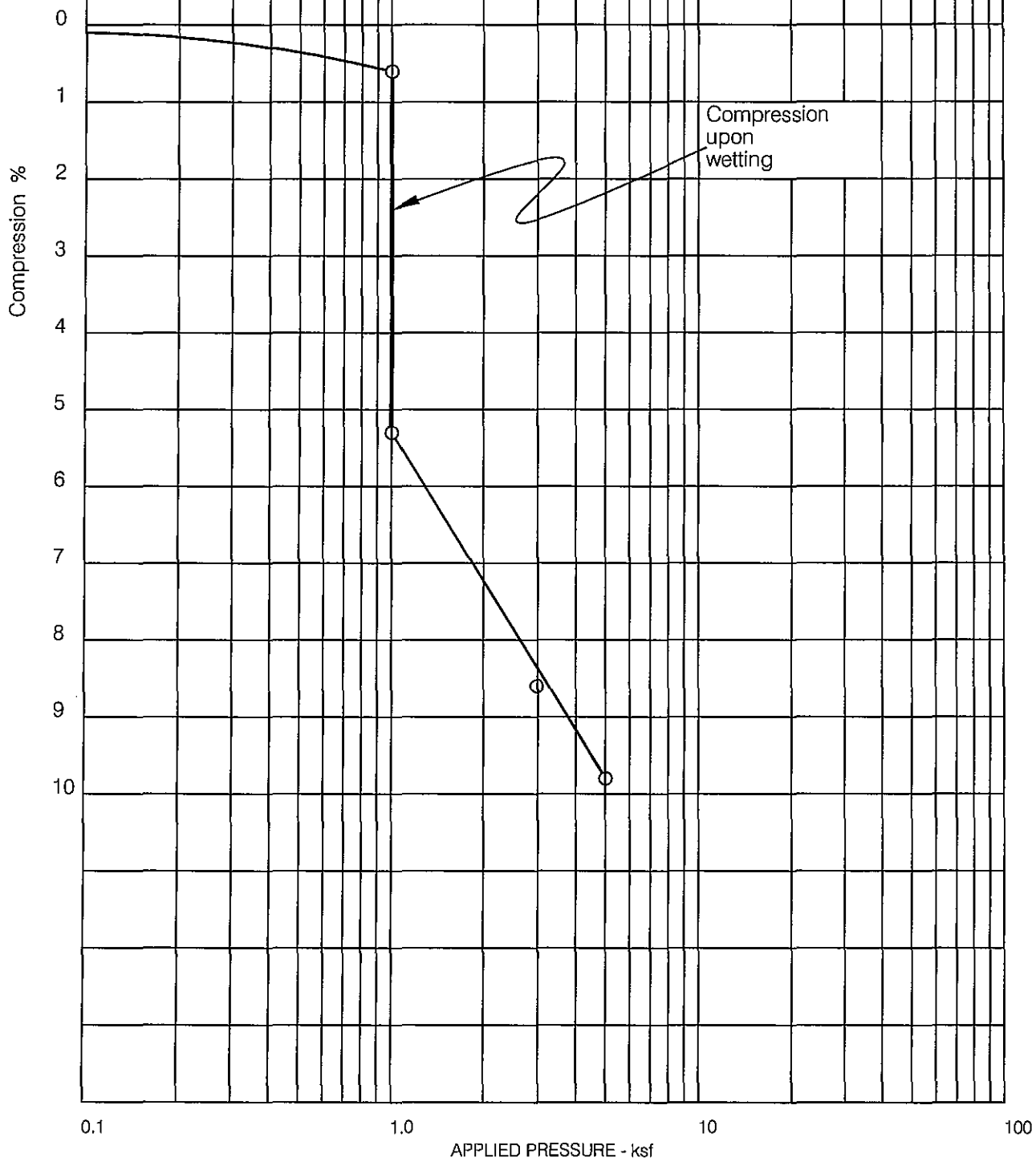
113 422A



SWELL-CONSOLIDATION TEST RESULTS

Figure 7

Moisture Content = 0.8 percent
 Dry Density = 106 pcf
 Sample of: Very Silty Sand
 From: Boring 5 at 9 Feet

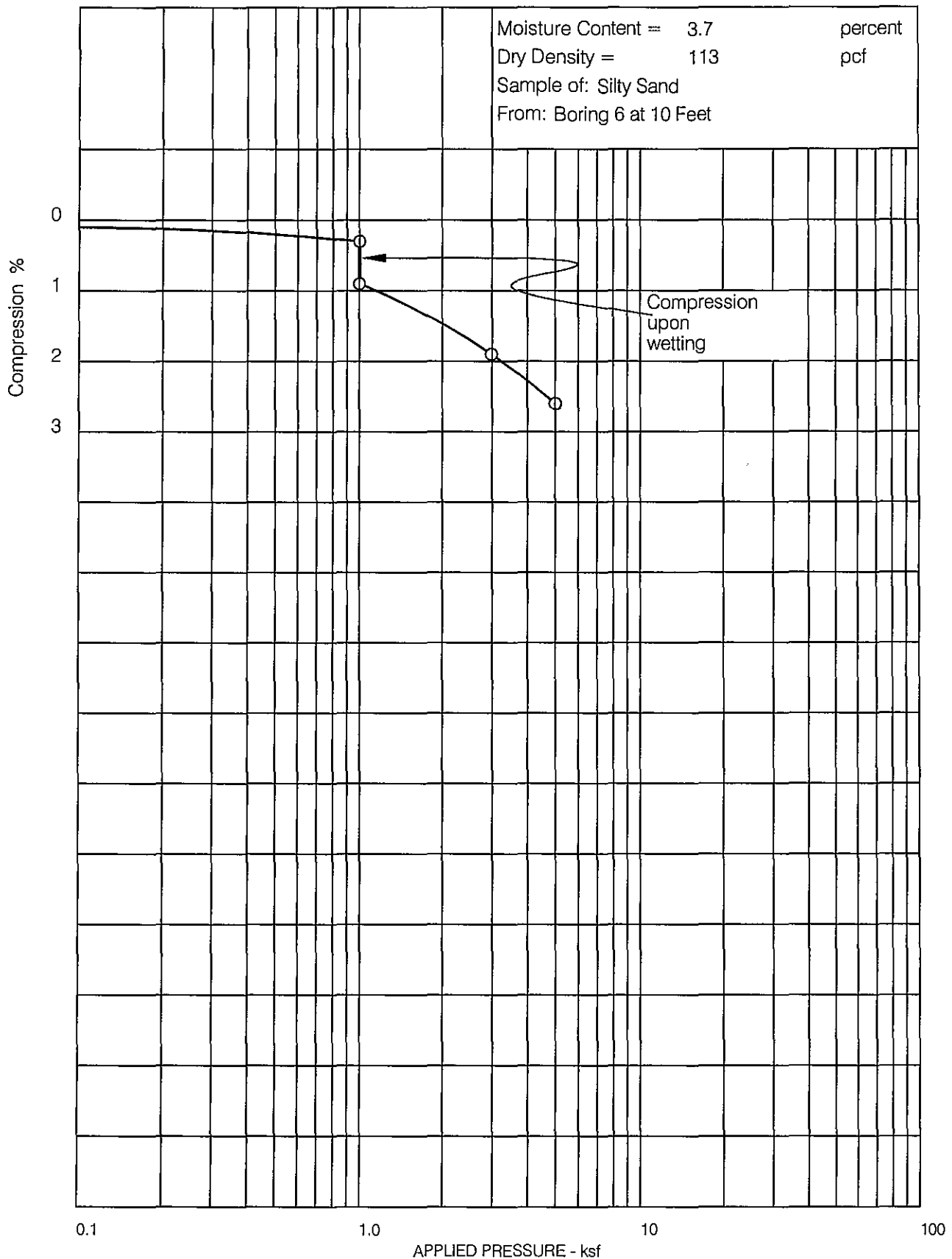


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HP Geotech
 Hepworth-Pawlak Geotechnical

SWELL-CONSOLIDATION TEST RESULTS

Figure 8



113 422A

HP Geotech
Hepworth-Pawlak Geotechnical

SWELL-CONSOLIDATION TEST RESULTS

Figure 9

HEPWORTH-PAWLAK GEOTECHNICAL, INC.
TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Job No. 113422A

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (pcf)	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (psf)	SOIL OR BEDROCK TYPE
BORING	DEPTH (ft)			GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)		
1	2	6.5	108							Sandy Silt
	5	4.1	107			40				Very Silty Sand
2	9	4.4	104							Very Silty Sand
	14	4.3	121			48				Very Silty Sand
3	5	3.6	111			41				Very Silty Sand
4	9½	2.7	112							Silty Clayey Sand
	14½	2.9	122			44				Very Silty Sand
5	4	1.9	113			35				Silty Sand
	9	0.8	106							Very Silty Sand
6	10	3.7	113							Silty Sand
	15	5.7	119			40				Very Silty Sand
7	4	3.0	98			54				Very Sandy Silt
8	1½	10.0	115			43		NP		Very Silty Sand

Exhibit D
Civil Engineering Plan Set

October 2, 2020

Matthew Langhorst, PE, PWD
Doug Hazzard, Elec Op Director
City of Glenwood Springs

RE: COGS Electrical Operations Center Engineering Report

Dear Matt and Doug,

This report is to present the overview of engineering issues for the EOC site as shown on the associated drawings and as per ongoing discussions with you or your staff. For the record, the site is currently owned by the City, identified as Parcel 218505300055, 1660 Devereux Road and consists of just over 3 acres. It is sandwiched between Devereux Road to the immediate north, with the Colorado River beyond, UPRR right of way to the immediate south and uphill of the site, a second, City owned parcel to the west also used by the City electric department, and a private commercial property to the immediate east.

The elongated site has limited options for layout. We have been provided site footprint by DM Neuman, assistance on design elements from Land Studio, and placed on a topographic and boundary survey by SGM. We have evaluated proposed site access, site grading and drainage, and utilities.

Also, while the main focus of this application is the EOC, the western half of the parcel is being preserved for a potential boat ramp parking area. This area and access has been shown as a one-way road with parking for both cars and pickup/trailer in parallel spaces. That portion of the site has not been further engineered at this point, other than feasibility for access and grading.

The site is mostly covered with sage brush and grasses, with occasional gamble oak and is currently undeveloped.

Site Access

The placement of the proposed structure at sufficient elevation for back emergency exit out of the building limits the access point to the east end for reasonable driveway grades. The building platform needs to be several feet above the roadway (main FF at a 5717+/-), with the indicated second floor 12 feet above that. With this in mind, a driveway connection at this east end, approximately 200 feet from the next adjacent driveway for the property to the east has been shown. This access has been designed for large vehicles such as utilized by the Electrical department and would accommodate Glenwood Fire Department access with sufficient turn around in the parking area above. It is not anticipated that semi / tractor-trailer rigs will utilize this facility.

A pedestrian crossing over Devereux is planned near this driveway entrance which would require cutting in a ramp on that north-side trail. The ADA compliant access will proceed up the driveway corridor and cross at the parking area to an adjacent sidewalk leading to the east entry door of the facility. Additional parking is shown at the main entry, including ADA spaces.

Emergency exit access is anticipated out of the back of the building following a concrete sidewalk and ADA compliant ramps to get back down to the lower parking level. A small bicycle rack is anticipated near the east end of the building.

Site Grading, Drainage and Erosion Control

The site almost uniformly drains south to north with slopes generally in the range of 10% - 12%.

The railroad corridor is reasonably flat and shows no specific signs of significant off-site flow impacting the general footprint. At the east end of the parcel is a 48" culvert empties from the railroad corridor to an open ditch, then back into another 48" culvert that passes under Devereux and immediately to the river. Similarly, another 48" culvert in the western 1/3 of the site collects flow from a large ditch, under the road, and to the river. These drainages appear to be well contained.

The design approach for drainage controls for the site work is focused on basic water quality, not detention. With the site the last in the basin prior to discharge to the river, there is no downstream property impact as the design storm hydrology would be through (peaked) prior to the rest of the very large basins that extend well up into the Meadows. We are collecting nearly 100% of the impervious flows and directing to the large culverts so Devereux will receive little to no runoff.

Coupled with the hydro-compactive soils prominent on this entire alluvial fan, it is warranted to encourage evacuation of water as quickly as possible and have minimal water storage on site, as it is sitting, percolating water that encourages that compaction and settlement. Therefore, wherever feasible, stormwater is piped and only discharged to a swale to slow and provide water quality, mainly sediment removal, prior to leaving the property. This is anticipated mainly in the form of an open ditch / bio-swale to the immediate west of the target EOC impact area, yet still away from the structure. Too, this swale could be utilized for water quality flows should the boat ramp parking area proceed.

Nearly all the upper platform of the building and parking will be collected in storm inlets and pipe and directed to the west culvert with the bio-swale as the first point of discharge. The main neck of the driveway and lower parking will discharge to the east culvert. Overall, the site will generate approximately 0.75 cfs for the 25-year storm and 1 cfs for the 100-year, with approximately $\frac{3}{4}$ of these design flows directed west, which should be easily manageable through our intended bio-swale and the downstream culverts.

In general, materials and installation shall follow CDOT Standards as recommended by the City engineering design standards, anticipating concrete inlet boxes and ADS pipe.

The total area of disturbance for this project will exceed 1 acre. A State of Colorado Stormwater Management Plan (SWMP) will be prepared in accordance with the Department of Public Health and the Environment stormwater discharge permitting requirements. Construction phase and permanent erosion control design information (BMPs) also will be provided with the access and building permit submittals.

Site Utilities

Existing site shallow utility services have been reviewed, including electrical, natural gas and telephone services. Information on site utilities has been obtained from discussions with the local utility companies and available survey data. It appears such services are readily available along Devereux Road.

The City has the **electric**, of which the main conduit is along the north side of Devereux. It is likely a new transformer will be set to service this parcel.

CenturyLink provides **phone** service for this area and service will be brought on site the south side of Devereux.

Natural **gas service** from Black Hills Energy is available in Devereux. Sufficient capacity exists to serve the new structure.

The **City watermain** is in the south side of Devereux and easily accessible for the likely 6" fire service line and ¾" domestic tap necessary to serve the structure (mechanical and fire flow calculations by others). A new fire hydrant will be placed near the building and is being coordinated with the Glenwood Fire Department.

Wastewater

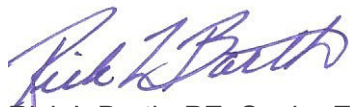
The site will be served by an Onsite Wastewater Treatment System (OWTS). A geotechnical investigation was conducted to determine the design parameters for the OWTS and test pits, per State and County regulation 43 are being conducted to fine tune the design. In general, the building will gravity drain to a septic tank with an internal or secondary discharge pump. This pump will be designed to operate 2-4 times per day, discharging to alternating STAs (soil treatment areas or "leach fields"). The system will have low use as, in general, the facility will have a working occupancy of around 12 employees and no public restrooms. The system is being designed following the adopted regulations for Garfield County.

The proposed absorption system will utilize infiltration chambers in a trench or bed configuration, pending grading limitations. With the surrounding soils being generally hydro-compactive, this infiltration field has been placed far from adjacent structures.

We hope this report is sufficient for the Site Review process for the development of this site. Please feel free to contact us if we may provide further information or clarification.

Very Truly Yours,

SGM



Rick L Barth, PE, Senior Engineer
Jeff Simonson, PE, CFM, Principal

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



UNCC 1-800-922-1987

Elec Op Center
Glenwood Springs, CO

[illegible]

Project Integration: Preliminary Not For Construction

Job No.	2013-493	
Drawn by:	RLB/ME	
Date:	09.15.2020	
QC:	JSS	PE: RB
File:	GWS-ESO-Admin	

Title:

Cover Sheet

Dwg No.

C1

Of: 0

\\01312013-493_ElectricSysOperations\002-Headquarters\Civil\PS-SheetSet\GWS-ESO-Admin.dwg Plotted: 10/7/2020 1:34 PM By: Max Essenburg

- ### UTILITIES

- GENERAL DEMOLITION NOTES:

- PERMITS & GENERAL HYDROLOGY NOTES

- NOTES & PHASING:

- EXISTING UTILITY NOTES

- GENERAL WATER NOTES.

- GENERAL SEWER NOTES:

- SGM**
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Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Glenwood Springs
Garfield County, Colorado

[illegible]

Project Milestone:	Preliminary Not For Construction
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Title:

General Notes

Dwg No.

C2

Of: 0

A:\2017\2017-402_GlenwoodSprings\002-Highway\02-Map\01-PS-Shield\01-GWS-ESO-Admin.dwg Plotter: 10/7/2020 1:24 PM By: Max Essenberg

Linetypes		Legend		Symbols	
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		OVERHEAD TELEPHONE LINE			DECIDUOUS TREE
		UNDERGROUND TELEPHONE LINE			CONIFEROUS TREE
		LOW PRESSURE GAS LINE			MONUMENT MARKER
		HIGH PRESSURE GAS LINE			CONTROL POINT
		UNDERGROUND CABLE TELEVISION LINE			TELEPHONE PEDESTAL
		OVERHEAD CABLE TELEVISION LINE			CABLE PEDESTAL
		UNDERGROUND ELECTRICAL LINE			ELECTRIC TRANSFORMER
		OVERHEAD ELECTRICAL LINE			ELECTRIC PEDESTAL
		STORM DRAIN LINE & SIZE			ELECTRIC VAULT
		WATER LINE & SIZE			ELECTRIC SERVICE T-POST
		WATER SERVICE LINE			ELECTRIC METER
		SANITARY SEWER LINE & SIZE			HEATING/AIR CONDITIONING UNIT
		SANITARY SEWER SERVICE LINE			GAS MARKER
		FIBER OPTIC LINE			GAS METER
		IRRIGATION LINE			GAS VALVE
		DRAINAGE SWALE FLOWLINE			GAS WELL
		BARBED-WIRE FENCE LINE			MANHOLES-TELE/DRAINAGE/SEWER/ WATER/ELEC PER PLAN REFERENCE
		COMBINATION FENCE			CURB INLET
		CHAIN LINK FENCE			STORM DRAIN INLET
		PLASTIC FENCE			CLEAN-OUT
		SILT FENCE			WATER VALVE
		CULVERT, SIZE & FES			FIRE HYDRANT
		EDGE OF PAVEMENT			WATER SHUT-OFF VALVE
		EDGE OF WATER			WATER METER
		CENTERLINE			WATER SPIGOT
		GUARDRAIL			WELL
		ROCK WALL			IRRIGATION VALVE
		CONTOURS			IRRIGATION CONTROL VALVE
		RIGHT-OF-WAY			IRRIGATION CONTROL BOX
		VEGETATION			IRRIGATION HEADGATE
		LIMITS OF DISTURBED AREA			IRRIGATION MANHOLE
		RAILROAD TRACKS			IRRIGATION SPRINKLER HEAD
		TOP OF CUT			PVC PIPE
		TOP OF FILL			UTILITY POLE
		EASEMENT			GUY WIRE
		BUILDING ENVELOPE			STREET LIGHT POLE
		FLOOD LIGHT			SIGN
		MAILBOX			MAILBOX
		BOLLARD			BOLLARD
		FIBER OPTIC LINE MARKER			FINISHED SPOT ELEV. W/ DESCRIPTION
		NEW FLARED END SECTION (HDPE)			NEW FLARED END SECTION (CMP)
		NEW FLARED END SECTION (CMP)			SOIL BORING LOCATION
		TEST PIT LOCATION			EROSION CONTROL LOG
		EROSION CONTROL LOG			LARGE ROCK/BOULDER
		LARGE ROCK/BOULDER			T-POST
		SATELLITE DISH			SATELLITE DISH
		TRANSITION FROM SPILL TO CATCH GUTTER			MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE			

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		CONCRETE SURFACING (SECTION VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

Abbreviations

AT	DEGREE	GB	GRADE BREAK	PERM	PERMANENT
D	DIAMETER	GIS	GEOGRAPHICAL INFORMATION SYSTEM	PG	PAGE
#	NUMBER	GPM	GALLONS PER MINUTE	PGL	PROFILE GRADE LINE
AAC	ALUMINUM ARCH CULVERT	GPS	GLOBAL POSITIONING SYSTEM	PI	POINT OF INTERSECTION
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GR	GRAVEL	PL	PROPERTY LINE
ABC	AGGREGATE BASE COURSE	GRAV	GRAVEL	PM	PROJECT MANAGER
ABUT	ABUTMENT	GS	GAS SERVICE	PNT	POINT
ACM	ASBESTOS CONTAINING MATERIAL	GSP	GALVANIZED STEEL PIPE	POC	POINT ON CURVE
ACP	ASBESTOS CEMENT PIPE	HAZMAT	HAZARDOUS MATERIALS	POT	POINT ON TANGENT
ADA	AMERICANS W/ DISABILITIES ACT	HC	HANDICAP RAMP	PRC	POINT OF REVERSE CURVE
ADT	AVERAGE DAILY TRIPS	HCL	HORIZONTAL CONTROL LINE	PROP	PROPOSED
ALT	ALTERNATE	HDPE	HIGH DENSITY POLYETHYLENE	PRV	PRESSURE REDUCING VALVE
AP	ANGLE POINT	HMA	HOT MIXED ASPHALT	PSF	POUNDS PER SQUARE FEET
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH
AS	ASPHALT	HOV	HIGH OCCUPANCY VEHICLE	PT	POINT OF TANGENCY
ASD	ALLOWABLE STRESS DESIGN	HP	HIGH POINT	PUD	PLANNED UNIT DEVELOPMENT
ASPH	ASPHALT	HPS	HIGH PRESSURE GAS	PVC	POLYVINYL CHLORIDE
ATB	ASPHALT TREATED BASE	HWY	HIGHWAY	PVI	POINT OF VERTICAL INTERSECTION
BBL	BARREL	ID	INSIDE DIAMETER	PVT	POINT OF VERTICAL TANGENCY
BACK	BACK FACING	INT	INTERSECTION	Q	PEAK DISCHARGE
BLKF	BLOCK FACING	INV	INVERT	QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
BLM	BUREAU OF LAND MANAGEMENT	IP	INLET PROTECTION	QTY	QUANTITY
BM	BENCHMARK	JB	JUNCTION BOX	R	RIGHT
BMP	BEST MANAGEMENT PRACTICES	KIP	THOUSAND POUNDS	R-R	REMOVE AND REPLACE
BOW	BACK OF SIDEWALK	KW	KILOWATT	RAD	RADIUS
BT	BEGIN TRANSITION	L	LEFT	RCP	REINFORCED CONCRETE PIPE
BVCE	BEGINNING VERTICAL CURVE ELEVATION	LGTH	LENGTH	REF	REFERENCE
BVCS	BEGINNING VERTICAL CURVE STATION	LB	POUNDS	REQ	REQUIRED
BW	BOTTOM OF WALL	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	REVEG	REVEGETATE
CB	CURB	LF	LINEAR FOOT	RFTA	ROARING FORK TRANSIT AUTHORITY
CBG	CONCRETE BOX CULVERT	LOMR	LETTER OF MAP REVISION	ROW	RIGHT OF WAY
CC	CURB CUT	LPPM	LOW PRESSURE FORCE MAIN	RP	RADIUS POINT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LP	LOW POINT	RSS	REINFORCED SOIL SLOPE
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT	LS	LUMP SUM	RW	RETAINING WALL
CF	CUBIC FEET	LSA	LANDSCAPED AREA	SAC	STEEL ARCH CULVERT
CFS	CUBIC FEET PER SECOND	LT	LIGHT POLE	SAN	SANITARY
CG	CURB AND GUTTER	LTR	LIME TREATED BASE	SB	SOUTH BOUND
CIP	CAST IN PLACE	LUM	LUMINARY	SC	SEDIMENT CONTROL FENCE
CL	CENTERLINE	M	METERS	SD	STORM DRAIN
CLOMR	CONDITIONAL LETTER OF MAP REVISION	MAT'L	MATERIAL	SDR	STANDARD DIMENSION RATIO
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM	SE	SOUTHEAST
CMU	CONCRETE MASONRY UNIT	MH	MANHOLE	SECT	SECTION
COM	COMMUNICATIONS	MHT	METHOD OF HANDLING TRAFFIC	SF	SQUARE FEET
CONC	CONCRETE	MIN	MINIMUM	SHLDR	SHOULDER
CONST	CONSTRUCTION	MISC	MISCELLANEOUS	SL	SANITARY SEWER LINE
CONT	CONTINUOUS	ML	MEGALUG	SMH	SANITARY SEWER MANHOLE
COR	CORNER	MLW	MASONRY LANDSCAPE WALL	SOD	GRASS AREA
CPE	CORRUGATED POLYETHYLENE PIPE	MP	MILE POST	SS	SANITARY SEWER SERVICE
CSP	CORRUGATED STEEL PIPE	MPH	MILES PER HOUR	SSD	STOPPING SIGHT DISTANCE
CTB	CEMENT TREATED BASE	MSE	MECHANICALLY STABILIZE EARTH	STA	STATION
CU	CUBIC	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL	STBK	SETBACK
CY	CUBIC YARD	DEVICES	DEVICES	SW	SIDEWALK
DEEP	DEEP	MW	MONITORING WELL	SY	SQUARE YARDS
DB	DEGBELS	N	NORTHING	SYM	SYMMETRICAL
DEG	DEGREES	N/A	NOT APPLICABLE	T	TREAD STAIRS
DHV	DESIGN HOUR VOLUME	NAT	NATIVE GRASS AREA	TAN	TANGENT
DA	DIAMETER	NAVJ	NORTH AMERICAN VERTICAL DATUM	TBC	TOP BACK OF CURB
DIP	DUCTILE IRON PIPE	NB	NORTH BOUND	TBLK	THRUST BLOCK
DOW	DRAIN	NE	NORTHEAST	TC	TOP OF CURB
DTM	DIGITAL TERRAIN MODEL	NEPA	NATIONAL ENVIRONMENTAL POLICY ACT	TCE	TEMPORARY CONSTRUCTION EASEMENT
DW	DRIVEWAY	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	TCP	TRAFFIC CONTROL PLAN
DWG	DRAWING	NOVD	NATIONAL GEODETIC VERTICAL DATUM 1929	TELE	TELEPHONE
E	EASTING	NHS	NATIONAL HIGHWAY SYSTEM	TEMP	TEMPORARY
EA	EACH	NIP	NAIL IN PLACE	TP	TOP OF PIPE
EB	EAST BOUND	NO	NUMBER	TRANS	TRANSITION
EG	EXISTING GRADE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
EL	ELEVATION	NTP	NOTICE TO PROCEED	TW	TOP OF WALL
ELEV	ELEVATION	NTS	NOT TO SCALE	TYP	TYPICAL
EOA	EDGE OF ASPHALT	NW	NORTHWEST	UCTV	UNDERGROUND CABLE TELEVISION LINE
EO	EDGE OF DRIVEWAY	O/S	OFFSET	UE	UNDERGROUND ELECTRIC LINE
EOC	EDGE OF CONCRETE	OC	ON CENTER	UG	UNDERGROUND GAS LINE
EOG	EDGE OF GRAVEL	OD	OUTSIDE DIAMETER	USACE	US ARMY CORPS OF ENGINEERS
EOM	EDGE OF MILLINGS	OH	OVERHEAD	USGS	US GEOLOGICAL SURVEY
EOP	EDGE OF PAVEMENT	OP	OUTLET PROTECTION	UT	UNDERGROUND TELEPHONE LINE
EP	END PROJECT, END POINT	OT	OVERHEAD TELEPHONE	VC	VERTICAL CURVE
EPA	ENVIRONMENTAL PROTECTION AGENCY	PCC	POINT OF COMPOUND CURVATURE	VCP	VITRIFIED CLAY PIPE
ES	ELECTRIC SERVICE	PED	PEDESTRIAN	VP	VALLEY PAN
ESMT	EASEMENT			VTC	VEHICLE TRACKING CONTROL
EST	ESTIMATE			W	WIDE
EVCE	END VERTICAL CURVE ELEVATION			W/	WITH
EVS	END VERTICAL CURVE STATION			WB	WEST BOUND
EX	EXISTING			WL	WATER LINE
EXIST	EXISTING			WS	WATER SERVICE
EXT	EXTERIOR			WOCD	WATER QUALITY CONTROL DIVISION
FAA	FEDERAL AVIATION ADMINISTRATION			WS	WATER SERVICE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			WWM	WELDED WIRE MESH
FES	FLARED END SECTION			X-S	CROSS SLOPE
FF	FINISHED FLOOR			YD	YARD
FG	FINISHED GRADE				
FH	FIRE HYDRANT				
FHWA	FEDERAL HIGHWAY ADMINISTRATION				
FL	FLOWLINE				
FOW	FACE OF WALL				
FPS	FEET PER SECOND				
FRIT	FRONT FACE				
FT	FEET				
G	GAS				
GAL	GALLONS				
GALV	GALVANIZED				

SGM
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Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Glenwood Springs
Garfield County, Colorado

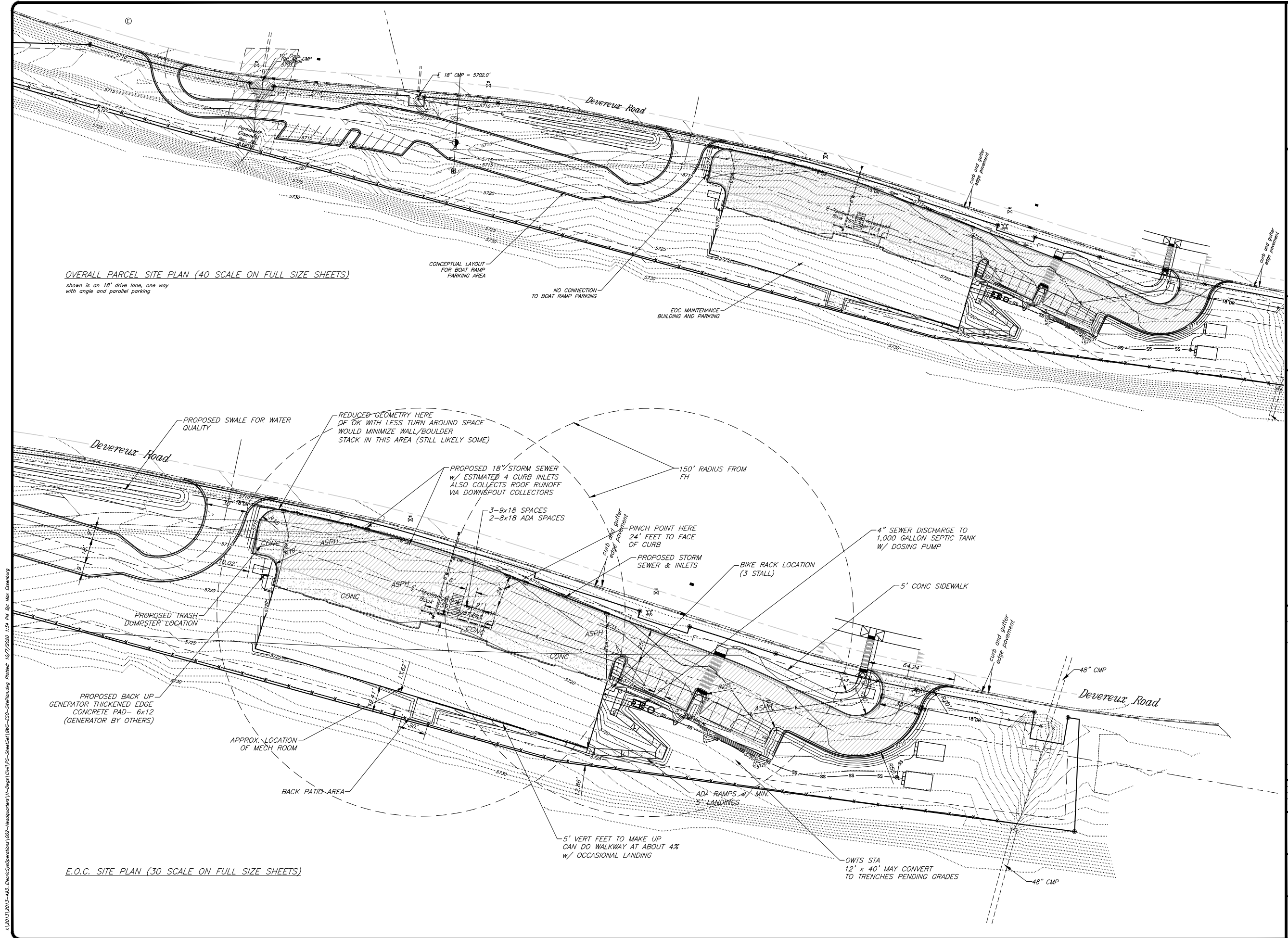
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Job No. 2017-100.001
Drawn by: MHE
Date: 09.15.2020
QC: JM | PE: RB
File: GWS-ESO-Admin

Legends & Abbreviations

Dwg No. C3

Of: 0



OVERALL PARCEL SITE PLAN (40 SCALE ON FULL SIZE SHEETS)
shown is an 18" drive lane, one way
with angle and parallel parking

E.O.C. SITE PLAN (30 SCALE ON FULL SIZE SHEETS)

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
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Glenwood Springs Electrical
Operations Headquarters
Garfield County, Colorado

Rev	Date	By
1		

Project Milestone: Preliminary Not For Construction

Job No.	2017-100.001
Drawn by:	MHE
Date:	09.15.2020
QC:	JM PE RB
File:	GWS-ESO-SitePlan

Title:

Site Plan

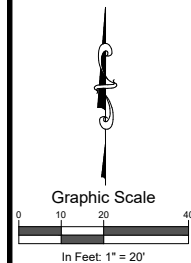
Drawg No.

C4

Of: 0

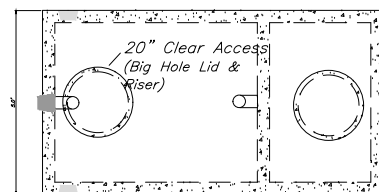
1. SOILS ANALYSIS INFORMATION PROVIDED BY HP/KUMAR, FIELD DATA ON AUGUST 2, 2019
2. FIELD VERIFICATION OF SOIL CONDITIONS IS REQUIRED. POSSIBLE AMENDMENTS INCLUDE:
 - 2.1. FIELD SIZE CHANGES
 - 2.2. SAND BED IN ALL OR PORTIONS OF FIELD
3. SEPTIC TANK TO BE 1000 GALLONS
4. DOSING TO BE MIN. ~100 GALLONS, ALLOWING FOR FLOW BACK.
 - 4.1. CALCULATED 420 GPD / 4 DOSES = 105 GALLONS PER DOSE

1. FOLLOW ALL COUNTY AND STATE REGULATIONS FOR MATERIALS AND INSTALLATION. ONLY USE APPROVED MATERIALS AND SUPPLIERS. SYSTEM IS DESIGNED UNDER GARFIELD COUNTY STANDARDS.
2. INSTALL SEPTIC TANK WITH "T" ON ENTRANCE LINE, BAFFLES, AND SCREEN FILTER ON EXIT PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR GRADES AND ELEVATION VERIFICATIONS. IN GENERAL: MIN. 2% SLOPE ON PIPES FROM BUILDING TO TANK. MIN. 1% DRAINBACK SLOPE FROM DISTRIBUTION VALVE BACK TO PUMP VAULT. STA TRENCHES / BED SHALL BE FLAT (<1%).
4. CONTRACTOR SHALL INSTALL TRENCHES AND PIPING, THEN CONDUCT A WATER TEST FOR APPROPRIATE DISTRIBUTION. START WITH 4" HOLES SPACED AT 18" INTERVALS AT 12 O'CLOCK ON THE PIPE. ADD HOLES AS NEEDED TO GET A GENERAL RANGE OF SPOUT BETWEEN 3-5 FEET FOR ALL HOLES.
5. INSTALL TRENCH CHAMBERS WITH OBSERVATION PORTS AT EACH END.
6. INSTALL FLUSH VALVE AND SWEEP AT END OF TRENCHES. ENSURE FLUSHING DIRECTION POINTS AWAY FROM THE TRENCH.
7. INITIAL DESIGN AS LAID OUT REQUIRES A PUMP OF MINIMUM 20 GPM, 0.4 HP WITH 2" DISCHARGE PIPE TO 1.5" MANIFOLD. SUGGESTED MODEL ORENCO PF500S.
8. PIPE TO THE STA FIELD. CONTRACTOR SHOULD VERIFY PUMP ONCE AFFIRMING THE LAYOUT AND ELEVATION CHANGES. SAMPLE PUMP IS ORENCO PF440 OR EQUAL.
9. CONTRACTOR SHALL INSTALL BED DISTRIBUTION PIPE AND TEST RUN WITH $\frac{1}{2}$ THE HOLES DESIGNED. ADD HOLES AS NEEDED, EVENLY SPACED, UNTIL A 3-5 SPRAY ELEVATION IS REACHED FOR ALL HOLES.

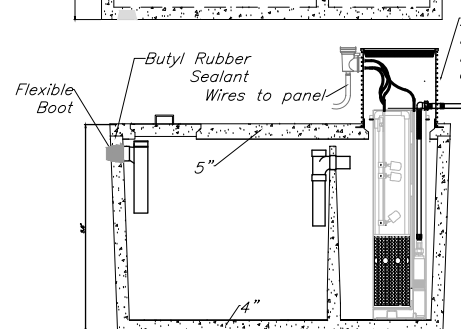


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**Glenwood Springs Electrical
Operations Headquarters**
Garfield County, Colorado



Section
View



24" Minimum Height for
Risers - Riser may be
installed over both
access lids

***Meets ASTM C-1227 spec
including C-1644-06 for resilient
connectors**

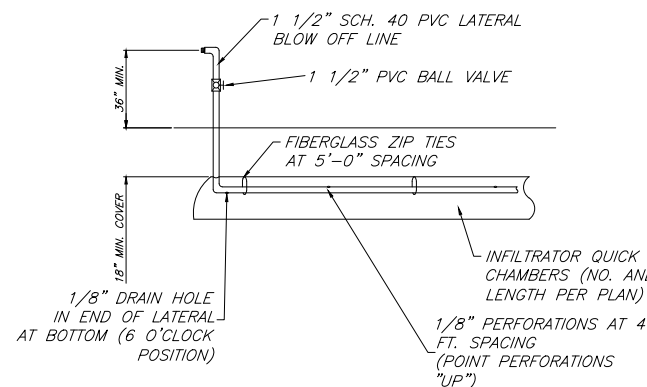
- 4000 psi concrete
- Delivered complete with internal piping

Service contracts available for maintenance

- *Lower TSS and improves effluent quality to field*
- *Easiest pump system to maintain on the market*
- *Complete installation (wiring, panel, mounting and start-up procedures)*
- *Complete warranty*
- *Pump may be placed in separate structure such as a manhole or small vault*

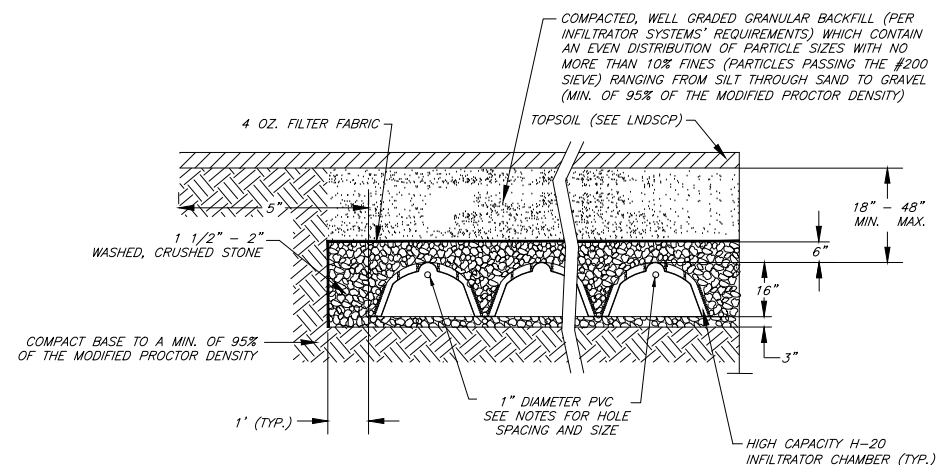
<i>Digging Specs</i>	<i>Invert</i>		<i>Dimensions</i>			<i>Net Capacity</i>		
1' Long x 7' Wide	Inlet	Outlet	Length	Width	Height	Inlet Side	Outlet Side	Total
56" below inlet invert	56"	73"	111"	60"	92"	687 gallons	323 gallons	1,010 gal

<i>Estimated Net Weight</i>		
<i>Lid</i>	<i>Tank</i>	<i>Total</i>
2,620 lbs	9,380 lbs	12,200 lbs



LATERAL CLEAN OUT
AT END OF TRENCH
DETAIL

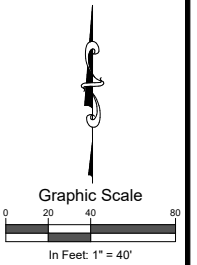
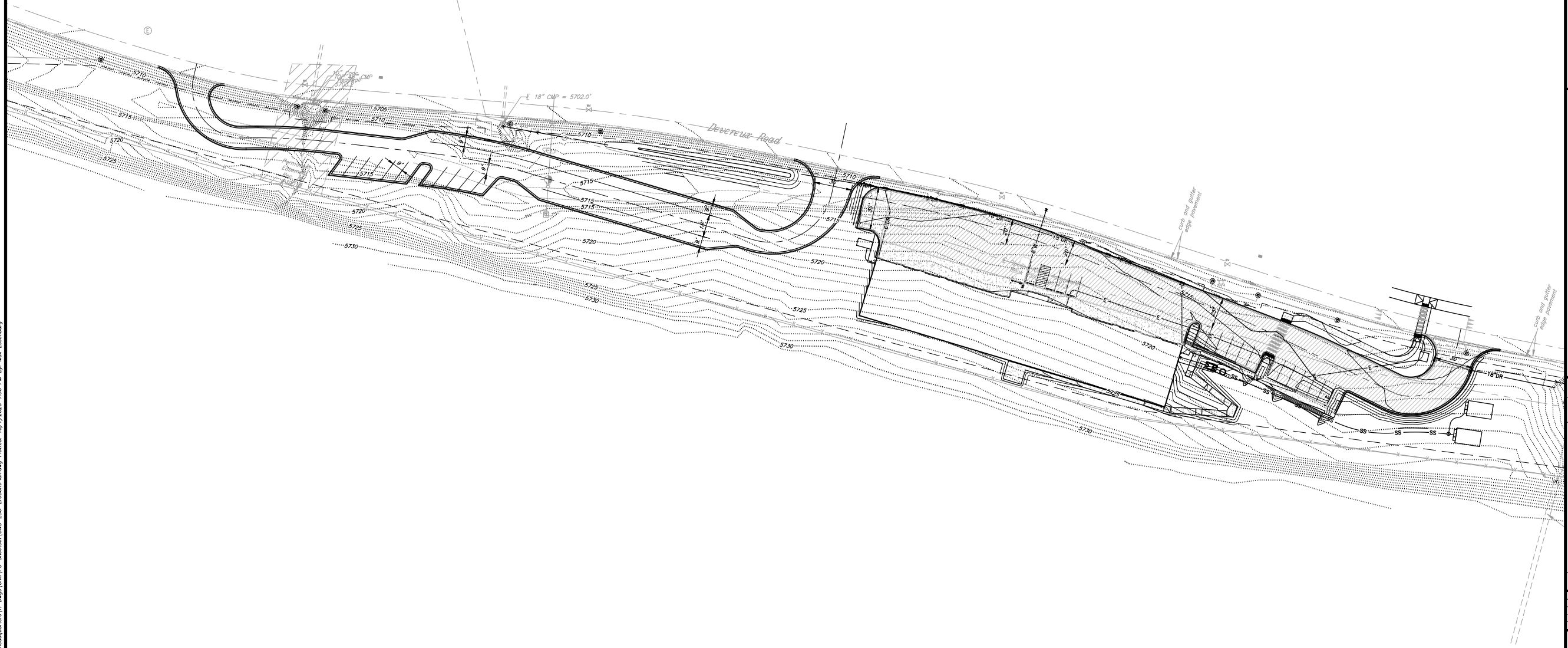
(Not to Scale)



TYPICAL CROSS SECTION

HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM
NOT TO SCALE

I:\2015\2015-08-1-08-1-ErosionControlPlan.dwg [02-Headquarters] 10/7/2020 1:36 PM By: Max Eisenburg



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Glenwood Springs Electrical
Operations Headquarters
Garfield County, Colorado

Rev	Date	By
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Project Milestone: Preliminary Not For Construction

Job No. 2017-100.001
Drawn by: TBS
Date: 09.15.2020
QC: JM PE: RB
File: GWS-ESQ-EncConstPlan

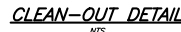
Title:
Erosion Control
Plan

Dwg No.
C9

Of: 0



- SEWER TRENCH CROSS-SECTION
SCALE 1"=1'



1. PLACE AND COMPACT BEDDING MATERIAL BEFORE INSTALLING PIPE.
2. PIPE BEDDING MUST BE IN PLACE, COMPACTED AND PIPE INSTALLED AT TIME OF CONC INSTALLATION OBSERVATION

DRAINAGE PIPE DETAIL
M.T.S.



1. PROVIDE WATERTIGHT TANK SEAL ON ALL ACCESS COVERS.
2. CONTRACTOR TO VERIFY HEAD REQUIREMENTS IN FIELD PRIOR TO CONSTRUCTION OF SYSTEM.

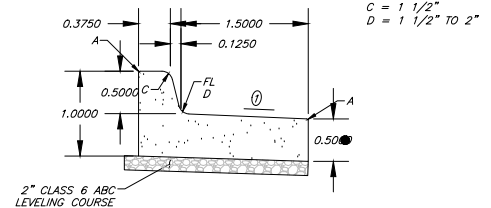
TYPICAL INSTALLATION OF TANK AND CONTROLS
NOT TO SCALE

Digging Specs	Invert		Dimensions			Net Capacity			Net Weight		
	Inlet	Outlet	Length	Width	Min. Height	Inlet Side	Outlet	Total	Lid	Tank	Total
11' Long x 7' Wide											
56" below inlet	56"	54" or 73"	111"	60"	92"	687 gal	323 gal	1010 gal	2620 lbs	9380 lbs	12200 lbs

1. CONCRETE SHALL BE CLASS B.
2. PROFILE GRADE OF CURB AND GUTTER SHALL BE LOCATED AT THE FLOW LINE.
3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
4. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.

① WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (7"). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED 2 FT.-6 IN. THEY SHALL BE INSERTED 1/2 IN. AND 1/2 LENGTH INTO THE GUTTER.



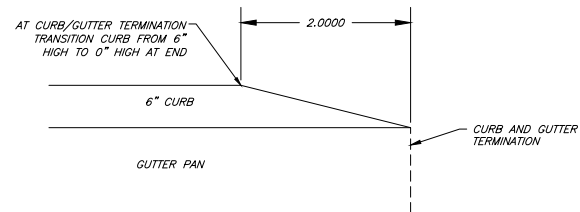
CURB/GUTTER OR VALLEY PAN

RAISE ASPHALT $\frac{3}{8}$ " MINIMUM ABOVE ALL CONCRETE EDGES; PROVIDE CLEAN, SMOOTH FINISHED EDGE OF ASPHALT.

$\frac{3}{8}$ "

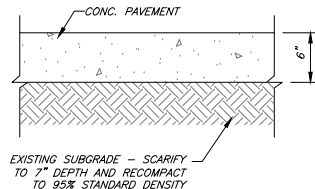
* NOTE: ON INVERTED CURB/GUTTER, ASPHALT TO BE FLUSH WITH GUTTER.

Diagram illustrating the transition of a 6" high curb and gutter termination. The diagram shows a cross-section of the curb and gutter assembly. The curb is labeled "6" HIGH CURB" and the gutter is labeled "GUTTER PAN". The transition is shown as a sloped surface, labeled "24\" with a dimension line indicating the slope. The text "AT CURB/GUTTER TERMINATION TRANSITION CURB FROM 6\" HIGH TO 0\" HIGH AT END" describes the transition. The label "CURB AND GUTTER TERMINATION" points to the end of the assembly.



CONCRETE REQUIREMENTS:

- * 4000 PSI (28 DAY COMPRESSIVE STRENGTH)
- * AIR - 4% TO 8%
- * SLUMP - 4" MAXIMUM
- * CEMENT - TYPE II
- * REINFORCEMENT - FIBERMESH, 1 1/2 POUNDS/CU.YD.
- * AGGREGATE - MAXIMUM 1" (NO. 6, TABLE 703.03)
- * FINISH - BROOM
- * JOINTING - MAXIMUM 15' OR AS SHOWN; SAW CUT TO 25% PAVEMENT THICKNESS
- * JOINT SEALER - DOW 888 WITH BACKER OR EQUAL (TRAFFIC GRADE SILICONE SEALER).



The diagram illustrates a cross-section of a concrete curb. The curb is 12 inches wide. It features a 1-inch radius thickened edge where required, sloping down to a selected paving option. The curb is reinforced with 1#4 rebar continuous. Below the curb is a 2-inch class 6 aggregate leveling course. The curb is adjacent to a concrete sidewalk with a slope. Dimensions are indicated: 12" for the curb width, 1" for the radius, 2" for the aggregate course, and 6" for the concrete thickness. Slopes are indicated with arrows and the word "SLOPE".

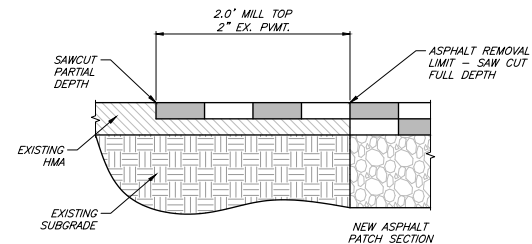
Diagram illustrating a typical curb and gutter cross-section. The diagram shows a sidewalk on the left, a 6' MIN. width for the curb and gutter, a 2" AGGREGATE BASE LEVELING COURSE, and a 1:12 slope. The gutter is labeled "TYP. CURB & GUTTER".

HANDICAP RAMPS SHALL BE 6" THICK
CONCRETE ALL OTHER CONCRETE FLATWORK
SHALL BE 4" THICK. AGGREGATE BASE FOR 4"
CONCRETE FLATWORK SHALL BE 2" COMPACTED
CLASS 6 AGGREGATE.

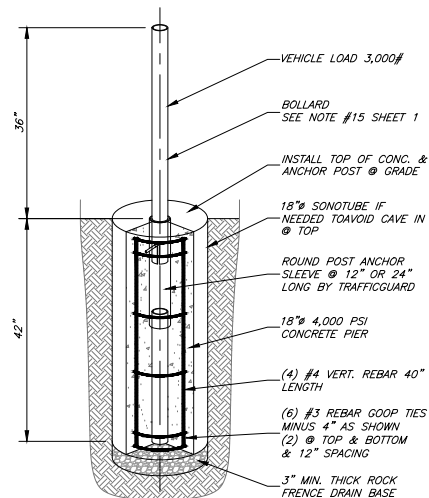
Diagram illustrating the cross-section of a concrete curb and gutter. The curb is 4' wide at the top and 6'-0" high. The sloped sides are 1:10. The curb is labeled "EXPANSION JOINT" and "FL CURB & GUTTER". The sloped sides are labeled "TRIANGULAR CONCRETE WINGS POURED MATHEMATICALLY WITH THE SIDEWALK & GUTTER". The diagram also shows a 6'-0" MIN. dimension for the curb height and a 1:10 slope for the wings.

1. DIMENSIONS MAY BE ALTERED TO AVOID OBSTRUCTIONS WITH ENGINEER'S APPROVAL.
2. SURFACE OF RAMP TO HAVE COARSE BROOM FINISH.

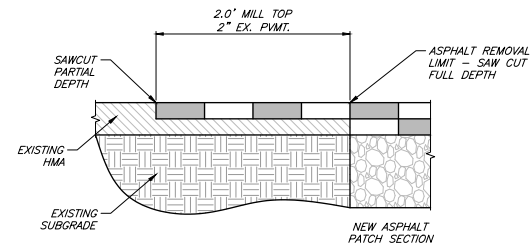
ASPHALT SECTION DETAIL
SCALE: N.T.S.



PAVEMENT JOINT DETAIL
SCALE: N.T.S.



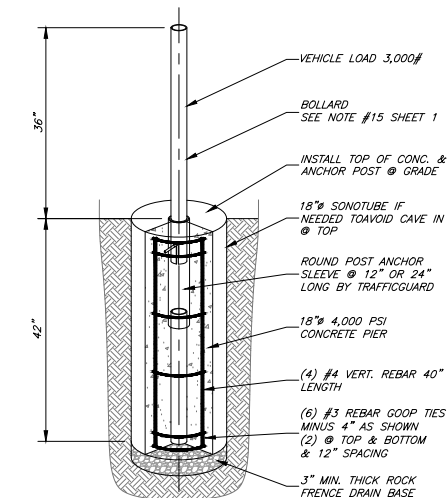
REMOVABLE BOLLARD SECTION
NOT TO SCALE



PAVEMENT JOINT DETAIL
SCALE: N.T.S.

- 1) EXPANSION JOINTS: 100' ON CENTER AND AT DRIVEWAYS.
- 2) DUMMY JOINTS: 1" DEEP BY 1/8" - 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
- 3) USE 1/4" RADIUS ON ALL EDGES.
- 4) USE 6" DEPTH OF CONCRETE ON ALL DRIVEWAYS.
- 5) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR MOISTURE.
- 6) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS./CY. MAXIMUM SLUMP 4".

TYP. DETACHED SIDEWALK
W/ THICKENED EDGE
SCALE: 1" = 1'-0"



REMOVABLE BOLLARD SECTION
NOT TO SCALE

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Glenwood Springs
Garfield County, Colorado

Project Measure:	Preliminary Not For Construction									
Job No.	2017-100.001									
Drawn by:	MHE									
Date:	09.15.2020									
Cc:	JM	PE:	RB							
File:	GWS-ESO-Details									
Re		Revision								
By:		Date								

Detalis (2)

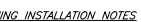
Dwg No.

C11

Of: 0



1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST.
2. STAPLES SHALL BE 1/2"
3. WOOD POST SHALL BE 1 1/2" X 1 1/2" NOMINAL.
4. REFER TO CDOT M-208-1



1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES) AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SDO IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TINE-LINE EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

- SURFACE ROUGHENING MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN PROPER DEPTH AND DRAINAGE AND ANY REVISION.

SURFACE ROUGHENING
NOT TO SCALE



Glenwood Springs
Garfield County, Colorado

[illegible]

Job No.	2017-100.001		
Drawn by:	MHE		
Date:	09.15.2020		
QC:	JM	PE:	RB
File:	GWS-ESO-Details		

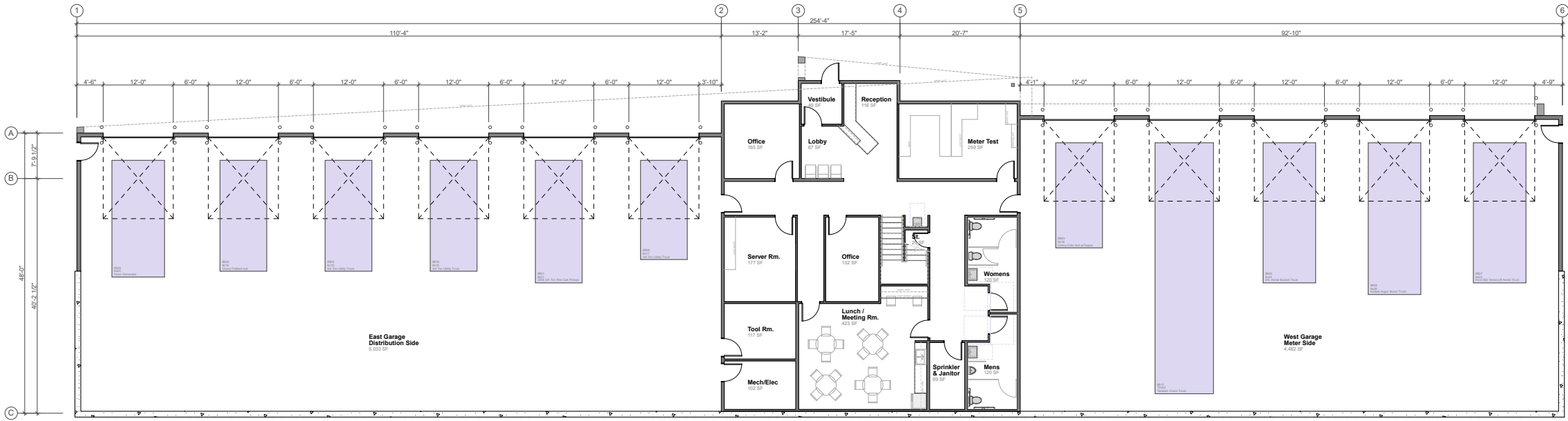
Title: **Detalis (3)**

Dwg No. C12

Of: 0

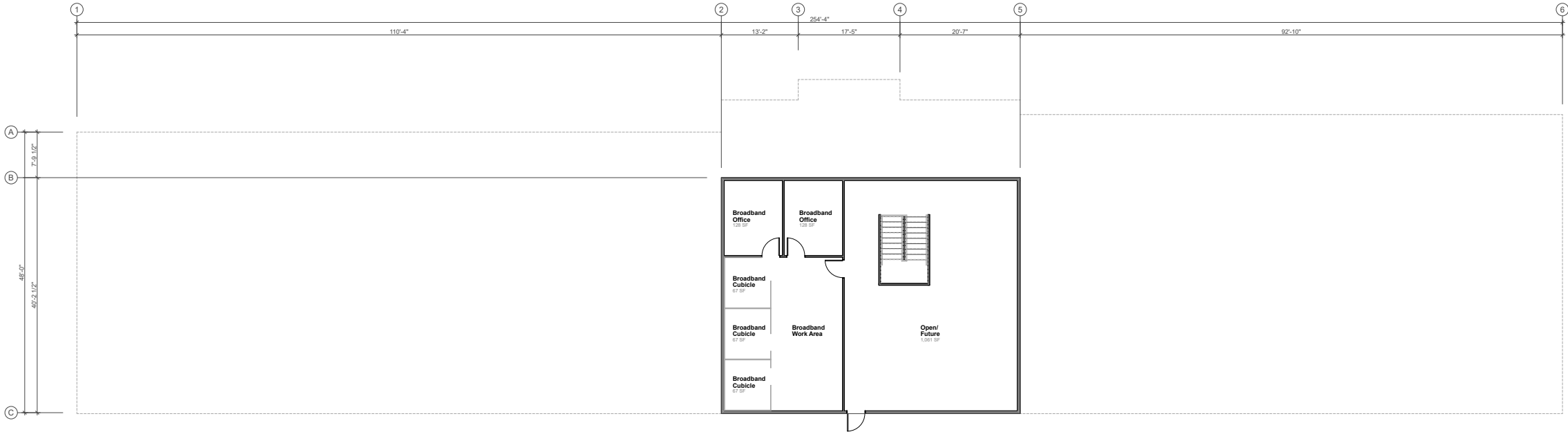
Exhibit E

Architectural Plan Set



Main Level Floor Plan

SCALE: 3/32" = 1'-0"



Upper Level Floor Plan

SCALE: 3/32" = 1'-0"

CONSULTANTS

City of Glenwood
Springs Electric
Building

Glenwood Springs,
81601

PROJECT NO: GWS Electric Building

MODEL FILE:
GWS Electric 8-30-20 (1).pln

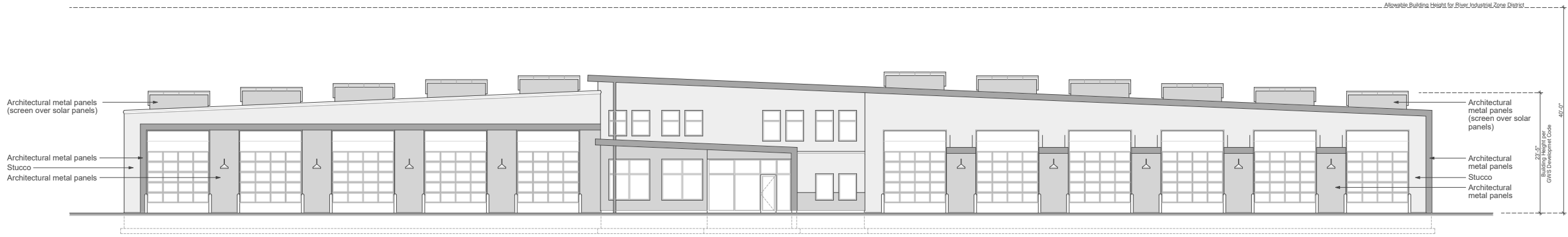
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SHEET TITLE

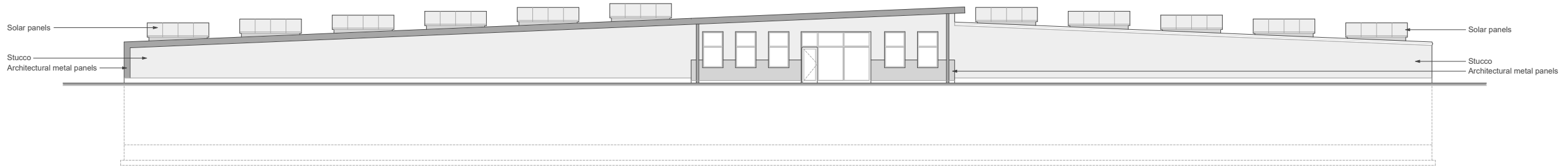
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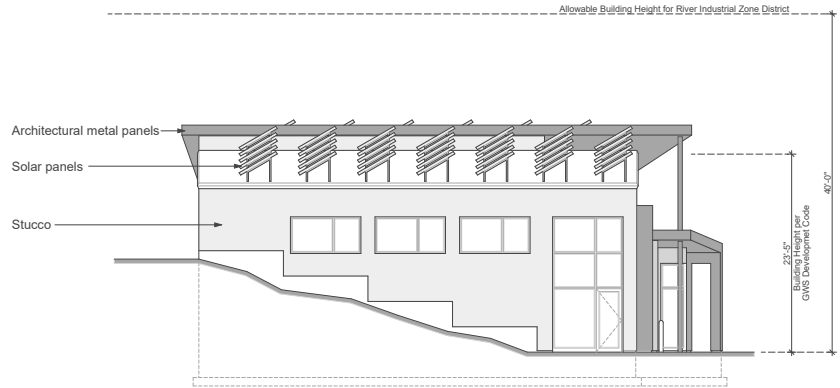
North Elevation

SCALE: 3/32" = 1'-0"



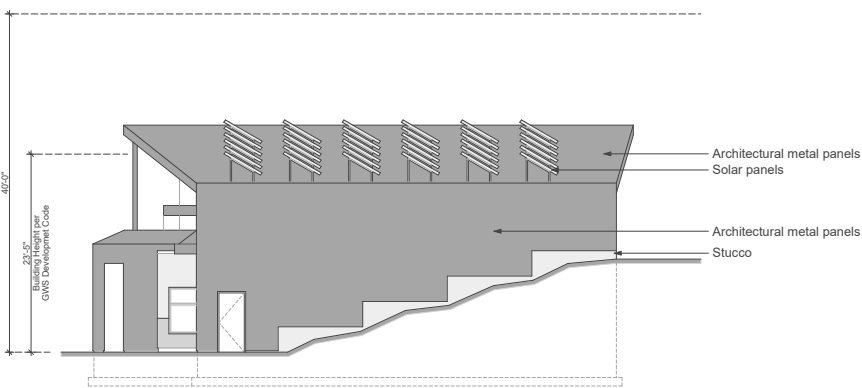
South Elevation

SCALE: 3/32" = 1'-0"



East Elevation

SCALE: 3/32" = 1'-0"



West Elevation

SCALE: 3/32" = 1'-0"

CONSULTANTS

City of Glenwood
Springs Electric
Building

Glenwood Springs,
81601

PROJECT NO: GWS Electric Building

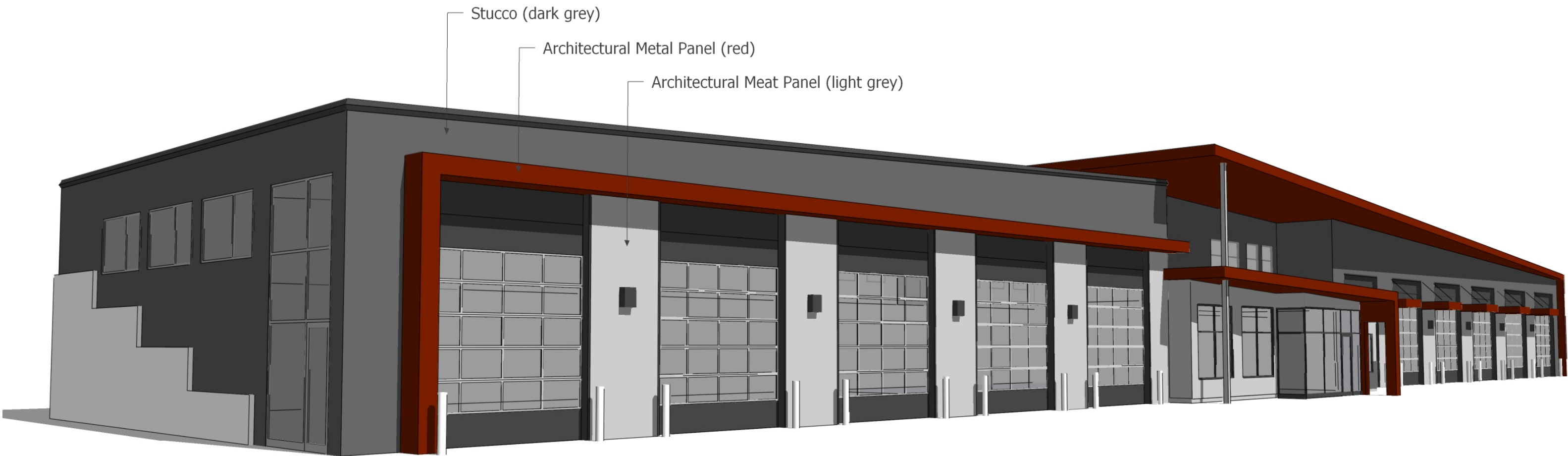
MODEL FILE:
GWS Electric 8-30-20 (1).pln

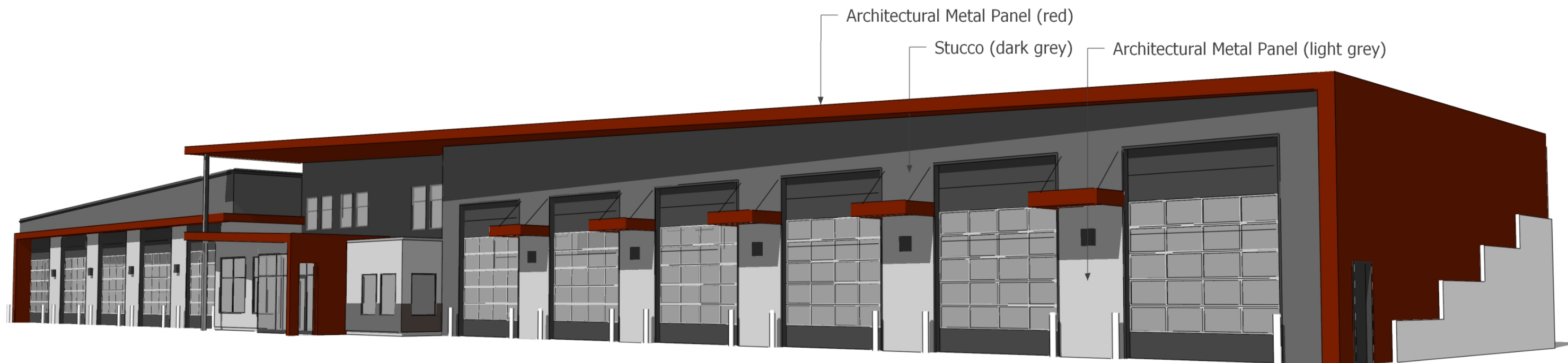
DRAWN BY: RBC

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SHEET TITLE

A31





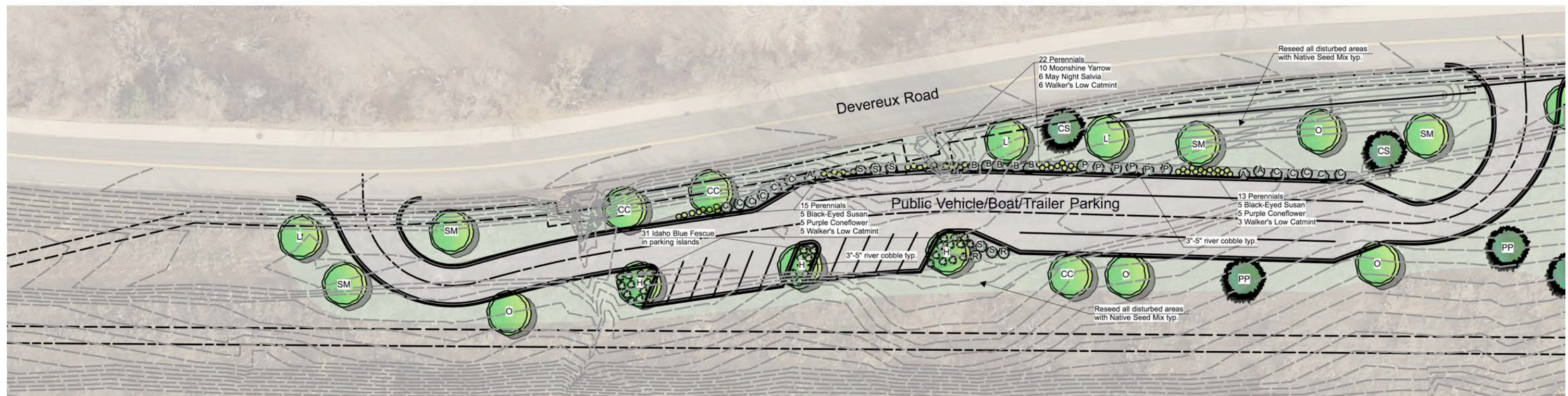
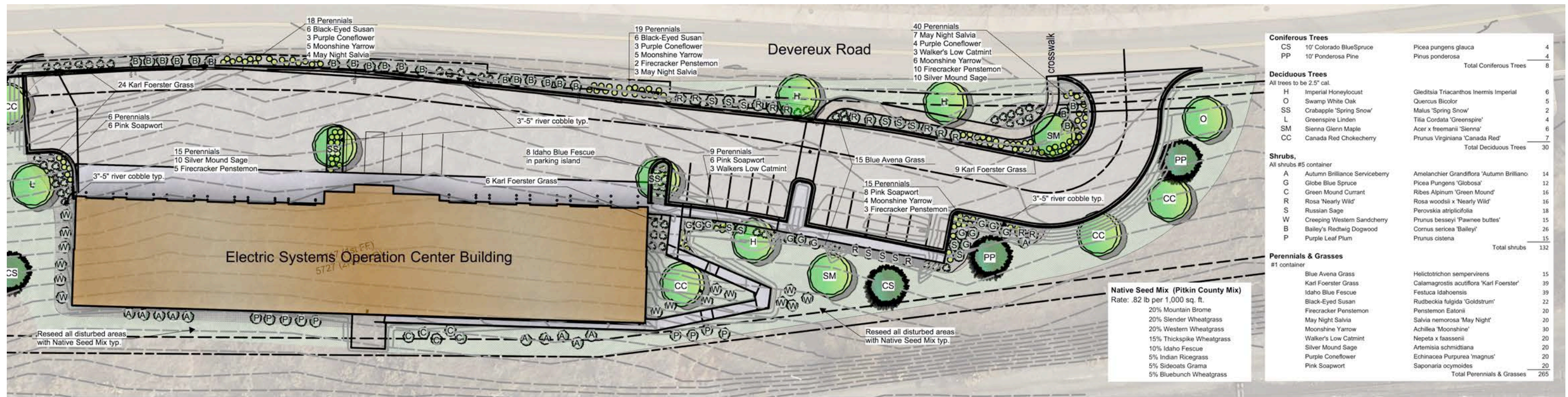


Architectural Netal Panel (red)

Stucco (dark grey)

Architectural Metal Panel (light grey)

Exhibit F Landscape Plan



Common Open Space Area (10% of total site area)
Total site area = 132,422 sq. ft.
132,422 sq. ft x 10% = 13,242 sq. ft required Common Open Space
Actual Common Open Space = 76,683 sq. ft.

Minimum Landscaped Site Area (10% of total site area)
Total site area = 132,422 sq. ft.
132,422 sq. ft x 10% = 13,242 sq. ft required landscaped site area
Actual Landscaped Site Area = 34,102 sq. ft. (not including parking landscape)

Parking Landscaped Area
Parking surface area = 36,925 sq. ft.
36,925 sq. ft x 10% = 3,693 sq. ft required landscaped parking area
Actual Parking Landscaped Area = 5,404 sq. ft.

Landscape Requirements
Perennials: 1 per 50 s.f. of required landscape = 265
Shrubs: 1 per 100 s.f. of required landscape area = 132
Trees: 1 per 400 s.f. of required landscape area = 33
Plus additional 5 trees required for parking = total of 38

Notes:

- 3"-5" river cobble to be hand placed in locations as shown in a uniform surface. Provide a sample of material for review and approval.
- Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
- Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
- Plants shall be specimen quality, typical of their species or variety.
- Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch.
- Install "Weed Restrictor Fabric" between river cobble and soil.
- All plant materials in river cobble to be irrigated with an underground drip zone system, all seeded areas to be irrigated with an underground sprinkler system utilizing rotating sprinkler nozzles.
- Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.

City of Glenwood Springs

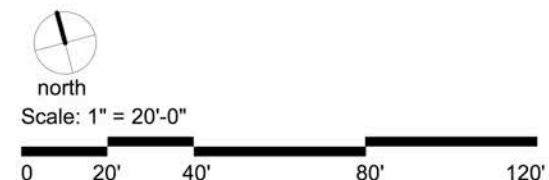
Electric Systems Operation Center

Devereux Road, Glenwood Springs, Colorado

Updated October 7, 2020

Location and Extent Review Application

Landscape Plan



Prepared by:
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
Phone: (970) 927-3690
landstudio2@comcast.net

**Engineering
Department**

**Ryan Johnson
Asst. City
Engineer**

Date: November 2, 2020

To: Community Development

Re: 49-20, City Electric Building Referral – Technical Review Comments

Please see the following comments from Engineering for the technical review submittal.

1. General Comments
 - a. What impacts to traffic are anticipated in relation to this project.
2. Sheet 1 Alta Survey
 - a. Survey is 10 years old. Has there been any site changes since then?
 - b. There is a ROW agreement for a pipeline indicates. What pipeline is this for and does it currently exist? Has this proposed development been discussed with the other party to the agreement?
3. Sheet C2 general Notes:
 - a. Are SUE plans required for this scope of work?
 - b. General Water note reference is incorrect, should reference to the engineering standards.
 - c. Was Soil corrosivity evaluated as part of the Geotech report?
 - d. How will this project be bid, some of the notes seem to indicate a unit price contract?
4. Sheet C4 Site Plan
 - a. A pedestrian crossing for the Boat ramp parking would be required.
 - b. Does the boat ramp parking have concept grading?
 - c. Update leaders on old notes, OWTS note doesn't seem to be pointing at anything.
5. Sheet C5 Grading Plan
 - a. Ramp at Devereux shows 3' grade differential across ramp. Ramp and Path Should be ADA accessible.

- b. What are the grades doing at the NE corner of the Building at the adjacent landscape island?
- c. Is a wall needed here for proposed grades or can this be graded out?
- d. Cross slope on path is too steep. Paths should meet ADA requirements.
- e. Separate viewports on the bottom of the page for clarity.

6. Sheet C6 Storm Sewer plan and Profile

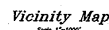
- a. West entrance to boat ramp parking should also drain back to culvert and provide water quality.
- b. Culvert is needed at existing drainage through property.
- c. Grading Seems to indicate a pond, but is the intention to be a swale to the culvert?
- d. Ease entrance to Boat ramp parking should have inlets.
- e. At the entry to the Electric Operations Building where is water quality provided.

7. Sheet C8 OWTS plan

- a. Is dosing tank necessary if pump is housed in the septic tank as shown? Can the septic tank be gravity fed to the dosing tank?
- b. Alignment of the pipe should be placed and graded to be maintainable and allow future maintenance access to the field locations.
- c. Are two separate fields necessary? Seems like there is enough room to combine into one larger field?
- d. Has necessary soils testing been completed for this location of the OWTS?

To be completed for Construction Documents Review

- 1. Major drainage report will be required.
- 2. Subsurface Utility Engineering
 - a. Provide S.U.E. plan per Colorado Law CRS 9-1.5-102 requirements or provide a stamped letter determining why this is not a Subsurface Utility Engineering-Required Project.



1
OF 1

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Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com



UNCC 1-800-922-1987

Elec Op Center
Glenwood Springs, CO

[illegible]

Project Integration: Primarily Not for Construction

Job No.	2013-493	
Drawn by:	RLB/ME	
Date:	09.15.2020	
QC:	JSS	PE: RB
File:	GWS-ESO-Admin	

Title:

Cover Sheet

Dwg No.

C1

Of: 0

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS PLUS AN ALLOWANCE OF FIVE (5) FEET. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES AND THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT PARK ANY VEHICLES OR EQUIPMENT IN, OR DISTURB ANY AREA NOT APPROVED BY THE ENGINEER.
2. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING SHALL BE PROMPTLY DETERAED AND RESTORED AT NO ADDITIONAL COST TO THE PROJECT.
3. CONTROL OF SURFACE RUNOFF AND THE REPAIR OF DAMAGES RESULTING FROM RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST TO CONTROL SURFACE RUNOFF OR REPAIR DAMAGES WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK. DAMAGE OR DISTURBANCE IN THE REMAINING OPEN PORTIONS OF THE PARK WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OR REPAIR AT NO ADDITIONAL COST AND SHALL BE DONE PROMPTLY.
4. THE CONTRACTOR SHALL KEEP EXISTING DRAINAGE STRUCTURES FUNCTIONAL AND MAINTAIN DRAINAGE TO THOSE STRUCTURES. MAINTAINING DRAINAGE WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR THAT ARE NOT DESIGNATED FOR RELOCATION SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE: ONE COPY OF THE GEOTECHNICAL INVESTIGATION, ONE COPY OF THE SIGNED PLANS AND REVIEWED SHOP DRAWINGS AND ONE COPY OF THE CONSTRUCTION SPECIFICATIONS FOR THE PROJECT AT THE JOB SITE AT ALL TIMES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEERING DEPARTMENT, OR THEIR ASSIGNED REPRESENTATIVE. THE CITY AND THEIR ASSIGNED REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY CITY MATERIALS OR WORKMANSHIP THAT DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS LISTED HEREIN. REQUIRED QUALITY CERTIFICATIONS AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY PRIOR TO PLACEMENT OR USE OF THE MATERIAL.
8. PROJECT INSPECTION AND TESTING PAID BY THE CITY WILL BE COORDINATED BY THE CONTRACTOR AND OVERSEEN BY THE CITY ENGINEER OR CITY REPRESENTATIVE. CONTRACTOR TO PROVIDE 24 HOUR NOTICE FOR ALL REQUIRED TESTS.
9. CITY WILL PROVIDE ONE TIME CONSTRUCTION STAKING THROUGH SGM. CONTRACTOR TO COORDINATE WITH SGM SURVEY MANAGER: BOB BRANDENBERRY @ 970-384-9077.
10. A LANDSCAPE PLAN IS PROVIDED (BY OTHERS) FOR RESTORATION.

UTILITIES

1. EXISTING UTILITY LOCATIONS SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION.
2. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS ("EXCAVATION REQUIREMENTS") WHEN EXCAVATING. IF RAINING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER.
3. LOCATION AND NOTIFICATION OF BOTH UNCC MEMBER AND NON-MEMBER UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS NECESSARY TO INSURE THE UTILITIES WILL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES. IT IS ESTIMATED THAT 8 HOURS OF POTHOLING WILL BE REQUIRED ON THIS PROJECT AS DIRECTED BY THE ENGINEER.
5. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER. A POTHOLING BID ITEM IS INCLUDED FOR VERIFICATION OF UTILITY TIE INS AND CROSSING LOCATIONS.
6. ALL UNDERGROUND UTILITY CONSTRUCTION SHALL BE COMPLETED AND ACCEPTED PRIOR TO PLACING PAVEMENT.

GENERAL DEMOLITION NOTES

1. HARD SURFACE DEMOLITION INCLUDES ANY CONCRETE OR ASPHALT BREAK UP, SAWCUTTING, OR OTHER DEMOLITION, REMOVAL, AND DISPOSAL.
2. SOFT SURFACE DEMOLITION INCLUDES TOPSOIL REMOVAL (WHERE APPLICABLE) AND SET ASIDE FOR PLACING BACK IN DISTURBED AREAS, GENERAL EXCAVATION TO SUBGRADE IN THOSE AREAS AND ALL HAUL OFF OF STABILIZED MATERIAL.
3. ADDITIONAL BID ITEMS ARE INCLUDED FOR UNCLASSIFIED TRASH OR DEBRIS HAUL OFF AND DISPOSAL, AS WELL AS TRAVELING OF OTHER RESIDUAL TRUCK, HAUL OFF AND DISPOSAL. NO REWARD IS PROVIDED. ENGINEER UPON DISCOVERY OF ANY SUCH ITEMS PRIOR TO INITIATING WORK UPON REMOVAL TO VERIFY THE NEED, APPROXIMATE QUANTITY AND METHOD. BLASTING IS NOT ALLOWED. SEE ROCK EXCAVATION SPECIFICATIONS.
4. TREE REMOVAL HAS BEEN ACCOUNTED FOR AS A PER-CHARGE ITEM FOR TREES 6" DIAMETER OR LARGER. SMALLER TREES OR SHRUBS AND GROUNDCOVER ARE LUMP SUM.

How will this project be bid?
Some of the notes seem to indicate a unit price contract.

PERMITS & GENERAL HYDROLOGY NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED Dewatering Permits and Developing the Methods of Compliance with Those Permits for All Construction Activities on the Project.
2. ANY PUMPING OF WATER WILL REQUIRE A DISCHARGE PERMIT FROM CDPHE WATER QUALITY CONTROL DIVISION, AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONLY CLEAN WATER THAT HAS NOT PICKED UP SEDIMENT FROM ANY AREA OF THE SITE OR ABOUT THE PROJECT IS ALLOWED TO BE DISCHARGED. ANY WATER CONTAINING ELEVATED LEVELS OF SEDIMENT SHALL BE TREATED PRIOR TO DISCHARGE USING BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER. CONDITIONS OF THE PERMIT INCLUDING MONITORING AND REPORTING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
3. CDPFS PERMIT — THIS PROJECT RESULTS IN ONE ACRE OR MORE OF EARTH DISTURBANCE, THEREFORE A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) STORMWATER CONSTRUCTION PERMIT WILL BE REQUIRED. THE CONTRACTOR SHALL NOT COME INTO POSSESSION OF ANY DISCHARGE PERMIT UNTIL THE PERMIT IS RECEIVED. WORK PERFORMED MUST BE CONSISTENT WITH THAT DETAILED IN THE STORM WATER MANAGEMENT PLAN.
4. SGM CAN PROVIDE TECHNICAL ASSISTANCE FOR THE CONTRACTOR'S STORMWATER MANAGEMENT PLAN, BUT THE CONTRACTOR SHALL ASSEMBLE ALL NECESSARY DOCUMENTATION FOR THE SWMP.

Are SUE plans necessary for this scope of work?

EXISTING UTILITY NOTES

- UTILITIES ARE DEPICTED ON THESE PLANS IN ACCORDANCE WITH THEIR ASSIGNED "QUALITY LEVEL" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEER'S DOCUMENT ASE 38 "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. RELIANCE UPON THESE DATA FOR RISK ANALYSIS OR FURTHER DURING BIDDING DOES NOT RELIEVE THE CONTRACTOR OF UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING EXCAVATION. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK BETWEEN THE PROJECT CHAIRER REGARDING THE SCOPE AND LIMITS OF THE UTILITY INVESTIGATIONS LEADING TO THESE UTILITY DEPICTIONS.
2. UTILITY QUALITY LEVELS ARE GENERALLY DEFINED AS FOLLOWS. REFER TO ASE 38 FOR FURTHER DEFINITION:
 - 2.A. QUALITY LEVEL D (QLD) - INDICATES INFORMATION DERIVED FROM EXISTING RECORDS, UTILITY RECORD DRAWINGS, ONE-CALL MARKOUTS, AND ORAL RECOLLECTIONS.
 - 2.B. QUALITY LEVEL C (QLC) - INDICATES INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING SUCH INFORMATION TO QL INFORMATION.
 - 2.C. QUALITY LEVEL B (QLB) - INDICATES INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITY FEATURES.
 - 2.D. QUALITY LEVEL A (QLA) - INDICATES THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. (E.G. TEST HOLE OR TEST PIT.)
 3. QUALITY LEVEL B IN COMPLIANCE WITH SB18-167 AND ASE 38 WAS NOT ACHIEVED ON ALL UTILITIES
 4. ALL WATER UTILITIES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL C (QLC)
 5. ALL SEWER UTILITIES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL C (QLC)
 6. PROPOSED (FUTURE IMPROVEMENTS) WATER LINE LOCATIONS ARE DEPICTED FROM THE CONSTRUCTION DRAWINGS. LOCATIONS ARE APPROXIMATE. PROPOSED WATER LINE IS SHOWN AT QUALITY LEVEL D (QLD)
 7. ELECTRIC LINE DEPICTED ON THE PLANS ARE CURRENT PARK SERVICES
 8. GAS DEPICTED ON THE PLANS IS SHOWN AT QUALITY LEVEL D (QLD)
 9. TELECOMMUNICATIONS (CABLE/FIBER, PHONE) LINES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL C (QLC)
 10. IRRIGATION LINES DEPICTED ON THE PLANS ARE SHOWN AT QUALITY LEVEL D (QLD)
 11. OTHER UTILITIES MAY BE PRESENT WHICH WERE NOT IDENTIFIED THROUGH THE SUBSURFACE UTILITY INVESTIGATION PROCESS AND ARE NOT IDENTIFIED ON THE PLAN SET. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND FOR FULFILLING R181 REQUIREMENTS.
 12. AN EXISTING AND ABANDONED SEWER LIKEY EXISTS ALONG THE TOP OF RIVER BANK. REPORT FINDINGS AND DISPOSE OF APPURTENANCES DISCOVERED. ADDITIONAL INVESTIGATION OR EXCAVATION FOR THE PURPOSE OF REMOVING THE ABANDONED SEWER IS ONLY ANTICIPATED AS MUCH AS IS NEEDED FOR THE CONTRACTOR TO COMPLETE THEIR WORK.

This should be referencing the engineering standards?

GENERAL WATER NOTES:

- IN GENERAL, FOLLOW CITY UTILITY DESIGN AND INSTALLATION STANDARDS, KEY ELEMENTS SUMMARIZED HEREIN. OTHER THAN THE WATER MAIN EXTENSION IS 6" AND TRACER CONNECTIONS ARE DIFFERENT FROM THE PWM, FOLLOW SECTION 3 OF CITY PWM, 2018 MANUAL.
- ALL WATER MAINS SHALL BE INSTALLED WITH A 5.5" MINIMUM AND 10' MAXIMUM DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE MINIMUM AND MAXIMUM DEPTH OF COVER IS MAINTAINED.
- ALL FITTINGS (BENDS, CROSSES, PLUGS, VALVES AND TEES) TO HAVE A CONCRETE THRUST BLOCK INSTALLED IN ACCORDANCE WITH THE THRUST BLOCK TABLE SHOWN IN GWS PWM-W-01 WITH A STATIC PRESSURE OF 150 PSI. MEGALUGS ARE REQUIRED IN ADDITION TO THE CONC. THRUST BLOCK. ALL CONCRETE THRUST BLOCK SHALL BE FORMED AND CASTED IN PLACE AGAINST NATIVE SOIL OR SOIL WITH PROPER COMPACTION ON ALL FITTINGS INCLUDING TAPS 4" OR LARGER TO RESIST HYDRAULIC THRUST. POLY WRAP BLOCK BREAKER SHALL BE INSTALLED BETWEEN CONCRETE AND ALL PIPES AND ASSOCIATED APPURTENANCES.
- CONTRACTOR TO CONTACT GLENWOOD SPRINGS WATER DEPARTMENT WITH INVENTORY OF WATER LINE APPURTENANCES REMOVED FROM EXISTING UTILITIES FOR EVALUATION IF APPURTENANCES SHOULD BE DISPOSED OF BY CONTRACTOR OR SUPPLIED TO GLENWOOD SPRINGS WATER DEPARTMENT.
- THE WATER LINE LOCATION SHOWN MAY UTILIZE DEFLECTION. CONTRACTOR MUST USE PIPE PROVIDER THAT ALLOWS 1 DEGREE OF DEFLECTION PER STICK OF PIPE. IN NO CASE SHALL FIELD DEFLECTIONS EXCEED MANUFACTURERS RECS.
- ALL KNOWN SERVICES WHICH TIE INTO THE EXISTING MAIN ARE SHOWN.
- ALL DISTRIBUTION AND TRANSMISSION PIPING SHALL BE C900 PVC.
- ALL FITTINGS SHALL BE CLASS 150 DIP, MECHANICAL JOINT OR PRE-APPROVED FLANGED FITTING AS DICTATED BY THE APPURTENANCES TO BE INSTALLED.
- ALL PIPE AND FITTINGS SHALL HAVE 10 GAGE TRACER WIRE AND TERMINATE AT SEPARATE CONNECTION POINTS, NOT INSIDE VALVE BOXES OR LOOSE ON HYDRANTS. LOOPS OF LOOSE WIRE ARE NOT ALLOWED AS A CONNECTION LOCATION FOR TRACER WIRE. CONNECTORS SHALL BE COPPERHEAD BRAND OR EQUIVALENT.
- GATE VALVES SHALL BE INSTALLED FOR ALL VALVES 12" AND SMALLER. GATE VALVES SHALL BE CLASS 250 MUELLER OR FIRE-APPROVED EQUIVALENT, RESILIENT SEAT, EPOXY COATED, MECHANICAL JOINT OR FLANGED, AS REQUIRED. NON-FLANGED VALVES SHALL BE TURNED TO THE LEFT, COUNTER-CLOCKWISE. GATE VALVES SHALL CONFORM TO ANWA SPECIFICATIONS C-509. SERVICE FITTINGS, SADDLES, CORP AND CURB STOPS SHALL BE MUELLER.
- HYDRANTS SHALL BE "KENNEDY K81D GUARDIAN OR MUELLER SUPER CENTURION 250" WITH A 6" MECHANICAL JOINT END CONNECTION MODEL A4-423.
- THE CONTRACTOR SHALL ENSURE PIPES ARE FREE OF GRAVEL AND DEBRIS PRIOR TO BEING INSTALLED IN THE TRENCH. IF THE PIPE IS DIRTY, GRAVEL AND DEBRIS INSIDE, OR HAS SAT UNUSED FOR A LONG PERIOD OF TIME, THE PIPE WILL REQUIRE CLEANING PRIOR TO INSTALLATION.
- THE PIPE SHALL BE BEDDED FOR THE FULL LENGTH OF THE PIPELINE. THE BEDDING MATERIAL SHALL BE CLASS 6 AGGREGATE AND NOT NATIVE EXCAVATED MATERIAL. THE BEDDING SHALL EXTEND FROM 6 INCHES BELOW THE PIPE AND BELLS TO 12 INCHES OVER THE TOP OF THE PIPE AND BELLS. BEDDING WILL EXTEND THE FULL WIDTH OF THE EXCAVATION. 12" ABOVE THE TOP OF PIPE CAN BE NATIVE, 6" MINUS MATERIAL.
- BACKFILL MATERIAL FROM 12 INCHES ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE ROAD BASE ELEVATION SHALL BE NO LARGER THAN 6" MATERIAL IN ALL STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF GLENWOOD SPRINGS WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- A CHLORINATION/BACTERIOLOGICAL, HYDROSTATIC/LEAKAGE AND CONDUCTIVITY TEST WILL BE REQUIRED ON ALL NEW LINES AND SYSTEMS BEFORE ACCEPTANCE BY THE WATER DEPARTMENT. THESE TESTS SHALL BE PERFORMED AS PER APPLICABLE ANS/ASME STANDARD C651.
- WATER SERVICES: 3" IN SIZE AND RATHER SHALL BE INSTALLED WITH A TEE ON MAIN, GATE VALVE OF SIMILAR SIZE, LENGTH OF PIPE (DIP) AS REQUIRED TO TIE INTO EXISTING WATER SERVICE AND A MECHANICAL COUPLING. 2" AND SMALLER IN SIZE SHALL BE INSTALLED WITH A CORP STOP ON MAIN WATER LINE, TYPE K COPPER OR HUE (PURE CORE W/ COMPRESSION FITTINGS) OF SIMILAR SIZE TO A NEW CURB STOP. IN ALL CASES, FIELD VERIFY LINE SIZE AND NEW SERVICE LOCATIONS ARE TO AVOID ADDITIONAL FITTINGS WHEN CONNECTING TO EXISTING WATER SERVICE AS BEST AS POSSIBLE.

GENERAL SEWER NOTES:

1. ALL SANITARY SEWER UTILITY WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT GWS CONSOLIDATED SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWER PIPE SHALL BE PVC SDR 35 PIPE.
3. THIS SITE SHALL UTILIZE AN ONSITE WASTEWATER TREATMENT SYSTEM. THE SYSTEM IS DESIGNED FOLLOWING KNOWLEDGE UNDER 4.3 AND GARFIELD COUNTY DESIGN PARAMETERS. SEE SHEETS INCLUDED IN THIS SET FOR OWS DESIGN.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES (MEASURED OUTSIDE OF PIPE TO OUTSIDE OF PIPE), MAINTAIN A MINIMUM OF 2 FEET VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER/STORM SEWER CROSSINGS (MEASURED OUTSIDE OF PIPE TO OUTSIDE OF PIPE).
5. INSULATION (4" THICK) TO BE INSTALLED WHEREVER SEPARATION DISTANCE BETWEEN STORM SEWER AND SANITARY SEWER IS LESS THAN 2 FEET. INSULATION SHALL BE INSTALLED PER ACSD--10 STANDARDS.
6. SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1%.
7. ALL SERVICES SHALL BE CAPPED DURING SANITARY SEWER MAIN TESTING.
8. MARK ENDS OF ALL SEWER SERVICE LINES THAT ARE NOT IMMEDIATELY CONNECTED TO THE FINAL SYSTEM WITH FENCE POST, 3-WAY SWING TIES AND DEPTH TO SERVICE.
9. CONTRACTOR TO VERIFY THE GRADE OF ALL EXISTING SEWER LINES BEFORE INSTALLING ANY PIPE TO VERIFY ANY DIFFERENCES. CONTACT ENGINEER WITH ANY DIFFERENCES IN ELEVATIONS SO THAT GRADES CAN BE ADJUSTED.
10. SEWER SERVICE TO HAVE 4" MINIMUM OF 3/4" SCREENED ROCK AS BEDDING MATERIAL. THE SAME MATERIAL SHOULD BE BROUGHT UP TO 6" ABOVE THE TOP OF THE PIPE.

Was soil
corrosivity testing
completed?

SGM
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970.945.1004 www.sgm-inc.com

Glenwood Springs
Garfield County, Colorado

[illegible]

General Notes

Dwg No

C2

Legend

Linetypes

EXISTING	PROPOSED	DESCRIPTION
— T — OH —	— T — OH —	OVERHEAD TELEPHONE LINE
— — — T — T —	— T — T —	UNDERGROUND TELEPHONE LINE
— — — G — G —	— G — G —	LOW PRESSURE GAS LINE
— G — HP —	— G — HP —	HIGH PRESSURE GAS LINE
— TV — TV —	— TV — TV —	UNDERGROUND CABLE TELEVISION LINE
— TV — OH —	— TV — OH —	OVERHEAD CABLE TELEVISION LINE
— E — E —	— E — E —	UNDERGROUND ELECTRICAL LINE
— E — OH —	— E — OH —	OVERHEAD ELECTRICAL LINE
12" DR —	—	STORM DRAIN LINE & SIZE
— 8" W — 8" W —	— 8" W —	WATER LINE & SIZE
— WS — WS —	— WS —	WATER SERVICE LINE
— 8" S — 8" S —	— 8" S —	SANITARY SEWER LINE & SIZE
— SS — SS —	— SS —	SANITARY SEWER SERVICE LINE
— FO — FO —	— F.O. —	FIBER OPTIC LINE
— IRR — IRR —	— IRR —	IRRIGATION LINE
... —>	... —>	DRAINAGE SWALE FLOWLINE
— X — X — X — X —	— X — X — X — X —	BARBED-WIRE FENCE LINE
— / / / / / / / / / /	— / / / / / / / / / /	COMBINATION FENCE
— O — O — O — O —	— O — O — O — O —	CHAIN LINK FENCE
PF — PF —	PF — PF —	PLASTIC FENCE
SF — SF —	SF — SF —	SILT FENCE
18" CMP —	24" CMP —	CULVERT, SIZE & FES
=====	=====	EDGE OF PAVEMENT
=====	=====	EDGE OF WATER
=====	=====	CENTERLINE
— U — U —	— U — U —	GUARDRAIL
— O — O — O — O — O — O — O — O — O — O —	— O — O — O — O — O — O — O — O — O — O —	ROCK WALL
— — — — —	— — — — —	CONTOURS
— — — — —	— — — — —	RIGHT-OF-WAY
— — — — —	— — — — —	VEGETATION
— LDA — LDA — LDA —	— LDA — LDA — LDA —	LIMITS OF DISTURBED AREA
+++++	+++++	RAILROAD TRACKS
— — — — —	— — — — —	TOP OF CUT
— — — — —	— — — — —	TOP OF FILL
— — — — —	— — — — —	EASEMENT
=====	=====	BUILDING ENVELOPE

Symbols

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
		TELEPHONE PEDESTAL
		CABLE PEDESTAL
		ELECTRIC TRANSFORMER
		ELECTRIC PEDESTAL
		ELECTRIC VAULT
		ELECTRIC SERVICE T-POST
		ELECTRIC METER
		HEATING/AIR CONDITIONING UNIT
		GAS MARKER
		GAS METER
		GAS VALVE
		GAS WELL
		MANHOLES—TELE/DRAINAGE/SEWER/ WATER/ELEC PER PLAN REFERENCE
		CURB INLET
		STORM DRAIN INLET
		CLEAN-OUT
		WATER VALVE
		FIRE HYDRANT
		WATER SHUT-OFF VALVE
		WATER METER
		WATER SPIGOT
		WELL
		IRRIGATION VALVE
		IRRIGATION CONTROL VALVE
		IRRIGATION CONTROL BOX
		IRRIGATION HEADGATE
		IRRIGATION MANHOLE
		IRRIGATION SPRINKLER HEAD
		PVC PIPE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		FLOOD LIGHT
		SIGN
		MAILBOX
		BOLLARD
		FIBER OPTIC LINE MARKER
		FINISHED SPOT ELEV. W/ DESCRIPTION
		NEW FLARED END SECTION (HDPE)
		NEW FLARED END SECTION (CMP)
		SOIL BORING LOCATION
		TEST PIT LOCATION
		EROSION CONTROL LOG
		LARGE ROCK/BOULDER
		T POST
		SATELLITE DISH
		TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE

Abbreviations

AT	AT	GB	GRADE BREAK	PERM	PERMANENT
DEGREE	DEGREE	GIS	GEOGRAPHICAL INFORMATION SYSTEM	PG	PAGE
DIA	DIAMETER	GPM	GALLONS PER MINUTE	PGL	PROFILE GRADE LINE
NUMBER	NUMBER	GLOB	GLOBE POSITIONING SYSTEM	PI	POINT OF INTERSECTION
AAC	ALUMINUM ARCH CULVERT	GR	GRAVEL	PL	PROPERTY LINE
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GRAV	GRAVEL	PM	PROJECT MANAGER
ABC	AGGREGATE BASE COURSE	GAS	GAS SERVICE	PNT	POINT
ABUT	ABUTMENT	GSP	GALVANIZED STEEL PIPE	POC	POINT ON CURVE
ACH	ASBESTOS CONTAINING MATERIAL	HZ	HAZARDOUS MATERIALS	POT	POINT ON TANGENT
ACP	ASBESTOS CEMENT PIPE	HIC	HANDICAP RAMP	PRC	POINT OF REVERSE CURVE
ADA	AMERICANS W/ DISABILITIES ACT	HCL	HORIZONTAL CONTROL LINE	PROP	PROPOSED
ADT	AVERAGE DAILY TRIPS	HDPE	HIGH DENSITY POLYETHYLENE	PRV	PRESSURE REDUCING VALVE
ALT	ALTERNATE	HMA	HOT MIX ASPHALT	PSF	POUNDS PER SQUARE FEET
ANGLE	ANGLE POINT	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	HOV	HIGH OCCUPANCY VEHICLE	PT	POINT OF TANGENCY
AS	ASPHALT	HP	HIGH POINT	PUD	PLANNED UNIT DEVELOPMENT
ASD	ALLOWABLE STRESS DESIGN	HPC	HIGH PRESSURE GAS	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	HWY	HIGHWAY	PI	POINT OF VERTICAL INTERSECTION
ATB	ASPHALT TREATED BASE	HYD	HYDRANT	PMT	PAVEMENT
BBL	BARRELS	INT	INTERSECTION	PVT	POINT OF VERTICAL TANGENCY
BCKF	BACK FACING	INV	INVERT	Q	PEAK DISCHARGE
BLKF	BLACK FACING	IP	INLET PROTECTION	QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
BLM	BUREAU OF LAND MANAGEMENT	JUN	JUNCTION BOX	QTY	QUANTITY
BENCH	BENCHMARK	KIP	THOUSAND POUNDS	R	RIGHT
BMP	BEST MANAGEMENT PRACTICES	L	LEFT	R-R	REMOVE AND REPLACE
BOW	BACK OF SIDEWALK	LGTH	LENGTH	RAD	RADIUS
BEGIN	BEGIN PROJECT, BEGINNING POINT	LB	POUNDS	RCP	REINFORCED CONCRETE PIPE
BT	BEGIN TRANSITION	LB/FT	POUNDS PER FOOT	REF	REFERENCE
BVCE	BEGINNING VERTICAL CURVE	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	REQ	REQUIRED
ELEVATION	ELEVATION	LF	LINEAR FOOT	REVEG	REVEGETATE
BEGINNING VERTICAL CURVE STATION	BEGINNING VERTICAL CURVE STATION	LMR	LETTER OF MAP REVISION	RFTA	ROARING FOG TRANSIT AUTHORITY
BW	BOTTOM OF WALL	LP	LOW PRESSURE FORCE MAIN	ROW	RIGHT OF WAY
C	CURB	LP	LOW POINT	RSS	REINFORCED SOIL SLOPE
CB	CONCRETE BOX CULVERT	LS	LUMP SUM	RW	RETAINING WALL
CC	CURB CUT	LSA	LANDSCAPED AREA	SAC	STEEL ARCH CULVERT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	LT	LIGHT	SAN	SANITARY
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT	LTB	LINE TREATED BASE	SARB	SOUTH BOUND
CF	CUBIC FEET	LUM	LUMINARY	SCF	SEDIMENT CONTROL FENCE
CFS	CUBIC FEET PER SECOND	M	METERS	SD	STORM DRAIN
CG	CURB AND GUTTER	MAT'L	MATERIAL	SOR	STANDARD DIMENSION RATIO
CIP	CAST IN PLACE	MAX	MAXIMUM	SE	SOUTHEAST
CJ	CENTERLINE	MH	MANHOLE	SECT	SECTION
CLOMR	CONDITIONAL LETTER OF MAP REVISION	MHT	METHOD OF HANDLING TRAFFIC	SF	SQUARE FEET
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	SHLDR	SHOULDER
CMU	CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS	SL	SANITARY SEWER LINE
CON	CONCRETE	MEGLUD	MEGALUD	SMH	SANITARY SEWER MANHOLE
COM	COMMUNICATIONS	MLW	MASONRY LANDSCAPE WALL	SOD	GRASS AREA
CONC	CONCRETE	MP	MILE POST	SS	SANITARY SEWER SERVICE
CONST	CONSTRUCTION	MPH	MILES PER HOUR	SSD	STOPPING SIGHT DISTANCE
CONT	CONTINUOUS	MSE	MECHANICALLY STABILIZE EARTH	STA	STATION
COR	CORNER	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	SW	SIDEWALK
CPE	CORRUGATED POLYETHYLENE PIPE	NW	MONITORING WELL	SY	SQUARE YARDS
CSP	CORRUGATED STEEL PIPE	N	NORTHING	SYM	SYMMETRICAL
CTB	CEMENT TREATED BASE	N/A	NOT APPLICABLE	T	TREAD STAIRS
CU	CUBIC	NATV	NATIVE GRASS AREA	TAN	TANGENT
CY	CUBIC YARD	NAVD	NORTH AMERICAN VERTICAL DATUM	TBC	TOP BACK OF CURB
D	DEEP	NB	NORTH BOUND	TBLK	THRUST BLOCK
DB	DECIBELS	NE	NORTHEAST	TC	TOP OF CURB
DEG	DEGREES	NEPA	NATIONAL ENVIRONMENTAL POLICY ACT	TCF	TEMPORARY CONSTRUCTION EASEMENT
DHV	DESIGN HOUR VOLUME	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	TOP	TRAFFIC CONTROL PLAN
DIA	DIAMETER	NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929	TELE	TELEPHONE
DIP	DUCTILE IRON PIPE	NHS	NATIONAL HIGHWAY SYSTEM	TEMP	TEMPORARY
DOW	DESIGN OF WILDLIFE	NIP	NAIL IN PLACE	TP	TOP OF PIPE
DRAIN	DRAIN	NO	NO	TRANS	TRANSITION
DTM	DIGITAL TERRAIN MODEL	NPD	NATIONAL POLLUTANT DISCHARGE ELUMINATION SYSTEM	TRFLG	TRAFFIC FLAGLINE OF FIRE HYDRANT
DW	DRIVEWAY	NTP	NOTICE TO PROCEED	TW	TOP OF WALL
DWG	DRAWING	NTS	NOT TO SCALE	TYP	TYPICAL
E	EASTING	NC	NORTHWEST	UCTV	UNDERGROUND CABLE TELEVISION LINE
EA	EACH	NE	NORTHEAST	UE	UNDERGROUND ELECTRIC LINE
EAB	EAST BOUND	NO	NOT	UG	UNDERGROUND GAS LINE
EG	EXISTING GRADE	O/S	ON CENTER	USACE	US ARMY CORPS OF ENGINEERS
EL	ELEVATION	OD	OUTSIDE DIAMETER	USGS	US GEOLOGICAL SURVEY
ELEV	ELEVATION	OH	OVERHEAD	UT	UNDERGROUND TELEPHONE LINE
EOK	EDGE OF ASPHALT	OT	OUTLET PROTECTION	VC	VERTICAL CURVE
EOD	EDGE OF DRIVEWAY	PC	POINT OF CURVATURE	VCP	VITRIFIED CLAY PIPE
EOC	EDGE OF CONCRETE	PCC	POINT OF COMPOUND CURVATURE	VP	VALLEY PAN
EOP	EDGE OF PAVEMENT	PED	PEDESTRIAN	WTC	VEHICLE TRACKING CONTROL
EP	END PROJECT, END POINT				
EPA	ENVIRONMENTAL PROTECTION AGENCY				
ES	ELECTRIC SERVICE				
ESMT	EASEMENT				
EST	ESTIMATE				
EVE	END VERTICAL CURVE ELEVATION				
EYCS	END VERTICAL CURVE STATION				
EX	EXISTING				
EXIST	EXISTING				
EXT	EXTENSION				
FAA	FEDERAL AVIATION ADMINISTRATION				
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY				
FLARED END SECTION	FLARED END SECTION				
FT	FINISHED FLOOR				
FG	FINISHED GRADE				
FH	FIRE HYDRANT				
FHWA	FEDERAL HIGHWAY ADMINISTRATION				
FL	FLOWLINE				
FOW	FACE OF WALL				
FPS	FEET PER SECOND				
FRFT	FRONT FACE				
FT	FEET				
G	GAS				
GAL	GALLONS				
GALV	GALVANIZED				

Hatching

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		CONCRETE SURFACING (SECTION VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

I:\2013\2013-493_ElectricSysOperations\002-Headquarters\H-Dwgs\Civil\PS-SheetSet\GWS-ESO-Admin.dwg Plotted: 10/7/2020 1:34 PM By: Max Essenburg

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Glenwood Springs
Garfield County, Colorado

[illegible]

Job No.	2017-100.001		
Drawn by:	MHE		
Date:	09.15.2020		
QC:	JM	PE:	RB
File:	GWS-ESO-Admin		

Title: Legends & Abbreviations

Dwg No.

C3

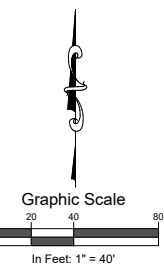
Of: 0

Culvert here

grading here seems to indicate a pond, is the intention to extend the swale to the culvert?

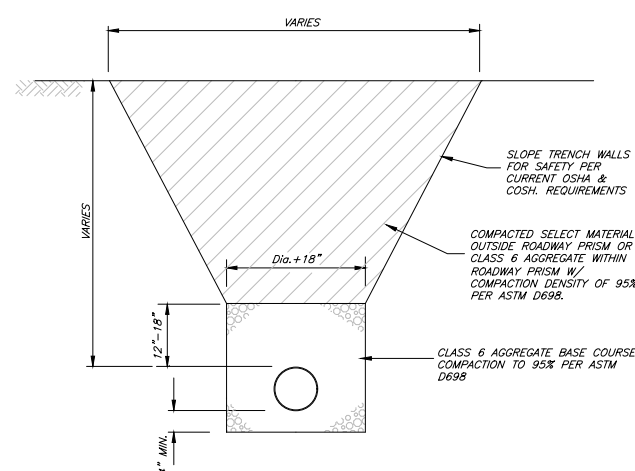
inlets to intercept
boat ramp
drainage?

where is water quality provided for this outfall?



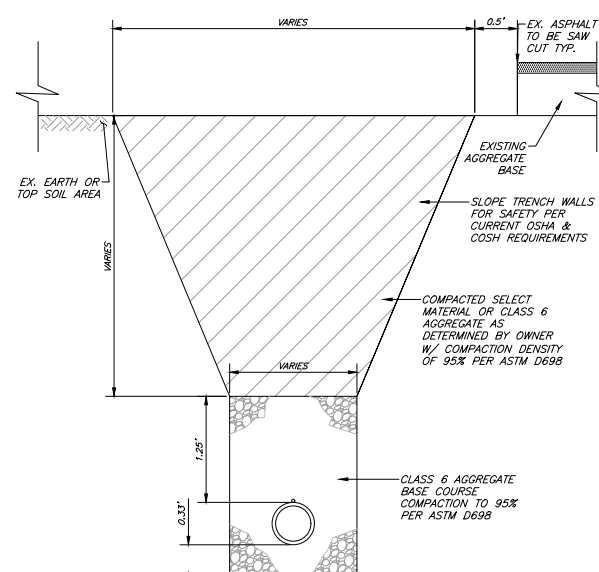
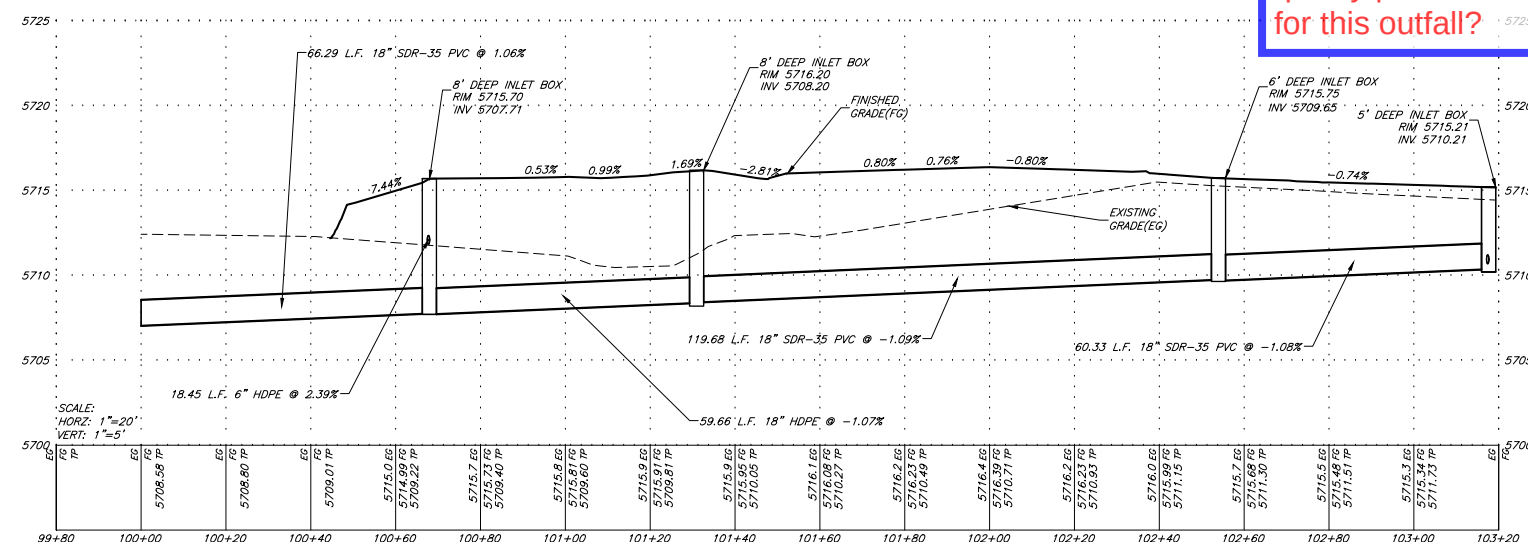
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Garfield County, Colorado



1. PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: ASPHALT SURFACING = 3" MIN., AGGREGATE BASE COURSE = 6" MIN.
2. BASE COURSE REPLACEMENT SHALL MEET EXISTING THICKNESS WITH THE FOLLOWING MINIMUMS: AGGREGATE BASE COURSE = 12" MIN.
3. DIRT / TOPSOIL PLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: 4" TOPSOIL.
4. SELECT MATERIAL AS FOLLOWS: 6" MAXIMUM SIZE IN TOP 12" OF BACKFILL 12" MAXIMUM SIZE IN REMAINDER OF BACKFILL.

TRENCH CROSS SECTION
SCALE: 3/4" = 1'-0"

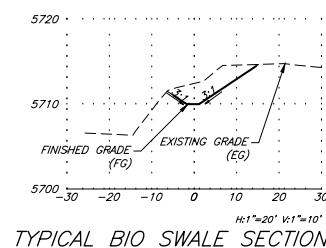


SEWER TRENCH CROSS-SECTION

SCALE 1"=1'

- NOTES:

1. PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS:
 ASPHALT SURFACING = 3" MIN.
 AGGREGATE BASE COURSE = 8" MIN.
2. BASE COURSE REPLACEMENT SHALL MEET EXISTING THICKNESS WITH THE FOLLOWING MINIMUMS:
 AGGREGATE BASE COURSE = 12" MIN.
3. DIRT / TOPSOIL PLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS:
 4" TOPSOIL.
4. SELECT MATERIAL AS FOLLOWS:
 6" MAXIMUM SIZE IN TOP 12" OF BACKFILL
 12" MAXIMUM SIZE IN REMAINDER OF BACKFILL



$H:1^{\circ}=20'$ $V:1^{\circ}=10'$

TYPICAL BIO SWALE SECTION

[illegible]

Title: Storm Sewer-Plan
& Profile

Dwg No.

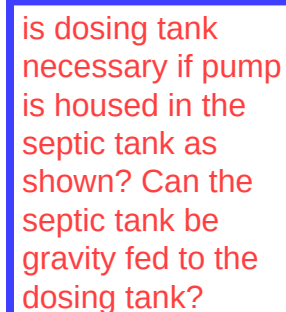
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2.1. SOIL ANALYSIS INFORMATION PROVIDED BY HP/KUMAR, FIELD DATA ON AUGUST 2, 2019
2.2. FIELD VERIFICATION OF SOIL CONDITIONS IS REQUIRED. POSSIBLE AMENDMENTS INCLUDE:
2.1. FIELD SIZE CHANGES
2.2. SAND BED IN ALL OR PORTIONS OF FIELD
3. SEPTIC TANK TO BE 1000 GALLONS
4. DOSING TO BE MIN. ~100 GALLONS, ALLOWING FOR FLOW BACK.
4.1. CALCULATED 420 GPD / 4 DOSES = 105 GALLONS PER DOSE

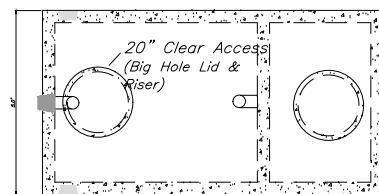
1. FOLLOW ALL COUNTY AND STATE REGULATIONS FOR MATERIALS AND INSTALLATION. ONLY USED APPROVED MATERIALS AND SUPPLIERS. SYSTEM IS DESIGNED UNDER GARFIELD COUNTY STANDARDS.
2. INSTALL SEPTIC TANK WITH "T" ON ENTRANCE LINE, BAFFLES, AND SCREEN FILTER ON EXIT PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR GRADES AND ELEVATION VERIFICATIONS. IN GENERAL: MIN. 2% SLOPE ON PIPES FROM BUILDING TO TANK. MIN. 1% DRAINBACK SLOPE FROM DISTRIBUTION VALVE BACK TO PUMP VAULT. STA TRENCHES / BED SHALL BE FLAT (<1%).
4. CONTRACTOR SHALL INSTALL TRENCHES AND PIPING, THEN CONDUCT A WATER TEST FOR APPROPRIATE DISTRIBUTION. START WITH $\frac{1}{8}$ " HOLES SPACED AT 48" INTERVALS AT 12 O'CLOCK ON THE PIPE. ADD HOLES AS NEEDED TO GET A GENERAL RANGE OF SPOUT BETWEEN 3-5 FEET FOR ALL HOLES.
5. INSTALL TRENCH CHAMBERS WITH OBSERVATION PORTS AT EACH END.
6. INSTALL FLUSH VALVE AND SWEEP AT END OF TRENCHES. ENSURE FLUSHING DAYLIGHT POINT IS BELOW THE TEST POINT.
7. INITIAL DISCHARGE AS LAID OUT REQUIRES A PUMP OF MINIMUM 20 GPM, 0.4 HP WITH 2" DISCHARGE PIPE TO 1.5" MANHOLE. SUGGESTED MODEL ORENCO PF500S.
8. PIPE TO THE STA FIELD. CONTRACTOR SHOULD VERIFY PUMP ABOVE AFFIRMING THE LAYOUT AND ELEVATION CHANGES. SAMPLE PUMP IS ORENCO PFET40 OR EQUAL.
9. CONTRACTOR SHALL INSTALL BED DISTRIBUTION PIPE AND TEST RUN WITH $\frac{1}{8}$ " THE HOLES DESIGNED AND IF NEEDED, EVENLY SPACED, UNTIL A 3-5 SPRAY ELEVATION IS REACHED FOR ALL HOLES.



Alignment of the pipe should be placed and graded to be maintainable and allow future access to the field locations.

Are two separate fields necessary?
Seems like there is enough room to combine into one larger field?

Has necessary soils testing been completed for this location?



***Meets ASTM C-1227 spec
including C-1644-06 for resilient
connectors**

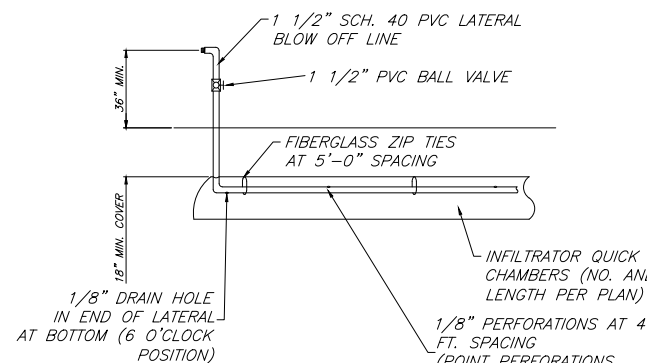
- 4000 psi concrete
- Delivered complete with internal piping

Service contracts available for maintenance

- *Lowest TSS and improves effluent quality to field*
- *Easiest pump system to maintain on the market*
- *Complete installation (wiring, panel, mounting and start-up procedures)*
- *Complete warranty*
- *Pump may be placed in separate structure such as a manhole or small vault*

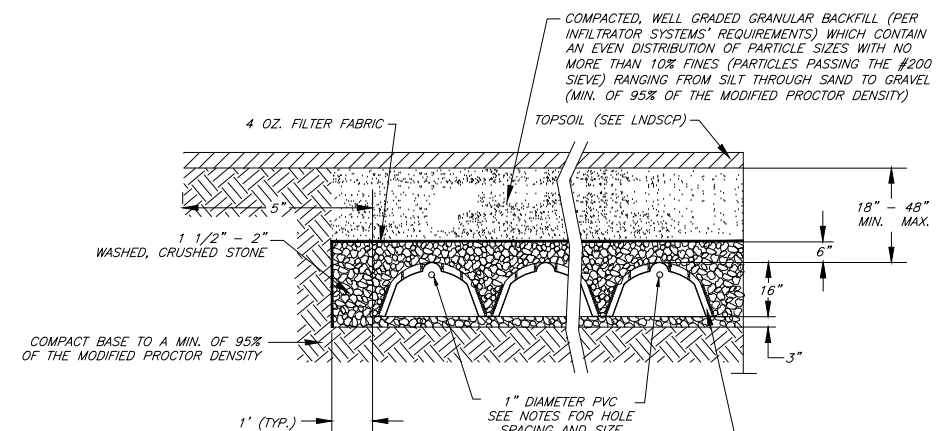
<i>Digging Specs</i>	<i>Invert</i>		<i>Dimensions</i>			<i>Net Capacity</i>		
1' Long x 7' Wide 56" below inlet invert	Inlet 56"	Outlet 73"	Length 111"	Width 60"	Height 92"	Inlet Side 687 gallons	Outlet Side 323 gallons	Total 1,010 gal

<i>Estimated Net Weight</i>		
<i>Lid</i>	<i>Tank</i>	<i>Total</i>
2,620 lbs	9,380 lbs	12,200 lbs

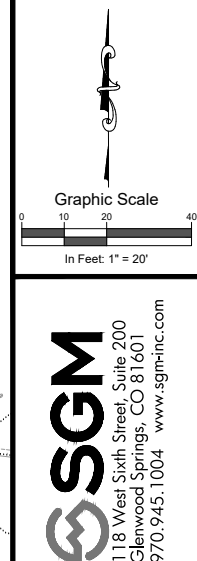


*LATERAL CLEAN OUT
AT END OF TRENCH
DETAIL*

(Not to Scale)



TYPICAL CROSS SECTION
HIGH CAPACITY H-20 INFILTRATOR CHAMBER SYSTEM
NOT TO SCALE



**Glenwood Springs Electrical
Operations Headquarters**
Garfield County, Colorado

[illegible]

	Project Milestone: Preliminary Not For Construction
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Job No.	2017-100.00		
Drawn by:	TBS		
Date:	09.15.2020		
QC:	JM	PE:	RE
File:	CWS 530 Out-Plan		

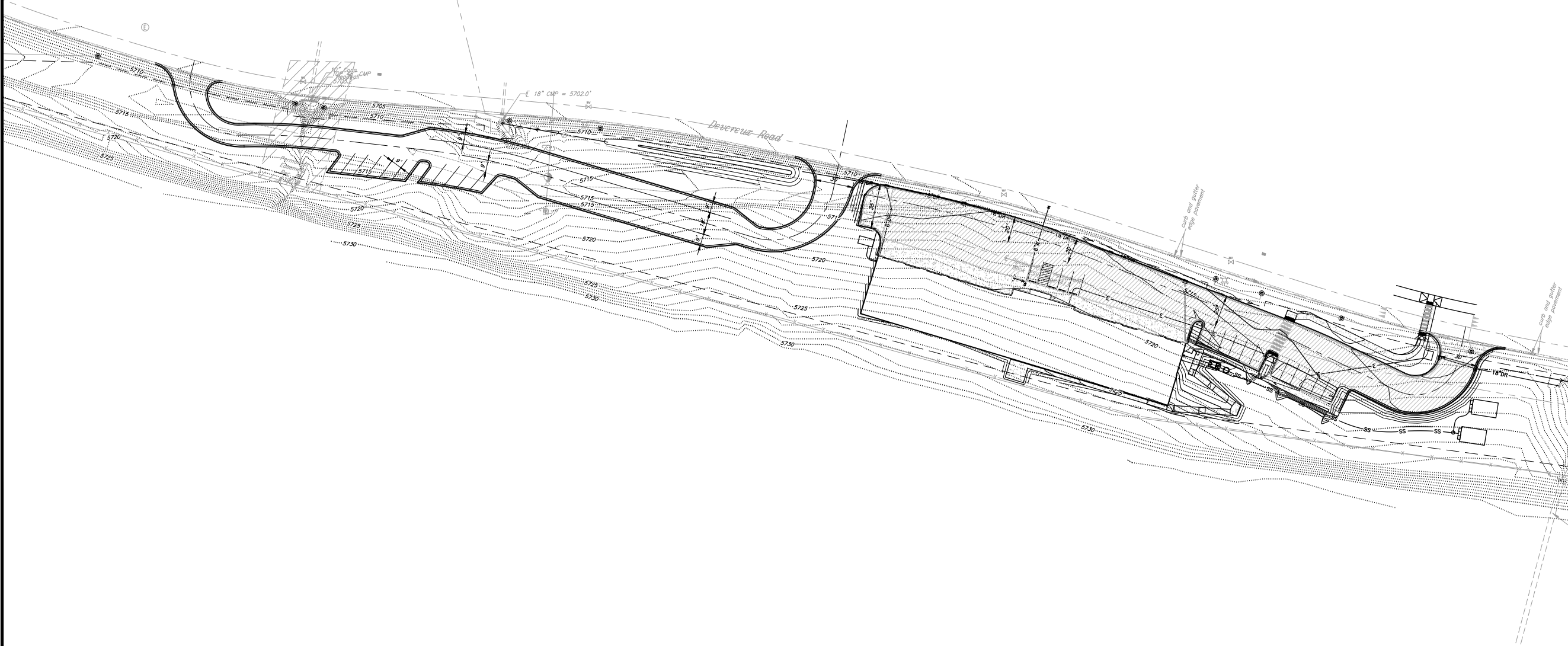
Title: OWTs Plan

Dwg No.

C8

Of: 0

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Glenwood Springs Electrical
Operations Headquarters
Garfield County, Colorado

Rev	Date	By
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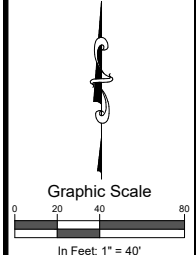
Job No. 2017-100.001
Drawn by: TBS
Date: 09.15.2020
QC: JM PE: RB
File: GWS-ESQ-EroContPlan

Title:
Erosion Control
Plan

Dwg No.
C9

Of: 0

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- SEWER TRENCH CROSS-SECTION
SCALE 1"=1'



1. PLACE AND COMPACT BEDDING MATERIAL BEFORE INSTALLING PIPE.
2. PIPE BEDDING MUST BE IN PLACE, COMPACTED AND PIPE INSTALLED AT TIME OF CONC INSTALLATION OBSERVATION

DRAINAGE PIPE DETAIL
N.T.S.



1. PROVIDE WATERTIGHT TANK SEAL ON ALL ACCESS COVERS.
2. CONTRACTOR TO VERIFY HEAD REQUIREMENTS IN FIELD PRIOR TO CONSTRUCTION OF SYSTEM.

TYPICAL INSTALLATION OF TANK AND CONTROLS
NOT TO SCALE



DESIGN NOTES

-
- Diagram of a tank with dimensions 111" (width) and 60" (height). The tank features two circular openings. A label 'TANK ID' is positioned between the openings. A dimension line indicates a '20" Clear Access' from the center of the left opening to the right edge of the tank.

Top View



Service contracts available for maintenance



**VALLEY
PRECAST, Inc.**
Buena Vista, Colorado

Phone: 719-395-6764
Fax: 719-395-3727
Website: www.valleyprecast.com
Email: frontdesk@valleyprecast.com

Glenwood Springs
Garfield County, Colorado

By	Date	Revision	#
			1

Project Milestone: Preliminary Not For Construction

Project Milestone: Preliminary Not For Construction

Job No.	2017-100.00		
Drawn by:	MH		
Date:	09.15.2021		
QC:	JM	PE:	R
File:	GWS-ESO-Detai		

Title:

Detalis

Dwg No.

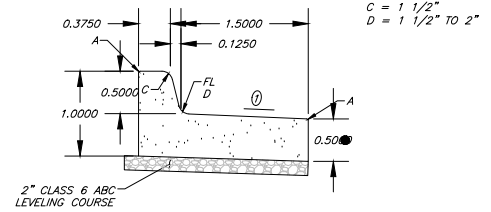
C10

Of: C

1. CONCRETE SHALL BE CLASS B.
2. PROFILE GRADE OF CURB AND GUTTER SHALL BE LOCATED AT THE FLOW LINE.
3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
4. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1IN./FT. WHEN DRAINING TOWARD CURB.

① WHEN THE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE REINFORCEMENT THICKNESS. 2" BARS SHALL BE EPOXY-COATED #4 CONFORMING TO ASTM M 284M AND SPACED 2'-6" IN. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.



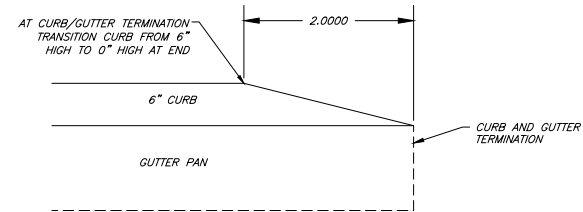
6" HIGH CURB

24"

AT CURB/GUTTER TERMINATION
TRANSITION CURB FROM 6"
HIGH TO 0" HIGH AT END

GUTTER PAN

CURB AND GUTTER
TERMINATION



CONCRETE REQUIREMENTS:

- * 4000 PSI (28 DAY COMPRESSIVE STRENGTH)
- * AIR - 4% TO 8%
- * SLUMP - 4" MAXIMUM
- * CEMENT - TYPE II
- * REINFORCEMENT - FIBERMESH, 1 1/2 POUNDS/CU.YD.
- * AGGREGATE - MAXIMUM 1" (NO. 6, TABLE 703.03)
- * FINISH - BROOM
- * JOINTING - MAXIMUM 15' OR AS SHOWN; SAW CUT TO 25% PAVEMENT THICKNESS
- * JOINT SEALER - DOW 888 WITH BACKER OR EQUAL (TRAFFIC GRADE SILICONE SEALER).

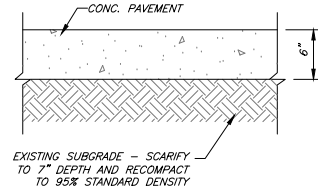


Diagram illustrating the cross-section of a sidewalk curb and ramp. The diagram shows a 12" wide concrete slab with a 1" radius thickened edge. The slab is supported by a 2" class 6 aggregate leveling course. A 1" #4 rebar is shown extending through the slab. The curb is labeled "CONC. SIDEWALK" and "SLOPE". The thickened edge is labeled "1" RADIUS THICKENED EDGE WHERE REQUIRED". The aggregate leveling course is labeled "2" CLASS 6 AGGREGATE LEVELING COURSE". The rebar is labeled "1- #4 REBAR CONTINUOUS". The slope is labeled "SLOPE". The aggregate leveling course is labeled "SELECTED PAVING OPTION".

Diagram illustrating the cross-section of a curb and gutter assembly. The assembly includes a sidewalk, a 2" aggregate base leveling course, a 6" MIN. curb height, a 1:12 slope, and a TYP. CURB & GUTTER.

NOTE:
HANDICAP RAMPS SHALL BE 6" THICK
CONCRETE ALL OTHER CONCRETE FLATWORK
SHALL BE 4" THICK. AGGREGATE BASE FOR 4"
CONCRETE FLATWORK SHALL BE 2" COMPACTED
CLASS 6 AGGREGATE.

Diagram illustrating the cross-section of a concrete curb and gutter. The curb is 4' wide at the top. The height of the curb is 6'-0" MIN. The sloped sides are 1:10. The top of the curb is labeled 'A'. The sloped sides are labeled 'EXPANSION JOINT'. The sloped sides are also labeled 'TRIANGULAR CONCRETE WINGS POURED MATHEMATICALLY WITH RAMP SIDEWALK & GUTTER'. The bottom of the curb is labeled 'FL CURB & GUTTER'.

NOTES:

1. DIMENSIONS MAY BE ALTERED TO AVOID OBSTRUCTIONS WITH ENGINEER'S APPROVAL.
2. SURFACE OF RAMP TO HAVE COARSE BROOM FINISH.

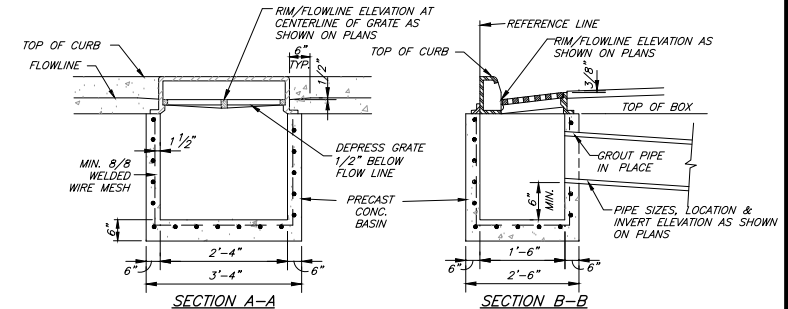
Diagram illustrating the Plan view of a grate assembly. The diagram shows a rectangular grate assembly with a central sloped grate area. Key dimensions and components are labeled:

- SLOPE CONCRETE 1/2" TO MATCH ELEVATION OF GRATE**: Dimension A, indicating the slope of the concrete base.
- REFERENCE POINT ON PLAN CURBS, CENTERLINE AT BACK CURB, WITH STA./OFFSET**: Dimension B, indicating the reference point for the curb.
- TOP OF CURB**: Dimension A, indicating the top of the curb.
- UP OF GUTTER**: Dimension B, indicating the up of the gutter.
- HORIZONTALLY SLOTTED GRATE SEE NOTE #2**: Dimension A, indicating the horizontally slotted grate.

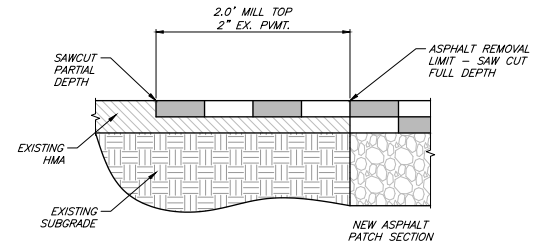
The diagram is labeled **PLAN** at the bottom.

NOTES:

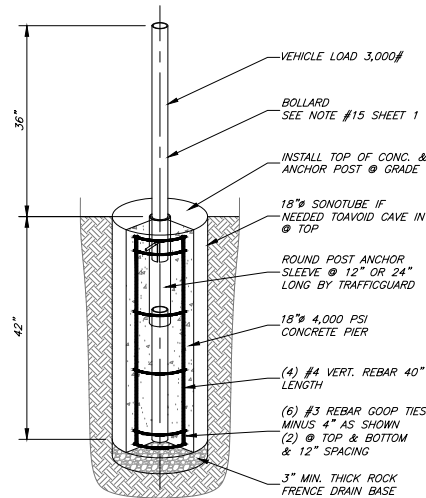
- 1) INLET FRAME, GRATE, CURB BOX TO BE NEENAH FOUNDARY R--3281-A OR APPROVED EQUAL.
- 2) FRAME & GRATE SHALL BE ASPHALT PAINT-DIPPED BY MANUFACTURER.
- 3) PRECAST CONCRETE ADJUSTMENT RINGS (IF REQUIRED) SHALL BE GROUTED IN PLACE.
- 4) PIPE ENDS ARE TO BE TRIMMED FLUSH WITH THE INTERIOR WALLS.
- 5) SET GRATE W/ CONC. LEVELING COURSE TO MATCH LONGITUDINAL SLOPE OF THE ROAD.



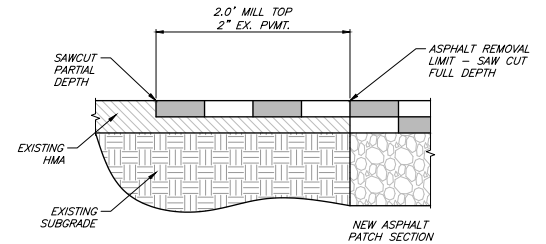
ASPHALT SECTION DETAIL
SCALE: N.T.S.



PAVEMENT JOINT DETAIL
SCALE: N.T.S.



REMOVABLE BOLLARD SECTION
NOT TO SCALE



PAVEMENT JOINT DETAIL
SCALE: N.T.S.

NOTES:

- 1) EXPANSION JOINTS: 100' ON CENTER AND AT DRIVEWAYS.
- 2) DUMMY JOINTS: 1" DEEP BY 1/8" - 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
- 3) USE 1/4" RADIUS ON ALL EDGES.
- 4) USE 6" DEPTH OF CONCRETE ON ALL DRIVEWAYS.
- 5) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR MOISTURE.
- 6) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS./C.Y. MAXIMUM SLUMP 4".

TYP. DETACHED SIDEWALK
W/ THICKENED EDGE
SCALE: 1" = 1'-0"

REMOVABLE BOLLARD SECTION
NOT TO SCALE

PAVEMENT JOINT DETAIL
SCALE: N.T.S.

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Garfield County, Colorado

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Detailis (2)

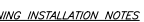
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1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST.
2. STAPLES SHALL BE 1/2"
3. WOOD POST SHALL BE 1 1/2" X 1 1/2" NOMINAL.
4. REFER TO CDOT M-208-1



1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES) AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7 DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILTING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

- SURFACE ROUGHENING MAINTENANCE NOTES

1. THE SWAMP MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT COULD CAUSE EROSION OR DAMAGE TO THE SURFACE.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDING AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN PROPER DEPTH AND SURFACE PROTECTION.

SURFACE ROUGHENING
NOT TO SCALE



Glenwood Springs
Garfield County, Colorado

[illegible]

Job No.	2017-100.00		
Drawn by:	MHE		
Date:	09.15.2020		
QC:	JM	PE:	RE
File:	GWS-ESO-Details		

Title: **Detalis (3)**

Dwg No. **C12**



Planning Commission Report

Date: November 17, 2020
To: Planning and Zoning Commission
From: Gretchen Ricehill, Asst. Director
Subject: #66-20 Code Text Amendments–Title 070
Glenwood Springs Municipal Code

REQUEST	Consideration of various code text amendments to Municipal Code Title 070 Sections including but not exclusive of Sections 070.030, 070.040, 070.060 and 070.070 regarding Use Regulations; Accessory Uses; Landscaping, Screening and Fencing; Off-street Parking; Signs; Administration and Procedures; 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 including but not exclusive of Sections 070.030, 070.040, 070.060 and 070.070 regarding Use Regulations; Accessory Uses; Landscaping, Screening and Fencing; Off-street Parking; Signs; Administration and Procedures; and Rules of Construction and Definitions.

Staff recommends **approval** of amendments to Title 070 as listed on page 3-18 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.

In addition to correcting spelling and code reference errors, the list of amendments presented here includes more substantive changes such as

- adding design variance criteria;
- adding requirements for portable storage containers;
- correcting and clarifying sign code requirements; and
- renaming the “Construction Plans” review process

A spreadsheet which details the requested 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 18 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 Amendments
Text being deleted is ~~stricken~~; added text is **bold and underlined**

	Code Reference	Error	Correction																																		
1	General – throughout Code	Currently there are many references to “Appea”. Correct spelling of “Appeal”.	Correct spelling.																																		
2	070.020.020(c) Table 020.4 Summary of Other Nonresidential Dimensional Standards	In the HP-Hillside Preservation section there is an incorrect reference to the maximum density that does not correspond to the actual zoning requirement.	<table><tr><td>Lot Standards</td><td>...</td><td>HP</td><td rowspan="4"></td></tr><tr><td>...</td><td>...</td><td></td></tr><tr><td>Density, maximum</td><td>...</td><td>Areas on a lot with slopes up to 20 percent: 1 du/10,000 <u>5,000</u> sf Areas on a lot with slopes greater than 20 percent: see 070.040.020(b)</td></tr><tr><td></td><td></td><td></td></tr></table>				Lot Standards	...	HP		...	...		Density, maximum	...	Areas on a lot with slopes up to 20 percent: 1 du/ 10,000 <u>5,000</u> sf Areas on a lot with slopes greater than 20 percent: see 070.040.020(b)																					
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3	070.030.020 Use Regulations – Table of Allowed Uses – Table 030.1	Under the Public, Institutional, and Civic Uses there is a “Civic building” use. There are several civic-related sites that do not include buildings, such as the city’s recycling center. Staff recommends changing the use to “Civic Facility”.	<table><tr><td colspan="4">Table 030.1: Table of Allowed Uses</td></tr><tr><td>Use Category</td><td>Use Type</td><td></td><td></td><td rowspan="7"></td></tr><tr><td>...</td><td>...</td><td></td><td></td></tr><tr><td colspan="4">Public Institutional, And Civic Uses</td></tr><tr><td rowspan="3">Community and Cultural Facilities</td><td>Assembly</td><td></td><td></td></tr><tr><td>Civic building <u>facility</u></td><td></td><td></td></tr><tr><td>...</td><td></td><td></td></tr><tr><td>...</td><td>...</td><td></td><td></td></tr></table>				Table 030.1: Table of Allowed Uses				Use Category	Use Type				...	...			Public Institutional, And Civic Uses				Community and Cultural Facilities	Assembly			Civic building <u>facility</u>			...			...	...		
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4	070.030.020 Use Regulations – Table of Allowed Uses – Table 030.1	There are several Code provisions that regulate outdoor storage and application of these regulations is confusing and uncertain. Outdoor Storage, Accessory is defined as: <i>“The incidental keeping of goods, materials, or equipment in a location not enclosed by walls and a roof.”</i> The Use Table 030.1 includes “Outdoor Storage, Accessory” as a <u>special review use</u> in most of the commercial and industrial zoning districts. The Accessory Uses and Structures section (070.030.040) states that Outdoor Storage associated with a primary use or structure is prohibited. Yet several use definitions include provisions for storage such as retail sales, maintenance and repair services, vehicle & equipment sales/service, industrial services. and manufacturing & production. And finally, the Landscaping, Screening and Fencing (Section 70.040.050(f)(1)b) requires screening of outdoor storage areas when in view of public rights-of-way by adding dense landscaping, constructing	Table 030.1: Table of Allowed Uses <table><tr><th>Use Category</th><th>Use Type</th><th>...</th><th>Use Specific Standards</th></tr><tr><td>...</td><td>...</td><td></td><td></td></tr><tr><td colspan="4">Accessory Uses</td></tr><tr><td rowspan="4"></td><td>Backyard Chickens</td><td></td><td></td></tr><tr><td>...</td><td></td><td></td></tr><tr><td>Outdoor storage, accessory</td><td></td><td></td></tr><tr><td>....</td><td></td><td></td></tr></table>	Use Category	Use Type	...	Use Specific Standards	...	...			Accessory Uses					Backyard Chickens			...			Outdoor storage, accessory					
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	Outdoor storage, accessory																											
																												

		landscaped berms, or constructing a 6- foot tall screening fence. This brings up a question regarding process – Do we require a special use permit even if a business screens the storage area? Staff believes that if the outdoor storage is properly screened and otherwise meets the Code requirements, the property owner should not also have to obtain a special use permit. Staff recommends deleting “Outdoor Storage, Accessory” from the use table. If an owner does not want to provide the required screening, they have the option of applying for a variance.																																																																													
5	070.030.020 Use Regulations – Table of Allowed Uses – Table 030.1	There is a related issue regarding the use of portable storage containers (shipping or Conex containers). Staff believes that these should be classified as outdoor storage, and that they be screened from view of public rights-of-way and adjacent residential uses. Staff also recommends that their use undergo an administrative review. In many cases, the impact of these containers, especially multiple	<table><tr><th colspan="19">Table 030.1</th></tr><tr><th>Use Category</th><th>Use Type</th><th>RR</th><th>RL</th><th>RM1</th><th>RM2</th><th>RH</th><th>RT</th><th>M1</th><th>M2</th><th>M3</th><th>CO</th><th>RE</th><th>I1</th><th>I2</th><th>IN</th><th>HP</th><th>Use Specific Standards</th><th>Required Minimum Parking</th></tr><tr><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr><tr><td></td><td>...</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Table 030.1																			Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use Specific Standards	Required Minimum Parking	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...		...																	
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	containers, is no different than constructing a building. For example, city staff needs to assess – • how the placement of the container(s) affects on-site drainage • whether the container(s) observes zone district setback requirements • if the container(s) is outside of easement areas • whether the container(s) blocks any access areas, including fire access; • if the container(s) occupies any required parking spaces; and • Establishing a limit on the number, size and/or square footage of containers on a parcel. Portable storage container shall be defined as: any temporary, transportable, movable or portable container which is delivered to and placed outdoors on private property for storage purposes. A portable storage container does not include a refuse container.	<table><tr><td></td><td>Outdoor storage accessory <u>Portable storage containers</u></td><td></td><td></td><td></td><td></td><td></td><td></td><td><u>P</u></td><td></td><td><u>P</u></td><td><u>P</u></td><td><u>P</u></td><td><u>P</u></td><td><u>P</u></td><td><u>P</u></td><td></td><td><u>070.030.040(d)(4)</u></td><td></td></tr><tr><td></td><td>....</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> <u>070.030.040(d) Additional Standards for Specific Accessory Uses and Structures</u> <u>(4) Portable Storage Containers</u> <u>a. Applicability</u> <u>The following requirements, standards and restrictions are in addition to the requirements of 070.030.040(c)-General Standards for Accessory Uses and Structures and shall apply to all outdoor portable storage containers.</u> <u>b. Exceptions</u> <u>Portable storage containers may be temporarily placed on construction sites for storage incidental to an active construction or remodeling project subject to the following:</u> 1. <u>A building permit has been issued for construction on site and the permit has not expired; and</u> 2. <u>The portable storage container is removed once the construction is completed and a Certificate of Occupancy has been issued in accordance with Title 060-Construction Building Codes and Regulations, or once the building permit has expired, whichever occurs first.</u> <u>c. Where Permitted</u> <u>Portable storage containers are allowed in zoning districts according to Table 030.1, Table of Allowed Uses.</u> <u>d. Location</u> 1. <u>Portable storage containers shall be located at the rear or side of a principal building.</u> 2. <u>Portable storage containers shall not be located within circulation aisles, fire lanes, easement areas, or public rights-of-way;</u> 3. <u>Portable storage containers may be located within parking areas provided that the containers do not occupy any required parking space.</u> 4. <u>Portable storage containers shall not be located within any required landscaped or common open space areas.</u> <u>e. Number and Size</u> 1. <u>The size of any portable storage container shall not exceed sixteen feet in length by eight feet in width by eight feet in height.</u>		Outdoor storage accessory <u>Portable storage containers</u>							<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>070.030.040(d)(4)</u>																				
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			2. In no case shall the total number of portable storage containers on site exceed 1,000 square feet [NOTE: THIS ALLOWS UP TO 6 8 X 16-SIZED CONTAINERS]. <u>f. Screening Required</u> <u>When visible from a customer parking area, public rights-of-way, or adjacent residential uses or zoning districts, portable storage containers shall be screened from view using any one or a combination of fences, walls, berms, or landscaping that is at least six feet in height and provides a permanent opaque, year-round screen. Fences and walls shall conform to the requirements of 070.040.050(f) Screening, Fences, and Walls.</u>
6	070.030.040 Accessory Uses and Structures	(c) General Standards for Accessory Uses and Structures (4) Size of Accessory Structures Unless otherwise stated in the Code, the maximum size for an accessory structure shall be 1,000 square feet. The maximum total for all accessory structures on a lot shall be 1,000 square feet. The issue is the maximum total of 1,000 square foot limit for all accessory structures on a parcel. There are other sections of the Code that address or limit lot coverage: • Accessory structures must observe zoning district setback requirements. If located in a required rear yard, accessory structures cannot cover more than 40% of that required rear yard. • Residential design standards	070.030.040 Accessory Uses and Structures ... (c) General Standards for Accessory Uses and Structures ... (4) Size of Accessory Structures Unless otherwise stated in this Code, the maximum size for an accessory structure shall be 1,000 square feet. The maximum for all accessory structures on a lot shall be 1,000 square feet. Note: all following paragraphs in this section will have to be renumbered.

		limit total lot coverage for infill development. These standards also include design requirements for single- and multi-family detached garages. In fact, the multi-family section discusses design were banks of freestanding garages exceed 90 feet in length. Clearly this footprint would exceed the 1,000 square foot maximum. Although the Accessory Uses and Structures section includes the statement: “Unless otherwise stated in the Code”, staff recommends deleting the 1,000 square foot limitation on accessory structures.	
7	070.030.040 Accessory Uses and Structures	(c) General Standards for Accessory Uses and Structures (6) Outdoor Storage. Outdoor storage associated with any accessory use or structure is prohibited. Issue: Staff recommends deleting this provision as we are uncertain as to what it is trying to regulate. Backyard Chickens, Home Occupation, Parking Structure and Warehousing are accessory uses, as is outdoor storage.	070.030.040 Accessory Uses and Structures ... (c) General Standards for Accessory Uses and Structures ... (6) Outdoor Storage. Outdoor storage associated with any accessory use or structure is prohibited.

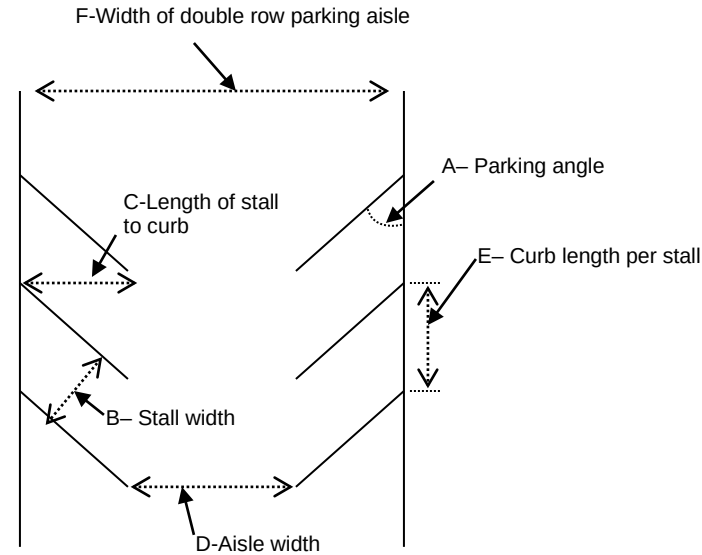
8	070.030.040 Accessory Uses and Structures	(d) General Standards for Accessory Uses and Structures (1)g Number and Size of Accessory Dwelling Units. Issue: There is an incorrect citation in paragraph (1)g4.	(d) General Standards for Accessory Uses and Structures (1) Accessory Dwelling Units ... g. Number and Size of Accessory Dwelling Units. Accessory dwelling units shall comply with all of the following: ... 4. Unit Size Exception. The limitations of f.3 g.3 above shall not apply to Accessory Dwelling Units located within the footprint of an existing home as long as the Accessory Dwelling Unit is not larger that 50% of the existing structure, including the basement, up to the maximum allowed gross floor area in f.2 g.2 . For example, if a home has a 1,000 square foot basement, an Accessory Dwelling Unit could be established in this space if the principal dwelling also contains at least 1,000 square feet.						
9	070.040.020 Sensitive Area Protection (b) Hillside Development	Hillside development standards apply when slopes exceed 20%. Table 040.1 includes density allowances based on slope categories of 20 to 25% and 25 to 30%. This correction is to clarify that the average slope is <u>in excess of</u> 20%, and <u>in excess of</u> 25%.	Table 040.1: Allowed Residential Development <table><tr><td>Average Slope of Overall Site (within LOD)</td><td>Residential Allowable Units</td></tr><tr><td><u>In excess of</u> 20% to 25%</td><td>...</td></tr><tr><td><u>In excess of</u> 25% to 30%</td><td>...</td></tr></table>	Average Slope of Overall Site (within LOD)	Residential Allowable Units	<u>In excess of</u> 20% to 25%	...	<u>In excess of</u> 25% to 30%	...
Average Slope of Overall Site (within LOD)	Residential Allowable Units								
<u>In excess of</u> 20% to 25%	...								
<u>In excess of</u> 25% to 30%	...								
10	070.040.020 Sensitive Area Protection (d) Development in Waterways and Areas of Special Flood Hazard	Issue: Paragraph (14)f of the Variance Procedures contains a citation from the original code.	070.040.020 Sensitive Area Protection ... (d) Development in Waterways and Areas of Special Flood Hazard ... (14) Variance Procedure ... f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, provided that the requirements of 070.090.130- 070.040.020(d)(13) have been fully considered. As the lot size increases beyond the one-half acre, the technical justifications required for issuing the variance increases.						

11	070.040.050(b) Landscaping, Screening, and Fencing - Applicability	Except for planting street trees and complying with fence requirements, single-family and duplexes are not required to meet the landscaping and screening requirements. This Landscaping & Screening section of the code also includes retaining wall design requirements such as maximum wall height, terracing, articulation, type and color of materials. Staff recommends that single family and duplex homes also comply with the retaining wall design requirements which among other things addresses terracing, articulation when walls exceed 30 feet, and materials compatible with the primary building and surrounding environment.	070.040.050 Landscaping, Screening, and Fencing .. (b) Applicability ... (2) Exemptions a. Single- and two-family residential uses except 070.040,050(d), <i>Streetscape Requirements</i> and 070.040.050(f)(2), <i>Fence Standards</i>, and <u>070.040.050(f)(3) Retaining Wall Standards.</u>
12	070.040.060 Off-street Parking and Loading	This section of the code includes Table 040.9 detailing parking stall and aisle dimension requirements. Also included is Figure 40.10 illustrating those requirements.	Delete Table 040.9 and Figure 040-10 and renumber all subsequent tables and figures. Table 040.9: Parking Space and Drive Aisle Layout

The related text however refers the reader to the Engineering Standards. Staff recommends deleting the table and figure to avoid duplication and possible confusion in the event the Engineering Standards are amended in the future. This also requires renumbering of all subsequent tables and figures in Title 070.

A Parking Angle (in degrees)	B Stall Width	C Length of Stall to Curb	D Aisle Width	E Curb Length per Stall	F Width of Double Row with Aisle
0°	8 feet 6 inches	22 feet	12 feet	22 feet	29 feet
10°	9 feet	9 feet	12 feet	23 feet	30 feet
20°	9 feet	15 feet	11 feet	26 feet 3 inches	41 feet
30°	9 feet	17 feet 3 inches	11 feet	18 feet	45 feet 6 inches
45°	9 feet	19 feet 8 inches	13 feet	12 feet 7 inches	52 feet 5 inches
60°	9 feet	21 feet	18 feet	10 feet 4 inches	60 feet
70°	9 feet	21 feet	19 feet	9 feet 6 inches	61 feet
80°	9 feet	20 feet 3 inches	24 feet	9 feet 1 inch	64 feet 3 inches
90°	9 feet	19 feet	24 feet	9 feet	62 feet
Compact (90°)	8 feet	16 feet	24 feet	9 feet	56 feet

Figure 40-10: Parking Stall and Aisle Dimension Measurements



13	070.040.060 Off-Street Parking and Loading	(e) Parking Alternatives This section allows the Director to approve certain alternatives to providing on-site parking. The maximum allowed reduction is 30%. Issue: Since this provision was added to the code, developers have assumed that the parking reduction is automatically applied and approved. Staff recommends clarification that consideration of the reduction is not automatic.	070.040.060 ... (e) Parking Alternatives <u>The developer of a property may submit an application to</u> the Director <u>requesting consideration of alternatives</u> may adjust or approve alternatives to the off-street parking spaces required by Table 030:1: Table of Allowed Uses, pursuant to the following standards: ... (4) On-Street Parking The Director may approve reduced off-street parking requirements on a one-to-one basis for on-street parking spaces adjacent to a proposed development. <u>When considering the use of on-street parking, the Director shall consider existing on-street parking demands in the vicinity of the proposed development.</u> The on-street parking spaces shall be available for public use. Elimination of on-street parking for any reason may result in a requirement for the applicant to provide additional off-street parking to comply with this Code.
14	070.040.110 Signs (d) Signs Not Requiring a Permit	When adopting the new Code “window signs” were inadvertently omitted. The old code did not regulate window signs and staff recommends that this be carried forward in the new code.	070.040 Development Standards ... 070.040.110 Signs ... (d) Signs Not Requiring a Permit ... <u>(19) Window signs</u> <u>Signs displayed in or upon a window. Such displays shall not contain flashing lights visible from a public street.</u> (19) <u>(20)</u> Yard Signs ...
15	070.040.110 Signs (d) Signs Not Requiring a Permit And	In the Sign Code, there is a circular issue related to the display of yard signs that needs correcting.	070.040 Development Standards ... 070.040.110 Signs ...

	(f) Temporary Sign Standards	Section (d) provides a list of signs that do not require a permit. Paragraph 19 specifically addresses Yard Signs: <i>Yard signs, except for temporary yard signs, are allowed without a sign permit pursuant to...</i> The section goes on to list the size, location, and duration of display requirements. Temporary Signs in paragraph (f) specifically states that the standards <u>do not apply to temporary yard signs</u>. In short, there is no definition of, and no standards or requirements for “temporary yard signs”. Staff simply recommends deleting the reference to “temporary yard signs”. By doing so, as long as yard signs comply with the location, duration (90 days per year) and size requirements, they do not require a sign permit.	(d) Signs Not Requiring a Permit ... (19) Yard Signs a. Yard signs, except for temporary yard signs, are allowed without a sign permit pursuant to the following: (f) Temporary Sign Standards ... (2) Generally a. Temporary signs, except for temporary yard signs, shall not be displayed for more than 45 days prior to the start of an event or more than 45 days after the conclusion of an event; b. Temporary signs, except for temporary yard signs, shall be limited to three times per calendar year per property for single-tenant properties and three times per calendar year per tenant for multi-tenant properties.
16	070.040.110 Signs (i) Summary of Permanent Sign Standards	(3) Nonresidential Uses in Residential Zone Districts. This section includes dimensional and location standards for nonresidential uses in residential zoning districts. One sign is allowed per property and limited to 10 square feet, and 42	070.040 Development Standards ... 070.040.110 Signs ... (i) Summary of Permanent Sign Standards ... (3) Nonresidential Uses in Residential Zone Districts. <u>Except for nonresidential uses in the RT-Residential Transitional zoning district,</u> nonresidential uses shall be allowed signage subject to

		inches in height. The issue is that this does not account for the wide variety of commercial uses allowed in the RT-residential transitional zoning district. By way of example, Valley View Hospital is located in the RT zone. Each time the hospital needs to add signage, it is required to seek a variance from the sign standards. Staff recommends exempting the RT zone from these standards which would allow all commercial uses to comply with the permanent sign standards applicable to all commercial uses across the city. Other permitted commercial uses in the RT zone include offices, banks, personal service establishments less than 1500 sf, general retail less and 1500 sf. A number of other commercial uses are allowed in the RT zone by special review.	the requirements of a through d below. Home occupation signs shall not be considered nonresidential uses for purposes of this subsection.
17	070.060.050 Administration and Procedures – Development Permits	(c) Construction Plans At issue is the name “Construction Plans” which causes applicant and city staff confusion. Prior to adopting the new code,	070.060 Administration and Procedures ... 070.060.050 Development Permits ... (c) Construction Plans <u>Technical Plans Review</u> Additionally, staff will word search the code to remove “Construction Plans” and replace with “Technical Plans Review”.

	applicants were required to provide nearly complete (100%) architectural and civil plans. With the adoption of the new code, fewer details are required up front. The intent is to allow a project to be reviewed in concept without the applicant having to spend a significant amount of money in design without the assurance that the project would be approved. After a project is approved but before submission of a building permit, the applicant is required to submit a Construction Plans application for staff-level review. This intermediary step is designed to ensure that the development meets the conditions of approval, in particular the Engineering Standards requirements before the applicant submits a building permit. At this stage plans are approximately 80-90% complete. However, the name “Construction Plans” confuses both the applicant and the city’s reviewing departments. Some believe that the plans are building permit ready, final plans. In a few instances, applicants have completely by-passed this intermediary step and tried to submit their building permit application.	
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		Staff recommends changing the name to “Technical Plans Review”.	
18	070.060.050 Administration and Procedures – Development Permits (d) Location and Extent Review	Issue: As the code is currently written, a location and extent review application is required when any project, regardless of size, is proposed by a public entity. All location and extent applications are reviewed by the Planning and Zoning Commission. Staff recommends establishing an administrative review for those projects that are less than 10,000 square feet gross floor area which is consistent with the site/architectural review threshold for an administrative review.	070.060 Administration and Procedures ... 070.060.050 Development Permits ... (d) Location and Extent Review ... (3) Location and Extent Procedure a. Figure 060-10 identifies the applicable steps from the common review procedures in 070.060.030 that apply to the location and review. Additions or modifications to the common review procedures are noted below. <u>Projects that are less than 10,000 square feet gross floor area are subject to staff review following procedures in 070.060,030(e)- Staff Review and Action. In reviewing the proposed location and extent application, the Director shall consider the Location and Extent Approval Criteria in 070.060.050(e)(3)e.3.</u>
19	070.060.070 Administration and Procedures – Flexibility and Relief Procedures (a) Variance	Issue: The new code was adopted with a strict set of seven variance criteria by which all variances are judged. Under the previous code there was flexibility in that design variances were held to lesser standard than deviations from zoning requirements (setback, building height, lot coverage, for example). In applying the new Code, the Commission realized that there is some	070.060.070 Flexibility and Relief Procedures (a) Variance ... (3) Variance Procedure ... e. Planning Commission Review and Decision 1. Review and Decision i. The Planning Commission shall review the variance application and shall approve, approve with conditions, or deny the variance in accordance with 070.060.030(g) and the criteria in paragraph 2 <u>or 3</u> below. The Planning Commission may also remand the application back to the Director for further consideration. ...

	benefit to having some flexibility especially when addressing variances from certain design standards. The Commission held workshops in July, August and September to consider a separate set of criteria for deviations from the following design/development standards: • Residential and non-residential design standards • Parking area landscaping standards • Landscaping, screening & fencing requirements	2. Variance Approval Criteria <u>Except as provided in paragraph 3 below, in</u> reviewing a variance application, the Planning and Zoning Commission shall find that all of the following exist: - 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 strict application of the Code standards for which a variance is sought would produce undue hardship; - The applicant did not create the hardship by his/her own actions; - 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 variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden; - The variance request will not violate building or fire code requirements; and - The variance is the minimum variance that will afford relief of the subject standards of the Code. 3. <u>Design Variance Approval Criteria</u> <u>In reviewing a variance application from 070.040.050, Landscaping, Screening, and Fencing; 070.040.060(h)(6), Parking Area Landscaping; 070.040.080, Residential Site and Building Design; and 070.040.090, Non-Residential and Mixed-Use Site and Building Design, the Planning and Zoning Commission shall find that the variance request meets all of the criteria listed in Section A, and at least four of the criteria listed in Section B:</u> <table><tr><td><u>Section A</u> <u>All design variances shall meet the following criteria:</u></td><td><u>AND</u></td><td><u>Section B</u> <u>At least four of the following criteria</u></td></tr><tr><td><u>The variance requested does not harm the public health, safety, or welfare; and</u></td><td></td><td><u>The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or</u></td></tr><tr><td><u>The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and</u></td><td></td><td><u>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; or</u></td></tr><tr><td><u>The variance requested will not violate</u></td><td></td><td><u>The variance requested results in benefits to the community that are</u></td></tr></table>	<u>Section A</u> <u>All design variances shall meet the following criteria:</u>	<u>AND</u>	<u>Section B</u> <u>At least four of the following criteria</u>	<u>The variance requested does not harm the public health, safety, or welfare; and</u>		<u>The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard; or</u>	<u>The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought; and</u>		<u>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; or</u>	<u>The variance requested will not violate</u>		<u>The variance requested results in benefits to the community that are</u>
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20	070.070.020 Definitions of Use Categories and Specific Use Types	In the use table, staff recommended that Civic Buildings be changed to “Civic Facilities” to address those civic-related sites that do not include buildings, such as the recycling center.	070.070.020 Definitions of Use Categories and Specific Use Types (b) Public, Institutional, and Civic Uses (1) Community and Cultural Facilities ... b. Civic Building Facility Any noncommercial public building <u>facility</u> housing uses for the prepose of promoting the general health, safety, and welfare of the citizens of Glenwood Springs. Some civic buildings <u>facilities</u> are also considered government offices.							
21	070.070.020 Definitions of Use Categories and Specific Use Types	Issue: staff recommends removing “outdoor storage, accessory” from the land use table and replacing it with “portable storage containers”. The definition of outdoor storage will be moved to 070.070.030 <i>All Other Terms Defined</i> (see below).	c. Outdoor Storage, Accessory The incidental keeping of goods, materials, or equipment in a location not enclosed by walls and a roof. <u>Portable Storage Container</u> <u>Any temporary, transportable, movable or portable container which is delivered to and placed outdoors on private property for storage purposes. A portable storage container does not include a refuse container.</u>							



**City of Glenwood Springs
Housing Commission
Joint Work Session
Summary and Recommendation**

Planning and Zoning Commission and Housing Commission held a joint housing work session on October 19, 2020.

Commissioners were tasked with completing an exercise outlining possible housing policy options in tandem with recommendations that came out of the Recreation for Rural Environments steering committee and public process.

Those goals as stated are:

Goal 2 – Economic Diversification: How can we support opportunities for business development in downtown Glenwood Springs, building on and expanding beyond the tourism economy and supporting entrepreneurship opportunities for residents?

- ♣ Action 2.1: Develop a plan to encourage deed restricted, affordable housing for workers, including service workers.
- ♣ Action 2.2: Identify barriers in zoning code (code language, incentives, etc.) to economic diversification and work to minimize them.

Goal 3 – Affordable Housing: How can we support opportunities for housing in Glenwood Springs that is affordable and accessible for all, including seasonal and permanent residents?

- ♣ Action 3.1: Reach out to partners on affordable housing solutions, funding, and examples, and contact Valley Housing Coalition.
- ♣ Action 3.2: Propose policy and inclusionary zoning to allow more housing choices.
- ♣ Action 3.3: Create a revenue stream focused on deed restricted home ownership.

The responses were compiled and reviewed by the Housing Commission at their regularly scheduled meeting on November 11, 2020. Using the responses, the Commission voted unanimously to recommend possible code revisions to the following topic areas:

- City Council Fee Waiver Program for Affordable Housing projects meeting specific criteria for affordability.
- Density Bonus
- Inclusionary Housing
- Annexation Policy

- The number of ADU's allowed on a single lot
- Voluntary Deed Restricted Program updates
- Residential Zoning Density review for allowing duplex/triplex units in low density zones.

Staff is proposing to bring draft code changes back to Planning and Zoning in either December or January for review.