



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
NOVEMBER 16, 2021
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is being held in person at City Hall as well as on Zoom.
- B. Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/86519443162>

Or One tap mobile :

US: +16699006833,,86519443162# or +12532158782,,86519443162#

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

Webinar ID: 865 1944 3162

International numbers available: <https://us02web.zoom.us/u/kdZtZ1AQ7p>

2 Roll Call

3 Receipt of the Minutes

- A. October 26, 2021 Planning and Zoning Commission Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 Continued Items

- A. Consideration of Code Text Amendments to Municipal Code Title 070 including but not exclusive of sections 070.020, Zoning Districts, and 070.040 Development Standards regarding standards for Common Open Space, public art, Residential, Nonresidential and Mixed Use Site and Building Design, and off street parking and loading.
TO BE CONTINUED TO NEXT MEETING

6 New Items

- A. Planning File 10-21, Minor Site & Architectural Plan 2512 South Grand Avenue. Consideration of Minor Site & Architectural Plan for development of a three story 20 unit multifamily residential building

- 7 Commissioner Comments
- 8 Director Comments
- 9 Adjournment



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
October 26, 2021
Zoom
6:00PM

1. Roll Call

Present at roll call were Commissioners: Amber Wissing, Carolyn Cipperly, Sumner Schachter, Ben West, Joy White, Pete Waller, George Shaver

Absent at roll call were Commissioners: Marco Dehm

Also present were: Asst. City Manager Jenn Ooton, Asst. Community/Economic Dev. Director Hannah Klausman, Senior Planner Watkins Fulk-Gray, Assistant City Attorney Richard Peterson-Cremer, Building Permit Technician Carlos Peugeot

2. Seating of Alternate Commissioner

Motion to seat alternate is called by commissioner White and seconded by Commissioner Shaver the motion passes unanimously to seat Waller 6-0

Motion to accept the minutes from the September 28, 2021

Motion to accept minutes is called by Commissioner Shaver and seconded by Commissioner Waller. Page 3 Dave Rippy *does not* see an increase in traffic.

Motion to accept minutes passes unanimously 7-0

Chair Schachter calls for the general public comments for items not in the agenda.

No comments.

5. New Items

a. Planning File #58-21 – Location and Extent Review for 202 Centennial Street

Location & Extent review to standardize the past subdivision of a land parcel owned by the Colorado Department of Transportation (CDOT) in anticipation of the parcel's transfer.

Presentation by Senior Planner Watkins Fulk-Gray. Erin Lucero, Program Architect for CDOT, was in attendance virtually and also described the project.

Watkins Fulk-Gray, Senior Planner presented details of the proposal and noted that Staff recommends approval of this application.

Commissioner questions to Staff and the applicant included:

- If approving the project would pose any legal problems for the City, the applicant, or future owners of the lot
- If easements shown on the submitted site plans would be preserved
- What uses are allowed by the current zoning
- How “smart business park” is defined
- Whether any structures are on the property

Staff responded to all Commissioner questions. All still-valid easements will be shown on the final plat, residential, commercial, and auto-oriented uses are allowed by zoning; and “smart business park” does not have a specific definition, but is part of an overall economic development plan for the area and will take advantage of connectivity and fiberoptic cable in the area. Staff said that all CDOT or State buildings are on adjacent right-of-way, but the applicant corrected staff and stated that some of the buildings are on the subject property, and per a pending agreement with the prospective buyer, will remain there.

Legal counsel Richard Peterson-Cremer explained that no legal issues would be created by approving the project and provided background about State statute and Location and Extent reviews.

Commissioner Shaver motioned to approve Planning Item 58-21 with findings and conditions from the staff report. Commissioner Waller seconded the motion.

Motion passed unanimously 6-0

6. **Planning Item 57-21** Consideration of various code text amendments to Municipal Code Title 070 including but not exclusive of Sections 070.030, 070.040, 070.060, 070.070 regarding landscaping, nonresidential building design, subdivision procedures, public art, common open space, use specific standards and allowed uses.

Commissioner Waller motion to recommended findings Commissioner Shaver seconds the motion. Motions passes unanimously 6-0 Commissioner Wissing was absent.

- i. **Art Master Plan Implementation:** Consideration of code text amendments related to the implementation of the Public Art Master Plan.

Josh Lapp, principal of Designing Local, presented information about the Public Art Master Plan adopted by City Council.

Ms. Ooton, Community Development Director presented the various municipal code changes that would be needed to implement the Art Master Plan including additions to Title 090 with the new 090.080 Public Art Program. Ms. Ooton discussed the exaction of 1% on development that would fund the public art program. Staff’s presentation included the definitions for art, the ways that developers can meet the new requirement, and how the program would function.

The Planning Commission members discussed 1% of all construction costs being too high, that 1% of development fees could be considered, that a public art fee could compete with other goals of the city such as affordable housing, that \$50,000 of construction value is low and discussed a \$100,000 construction value floor and asked whether staff could start with a budget of how much is desired to be generated each year and back into the fee.

Staff also explained that a rational nexus study would need to be completed to show the correlation between the 1% exaction and the governmental purpose and need.

Staff explained that this item will come back to Planning and Zoning Commission for an action item however that tonight's meeting was for discussion and comment only.

- ii. **070 Code Edits and Rewrites:** 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.

Hannah Klausman, Assistant Director, presented details of the Code Changes to the Commissioners detailing clarifications of intention and issues with staff implementation on specific code sections. Ms. Klausman explained that these changes are a part of an ongoing review after the city adopted a new Land Use Development in 2018. As staff applies the new code, errors are discovered that require correction or clarification on intent.

Commissioners did not have any additional questions for staff.
There was no public comment.

Commissioner Shaver motioned to approve Planning Item 57-21 with findings and conditions from the staff report. Commissioner White seconded the motion.

Motion passed unanimously 6-0.

iii. **Nonresidential development Standards in the downtown core**

Ms. Klausman detailed the code amendments for Nonresidential development standards as discussed at a previous work session with Planning and Zoning Commission. The proposal is the direction that the Commission gave staff including regulations for locating parking lots 100% behind the rear wall of a building and requiring 50% of the ground floor be tax generating uses.

Staff explained that the most efficient way to incorporate these standards into the code is through the creation of a new overlay district. Staff presented a map that showed several boundaries including the downtown design standards, the General Improvement District, the City downtown core, and then a proposed overlay boundary that would apply the ground floor tax generating requirement.

Commissioner questions of staff:

Clarification on the area dimensions of the requirements.

What types of businesses are not included in the "tax generating" category?

How the area for tax generation would be calculated?

How would the parking lot requirement impact access and driveways?

Questions on the timeline for 6th Street redevelopment plans.
Timeline for process on approval of the proposed code changes.

Commissioners discussed the proposed area of the overlay district and proposed the following boundary for both the parking lot orientation and ground floor tax generation percentage requirements:

Area of land located north of the Colorado River, on 6th street east of Laurel Street and West of Pine Street, as well as an area of land located south of the Colorado River, north of 10th Street, east of Colorado Street, and west of Cooper Avenue. More specifically the area includes the eastern half of Block 43, 38, and 23, and the western half of blocks 37, 24, and 45 but including the Hotel Denver structure, and all of block 44.

Staff explained that no action was being requested tonight, only further direction to Staff to move forward with the changes as discussed for public notification. The intent would be to notice the changes to the impacted area and property owners within a minimum of 300 feet and bring it back to Planning and Zoning Commission for a recommendation after hearing from the public.

7. Commissioner Comments:

Mechanical equipment visible from the roofline above the screens

8. Director Comments

Jenn Oton Director of Economic Development Mentions that Senior Planner Trent Hyatt will be reaching out to Commissioners about the comprehensive plan.

Ms. Oton invites Commissioners to the South Canyon outreach effort.

Ms. Klausman assures the Commissioners that there is an item on the agenda for the P&Z meeting for November 16, 2021

9. Adjournment

Meeting adjourns 9:01 p.m.



Planning and Zoning Commission Report

Date: November 16, 2021
To: Planning and Zoning Commission
From: Emery Ellingson, Planner I
Subject: Planning File #10-21– Minor Site/Architectural Plan
2512 S. Grand Ave.

REQUEST	Consideration of a Minor Site and Architectural Plan for a 20-unit multifamily building.
APPLICANT	LAI Design Group
OWNER	2512 South Grand LLC
LOCATION	2512 S. Grand Avenue (PIN 2185-164-00-070)
ZONE	CO - Commercial
SURROUNDING LAND USES	North: Residential South: Commercial offices and residential East: Commercial, veterinarian clinic West: Commercial
LOT SIZE	Parcel (2185-164-00-070) 29,185 square feet

ACTION ITEM

Per Section 070.060.050 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the reviewing and deciding body for Minor Site & Architectural Plans. The proposed development is a three story 20 unit multifamily residential building. Application items and related items are attached.

Action 1 – Minor Site Plan & Architectural Plan – approve Minor Site & Architectural Plan for development of a 20 unit multifamily residential building.

Staff recommendation: *Staff recommends **approval** of the Minor Site/Architectural Plan for development of a 20 unit multifamily residential building with findings and conditions on pages 11 and 12 of the staff report.*

BACKGROUND

Project Summary

The application was submitted by LAI Design Group on behalf of the property owner 2512 South Grand LLC. The application calls for the development of a three story 20 unit multifamily residential building located at 2512 S. Grand Avenue. The 20 units will be comprised of 17 one bedroom units and 3 two bedroom units.

Location and Background

The proposed location for this development is 2512 South Grand. This property is zoned CO – Commercial and is currently vacant. This location was previously Bishop Plumbing and Heating, which was destroyed by a fire in 2007. The property is located in the CO – Commercial Zoning District, as are all the properties surrounding it. Nearby uses include a veterinarian clinic, residential uses both multi-family and single-family, commercial office space, and pet care facility.

South – Commercial and townhomes



East – Veterinarian clinic



West – commercial



North – residential, modular housing

PROJECT ANALYSIS

The application is a Minor Site/Architectural Plan Application for a 20 unit multifamily residential development. The following section provides further details on the compliance of the proposed project with Code standards.

CODE STANDARD		PROPOSED	REQUIREMENT MET
Lot Standards	N/A, no minimum per CO Zoning District	29,185 sf lot	YES
Lot Coverage	N/A, does not apply	20%	YES
Open Space	20% (5,837 sf)	7,253 sf	YES
Landscape	10% (2,918.5 sf)	7,825 sf	YES
Parking Lot Landscape			
Total Parking Area	N/A	11,735 sf	N/A
Surface Area Landscape	2,347 sf	3,918 sf	YES
Interior Landscape	340 sf	572 sf	YES
Setback			
Front	5' minimum, 40' maximum	14' 9"	YES
Rear	10'	58' 5"	YES
Side	5'	75' 2" north 18' 2" south	YES
Height	40 ft.	35' 2"	YES
Parking	1.5 per unit + Guest	34 spaces (30 per unit + 4 guest)	YES
Bike Parking	3 spaces	6 spaces	YES
Trash Enclosure	Enclosed	Enclosed	YES
Architectural Elements	Four sided, 5 elements	5 elements on each side	YES
Storage	1 cubic ft/ 3 sq. ft. floor area per unit (4,072 sf required)	5,372 sf	YES
Affordable Housing	4 resident occupied, 2 income restricted	4 resident occupied, 2 income restricted	YES

Site Layout and Building Design (Section 070.040.080)

Section 070.040.080 Residential Site and Building design provides standards for multi-family developments related to building orientation, architectural elements, heights, and façade articulation. This proposed project meets the requirements such as four sided design, building height, colors, material, and orientation.

Building Materials

The primary exterior building material will be cementitious panels, which is an approved building material. The entry vestibule primary material will be faux wood siding, also an approved building material. There are metal and painted details as accents throughout.

Building Color

Code requires that the predominant exterior colors on a multi-family building be earth tones to minimize visual impact. As seen in the rendering on the following page, the building colors meet this requirement with the stone and gray colored materials.

Building Orientation

Code requires that all multi-family buildings shall, to the maximum extent feasible, have a primary entrance oriented toward the street. This building has a main entry way vestibule which is oriented to the west towards Grand Avenue. Staff finds that this vestibule, building design, and other landscape and design elements meets this design standard.

Lot Standards

The Commercial Zoning District does not have a minimum lot area requirement nor a minimum lot area requirement per unit such as is required in residential zoning districts.

Lot Coverage

This project can be described as infill residential as it is a residential development on a previously developed site. However, it does not meet the Code definition of residential infill. Code defines residential infill as “development on a parcel or tract of land that shares a common lot line with at least two (2) existing single family homes and is located within a residential zoning district. This parcel does not share a common lot line with any existing single family homes and the property is not located within a residential zoning district but rather the CO Commercial Zoning District. Therefore, the requirements for maximum lot coverage for infill residential do not apply. The footprint of the proposed building is 5,937 square feet and the total lot size is 29,185 square feet which results in a lot coverage of 20%. If this lot were considered “infill residential” by Code, the lot coverage limit would be 25%, which would be a 7,296 square foot building footprint.



Rendering of building view from Grand Avenue looking east

Common Open Space

Code requires 20% of the site be common open space. The required amount of common open space is 5,837 square feet. Required buffer and landscape areas can count towards this amount, except for interior parking lot landscaping areas. The total amount of landscaped area, subtracting the interior parking lot landscaping areas is 7,253 square feet, which meets the requirement.

Landscaping

For a property zoned CO Commercial the Code requires that 10% of the entire site be landscaped. The total amount of required landscaped area is 2,918.5 square feet. The proposed development will have 7,825 square feet which meets the requirement. Requirements for planting by type is found in the table below.

Plant Material	Code Requirement	Required	Provided	Meets Req.
Trees	1 per 400 sf req. landscaped area	8	17	YES
Shrubs	1 per 100 sf req. landscaped area	30	136	YES
Perennials	1 per 50 sf req. landscaped area	59	80	YES

**Required landscaped area of 2,918.5 sf*

Planting Strip

Typically a planting strip is required for a development, which is from back of curb to the sidewalk. The Director may waive this requirement based on existing conditions along the block face, provided landscape elements, such as the landscaping and trees in this plan, are used to define the edge of the property in absence of a planting strip. The existing condition is that no planting strip exists, the existing sidewalk is adjacent to Grand Avenue. The applicant is proposing that the use of landscaping, including street trees on the west side of the property will be used to define the edge of the property in absence of a planting strip.

Tree Removal

There are a number of existing trees on the property, which has long been vacant. Applicant has incorporated several of the existing healthy trees into the landscape plan. Any existing tree with a caliper greater than 14" requires approval for removal from either Community Development Department Director or Parks & Recreation Director. There are four trees with greater than 14" caliper to be removed, which will need Director approval. Several of the trees, following arborist review, are determined to be in deteriorate health while several other trees are to be removed due to site constraints. In addition, five other trees with caliper greater than 14" will be protected in place during construction and evaluated following construction. The proposed tree plantings, not including preserved trees, meets the landscaping requirement.

Parking Lot Landscaping

For parking lots with 20 more spaces, the Code requires that 20% of the total parking area be designated for landscaping, this includes 10 square feet of interior parking landscaping per parking space. The total parking area is 11,735 square feet. The proposed project calls for 3,918 sf of parking area landscaping and 572 square feet of interior parking space landscaping. These totals meet the required amount of landscaping.

Off Street Parking and Loading

Section 070.030.020(e)/Table 030.1 Table of Allowed Uses outlines 1.5 spaces per multi-family dwelling unit and one guest space per five dwelling. This plan proposes 34 parking spaces which meets the required number of parking spaces.

Section 070.040.060(f)(2) Number of Bicycle Parking outlines the amount of bicycle parking required. For a development with fewer than 50 vehicle spaces, 3 bicycle spaces are required. This plan includes 6 bicycle spaces.

Access and Circulation

The proposed project has two access points. There is a north access which connects to South Grand Avenue directly from the parking area. There is second south access which connects to South Grand via a private drive. This private drive is currently owned by the veterinarian clinic and the applicant has entered an agreement with that owner to allow use. As stated in conditions of approval on pages 11 and 12 of the staff report, this will need to be an executed access agreement to be recorded with the Garfield County Clerk & Recorder's Office.

This access and circulation design has been reviewed by the Engineering Department and several Engineering Variances are being requested. Approval of these variance requests by the Engineering Department is listed as a condition of approval on pages 11 and 12 of this staff report. Variance request include variances for sight triangle distance, distance of access from a property line, and driveway width.



Traffic Impact

The applicant has submitted a Traffic Impact Study for the proposal. Per the submitted traffic study, traffic generation for the multi-family use is summarized in the table below.

The projected traffic volumes do not require a CDOT access permit.

Table 1 – Project Peak Hour Traffic Volumes (VPH)

Land Use Code	Period	AM	PM
LUC 221 – Mid-Rise Housing (20 Dwelling Units)	Entry	2	6
	Exit	7	7
	TOTAL	9	13

Drainage and Geotechnical

The applicant has submitted all required reports for drainage and geotechnical reports. The submitted reports have been reviewed by staff which has determined the proposed project conforms with City of Glenwood Springs requirements. Staff has included the condition that applicant adhere to recommendation of these reports.

Community Housing

Section 070.040.120 provides for requirements for all residential and mixed use developments proposing the construction of ten (10) or more new dwelling units or residential lots. This requirement applies to this development. This development is required to provide 4 units (20%) deed restricted for resident occupied community housing and 2 unit (10%) deed restricted to incomes no higher than 100% AMI, average over the total required deed restricted units.

The project proposes a total of four Community Housing units, with three of the 1 bedroom units and one of the 2 bedroom units as deed restricted.

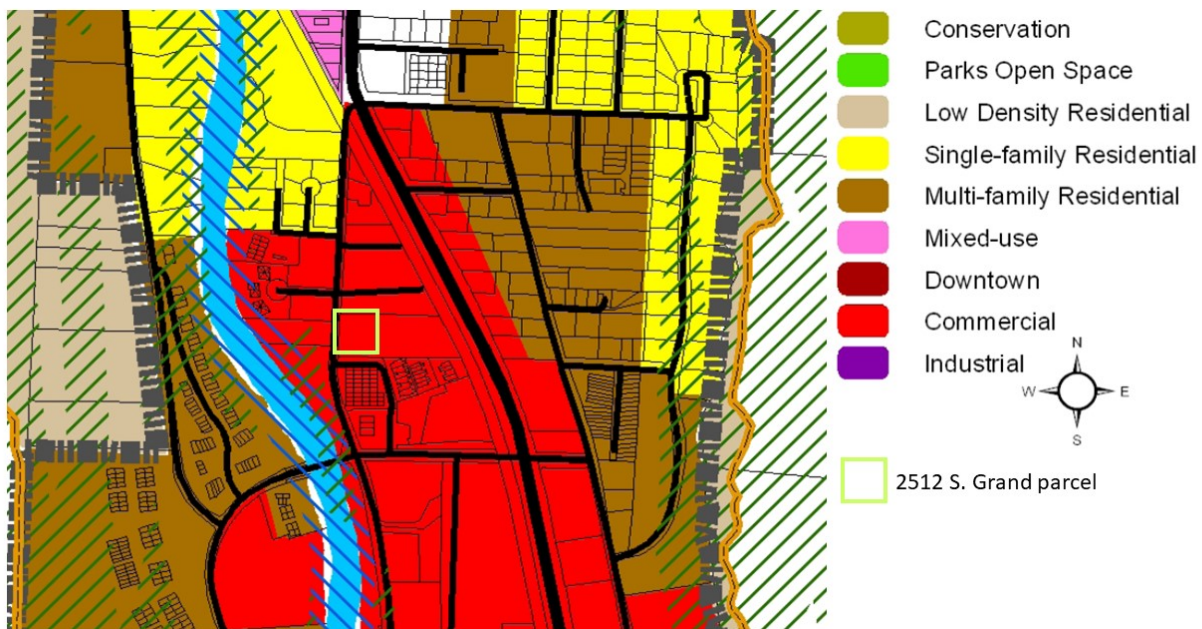
COMPREHENSIVE PLAN COMPATIBILITY

Below is staff's analysis of the proposed project and its compatibility with the Comprehensive Plan.

The subject property is shown on the Future Land Use Map in the Comprehensive Plan as Commercial. The designation of Commercial in the Comprehensive Plan is as follows:

"This land use designation provides a wide range of general goods and services for both regional and local markets in attached and freestanding structures. Retail that would compete directly with Downtown retail is discouraged".

Future land use as commercial does not preclude this site from being residential. The CO – Commercial Zoning District allows residential uses, including multifamily residential as is proposed by this project.



The table below describes how the proposed project supports specific goals from the Comprehensive Plan.

<u>Comprehensive Plan Goal Supported</u>	<u>Objective and Strategies</u>
Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: This application supports the goal above as the proposed development is redevelopment of a vacant lot as residential infill.	

<u>Comprehensive Plan Goal Supported</u>	<u>Objective and Strategies</u>
Preserve small town character while maintaining the livability of Glenwood Springs and increasing the vibrancy and commercial success of the downtown	-Develop according to the vision (Chapter 4, Page 34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Enhance pedestrian-friendliness while facilitating traffic (Chapter 3, Page 36) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The proposed development directs development in compact form as infill and redevelopment of a vacant lot.	
Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Encourage reduction of single occupant vehicles and encourage alternate travel modes through land use planning and community design (Chapter 5, Page 66)
Staff Comment: The proposed development calls for dense infill in a mixed use area within walking distance of a transit station at 27 th Street. Infill near transit is a land use strategy used to address transportation issues by encouraging use of public transportation to reduce single occupancy vehicles.	
Direct development to locations and building forms that are cost effective to serve	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill development fulfills this goal as direct development to this location and density at this location are cost effective for the City to serve.	
Provide housing opportunities for the entire community	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Encourage greater variety in housing variety and affordability throughout the community (Chapter 6, Page 76) -Require good design for mixed-use and higher density project (Chapter 6, Page 78)
Staff Comment: The proposed development for residential infill provides housing in a location near transit and will also provide housing variety and affordability as the development is subject to Community Housing Requirements/	
Support social diversity	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Encourage greater variety in housing variety and affordability throughout the community (Chapter 6, Page 76) -Require good design for mixed-use and higher density projects (Chapter 6, Page 78) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill development in a compact form helps support social diversity, as well as the four deed restricted units that will be created as part of this project.	

REVIEWING AGENCY COMMENTS

An overview of any comments received from referral agencies is provided below. Comments are also attached with application information.

Engineering Department – Comments received mentioned that the proposed project would require a grading plan, drainage letter and plan completed by an engineer, and a Geotechnical Report/Letter to address the potential for hydrocompactive and corrosive soils for this property.

In addition to the items above, the proposed design would require several Engineering Variances. Receiving approval for the following variances is included in the conditions listed on pages 11 and 12 of the staff report.

Required Engineering Variances

1. Distance of proposed access from property line for south and north access.
2. Sight Distance for south access and north access
3. Driveway width on south access

Public Work, Electric, Water, Wastewater – Comments submitted by these departments is included in application information. Comments included technical details on utility locations. The proposed building location is located over the existing sewer service to the veterinarian clinic, however this issue will be addressed in Final Plans review prior to building permit submittal.

Fire Department – Comments submitted by this Department indicate that the building design and site layout does not inhibit the Fire Department's ability to access the site and provide emergency services.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Action 1 – Minor Site & Architectural Plan – approve Minor Site & Architectural Plan for development of a 20 unit multifamily residential building.

Staff Recommendation/Suggested Motion

Staff recommends **approval** of the Variance Request with the following **findings and conditions**:

Suggested Findings:

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

Suggested Conditions

1. The development shall comply with the requirements of the Code. Any future physical changes or improvements to the property or buildings are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
2. The owner 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
3. The owner shall comply with recommendations identified in the technical reports submitted as part of the application including but not limited to Geotechnical and Drainage.
4. Prior to submitting a building and/or grading permit, the owner shall:
 - a. Request and receive approval for all required variances from the Engineering Department.
 - b. Request and receive approval from Director to remove all trees with caliper greater than 14"

Suggested Conditions, continued

- c. Request and receive approval from Director to waive requirement for creation of a planting strip based on existing conditions along the block face.
 - d. Submit a Housing Plan for approval that includes breakdown of all deed restricted units per the adopted Housing Guidelines.
5. At the time of Construction Plans review the owner shall submit all required civil and architectural plans and related reports that demonstrate compliance with Code requirements and the Engineering Standards, including applicable comments provided by staff.
6. Prior to issuance of the building permit, the owner shall –
- a. Submit and record a deed restriction agreement for all units satisfying Section 070.045 Community Housing Standards for all Resident Occupied and deed restricted units to the satisfaction of the City or it's designee.
 - b. Pay all required system improvement fees including but not limited to water, sewer, parkland, school land, and Fire/EMS
 - c. Provide executed access agreement with adjacent property owner and record agreement Garfield County Clerk & Recorder's Office.
-

ALTERNATIVE MOTION

***A member of City Council has requested that land use applications include suggested motions for both approval and denial. In most instances, staff has worked diligently with the applicant to address requirements outlined in the *Glenwood Springs Municipal Code* (Code) applicable to any given proposal. Therefore, we are usually in support of an application by the time it reaches the Planning and Zoning Commission and/or City Council. However, if the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, your denial motion should be based on one or more of the same approval criteria applicable to the application. You should support your findings with information outlining the shortcomings of the request as shown in the example below:

MOTION TO DENY

Action 1:

Consideration of a Minor Site/Architectural Plan review for the construction of a 20-unit multifamily building in the CO - Commercial Zoning District. I move to **DENY** finding that -

1. The site/architectural plan is not consistent with general purpose and intent of the Code because **[insert reasoning]**;
2. The site/architectural plan is not consistent with dimensional, design, development, and other standards of this Code **[insert where you find inconsistencies with Code requirements]**; and
3. The site/architectural plan is not in conformance with **[insert applicable Comp Plan or other City plan or policy sections here]** of the Comprehensive Plan and other City plans and policies.



AND USE A AT N

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 LAI Design Group		Owner 2512 South Grand LLC	
Attn. Jennifer Carpenter		Attn. Shannon Sweeney	
Relationship to Owner Landscape Architect/Planner		Owner	
Applicant Address 88 Inverness Circle East - Bldg J, Suite 101		Owner Address 1315 Mountain View Drive	
Englewood, CO 80112		Aspen, CO 81611	
Phone 303-734-1777	Email Address jcarpenter@laidesigngroup.com	Phone 618-6325	Email Address shannon@sweeneyaspen.com

Property Information:	
Address 2512 South Grand Avenue	Parcel Number 218516400070
Glenwood Springs, CO 81601	
Subdivision	Lot and Block Number
Zone District CO - Commercial	Existing Land Use Vacant

General Project Description:
The project is located at 2512 S Grand Avenue in Glenwood Springs, CO. The property is zoned CO-Commercial. The CO district is intended to accommodate general commercial uses with some limited residential uses. The CO district provides a transition between mixed-use and/or residential districts and more intense industrial districts, and allows some typically auto-oriented or major corridor uses. The proposed development includes 20 units on a .67-acre parcel.

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		08/16/2021
	Applicant	Date
		08/16/2021
	Owner	Date

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.		
	Owner	Date

ASSIGNMENT AND ASSUMPTION OF CONTRACT TO BUY AND SELL REAL ESTATE

THIS ASSIGNMENT AND ASSUMPTION OF CONTRACT TO BUY AND SELL REAL ESTATE (Commercial) (this "Assignment and Assumption") is made as of February 25, 2020, by and between **Shannon Sweeney** ("Assignor"), **2512 South Grand LLC**, a Colorado limited liability company ("Assignee"), and **Double D Properties, LLC**, a Colorado limited liability company ("Seller").

Recitals

This Assignment and Assumption is made with respect to the following facts:

A. Pursuant to that certain Contract to Buy and Sell Real Estate (Land), dated February 9, 2021, as amended (collectively, the "Contract"), between Seller, as seller, and Assignor, as buyer, Assignor agreed to purchase from Seller certain real property located at the street address of: 2512 South Grand Avenue, Glenwood Springs, CO 81601 (the "Property"), as more particularly described in the Contract.

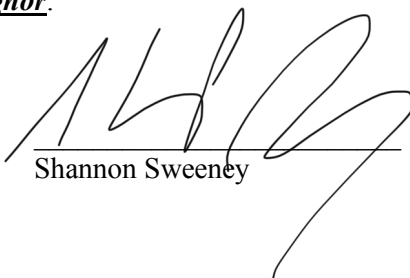
B. Assignor desires to assign all of Assignor's right, title and interest in, to and under the Contract to Assignee, and Assignee desires to accept such assignment and to assume all of Assignor's duties and obligations thereunder, and Seller desires to consent to this assignment.

Assignment and Assumption

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns, conveys and transfers to Assignee all of Assignor's right, title and interest in, to and under the Contract (including all rights to the earnest money deposit thereunder, if any), and including all of Assignor's obligations thereunder, and Assignee hereby accepts such assignment and assumes all of Assignor's obligations thereunder. Without limiting the foregoing, Assignor agrees to cooperate in the closing of the transaction contemplated by the Contract. Seller hereby consents to this assignment.

IN WITNESS WHEREOF, this Assignment and Assumption has been executed by Seller, Assignor and Assignee as of the date and year first set forth above.

Assignor:

By: 
Shannon Sweeney

Seller:

Double D Properties, LLC
A Colorado limited liability company

By: Anthony de Moraes 02/26/2021
Anthony De Moraes, Member

By: Jennifer Dockery 02/26/2021
Jennifer Dockery, Member

Assignee:

2512 South Grand LLC, a Colorado limited liability company

By its Manager:

Grover Consolidated Industries LLC, a Colorado limited liability company

By: Mark Friedland 02/26/2021
Mark Friedland, Manager



October 27, 2021

Emery Ellingson
City of Glenwood Springs
101 W 8th Street
Glenwood Springs, CO 81601

Re: “The Farm at Grand Avenue” Multi-Family Development Submittal 2 Narrative

REQUEST: Consideration of a Minor Site / Architectural Plan review for the construction of a 20-unit multi-family building.

Applicant: LAI Design Group

Owner: 2512 South Grand LLC

Zone: CO - Commercial

Location: 2512 South Grand Avenue, Glenwood Springs-CO 81601

Parcel: 218516400070

Surrounding Zoning / Land Uses:

North: Story Enterprises, Inc (Commercial / Manufactured Housing)

South: Penrose Plaza Unit Owners Association (Commercial / Commercial-Retail)

East: RamVet Properties, Ltd (Commercial / Vet Clinic)

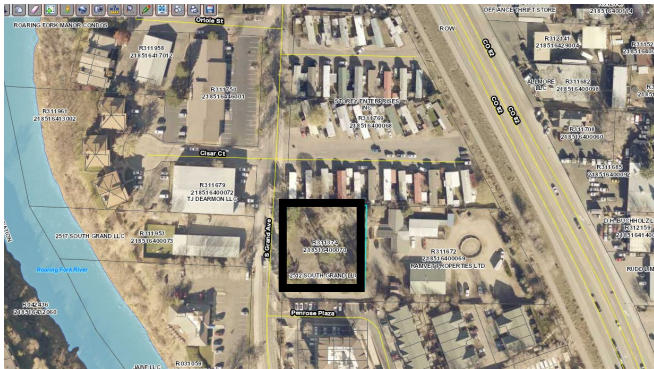
West: 2517 South Grand, LLC (Commercial / Pet Resort)

Lot Size: 29, 185 SF / 0.67 Acres

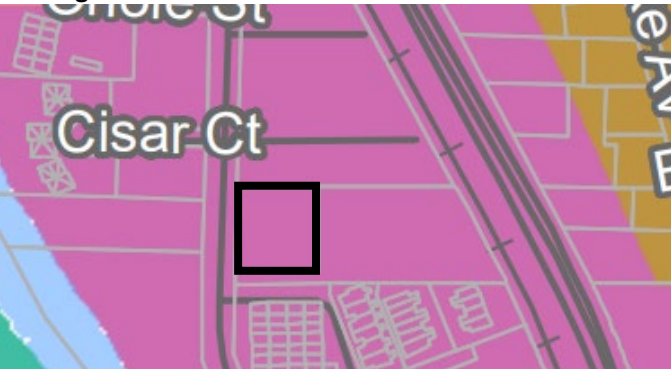
BACKGROUND / PROJECT DESCRIPTION

The Farm at Grand Avenue is a 20-unit apartment building located off South Grand Avenue and accessed from two (2) locations. One location is off South Grand Avenue and the other is off a shared access to the south of the property. The three-story building will total approximately 17,811 sq. ft. and have a mix of (17) one-bedroom and (3) two-bedroom apartments. Currently, the property is vacant and un-development land. The project is zoned CO Commercial and is surrounded by Commercial and Manufactured Housing as illustrated below.

Surround Uses:



Zoning District:





Review Process

According to Municipal Code section 070.060.050 (a) the construction of 20 multi-family units is classified as a Minor Site / Architectural Plan Review requiring a public hearing before the Planning and Zoning Commission. The Planning and Zoning Commission may refer Minor Site / Architectural Plans to the City Council for a final decision.

The Director shall regularly make available to the City Council a record of pending applications for minor site/architectural plans. If at least three (3) members of the City Council request that the City Council make the final decision on any such application on or before the next regular Council meeting but not less than ten (10) days of the Director providing such notice, the Director shall inform the applicant of such decision. The Director shall provide public notice and schedule the application to be considered at the next regularly scheduled City Council meeting. Only 1 Council Member requested to have the final decision on the application.

PROJECT ANALYSIS

Development Standards

Site layout, building design, parking, landscaping, and other specifics related to development are subject to the Section 070.040 of the Glenwood Spring Municipal Code (Code) which outlines the development standards for all land use applications.

Total Project Area = 0.67 AC / 29,185 SF (100%)

Total Lot Coverage = 0.49 AC / 21,360 SF (73%)

Total Landscape Area = 0.18 AC / 7,825 SF (27%)

Code Standard		Proposal Requirement	Requirement Met
Open Space	20% (5,837)	34% (9,843)	Yes
Landscape	15% (4,778)	27% (7,825)	Yes
Parking Lot Landscape			
Surface Area	20% (11,735 = 2,347)	33% (3,918)	Yes
Interior	10 Sq. ft/space (34 spaces = 340 sq. ft)	17 Sq. ft/space (572)	Yes
Setbacks			
Front, Min.	5.0'	14'-11" from west PL	Yes
Front, Max (from Arterials)	60.0'	NA	Yes
Front, Max (from other)	40.0'	30' from curb of street	Yes
Side, min.	5.0'	10'-6" from south PL	Yes
Building Height	40.0'	35'-2"	Yes
Parking	1.5 units (30) + Guest (1/5 = 4)	34 Spaces (includes 2 HC)	Yes
Bike Parking	3 Spaces	12 Spaces (6 racks)	Yes
Trash Enclosure	Enclosed	Enclosed	Yes
Architecture	Four sided + 5 Elements	Four sided + 8 Elements	Yes
Storage	1 cubic ft/3 sq. ft 12,265/3 = 4088 cubic ft	5,411 cubic ft	Yes
Affordable Housing (overlap)	2 RO, 2 Deed Restricted = 4	2 RO, 2 Deed Restricted = 4	Yes

Site/Building Design

Section 0770.040.080 Residential Site and Building design provides standards for multi-family developments related to building orientation, architectural elements, heights, and façade articulation.

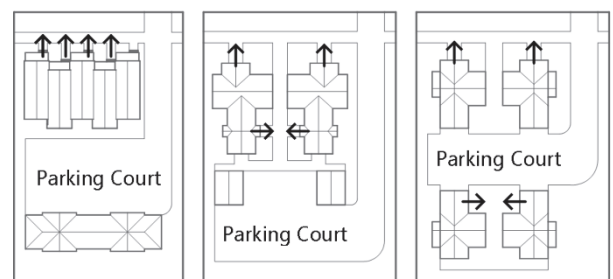


Building Orientation

Per Multi-Family Residential 1) all units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages, as would be typical on a corner lot or with larger developments on corner lots, shall provide entrances to units along each street frontage. 2) To the maximum extent feasible, the primary entrance and façade of individual buildings within a multi-family development shall be oriented towards:

- i. Primary, internal or perimeter streets; or
- ii. Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system. (Figure 040-14)

- The building orientation positions the vestibule with front door towards Grand Avenue; as well as, internal towards parking for practical reasons. For example, tenants can easily move in and out of the building, as well as convenient daily access and an acceptable accessible route.
- The front door (located within the Code mandate of 5' min – 40' max setback) deters individuals walking along the street from attempts of gaining access.





- The vestibule with front door on the side (facing Grand Avenue) creates a plaza space for tenants to benefit from (gathering space, sitting, move in/move out area). The vestibule houses the mailboxes so that the main building is completely secured to only residents.
- This orientation allows for a streetscape using the prescribed setback to allow trees to mature.
- This location separates use from the vet clinic to the east to provide an appropriate land use transition and buffer to comply with the owners of the vet clinic.
- The location works with existing conditions (utilities, access, grading); as well as proposed requirements and needs for utilities, access, grading and drainage.

Architectural Elements

Section 070.040.080 outlines that multi-family residential development must have a minimum of five (5) different architectural features on each side of a building. Those features include the following options:

1. Covered porches;
2. Balconies,
3. Prominent entry features;
4. Windows;
5. Door openings,
6. Distinct variations in color (not a slight variation of a similar hue, such as beige or pastel);
7. Variations in materials;
8. Variations in building height;
9. Variation in roof form;
10. Dormers;
11. Projected or recessed building walls; or
12. Another architectural feature as approved by the Director.

The proposed building meets the four-sided design requirement with eight (8) features: (1) covered porches, (2) balconies, (3) prominent entry features, (4) windows, (5) door openings, (6) distinct variations in color, (7) variations in materials, and (11) projected building walls.

Building Materials

The proposed exterior materials will be cementitious panel and horizontal siding system with “faux wood” appearance cementitious siding on the vestibule. The vestibule has a commercial entry door system with top transom and side lites facing South Grand Avenue and addressing on the top. The creative use of color, texture and massing on the elevations provide variety and visual interest which is encouraged in the Code.

Building Height

The proposed building meets the zoning standard of a maximum 40 feet with a proposed 35'-2" on the three-story building. The height is measured from grade to the top of parapet.

Common Open Space

Code requires 20% of the site count towards open space. This site is 29, 185 square feet requiring 5,837 square feet of open space. The proposal exceeds the requirement with 9,843 square feet provided. Allowable common space areas include stormwater management devices, formal plantings, required landscape areas and plaza areas.



Each unit is provided a covered patio (porch) or balcony. There are 6 bicycle storage spaces (for 12 bikes) located on the exterior ground floor protected from the weather and storage lockers in the common/hallways of each floor.

Landscaping

Code requires 15% of the site be landscaped. This site is 29,185 square feet requiring 4,378 square feet of open space. The applicant is providing 7,825 square feet of landscaping or approximately 27% of the lot area.

Code requires 1 street tree per 75 linear feet of street frontage which for this property is 3 street trees.

Off Street Parking

Section 070.030.020 e / Table 030.1 Table of Allowed Uses outline 1.5 spaces per multi-family dwelling unit and one guest space per five dwelling units requiring 34 total spaces for the current proposal. The 34 spaces are proposed in a surface parking lot located north and west of the building.

Access and Circulation

The project property is accessed via South Grand Avenue to the west and a shared access easement to the south that serves the Vet Clinic to the east. The properties will have a private access and maintenance agreement for the shared drive.

Traffic Impact

Traffic generation for the multi-family use is summarized in the table below:

Table 1 – Project Peak Hour Traffic Volumes (VPH)

Land Use Code	Period	AM	PM
LUC 221 – Mid-Rise Housing (20 Dwelling Units)	Entry	2	6
	Exit	7	7
	TOTAL	9	13

Summary and Recommendations from the Traffic Impact Summary:

- The project results in an overall increase in traffic of 9 AM Peak Hour trips and 11 PM Peak Hour trips.
- A CDOT access permit is not required for the Project.
- Auxiliary lanes are not recommended for the Project.

Community Housing Per Section 070.045

The requirement to provide deed restricted community housing was added to the Code on April 1, 2021. Any residential development proposing 10 or more new dwelling units is required to set aside 20% of the units as deed restricted resident-occupied community housing and 10% of the units as deed restricted to 100% Area Median Income (AMI) rent affordability level.

The Farm at Grand Avenue is 20 units with 17 one-bedroom (85% of the project, and 3 two-bedroom units or 15% of the project. The proposed deed restricted unit mix breakdown is as follows:

Total required resident occupied community housing units would be 4 units (5 out of 20)

Total deed restricted for income would be 2 units (2 out of 20)

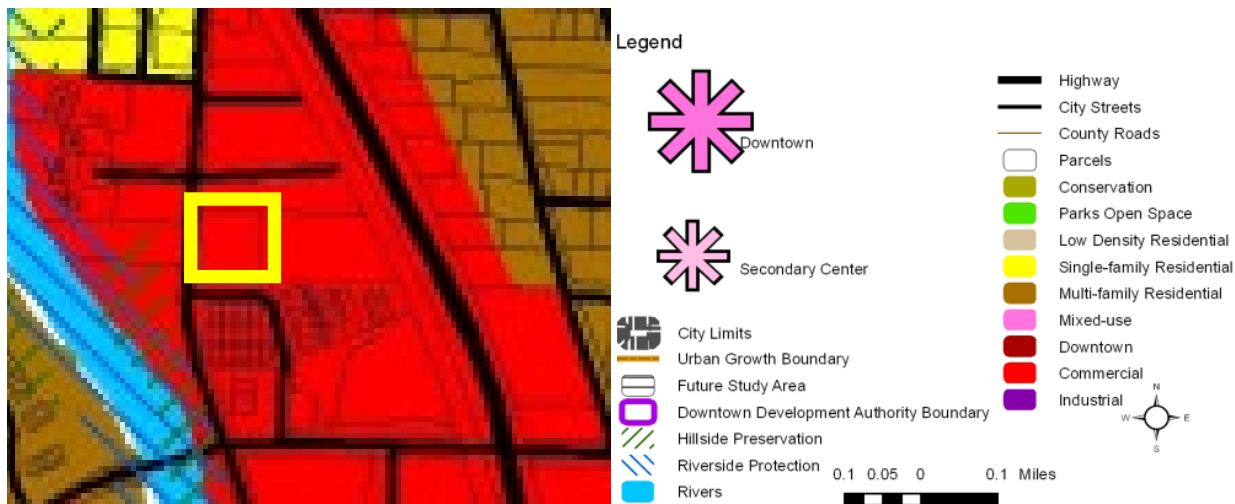
These units can overlap so you could have 4 total deed restricted units breaking down to:
2 units deed restricted for resident only
2 units deed restricted for resident AND income

Drainage and Geotech Reports

The applicant submitted Geotechnical and Drainage reports that include recommendations for the property and construction of the building. The proposal is in conformance with the City of Glenwood Springs submittal criteria.

Compatibility with the Comprehensive Plan

The property is identified in the future land use map of the comprehensive plan as Commercial as indicated below. The Commercial land use designation provides a wide range of general retail goods and services for both regional and local markets, in attached and freestanding structures. Retail that would compete directly with Downtown retail is discouraged.



Numerous community goals and related objectives and strategies are outlined in the Executive Summary and subsequent chapters of the Comp Plan which are summarized in the following table:

Comprehensive Plan Goal Supported	Compliance per Comprehensive Plan
Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Preserve small town character while maintaining the livability of Glenwood Springs and increasing the vibrancy and commercial success of the downtown	-Develop according to the vision (Chapter 4, Page34) - Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth inward (Chapter 9, Page 102)
Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Encourage reduction of single occupant vehicles and encourage



	alternate travel modes through land use planning and community design (Chapter 5, Page 66)
Direct development to locations and building forms that are cost effective to serve	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Direct growth inward (Chapter 9, Page 102)
Provide housing opportunities for the entire community	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -
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)

The current proposal complies with the Future Land Use map designations and descriptions and goals and objectives outlined above.

Site / Architectural Plan Review Approval Criteria

A Minor Site/Architectural Plan Review application must adhere to the approval criteria outlined in Section 070.060.050 (6) of the Code as outlined in ***Bold Italics*** below:

Approval Criteria for All Site/Architectural Plan Types. In reviewing a proposed site/architectural plan application, the Director, Planning Commission, and/or City Council shall consider whether:

a. The site/architectural plan is consistent with the general purpose and intent of this Code;

The general purpose of the Code is to protect the public health, safety, and welfare of the city and to implement policies, goals including those in the Comprehensive Plan. More specifically, the intent of the Development Code among other things, is to create the best built environment by promoting orderly, efficient development; to provide for a variety of housing and densities, including workforce housing; to regulate the development based on impacts; and to provide minimum standards for design and improvement of the land and buildings to ensure that each building site can accommodate its intended use. The development is consistent with the general purpose and intent of the code.

b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;

As outlined above, the proposal is consistent with the standards of the development code. No variances from Code have been requested for this development.

c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval;

There are no other precedent land use approvals for this property.

d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

As addressed in detail above, the current proposal is in compliance with the Future Land Use map designations and descriptions and goals and objectives of the Comp Plan.



If you require additional information or have any questions about our request, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process.

Sincerely,

A handwritten signature in black ink that reads 'Jennifer Carpenter'. The signature is written in a cursive, flowing style.

Jennifer Carpenter
Principal

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MINOR SITE ARCHITECTURAL DEVELOPMENT REVIEW

THE FARM AT GRAND AVENUE

SITUATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M.
CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO

LEGAL DESCRIPTION

ALL THAT PART OF THE SE1/4SE1/4 OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M., LYING EASTERLY OF STATE HIGHWAY NO. 82 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID HIGHWAY, WHENCE THE CORNER COMMON TO SECTIONS 15, 16, 21 AND 22 BEARS S.63°52'E. 1408.85 FEET; THENCE S.01°39'W. 169.23 FEET ALONG THE EASTERLY LINE OF SAID HIGHWAY; THENCE N.89°56'E. 174.08 FEET; THENCE N.01°08'W. 108.82 FEET; THENCE N.88°52'E. 2.50 FEET; THENCE N.01°11'W. 59.34 FEET; THENCE N.89°44'W. 168.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID HIGHWAY, THE POINT OF BEGINNING. 28,818 SQ/ FT/ OR 0.6615 ACRES AS DESCRIBED. COUNTY OF GARFIELD. STATE OF COLORADO.

DATA TABLE

DATA	ACRES	SQ FT	%
TOTAL PROJECT AREA	0.67 AC	29,185 SF	100%
TOTAL LOT COVERAGE	0.49 AC	21,360 SF	73%
TOTAL LANDSCAPE AREA	0.18 AC	7,825 SF	27%

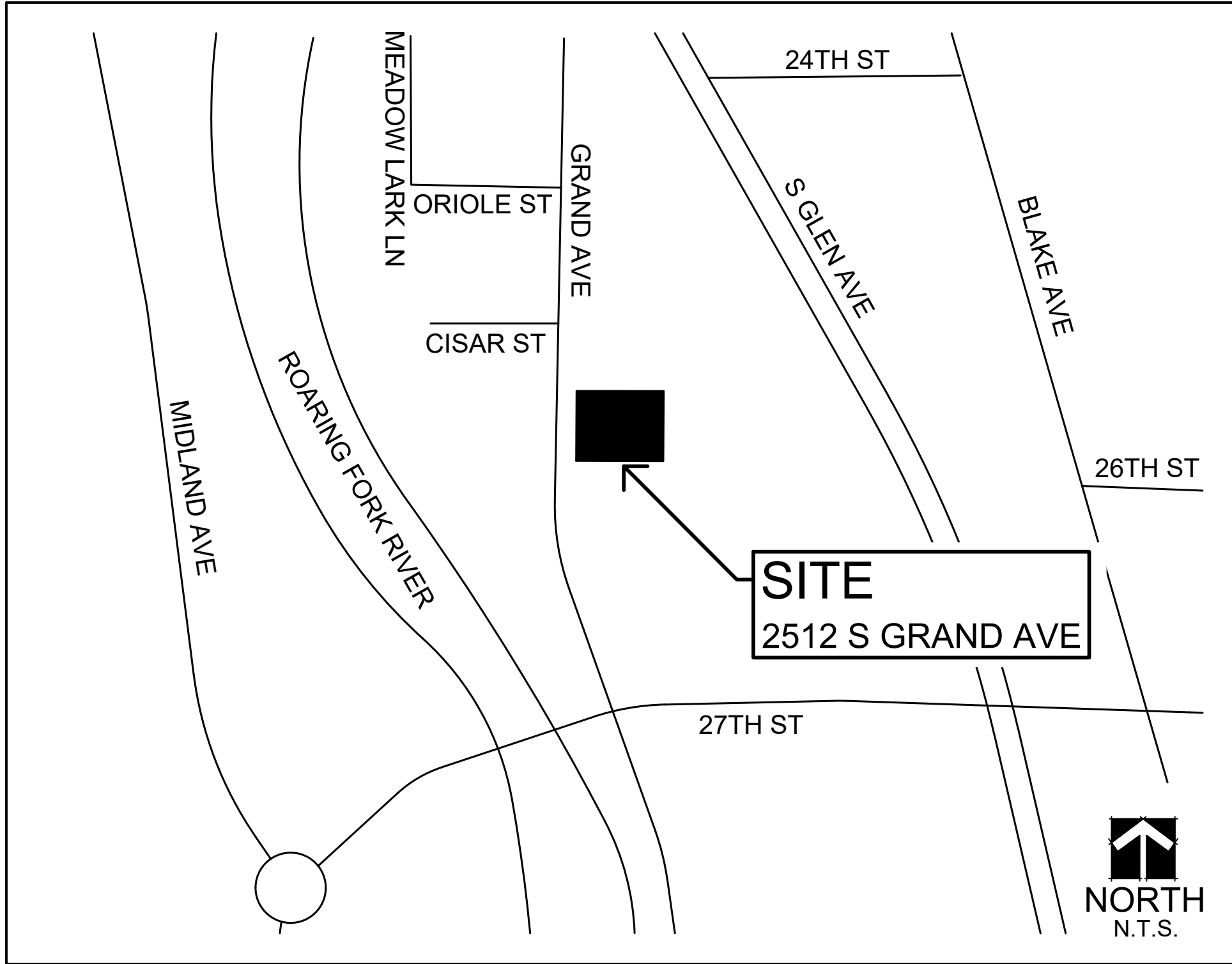
PARKING LOT LANDSCAPE	ACRES	SQ FT	
SURFACE AREA OF PARKING LOT	.70 AC	11,735 SF	
	REQUIRED	PROVIDED	
PERIMETER LANDSCAPE (20%)	2,347 SF	3,918 SF (33%)	
INTERIOR LANDSCAPE (10 SF/SPACE)	340 SF	572 SF (17 SF/SPACE)	

# OF LOTS	1
# OF DWELLINGS	20
# OF BUILDINGS	1
BUILDING FOOTPRINT	6,670 SF
NET DENSITY	30 DU/AC

STORAGE	
REQUIRED: 1 CUBIC FT/3 SF	12,216 / 3 = 4,072 CUBIC FT
PROVIDED	632 X 8.5 = 5,4372 CUBIC FT

PARKING SPACES	
REQUIRED PARKING SPACES - 1.5 PER UNIT + 1 GUEST SPACE PER 5 UNITS	34
1.5 SPACES PER UNIT x 20 UNITS	30
GUEST - 5 PER 20 UNITS	4
PROVIDED PARKING SPACES	34
HC PARKING SPACES	
REQUIRED HC PARKING SPACES	2
PROVIDED HC PARKING SPACES	2
BICYCLE SPACES	
REQUIRED BICYCLE PARKING (FEWER THAN 50 SPACES)	3 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

VICINITY MAP



PROJECT TEAM

OWNER/CLIENT

SWEENEY DEVELOPMENT
ATTN: SHANNON SWEENEY
41 DANIELSON DRIVE
ASPEN, CO 81611
OFFICE PHONE: (970) 618-6325

PLANNER/LANDSCAPE ARCHITECT

LAI DESIGN GROUP
ATTN: JENNIFER CARPENTER
88 INVERNESS CIRCLE EAST, SUITE J-101
ENGLEWOOD, CO 80112
OFFICE PHONE: (303) 734-1777

ENGINEER/SURVEYOR

RIVERCITY CONSULTANTS
ATTN: JARROD WHELAN
215 PITKIN #201
GRAND JUNCTION, CO 81501
OFFICE PHONE: (970) 241-8841

STRUCTURAL ENGINEER

SGM, INC.
ATTN: JOHN BOULDEN
259 GRAND AVE. STE. 200
GRAND JUNCTION, CO 81501
OFFICE PHONE: (970) 245-2571

MEP

BIGHORN CONSULTING ENGINEERS, INC.
ATTN: M. BLAIN BUCK
386 INDIAN RD.
GRAND JUNCTION, CO 81501
OFFICE PHONE: (970) 241-8709

GEOTECH

HUDDLESTON-BERRY ENGINEERING AND TESTING, LLC
ATTN: MICHAEL BERRY
2789 RIVERSIDE PARKWAY
GRAND JUNCTION, CO 81501
OFFICE PHONE: (970) 255-8005

DISCLAIMER FOR ENTIRE DRAWING SET:

- THE LANDSCAPE ARCHITECT HAS PREPARED THESE PLANS FROM BASE INFORMATION PROVIDED BY RIVER CITY CONSULTANTS. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, STRUCTURES AND WIRES SHOWN ON THESE PLANS WERE OBTAINED FROM SAID BASE INFORMATION, AND NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION. APPROVAL OF THIS PLAN BY THE OWNER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY PIPE, WIRE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PLANS FOR PERTINENT INFORMATION RELATING TO SITE CONSTRUCTION AND CONTACT THE LANDSCAPE ARCHITECT REGARDING ANY DISCREPANCIES FOR COLLABORATION ON A SOLUTION.

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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970-6186325

THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
COVER SHEET

PROFESSIONAL STAMP

SHEET INDEX

SHEETS	DESCRIPTION
0.00	COVER SHEET
1.00	SITE PLAN
1.01	SITE DETAILS
1.02	FIRE TRUCK PLAN
2.00	GRADING AND DRAINAGE PLAN
3.00	UTILITY COMPOSITE
4.00	LANDSCAPE PLAN
4.01	LANDSCAPE DETAILS
5.00	IRRIGATION PLAN
5.01-03	IRRIGATION DETAILS
6.00	BUILDING FLOOR PLAN
7.00	BUILDING ELEVATIONS
8.00	LIGHTING PLAN

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021
REV. 2 11/05/2021

SHEET NUMBER

0.00

OF

River City Consultants is NOT offering any opinions in regards to the boundary at this time.

SNOW TO BE PILED EAST ON THE ADJACENT
PROPERTY IF ADDITIONAL SPACE IS REQUIRED.



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ASPEN, CO 81611
970-6186325

SITE PLAN

PROJECT INFORMATION

ISSUE RECORD

1.00
OF

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	RIGHT-OF-WAY (ROW)
	PROPERTY BOUNDARY
	PLANTING AREA (PA)
	COBBLE
	PROPOSED TRASH RECEPTACLE
	PROPOSED BENCH
	PROPOSED BIKE RACK
	EXISTING CONTOURS
	PROPOSED CONTOURS

0' 10' 20'

GRAPHIC SCALE: 1" = 10'



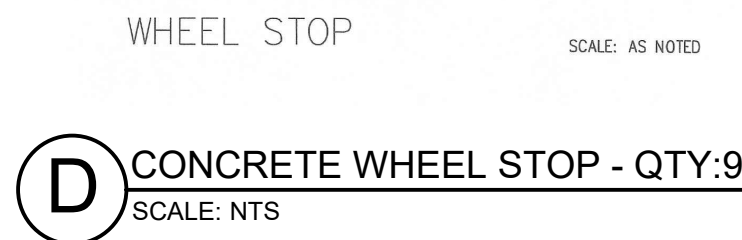
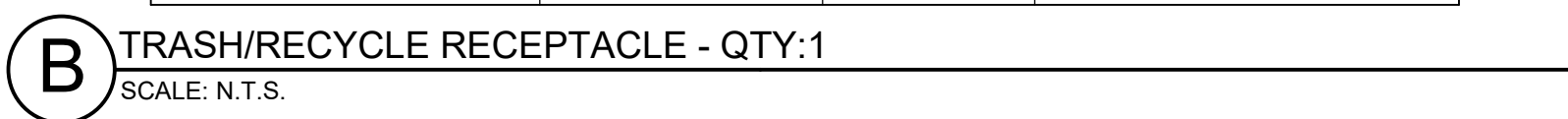
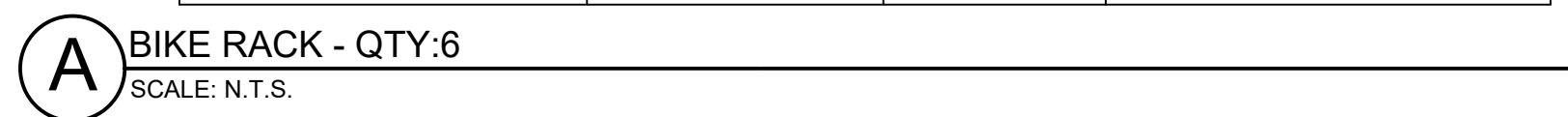
A SITE PLAN
SCALE: 1" = 10'-0"

Packet Page 31

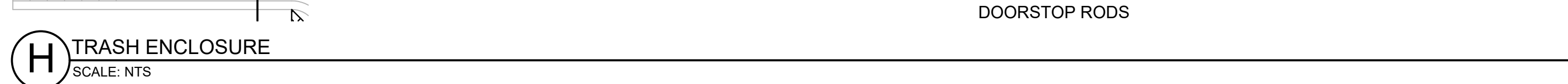
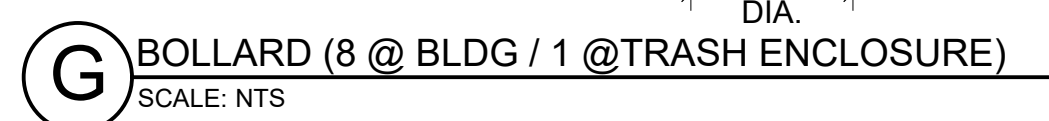
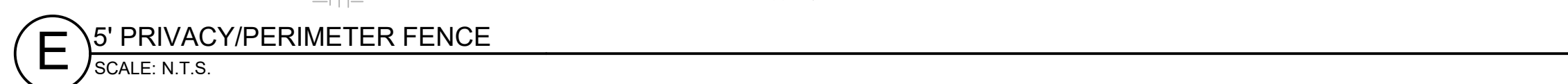
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ASPEN, CO 81611
970-6186325



-
- Diagram illustrating the cross-section of a fence assembly, showing structural details and dimensions:
- Overall width: 8'-0" O.C. (On Center)
 - Post size: 4" x 4" POST
 - Top rail size: 2" x 2" TOP RAIL
 - Pickets size: 1" x 6" PICKETS
 - Fascia board size: 2" x 4" FASCIA BOARD
 - Finish grade: FINISH GRADE
 - Concrete footing: CONCRETE FOOTING PER STRUCTURAL
 - Depth per structural: DEPTH PER STRUCTURAL
 - Dimensions: 3" (gap between pickets), 5'-0" (height of pickets), 2" (height of fascia board)

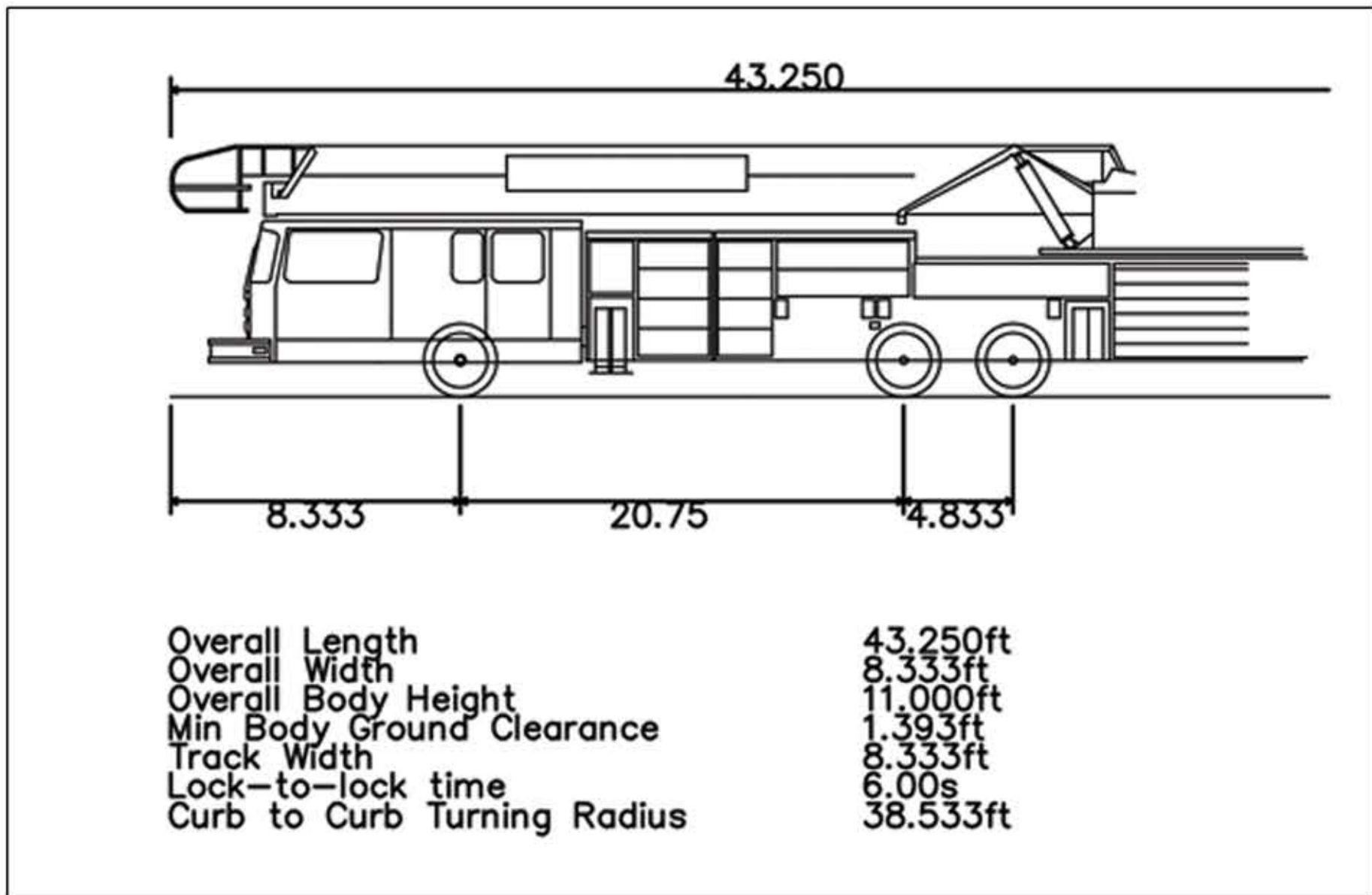
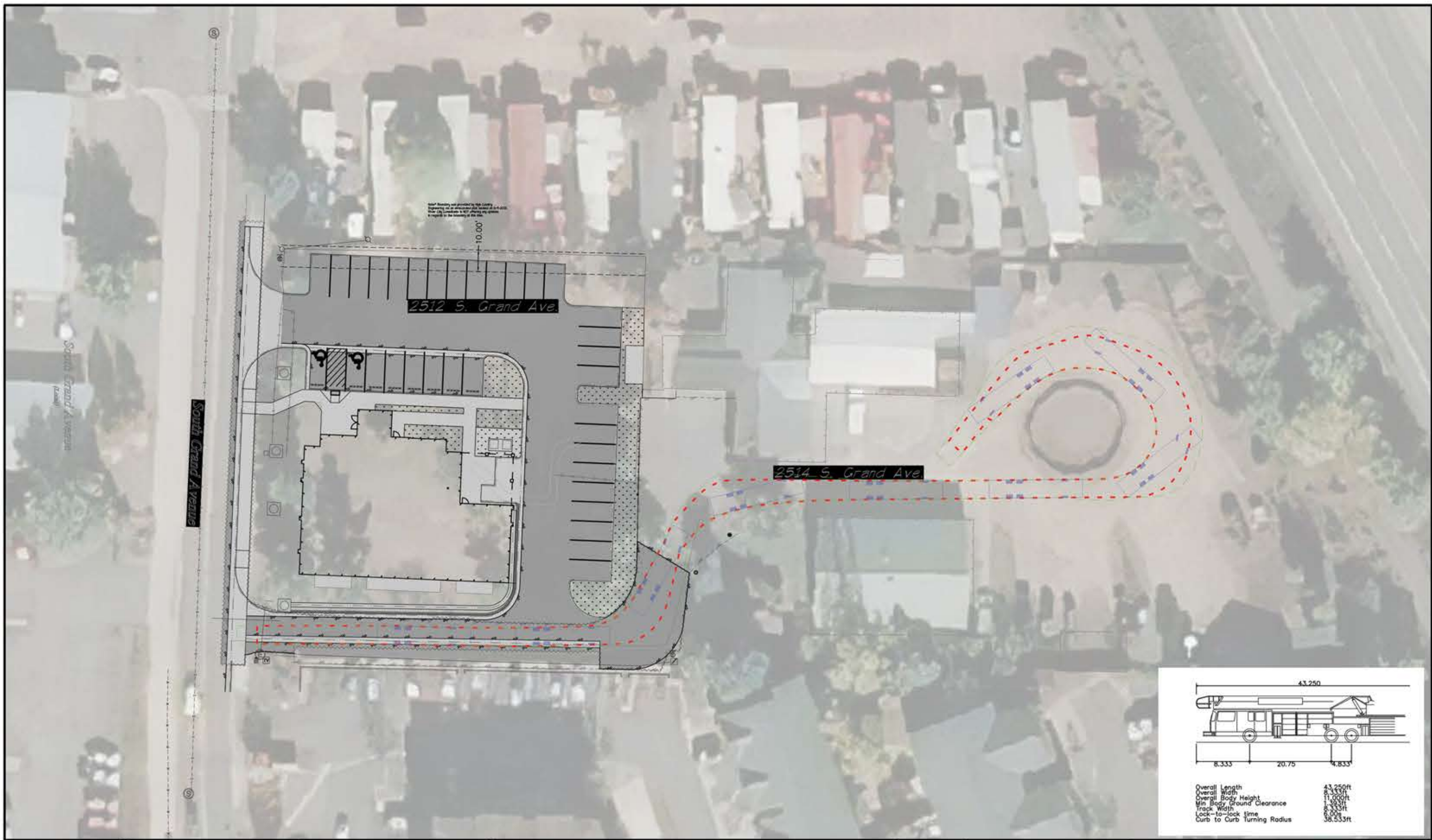


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1.01

OF

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800.922.1987
www.uncc.org
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
NW Property Corner ---
1.25" Plastic Cap PLS 19598 S&W INC
Grand Ave and South of Cisar Court
NORTHING: 1622050.88
EASTING: 2485157.55
ELEVATION: 5807.30
DATUM SOURCE: CO83-CF (NAVD88)

SCALE
(FEET)
0 1" = 20'
HORIZONTAL
VERTICAL:
CONTOUR INTERVAL: FT

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com
DRAWN BY: PROJECT: 1981-004
CHECKED BY:

ARCHITECT / PLANNER



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970-6186325

THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
FIRE TRUCK PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

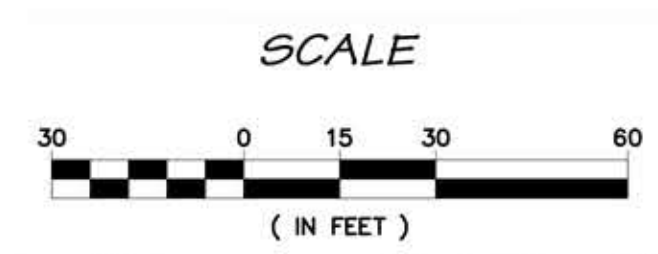
SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021

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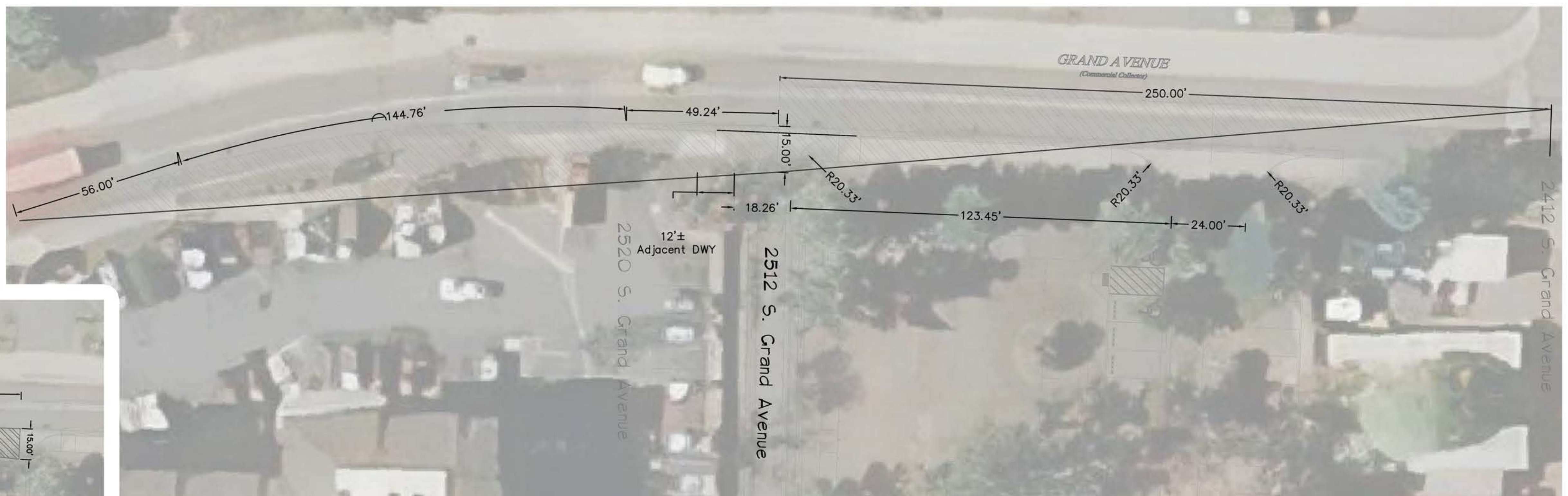
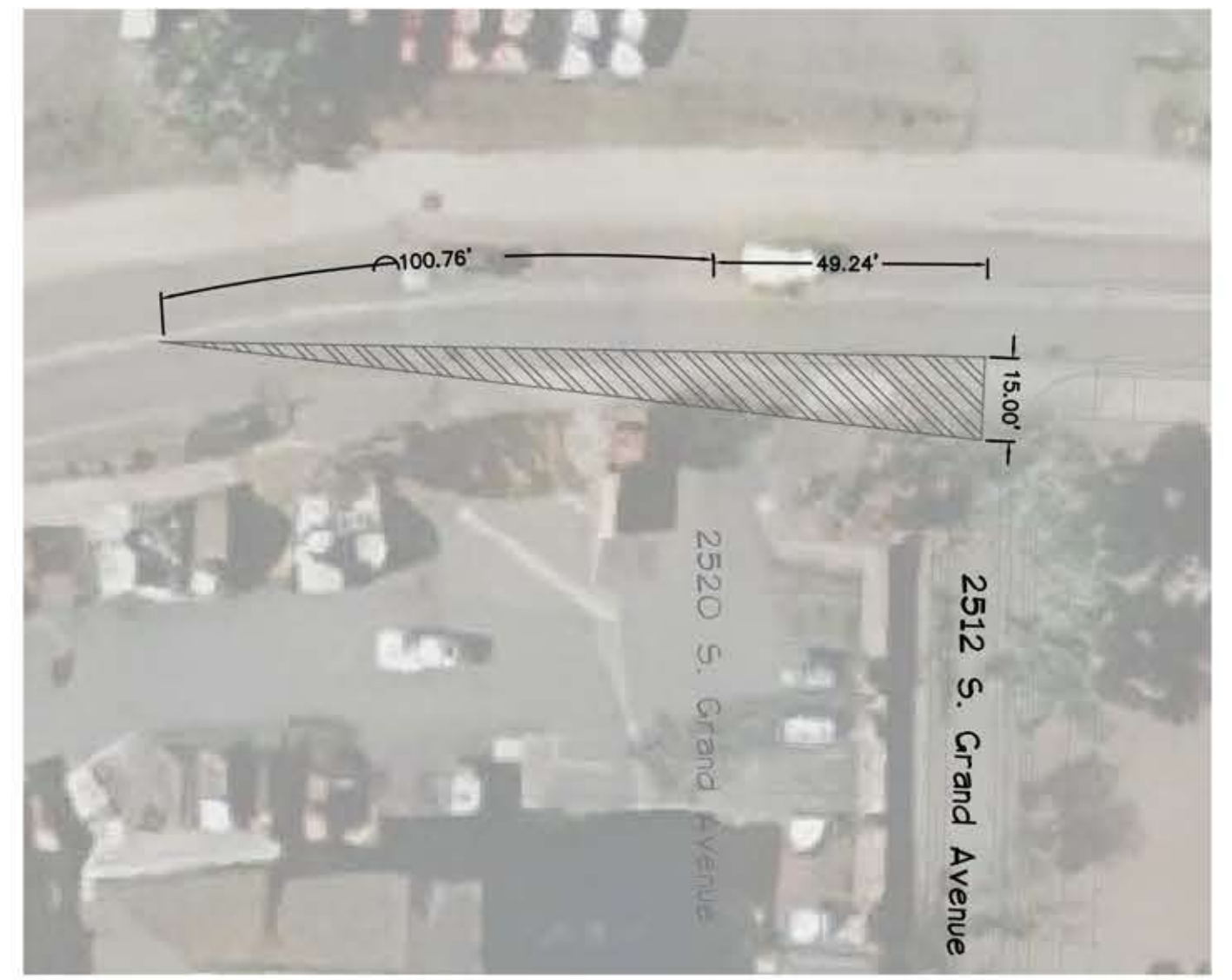
1.02
OF



Sight Distance Exhibit (250')
North Access



Sight Distance Exhibit (150')
South Access



Sight Distance Exhibit (250')
South Access



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Project Benchmark

NW Property Corner ----
1.25" Plastic Cap PLS 19598 S&W INC
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EASTING: 2485157.55
ELEVATION: 5807.30
DATUM SOURCE: CO83-CF (NAVD88)

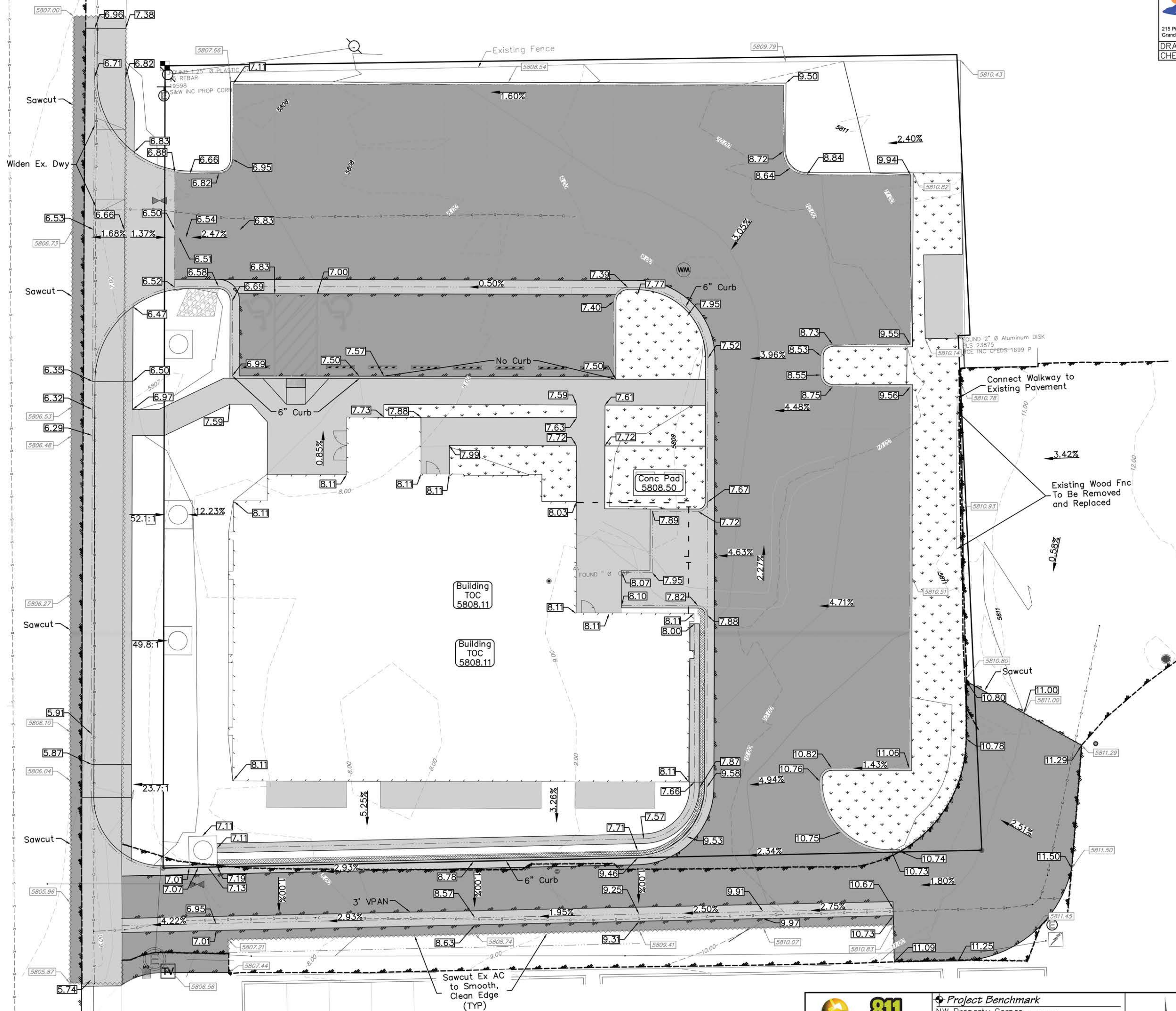
SCALE
(FEET)
0 1" = 20'
HORIZONTAL

VERTICAL:
CONTOUR INTERVAL: FT

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PROJECT INFORMATION	
PROJECT #:	211023
DRAWN BY:	LAI
CHECKED BY:	JC
ISSUE RECORD	
SUBMITTAL 1	8/27/2021
SUBMITTAL 2	10/27/2021
REV 3	11/09/2021
SHEET NUMBER	
1.03	
OF	

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THE FARM AT GRAND AVENUE 2512 S GRAND AVE, GLENWOOD SPRINGS, CO GRADING & DRAINAGE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
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ISSUE RECORD

SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021
REV 3 11/09/2021

SHEET NUMBER

2.00
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Project Benchmark
NW Property Corner ---
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ELEVATION: 5807.30
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SCALE
(FEET)
0 10 20
HORIZONTAL
VERTICAL: NA
CONTOUR INTERVAL: 1 FT

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THE FARM AT GRAND AVENUE
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UTILITY PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

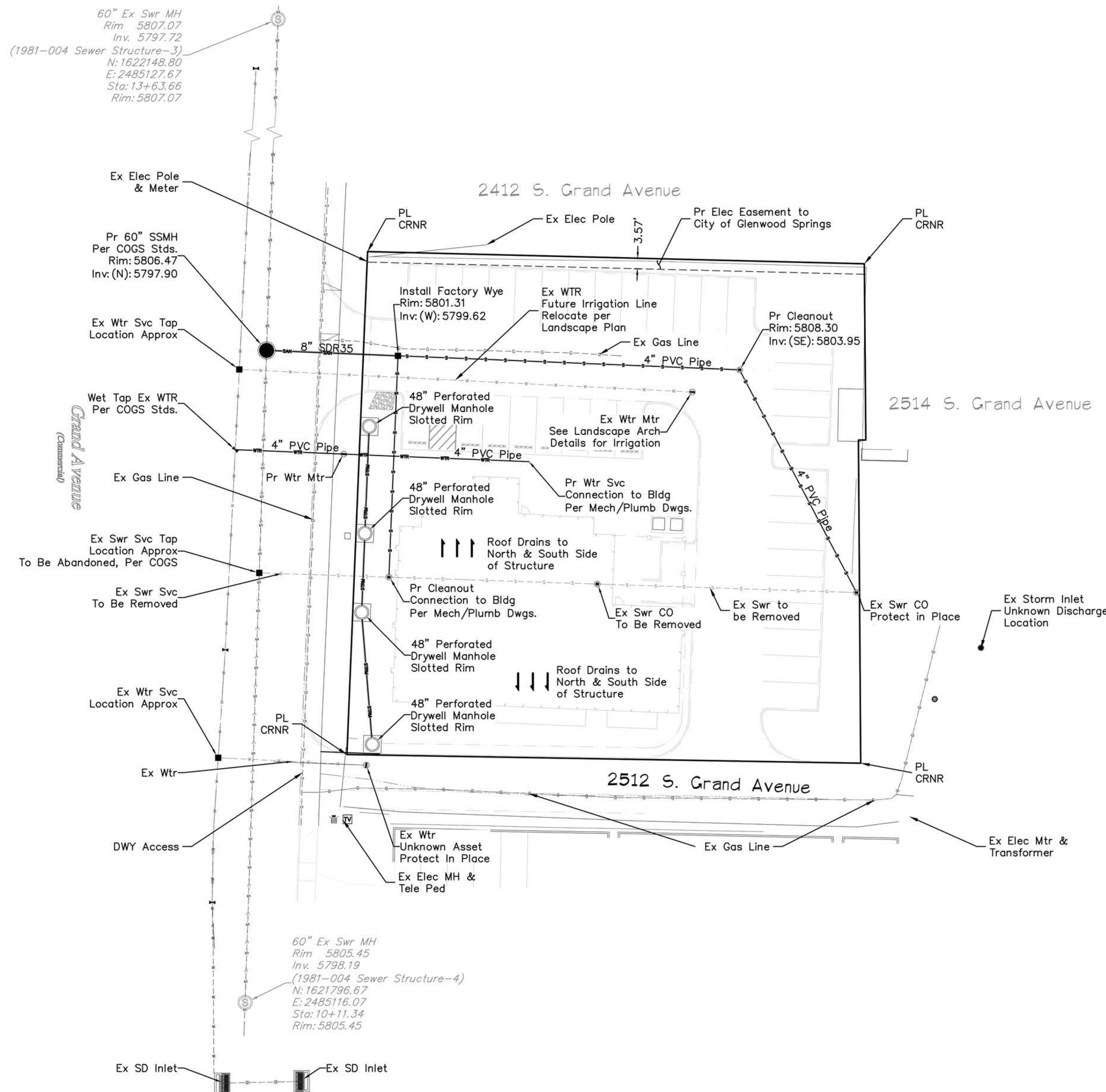
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SUBMITTAL 2 10/27/2021
REV 3 11/09/2021

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3.00
OF

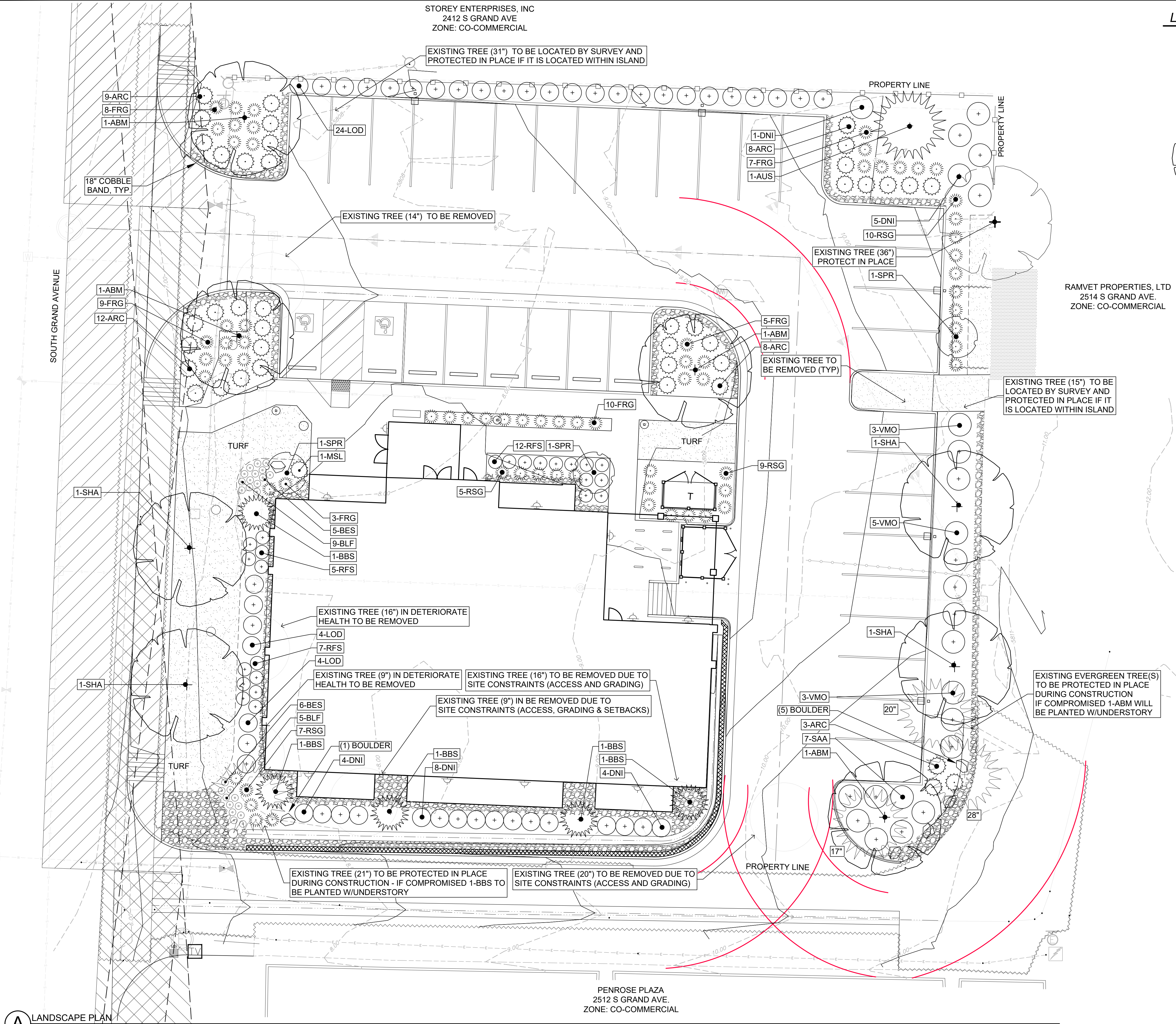


Project Benchmark
NW Property Corner ----
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SCALE
(FEET)
0 1" = 20'
HORIZONTAL
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CONTOUR INTERVAL: FT

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LEGEND

- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- STEEL EDGER
- TURF
- COBBLE (2" - 4")
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- * ALL BED T BE 1"-2" WASHED RIVER ROCK

NOTES:

- ALL WORK SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND SHALL CONTACT LANDSCAPE ARCHITECT REGARDING ANY CONFLICTS, DISCREPANCIES, OR ISSUES THAT ARISE DUE TO EXISTING SITE CONDITIONS.
- ALL STREET TREES LOCATED WITHIN SIGHT TRIANGLES SHALL BE CLEAR TO 8' FROM THE GROUND TO THE BASE OF THE CANOPY AT MATURITY.
- COBBLE BAND 18" AT ISLANDS IN PARKING LOT.
- ALL PLANT & SHRUB BEDS TO BE MULCHED WITH 1-1/2" SUNDANCE QUARTZ ROCK MULCH.

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THE FARM AT GRAND AVENUE 2512 S GRAND AVE, GLENWOOD SPRINGS, CO LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
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ISSUE RECORD

SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021
REV. 2 11/05/2021
REV. 3 11/09/2021

SHEET NUMBER

4.00
OF

LANDSCAPE PLAN
SCALE: 1" = 10'-0"

PENROSE PLAZA
2512 S GRAND AVE.
ZONE: CO-COMMERCIAL

0' 10' 20'
GRAPHIC SCALE: 1" = 10'



PLANTING REQUIREMENTS

TOTAL LANDSCAPE AREA = 7,825 SF		
CLASSIFICATION	REQUIRED AMOUNT	PROVIDED
TREES	7,825 SF / 400 SF = 19 TREES	*17 + 2 = 19
SHRUBS	7,825 SF / 100 SF = 78 SHRUBS	*136 - 78 = 58
PERENNIAL/GRASSES	7,825 SF / 50 SF = 157 PERENNIALS/GRASSES	*80 + 80 = 160

* NOTE:
1) INCLUDES STREET TREES WITHIN RIGHT-OF-WAY
2) 135 PROVIDED SHRUBS - 78 REQ SHRUBS = 40 EXTRA SHRUBS X 2 = 80 ADDITIONAL PERENNIALS
+18 EXTRA SHRUBS / 10 = 2 ADDITIONAL TREES
58 TOTAL EXTRA SHRUBS

PLANTING SCHEDULE:

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	WATER USAGE
-----	-----	-------------	----------------	------	-------------

DECIDUOUS TREES

ABM	4	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.5" CAL.	MED
SHA	4	SHADEMASTER LOCUST	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	LOW

ORNAMENTAL TREES

SBC	0	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	MULTI	LOW
SPR	3	SPRING SNOW CRABAPPLE	MALUS X SPRING SNOW	2" CAL.	LOW

EVERGREEN TREES

AUS	1	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN.	LOW
BBS	5	BAKERI BLUE SPRUCE	PINUS PUNGENS 'BAKERI'	6' HT. MIN.	MED

DECIDUOUS SHRUBS

SAA	7	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5	LOW
LOD	31	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5	MED
RFS	24	SCARLET FLOWER CARPET	ROSA 'NOA8310B'	#2	LOW
DNI	22	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5	LOW
VMO	11	MOHICAN VIBURNUM	V.LANTANA 'MOHICAN'	#5	LOW

EVERGREEN SHRUBS

ARC	40	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL	LOW
MSL	1	SLOWMOUND MUGO JUNIPER	PINUS MUGO 'SLOWMOUND'	5 GAL	LOW

ORNAMENTAL GRASSES #1 OR #5

FRG	42	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL	LOW
RSG	13	RED SWITCH GRASS	PANICUM VIRGATUM SHENANDOAH	1 GAL	LOW

PERENNIALS #1

BLF	14	ARIZONA SUN BLANKET FLOWER	GAILLARDIA X 'ARIZONA SUN'	1 GAL	LOW
BES	11	BLACK-EYED SUSAN	RUDBECKIA HIRTA	1 GAL	LOW

PLANTING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND CITY. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
- ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
- DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 8 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ETC.). ALL TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
- ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGER. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT MULCH AREAS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL TREE RINGS IN TURF (36" DIA.) AND PERENNIAL BED AREAS (AS INDICATED ON PLANS) SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH TO A MINIMUM DEPTH OF 4-INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. ALL OTHER PLANT BEDS (AND ADDITIONAL AREAS, AS INDICATED ON PLANS) TO BE MULCHED WITH 1-1/2" ROCK MULCH WHERE SHOWN ON PLANS. ALL MULCHED AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE WEED BARRIER FABRIC PINNED IN PLACE.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.

MATERIALS SCHEDULE

TYPE	
RIVER ROCK (surface area only)	4,974 SF
TURF (surface area only)	1,621 SF
COBBLE (surface area only)	1,230 SF
BOULDER (MIN. 1 TON)	7

NOTES:
1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2) REMOVE ALL NURSERY STAKES.
3) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
4) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

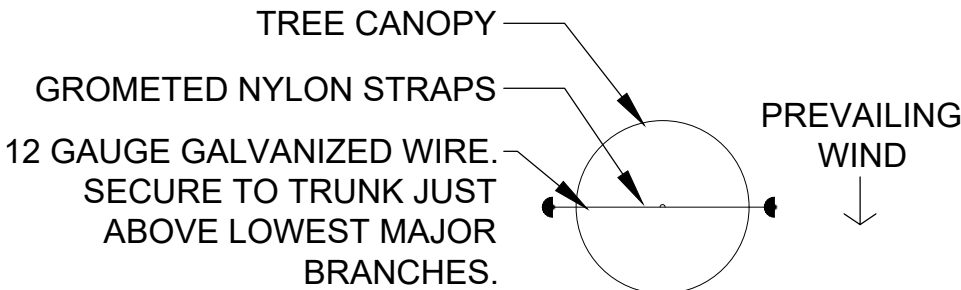
MIN. 3" DEPTH MULCH RING (MULCH PER PLANS) A MIN. OF 4' DIA. MULCH DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

BACKFILL WITH BLEND AT EXISTING SOIL AND A MAX. OF 20% (BY VOLUME) ORGANIC MATERIAL WITH 1:1 SLOPE ON THE SIDES OF THE PLANTING HOLE

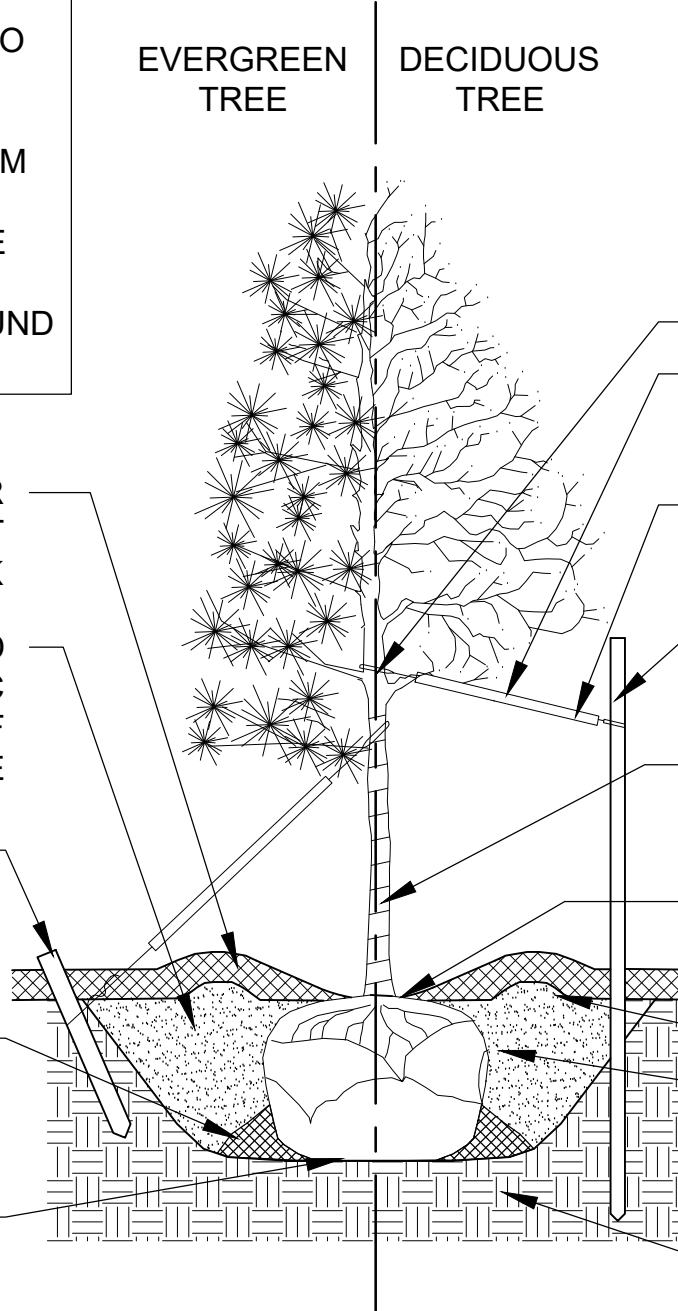
PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.

CONTRACTOR TO FIRMLY PLACE SOIL AROUND ROOTBALL WITHOUT PACKING OR TAMPING. SET SOIL WITH WATER TO FILL ALL AIR POCKETS.

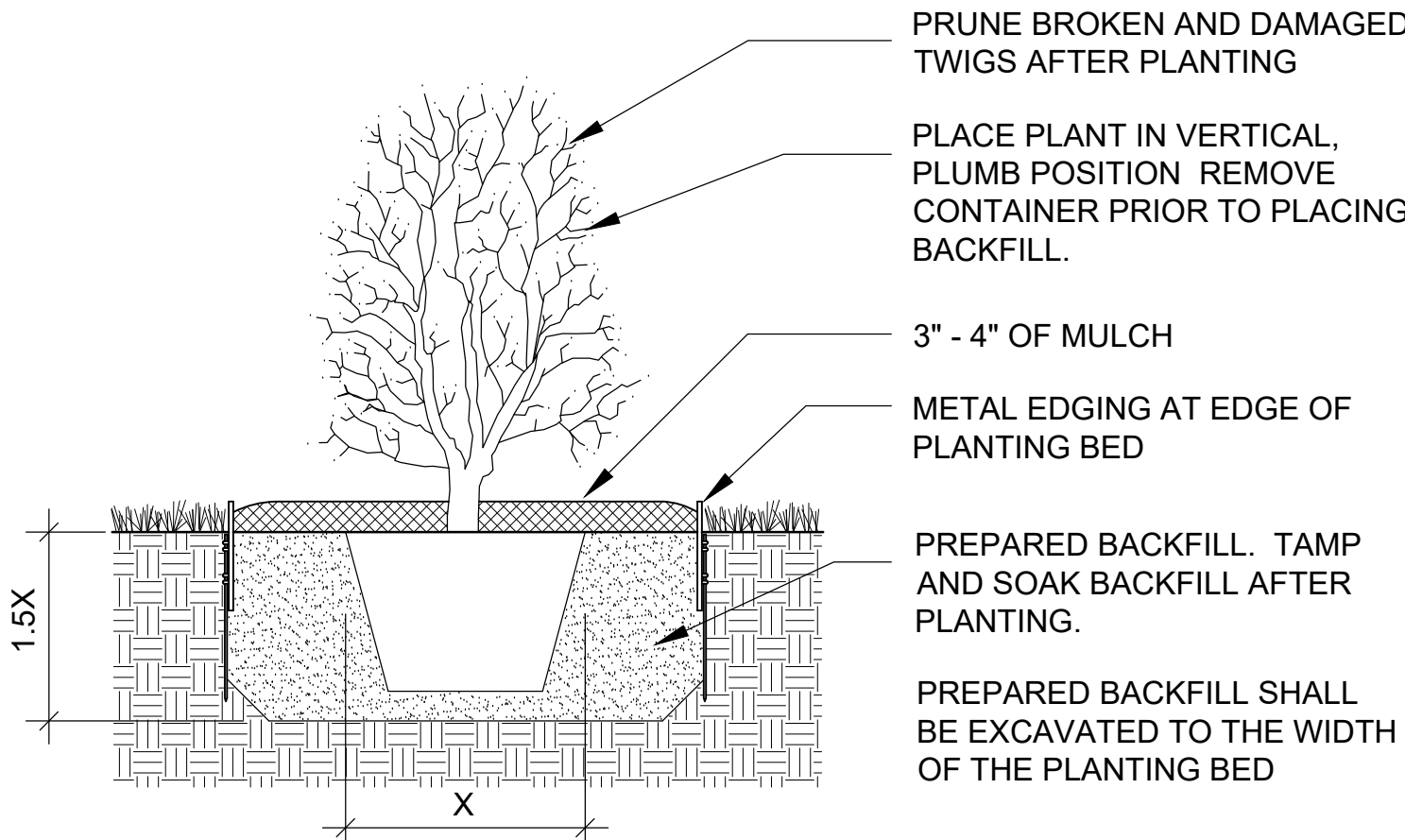
PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



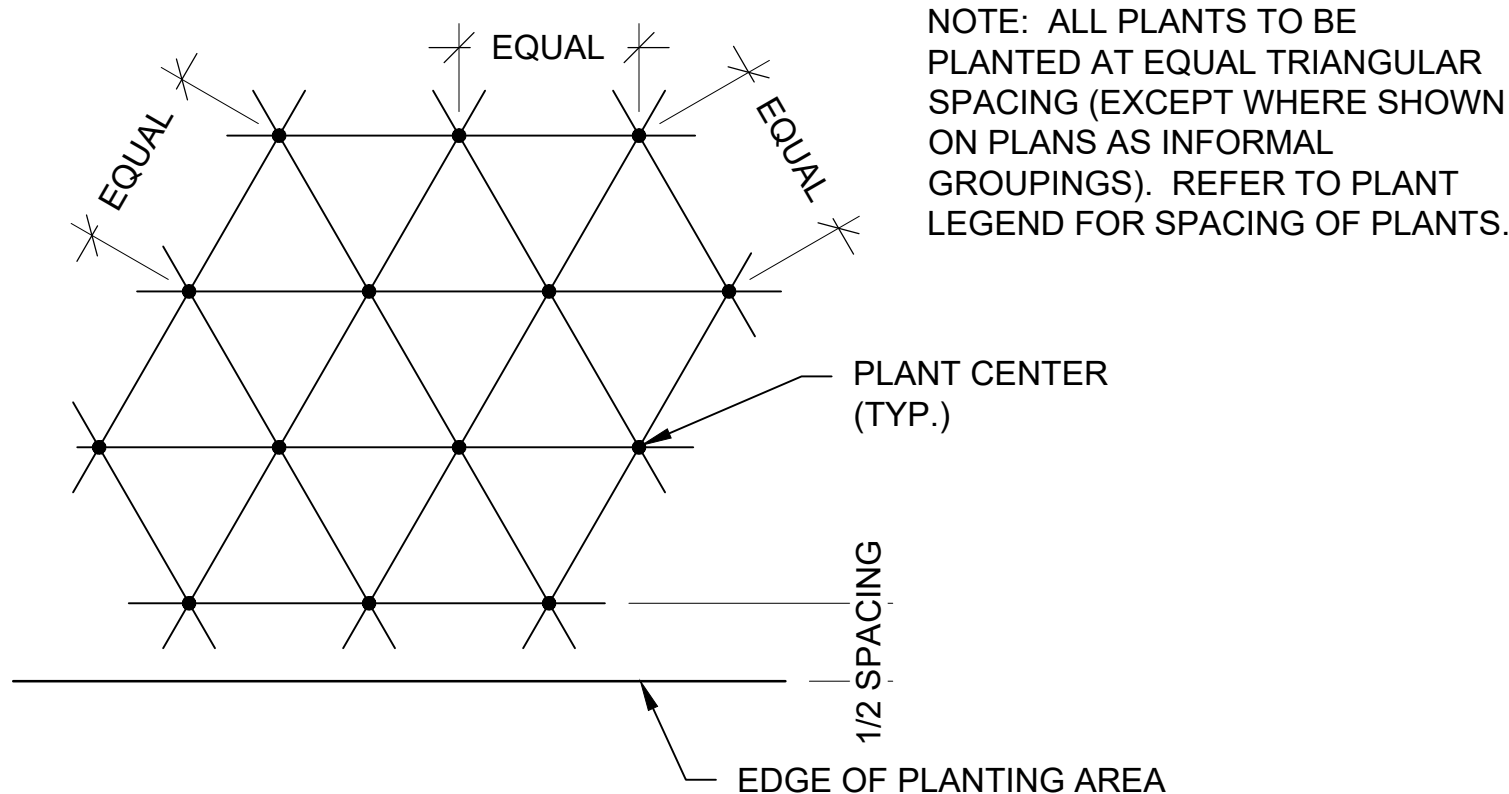
PLAN VIEW



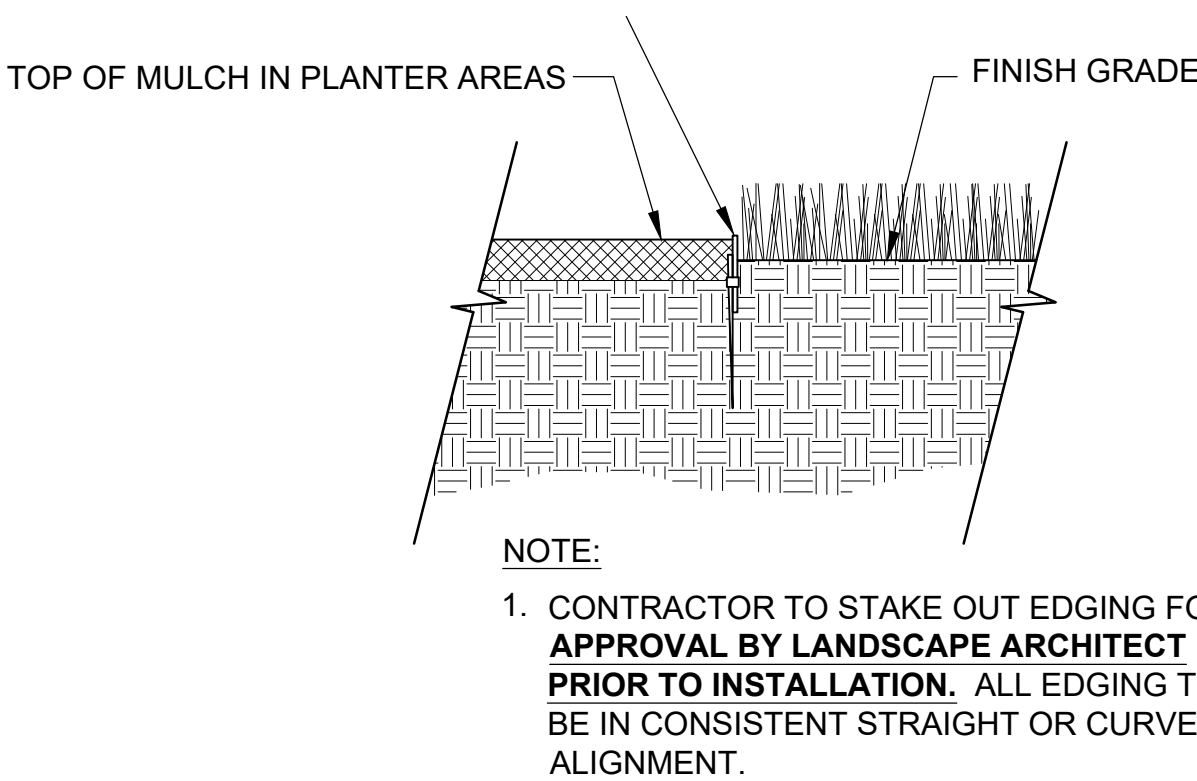
GROMETED NYLON STRAPS
PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE - EXPOSED WIRE SHALL BE A MAX 2" AT EITHER END.
GALVANIZED WIRE - MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING
6' STEEL T-POST, COLOR BLACK. T-POST TO BE DRIVEN IN OUTSIDE THE ROOTBALL
TREE WRAP TO BE INSTALLED FROM OCT. 1 - APRIL 30 ON DECIDUOUS TREES ONLY.
THE TOP OF THE ROOT FLARE SHALL BE AT FINISH GRADE.
4-6' DIA. WATER SAUCER
REMOVE ALL TWINE, BURLAP & WIRE FROM ENTIRE ROOTBALL & TRUNK. TREES WITH BROKEN ROOTBALLS WILL BE REJECTED.
UNDISTURBED SOIL



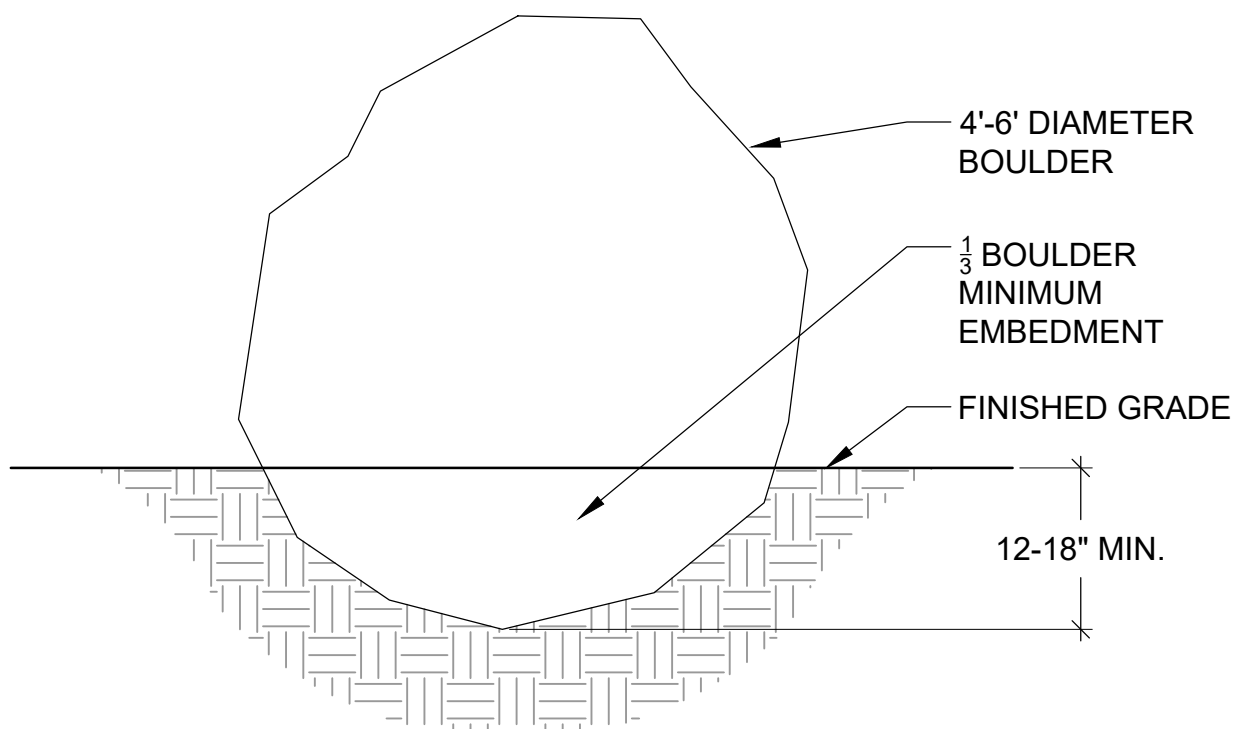
B SHRUB PLANTING
SCALE: NTS



C PLANT SPACING
SCALE: NTS



D STEEL EDGING
SCALE: NTS



E BOULDER
SCALE: NTS

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THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
LANDSCAPE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021

SHEET NUMBER

4.01

OF

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IRRIGATION NOTES

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

2. REFER TO THE GENERAL CONSTRUCTION NOTES FOR GENERAL WORK PROCEDURES.

3. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION.

4. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.

5. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.

6. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.

7. THE OWNER SHALL COORDINATE AND PAY FOR THE INSTALLATION OF THE IRRIGATION TAP AND METER.

8. THE OWNER SHALL PAY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR REVISED IRRIGATION COSTS.

10. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.

11. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UN-APPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.

12. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.

13. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.

14. THE WEATHER SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL. LOCATE SENSOR AHEAD FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS. SENSOR SHALL BE LOCATED ON THE SOUTH FACING SIDE OF STRUCTURES.

15. ALL VALVE CONTROL WIRE SHALL BE PAIGE P7072D 14 GAUGE WIRE. SEE LEGEND FOR WIRE COLOR INFORMATION. ALL VALVE CONTROL WIRES SHALL BE DIRECT BURIED. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION. CONTRACTOR SHALL PROVIDE SPLICE BOXES ALONG CONTROL WIRE PATH AT INTERVALS PER THE RECOMMENDATION OF THE MANUFACTURER. WHERE SPLICES MAY BE NECESSARY, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 10" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". SEE DETAILS FOR ADDITIONAL INFORMATION.

16. ALL GROUNDING RODS / PLATES SHALL HAVE A DEDICATED VALVE BOX FOR WIRE CONNECTIONS TO THE CONTROL WIRE PATH. ONLY APPROVED WIRE CONNECTIONS WILL BE ALLOWED. VALVE BOX SHALL BE: 10" ROUND "CARSON" OR APPROVED EQUAL.

17. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT". ANY LOOSE WIRES ON ANY DECODER SHALL BE CAPPED WITH 3M'S DBY CAPS.

18. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES / SHALL BE AS PER THE SLEEVING / WIRING NOTE ON THIS SHEET.
19. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEIOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.

20. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.

21. INSTALL ONE DECODER PER VALVE. CONTRACTOR SHALL SELECT THE MOST APPROPRIATE METHOD (GROUNDING PLATE OR GROUNDING ROD) BASED ON SOIL TYPE AND AREA OF SITE. FOR DECODER GROUNDING, INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.

22. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.

23. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY, AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.

24. ALL PRESSURIZED MAINLINES, VALVES, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.

25. CONTRACTOR SHALL BRAND ALL SPRAY AND DRIP VALVE BOXES WITH THE ZONE NUMBER AND THE ASSOCIATED CONTROLLER IDENTIFICATION.

26. THE CONTRACTOR SHALL TURN OVER PROOF OF PURCHASE OF ALL IRRIGATION PRODUCTS TO THE OWNER PRIOR TO START OF MAINTENANCE PHASE.

27. IRRIGATION CONTROLLERS, WEATHER CENTER UNIT, AND RELATED COMPONENTS SHALL BE INSTALLED BY A QUALIFIED PRODUCT INSTALLATION CONTRACTOR.

28. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:

28.A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP INDICATING THE VALVES SERVICED BY EACH CONTROLLER. THIS MAP SHALL BE LAMINATED AND PLACED INSIDE EACH CONTROLLER BOX.

28.B. A SCHEDULING LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.

28.C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.

28.D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.

28.E. ONE OF EACH TYPE OF VALVE INSTALLED.

29. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER OR AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:

29.A. CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.

30. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

31. IRRIGATION CONTRACTOR SHALL REFER TO PLANTING PLANS FOR LOCATIONS OF EXISTING TREES / "VEGETATION TO REMAIN". CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO THE IRRIGATION SYSTEM, AS NECESSARY, TO AVOID DAMAGE TO THE VEGETATION AND / OR ITS ROOT STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGED VEGETATION "TO REMAIN" AT HIS OWN EXPENSE.

32. PLEASE CONTACT THE MANUFACTURERS SPECIFICATION MANAGER FOR ANY ADDITIONAL INFORMATION ON THE SPECIFIED EQUIPMENT.

SLEEVING / WIRING NOTE

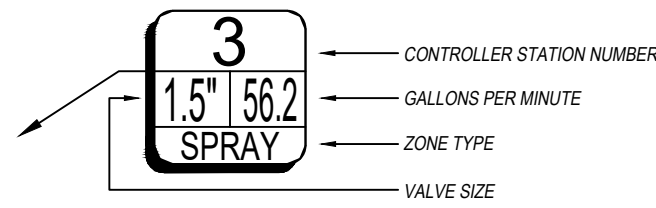
ALL SLEEVING UNDER ROADWAYS SHALL BE 8" PVC. CONTRACTOR SHALL INSTALL (1) 8" PVC SLEEVE FOR MAINLINE AND (1) 8" PVC SLEEVE FOR WIRING AT EACH POINT THE MAINLINE CROSSES A ROADWAY. SLEEVING AT ALL OTHER AREAS (WALKWAYS, PATHS, RIP RAP AREAS, ETC.) SHALL BE SCH. 40 PVC SLEEVES MIN. TWICE THE SIZE OF THE PIPE TO BE INSERTED AND 2" DIA. FOR ALL CONTROLLER WIRING SLEEVES.

VALVE CHART

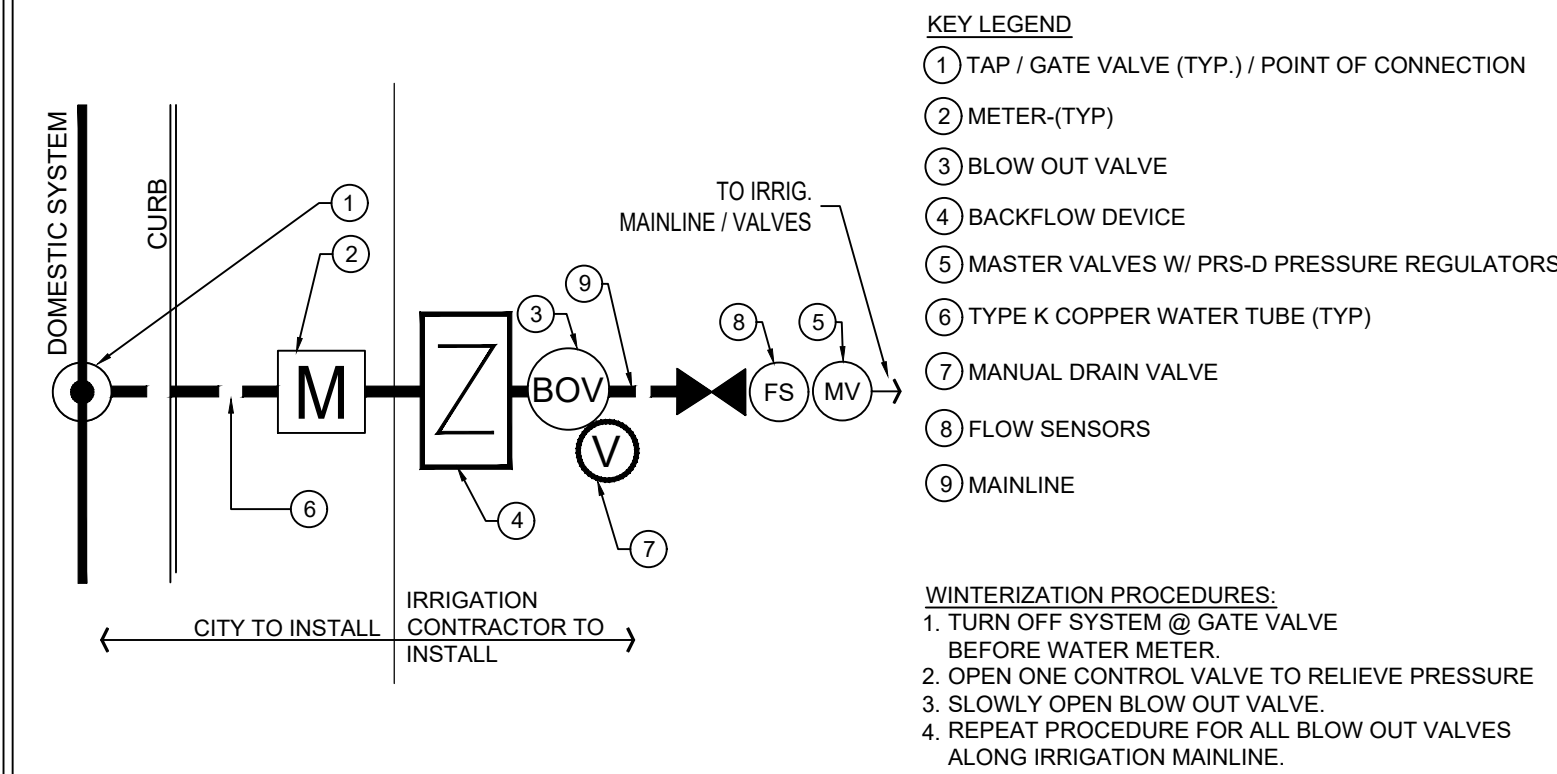
VALVE #	CONNECTED TO TAP #	CONTROLLER
1-3	1	"A"

NOTE: CONTROLLER "A" CAN HOLD UP TO 200 STATIONS.

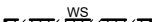
VALVE KEY DIAGRAM



POINT OF CONNECTION SCHEMATIC DIAGRAM



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
	RAINBIRD	ESP4MEI	ESP-ME3 SERIES CONTROLLER - 4 STATION CONTROLLER. UNIT SHALL BE MOUNTED IN UTILITY/MECHANICAL ROOM INSIDE THE BUILDING.	DETAIL A
	RAINBIRD	WR2-RFC	WIRELESS RAIN + FREEZE SENSOR	DETAIL A
	RAINBIRD	FS100P	FLOW SENSOR	DETAIL E
POINT OF CONNECTION				
	---	---	POINT OF CONNECTION (BY OTHERS), SIZE PER PLAN	DETAIL B
	---	---	SERVICE LINE: TYPE 'K' COPPER TUBING, SIZE PER PLAN	DETAIL B
	---	---	WATER METER (BY OTHERS), SIZE PER PLAN.	DETAIL B
	FEBCO	MODEL 825YA "USC APPROVED"	BACKFLOW PREVENTION DEVICE - SIZE PER PLAN. MOUNT IN STRONGBOX ENCLOSURE, MODEL #SBC-30AL. PROVIDE OWNER WITH FROST GUARD INSULATED BLANKET.	DETAIL C
VALVES				
	RAINBIRD	PEB SERIES	MASTER VALVE WITH PRESSURE REGULATOR AS NECESSARY, SEE DRAWINGS FOR SIZE	DETAILS D and F
	RAINBIRD	XCZ-100-PRB-COM	DRIP CONTROL ZONE KIT - COMMERCIAL	DETAIL H
	RAINBIRD	33DLRC	QUICK COUPLER, 3/4"	DETAIL J
	ANY APPROVED	PER PLAN	PVC BALL VALVE, LINE SIZE UP TO 3". BRONZE BODY BALL VALVE FOR LINE SIZE GREATER THAN 3"	DETAIL M
WIRE				
	PAIGE	P7072D	14 GAUGE WIRE	DETAILS O, P, Q, R, S
MAIN LINE/ LATERALS & SLEEVES				
	ANY APPROVED	PRESSURIZED PVC MAIN LINE. SIZE PER PLAN - CLASS 200 PVC		DETAILS R & S
	ANY APPROVED	NON-PRESSURIZED LATERAL LINE, CLASS 200 PVC - INSTALL ANTI-FREEZE DRAINS AT LOW POINTS		DETAILS R & S
	ANY APPROVED	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE		DETAILS R & S
	ANY APPROVED	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC (SEE STANDARD SLEEVE/WIRING NOTE)		DETAILS R & S
DRIP IRRIGATION				
	POINT SOURCE EMITTERS FOR PLANT/TREE BEDS	AS SHOWN	XBS 940 3/4" POLY TUBING (UP TO 8 GPM) OR 1" POLY TUBING (8-12 GPM). CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW - INSTALL FLUSH VALVE AT THE END OF THE TUBING SYSTEM.	DETAILS V, W, X
	PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT TYPE	SHRUBS, GRASSES, PERENNIALS, 1 GALLON: XB-10PC (1 GPH) SHRUBS, GRASSES, PERENNIALS, 5 GALLON: XB-10PC (1 GPH) TREES : XB-10PC (1GPH) FOUR EMITTERS PER TREE	ONE EMITTER PER PLANT TWO EMITTERS PER PLANT	DETAILS V, W, X
	ANY APPROVED	PER PLAN	FLUSH VALVE	DETAILS L & K

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2512 S GRAND AVE, GLENWOOD SPRINGS, CO

IRRIGATION DETAILS

PROFESSIONAL STAMP

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CHECKED BY: JC

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A IRRIGATION PLAN
SCALE: 1" = 10'-0"

DENROSE DI A7A

Packet Page 40



STOREY ENTERPRISES, INC
2412 S GRAND AVE
ZONE: CO-COMMERCIAL

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3/4-INCH SCH 40 RISER EXTENSION (FIPT X MIPT) SECURED TO ENCLOSURE WITH SCH 40 NUT. WIRE TO IRRIGATION CONTROLLER RAIN/FREEZE SENSOR - MOUNT ON CONTROLLER(S) AS SHOWN. EACH CONTROLLER SHALL HAVE INDEPENDENT RAIN/FREEZE SENSORS, WIRED SEPARATELY, PER MFG. MODEL ESP-LXIVM/LXIVMP 3/4" POWER CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE GROUND WIRE CONDUIT, MIN. 1 1/2". GROUND PER ASIC GUIDELINES PEDESTAL BASE: CONCRETE OR PREFABRICATED FINISH GRADE CONDUIT FOR CONTROL WIRES UL LISTED 5/8" DIA X 8" GROUND ROD IN 10" ROUND VALVE BOX W/#6 BONDING WIRE AND CADWELL OR CLAMP CLAMP CONNECTOR GROUNDING NOTE GROUND ROD SHALL BE LOCATED NO CLOSER THAN 8 FT. AND NO FURTHER THAN 12 FT. FROM THE CONTROLLER UNLESS OTHERWISE SPECIFIED. NOTES: 1. ALL DETAILS PROVIDED ARE DIAGRAMMATIC AND MUST BE UTILIZED FOR INSTALLATION BY A LOCALLY LICENSED ELECTRICAL INSTALLER IN ACCORDANCE WITH BOTH NATIONAL AND LOCAL ELECTRICAL CODE REQUIREMENTS. 2. NO CHANGES, MODIFICATIONS, ADDITIONS OR DELETIONS SHALL BE MADE TO ANY UL LISTED EQUIPMENT. INSTALLATION SHALL CONFORM TO THE ORIGINAL EQUIPMENT MANUFACTURER'S RECOMMENDATIONS OR NEC, WHICHEVER IS THE MOST CONSERVATIVE METHOD. 3. ALL WIRE, CONDUIT AND ENCLOSURES SHOWN IN THE ASSOCIATED DETAIL ARE DIAGRAMMATIC. PROPER SIZING SHALL BE THE RESPONSIBILITY OF THE LOCALLY LICENSED ELECTRICAL INSTALLER. 4. CONTRACTOR SHALL PROVIDE AND INSTALL A GROUNDING ROD OR PLATE PER THE MANUFACTURER'S RECOMMENDATIONS. LOCATE GROUNDING ROD / PLATE PER MANUFACTURER. 5. CONTRACTOR SHALL USE SCHEDULE 40 PVC "GRAY" CONDUIT WITH "SWEEP EL" SIZED IN ACCORDANCE WITH NEC FOR VARIOUS WIRE SIZE AND COUNTS. (MIN. 600-VOLT INSULATION REQUIRED.) 6. GROUNDING SHOULD BE TO 10 OHMS OR LESS EARTH GROUND.		60" D. MINIMUM CONCRETE METER VAULT PLAN VIEW 24" RING AND COVER MARKED "WATER" WITH A 2" HOLE WHEN LOCATED IN LANDSCAPING THIS DETAIL IS FOR REFERENCE ONLY. SEE APPROVED ENGINEERING PLANS FOR ACTUAL LOCATION AND INSTALLATION OF METER PITS. PRECAST CONCRETE BEAMS 1 BALL VALVE WITH HANDLE 2 NOT USED 3 METER 4 LOCK-PAK COUPLING TYLER SERIES #6860 VALVE BOX WITH #160 WIDE OVAL BASE APPROVED BACKFLOW PREVENTION DEVICE (SEE DETAIL ILL.4.02) 1" TO 2" ABOVE GRADE UNDERGROUND CONDUIT FOR REMOTE READOUT FOR PITS INSTALLED IN PARKING OR ROADWAYS. STOP AND WASTE VALVE AND BOX PRECAST CONCRETE BEAMS 3/4" CRUSHED ROCK TO TOP OF BEAMS 6" MINIMUM CLEARANCE BETWEEN METER AND TOP OF BEAMS SOLID BLOCK METER SUPPORT ELEVATION		BACKFLOW PREVENTER UNIT WITH TWO SHUT-OFF VALVES ENCLOSURE PER LEGEND. INSTALL PER MANUFACTURERS SPECIFICATIONS BRASS UNION (TYP.) BRASS NIPPLES (TYP.) CONCRETE FOOTING, 4" THICK MIN. FINISH GRADE BRASS COUPLING PVC ADAPTER AND PIPE TO VALVES CONCRETE THRUST BLOCK TO POINT OF CONNECTION - ADAPT AS NECESSARY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES.	
A	AUTOMATIC CONTROLLER & RAIN SENSOR	B	METER PIT	C	BACKFLOW
TO IRRIGATION SYSTEM VALVES "KING" WATERPROOF WIRE CONNECTORS, PROVIDE 24" LONG EXPANSION CURLS. FINISH GRADE AT 1" BELOW TOP OF BOX AT TURF AREAS, 2" BELOW TOP OF BOX AT SHRUB/GROUND COVER AREAS. PLASTIC RECTANGULAR VALVE BOX WITH LOCKABLE LID AND BOX EXTENSIONS AS NECESSARY. HEAT-BRAND VALVE STATION NUMBER ON LID IN 2" HIGH LETTERS. REMOTE CONTROL MASTER VALVE PVC SCH-80 NIPPLE PVC SCH-80 UNION PRESSURIZED MAINLINE VALVE WIRES TO CONTROLLER, INSTALL MASTER VALVE WIRES PER MANUFACTURER'S RECOMMENDATIONS. 6" MINIMUM LAYER OF PEA GRAVEL RED BRICK TYPICAL, 4 REQUIRED		1 FINISH GRADE/TOP OF MULCH 2 VALVE BOX WITH COVER: RAIN BIRD JUMBO VB/JMB 3 30-INCH LINEAR LENGTH OF WIRE, COILED 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT) 6 ID TAG 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT) 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT) 9 PVC SCH 40 FEMALE ADAPTOR 10 LATERAL PIPE 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) 12 PVC SCH 40 ELL 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL 14 PVC SCH 40 TEE OR ELL 15 MAINLINE PIPE 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT) XCZ-PRB-100-COM 1" COMMERCIAL CONTROL ZONE KIT		10" ROUND PLASTIC VALVE BOX, TOP OF BOX TO BE 1" ABOVE FINISH GRADE IN TURF AREAS; 2" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS. FINISH GRADE QUICK COUPLING VALVE 6" MINIMUM LAYER OF PEA GRAVEL 1"x8"x8" REDWOOD DEADMAN WITH HOLE DRILLED FOR NIPPLE BRASS NIPPLE RED BRICK, (4 REQUIRED) BRASS 90 DEGREE ELL BRASS 90 DEGREE STREET ELL 6" BRASS NIPPLE BRASS 90 DEGREE STREET ELL MAINLINE PIPING AND FITTING	
D	MASTER VALVE	E	DRIP VALVE - COMMERCIAL WIDE FLOW	F	QUICK COUPLER
"CARSON" OR APPROVED EQUAL 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID. FINISH GRADE DRIP LATERAL LINE BALL VALVE, LINE SIZE. 3' COILED LENGTH OF LINE SIZE PVC FLEX HOSE. SOLVENT WELD TO VALVE. RED BRICK TYPICAL, 3 REQUIRED 6" DEEP LAYER OF PEA GRAVEL		"CARSON" OR APPROVED EQUAL 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUND COVER AREAS. PLASTIC/BRASS BALL VALVE PVC MALE ADAPTER RED BRICK TYPICAL, 4 REQUIRED 8" MINIMUM LAYER OF PEA GRAVEL		6" ROUND VALVE BOX FINISH GRADE FLUSH VALVE PVC REDUCER/ADAPTER PVC HEADER (PER PLAN) BRICK SUPPORTS (THREE) 3/4" CRUSHED GRAVEL SUMP - 1 CU. FT. MIN.	
G	FLUSH VALVE	H	BALL VALVE	I	DRIP TUBE FLUSH VALVE

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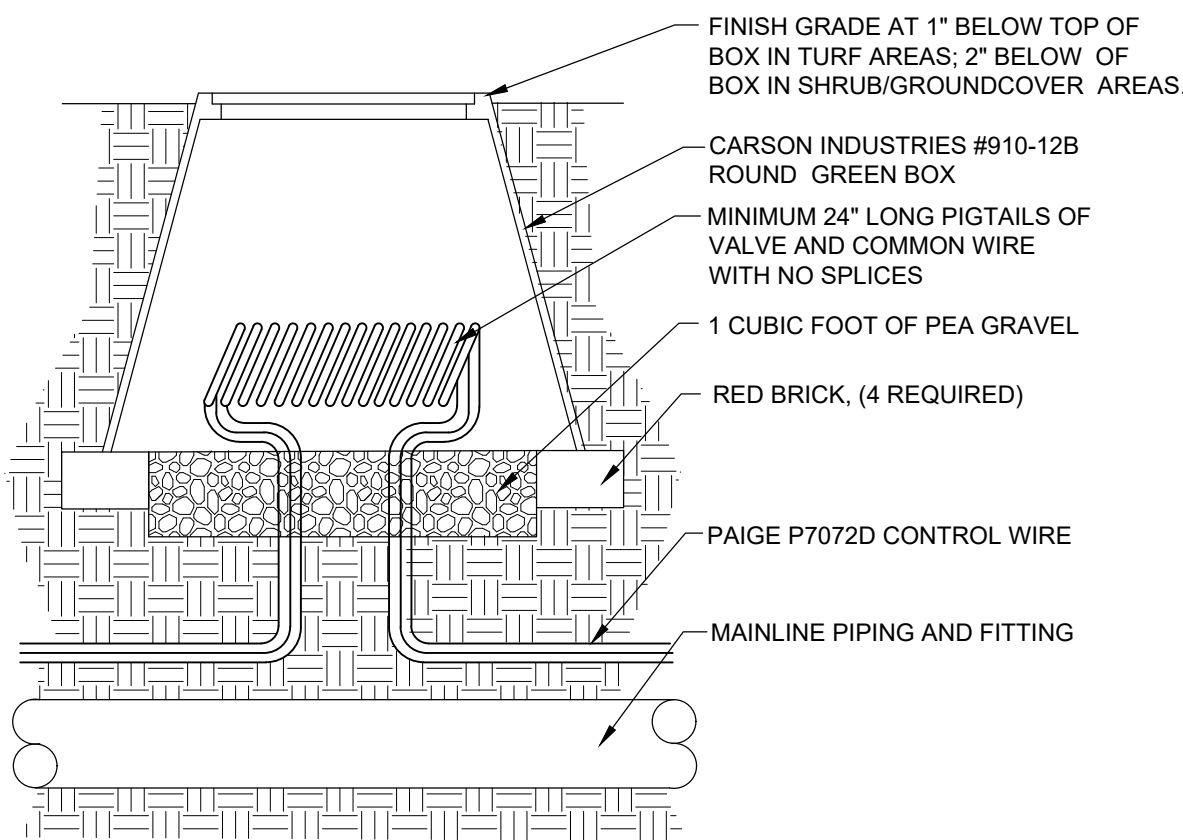
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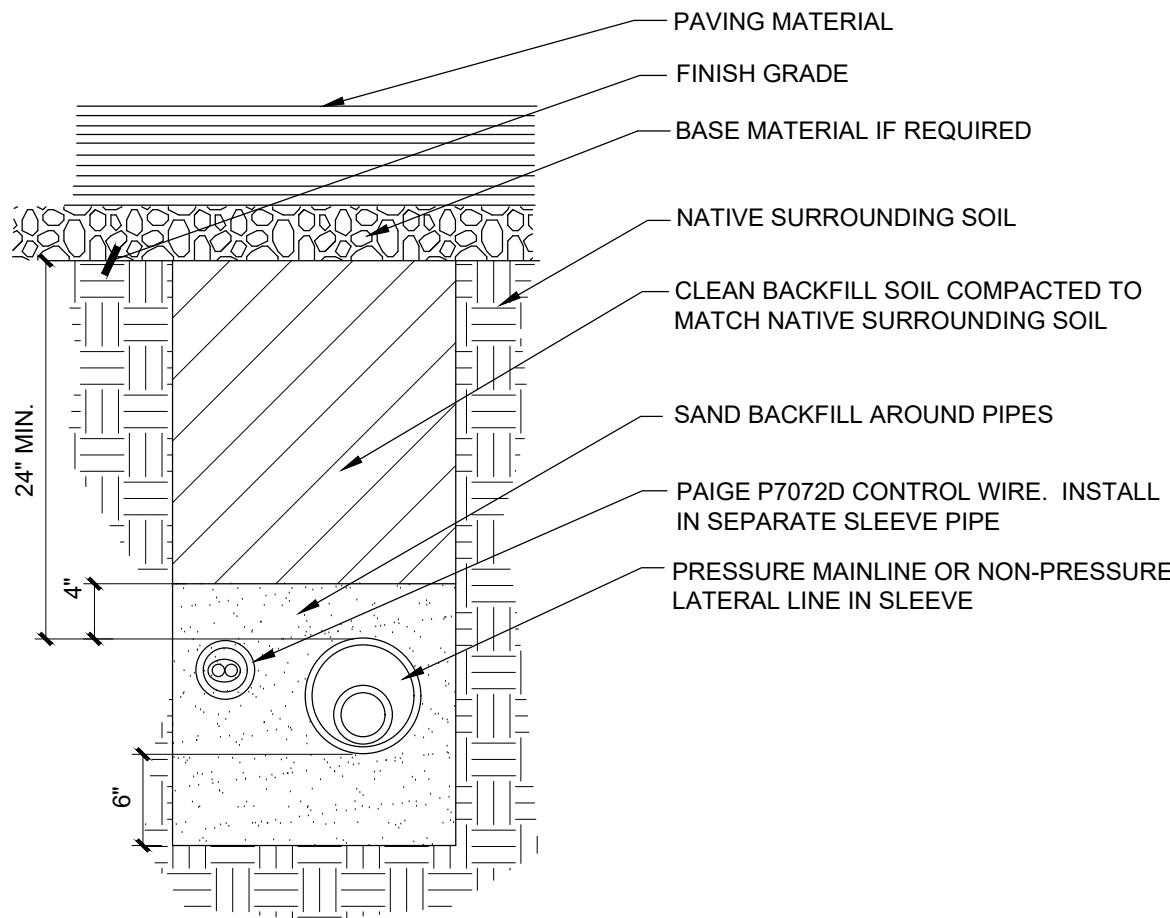
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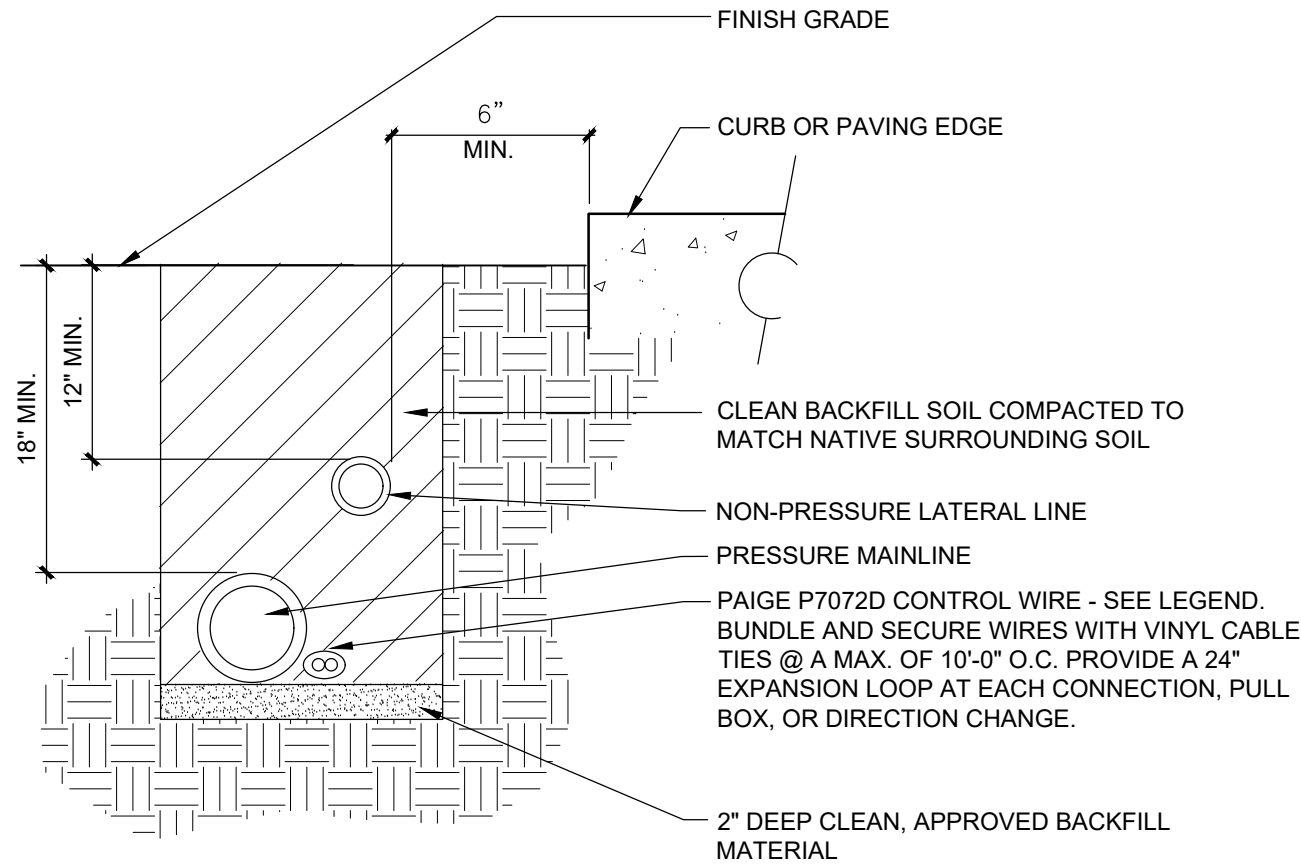
J WIRE SPLICE BOX



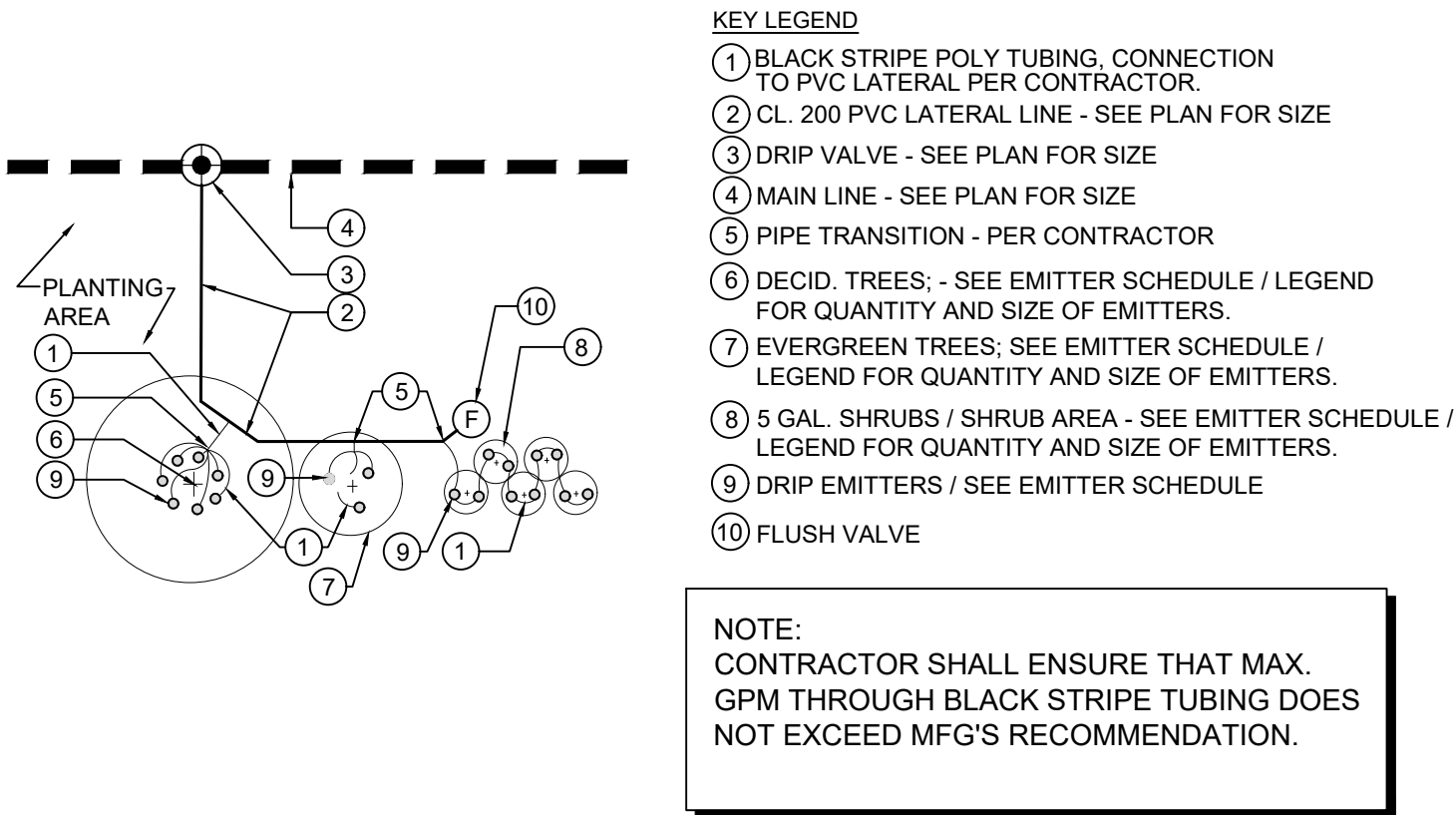
K SLEEVEING DETAIL



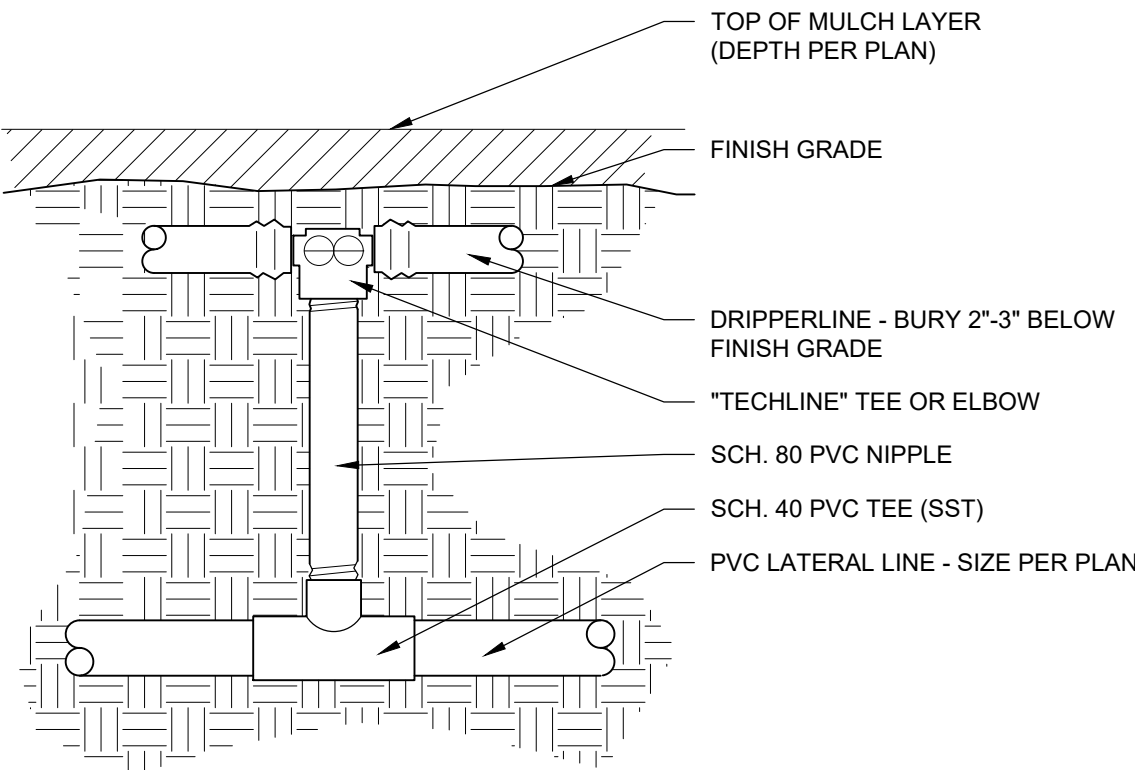
L TRENCHING



M DRIP EMITTER DIAGRAM



N DRIP LINE TUBE



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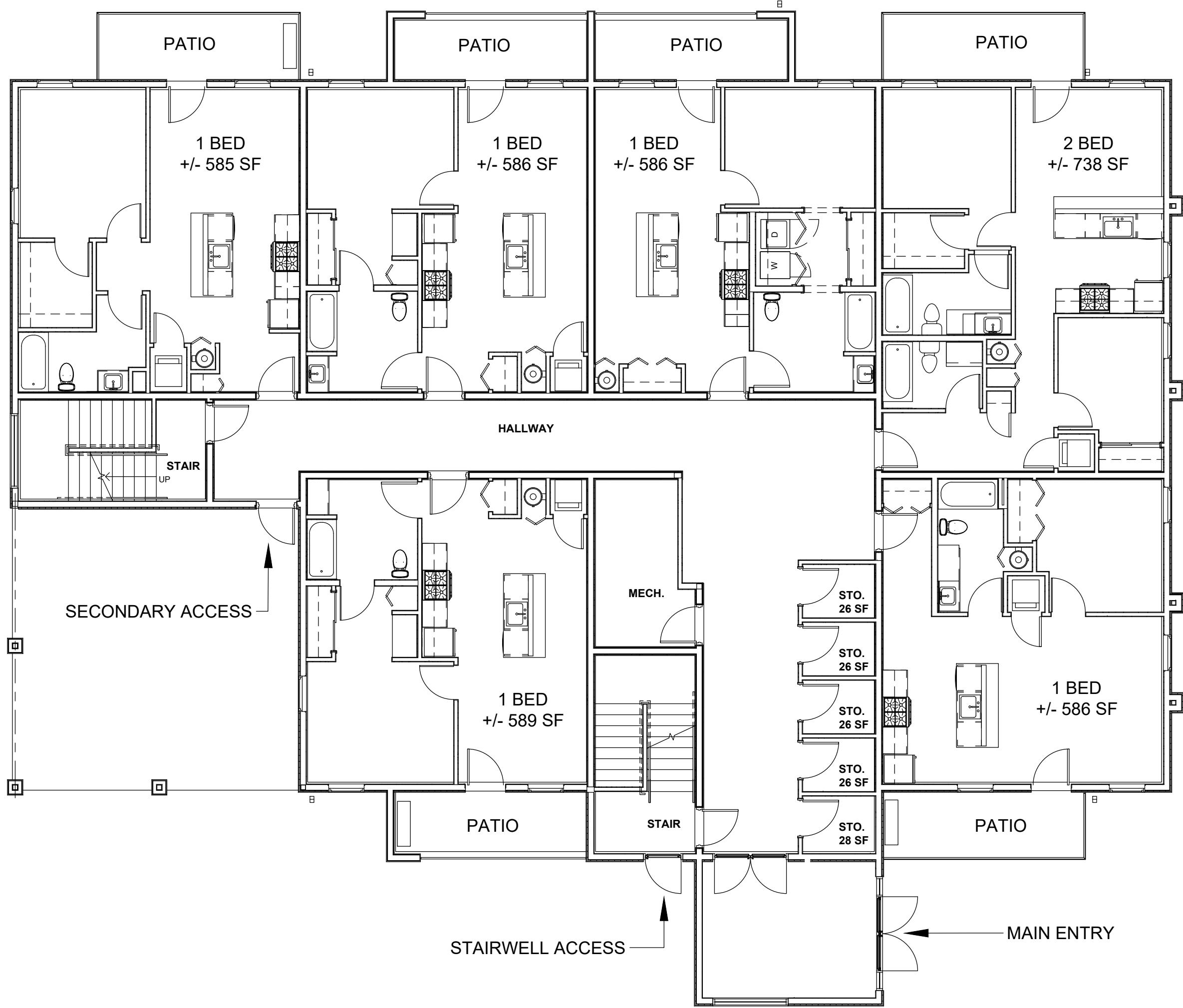
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A GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



B SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



C THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



STORAGE	
REQUIRED: 1 CUBIC FT/3 SF	12,216 / 3 = 4,072 CUBIC FT
PROVIDED	632 X 8.5 = 5,4372 CUBIC FT

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BUILDING FLOOR PLAN

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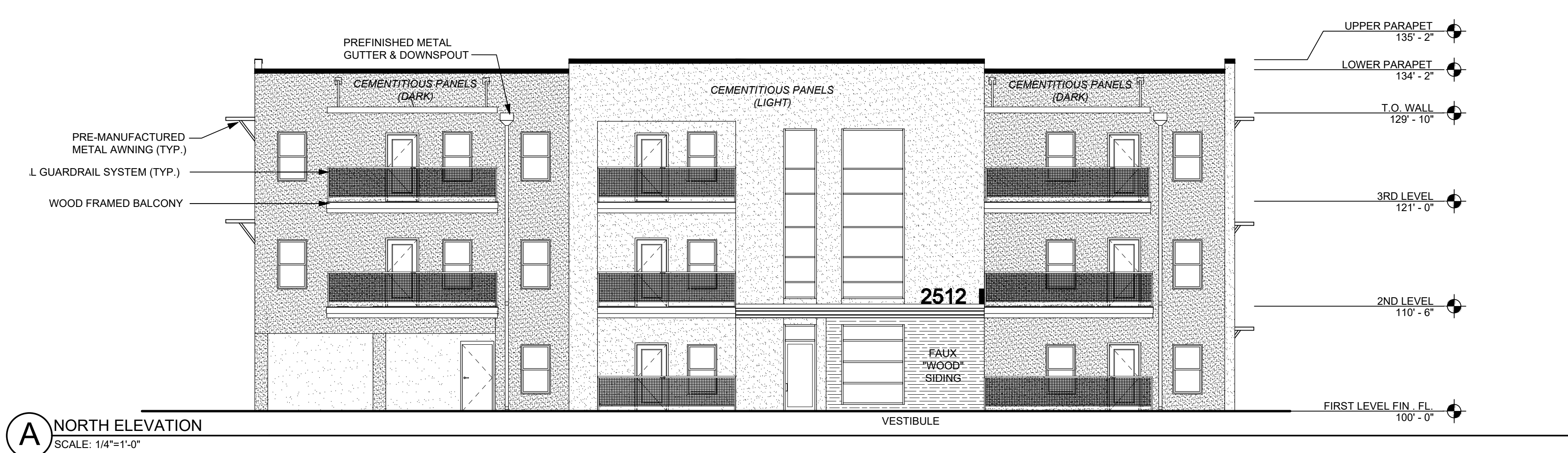
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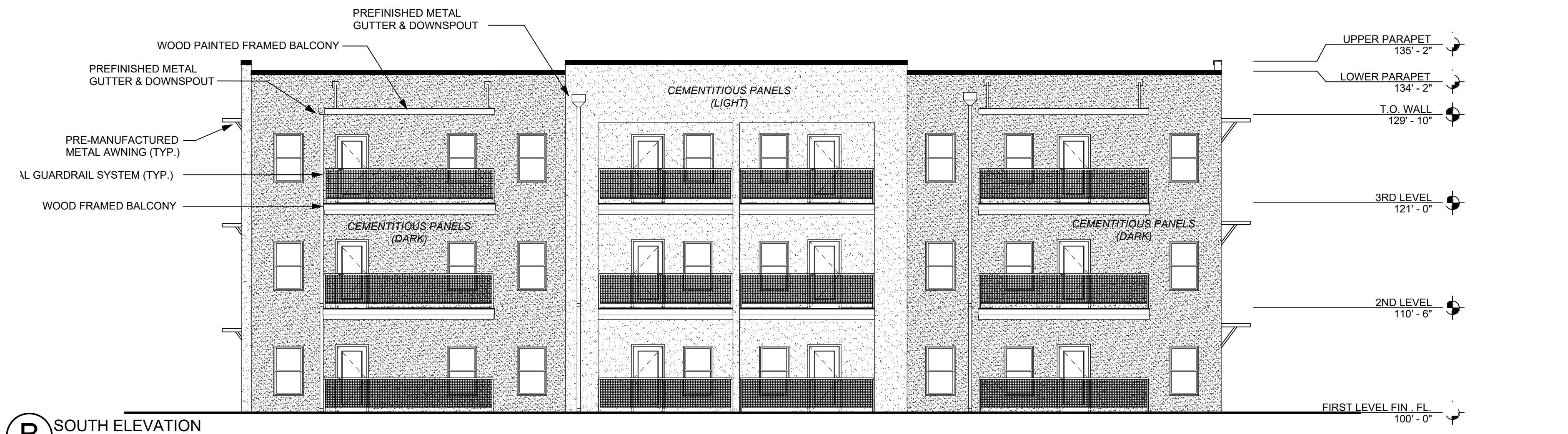
6.00

OF

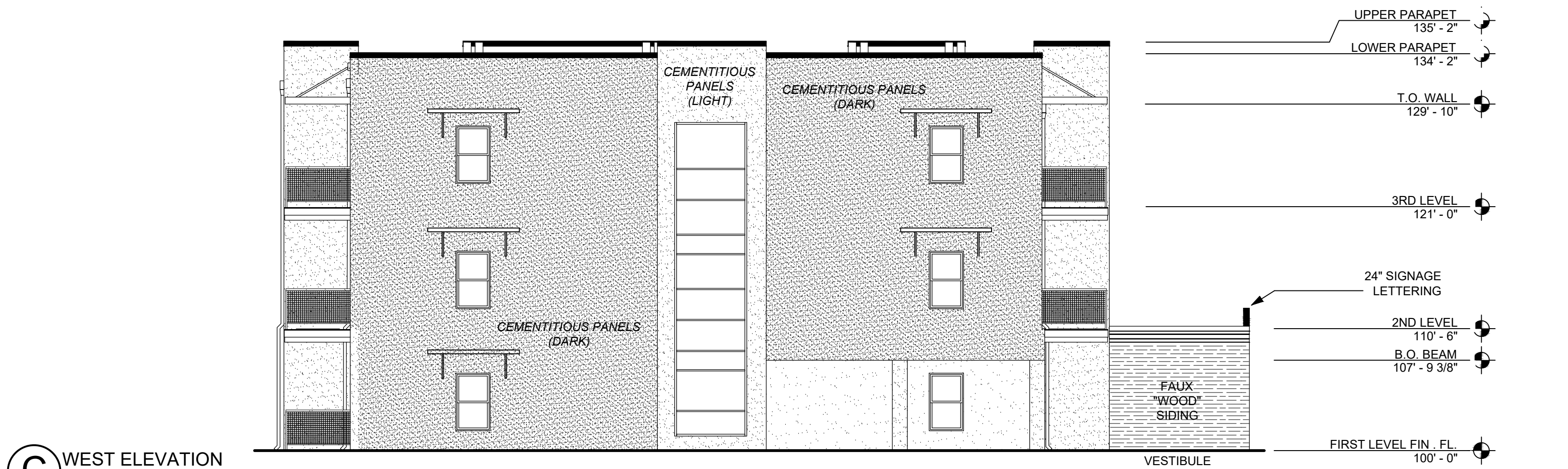
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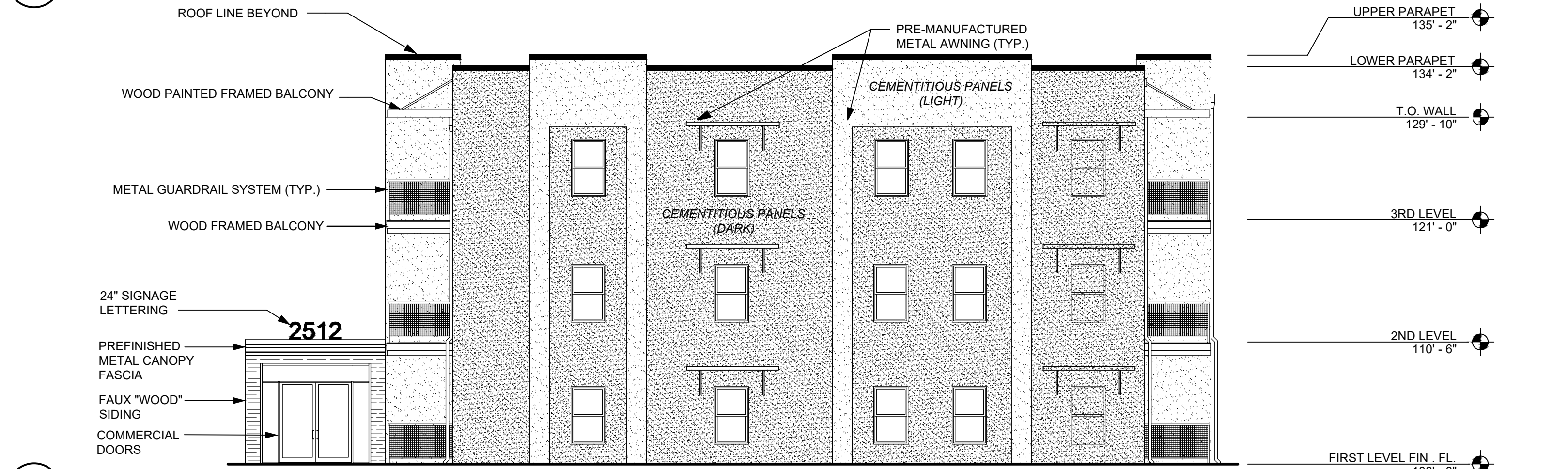
A NORTH ELEVATION
SCALE: 1/4"=1'-0"



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"



C WEST ELEVATION
SCALE: 1/4"=1'-0"



D EAST ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

CEMENTITIOUS PANEL (LIGHT) = SW 7507 / STONE LION OR EQUIVALENT

CEMENTITIOUS PANEL (DARK) = SW 7514 / FOOTHILLS OR EQUIVALENT

FAUX "WOOD" SIDING = VINTAGE / AGED MEDIUM TO DARK TONE

ALL METAL OR PAINTED DETAILS = DARK BRONZE OR EQUIVALENT



E RENDERING FOR ILLUSTRATIVE INTENT ONLY
SCALE: NOT TO SCALE

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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OWNER/CLIENT

SWEENEY DEVELOPMENT
41 DANIELSON DRIVE
ASPEN, CO 81611
970-6186325

THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
BUILDING ELEVATIONS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/27/2021

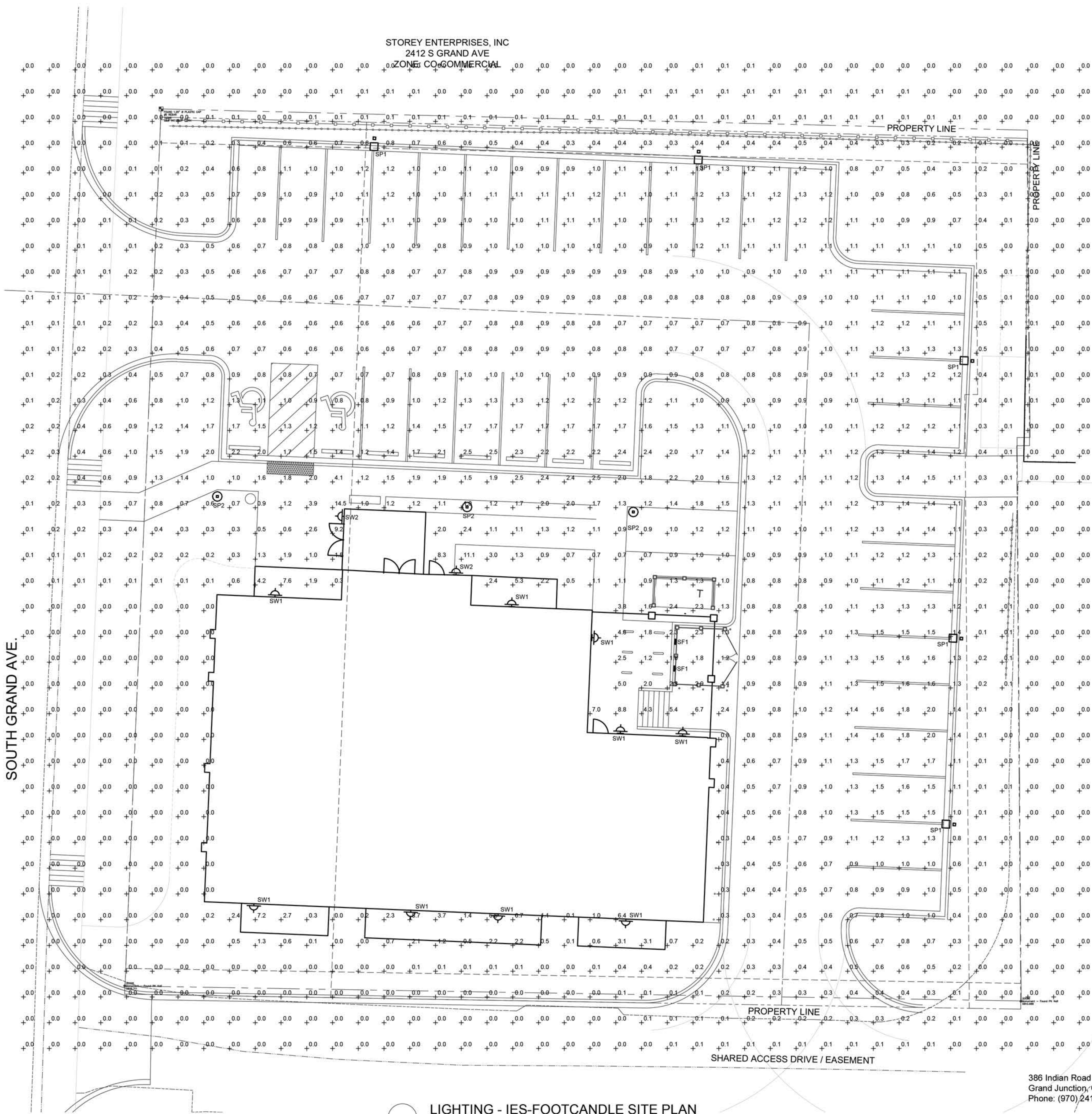
SHEET NUMBER

7.00

OF

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SOUTH GRAND AVE.

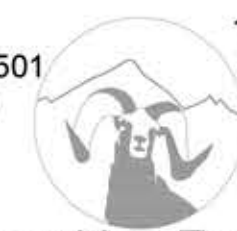


LIGHTING - IES-FOOTCANDLE SITE PLAN

SCALE: 1"=10'-0"



386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709



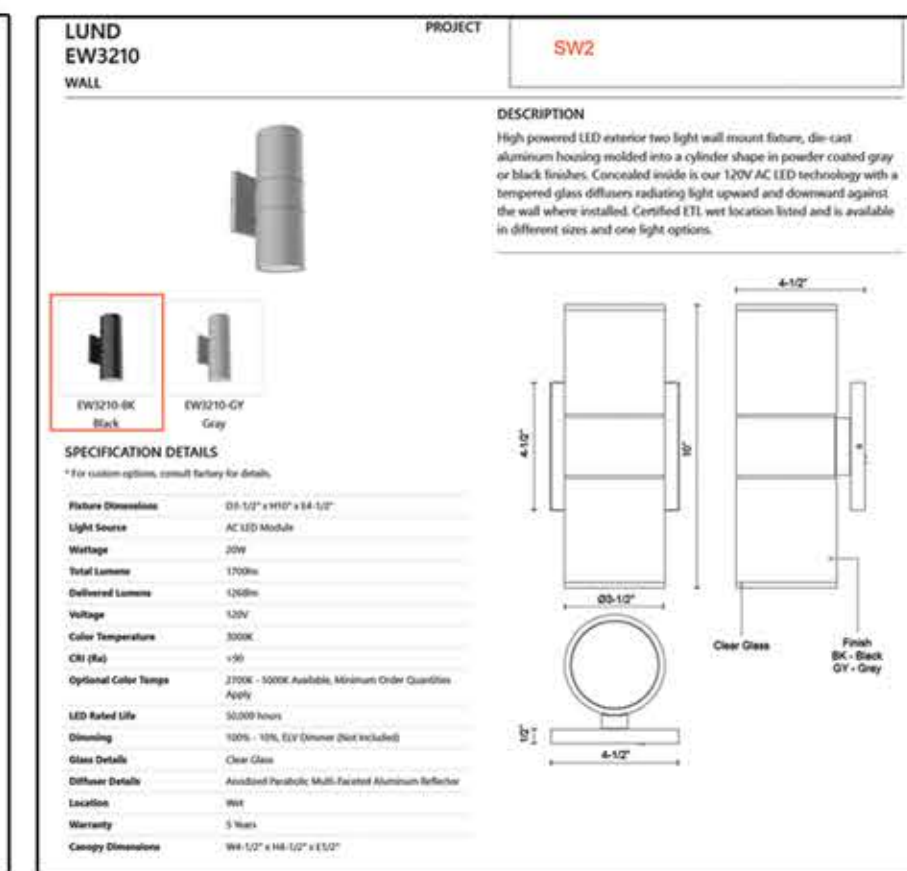
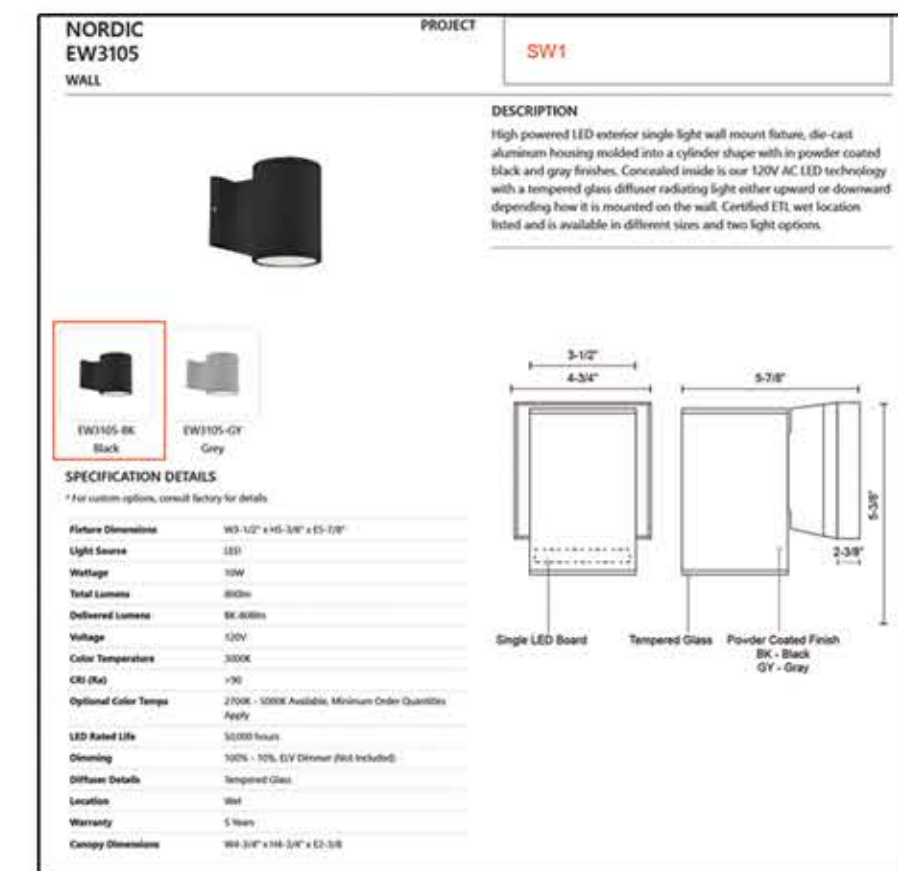
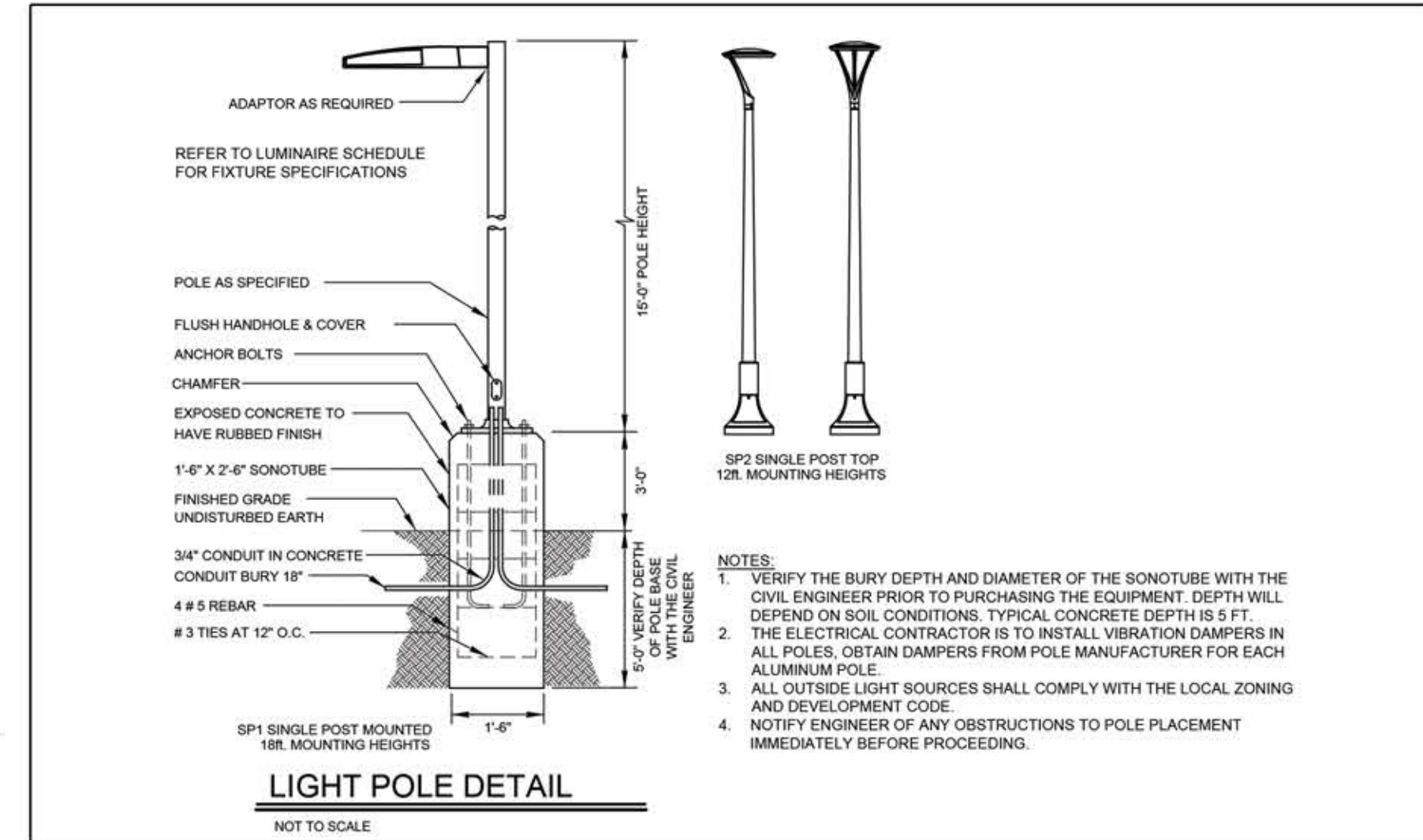
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

101 W 11th Street #109-C
Durango, CO 81301
Phone: (970) 422-7676

SITE LIGHTING LUMINAIRE SCHEDULE

TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SF1	SSL SOLID STATE LUMINAIRES CVLXWET-1-UNV-3K-120- ADSW2-90	APPROVED EQUIVALENT	120V SURFACE EXTERIOR CEILING	120V ELV LED DIMMING 750LM, 3000K, 84CRI, 9W	COVELINE WET LISTED SURFACE MOUNTED LED LIGHT, PROVIDE MOTION SENSOR TO TURN LIGHTS ON AND OFF.
SP1	MCGRW EDISON LIGHTING GLNA-AF-01-LED-E1-SL4-8030- 600-HSS	APPROVED EQUIVALENT	120V 15'-0" POLE	120V ELV DIMMING 2468LM, 4000K, 70CRI, 34W	GALLEONAIRE POLE MOUNTED LED LIGHT FIXTURE, TYPE 4 DISTRIBUTION WITH BACK LIGHT SPILL CONTROL, GRAPHITE METALLIC FINISH
SP2	INVIEW LIGHTING LXS-VX1-730-U-AST-S	APPROVED EQUIVALENT	120V 12'-0" POLE	120V ELV DIMMING 2196LM, -K, -CRI, 24W	LUXESCAPE COLLECTION, POST CANTILEVER MOUNTED LED LIGHT, ASYMMETRIC TRANSVERSE DISTRIBUTION, GRAPHITE METALLIC FINISH
SW1	KUZCO LIGHTING EW3105-BK	APPROVED EQUIVALENT	120V EXTERIOR WALL	120V ELV DIMMING 800LM, 3000K, 90CRI, 10W	NORDIC LED EXTERIOR WALL MOUNTED LIGHT, DIE- CAST ALUMINUM CYLINDER HOUSING, BLACK FINISH, TEMPERED GLASS DIFFUSER, WET LISTED
SW2	KUZCO LIGHTING EW3210-BK	APPROVED EQUIVALENT	120V EXTERIOR WALL	120V ELV DIMMING 1700LM, 3000K, 90CRI, 20W	LUND LED EXTERIOR WALL MOUNTED LIGHT, DIE-CAST ALUMINUM CYLINDER HOUSING, BLACK FINISH, TEMPERED GLASS DIFFUSER, WET LISTED

- NOTES:
- THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
 - ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRES. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR
 - ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
 - ALL EXTERIOR BUILDING MOUNTED AND PARKING LOT LIGHTS ARE TO BE CONTROLLED THRU A PHOTOCELL, TIME CLOCK OR AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION.
 - NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
 - ORDER ALL EXTERIOR LUMINAIRES WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.



PHOTOMETRIC CALCULATION DISCLAIMER:

LIGHTING PATTERN USED FOR LUMINAIRES REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LUMINAIRE MAY VARY DUE TO VARIATION IN VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD AND EQUIPMENT CONDITIONS.

EXTERIOR LIGHTING DESIGN CONCEPTS:

- CALCULATIONS ARE USING POINT-TO-POINT METHOD WITH TEN FEET DISTANCE BETWEEN CALCULATION GRID POINTS, USING VISUAL LIGHTING CALCULATIONS SOFTWARE.
- THE IESNA STANDARDS REPRESENT THE LOWEST ACCEPTABLE LEVELS FOR PROPER VISIBILITY AND RECOMMEND MINIMUM MAINTAINED LIGHT LEVELS FOR OPEN PARKING LOTS AT 0.2-0.5 FOOT CANDLE LEVELS FOR ENHANCED SECURITY CONDITIONS.
- PROPOSED LIGHT FIXTURES AND LIGHT LEVELS ARE TO BE IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS.

EXTERIOR LIGHTING NOTES:

- LIGHT FIXTURES SHALL BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE LIGHTING PLAN APPROVED BY THE CITY PLANNING DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LIGHTING FIXTURES ON THEIR PROPERTY.
- REFER TO LANDSCAPE PLANS FOR MATURE PLANTS FOR EXISTING AND PROPOSED TREES.
- REFER TO ARCHITECTURAL ELEVATIONS FOR BUILDING HEIGHT INFORMATION.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE OPERATED BY ASTRONOMICAL TIME CLOCK, PHOTOCELL OR LIGHTING CONTROL SYSTEM.
- POST-CURFEW LIGHT LEVELS FOR PARKING LOTS SHALL BE REDUCED BY AT LEAST 50%. ENTRY LIGHTS MAY BE LEFT ON.
- FACILITIES & SITE DEVELOPMENT OF THIS SITE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS, STANDARDS AND DETAILS.
- ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL ZONING & DEVELOPMENT CODES.
- PARKING LOT LIGHTS SHALL OPERATE DUSK TO PRE-SET OFF, SO THAT THEY EXTINGUISH ONE HOUR AFTER CLOSE OF BUSINESS OR NO LATER THAN 10 P.M. BUILDING SECURITY LIGHTS WILL OPERATE FROM DUSK TO DAWN.

ACCEPTANCE BLOCK

THE CITY REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ASSUMES NOR ASSURES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER

DATE

CITY PLANNER

DATE

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777

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THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
LIGHTING PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 211023
DRAWN BY: LAI
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL 1 8/27/2021

SUBMITTAL 2 10/27/2021

SHEET NUMBER

8.00

OF

2512 S GRAND AVE, GLENWOOD SPRINGS

TRAFFIC REPORT

Project Location: 2512 S Grand Ave
Glenwood Springs, CO

Prepared By: APEX Consulting Engineers, LLC
1000 N 9th Street, Suite 44
Grand Junction, CO 81501

Report Date: October 14, 2021



APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



2512 S Grand Ave, Glenwood Springs, CO
City of Glenwood Spring Traffic Report

Contents

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Appendix

- A. Project Trip Generation
- B. Intersection Turning Movement Count Traffic Summaries

1. Introduction

APEX Consulting Engineers, LLC prepared this Traffic Report (Report) for the proposed multi-family development (Project), located at 2512 S Grand Avenue, Glenwood Springs, CO, accessing S Grand Avenue from an existing access and a proposed new access on the east side of the roadway. The following sections describe the Project, traffic volumes, auxiliary turn lane assessments, and access spacing for the intersections.

2. Project Location and Description

As shown in Figure 1, the proposed Project will be located north of 27th Street in Glenwood Springs, along S Grand Avenue. The Project will construct a new 20-unit apartment building on an existing vacant parcel. The Project is expected to be completed in 2023.

Figure 1 - Site Location Map



The Project extents and site access locations are shown in Figure 2. The Project south access is an existing offset, 4-way intersection comprised of an access on the west for 2525 S Grand Avenue and an existing business to the east at 2514 S Grand Avenue. The Project will share the driveway with 2512 S Grand Avenue.

The Project north access is an existing T-intersection and will provide access only to the Project.



Figure 2 – Project Site Access Locations and Adjacent Access Points



3. Trip Generation & Distribution

3.1 Trip Generation

Land Use Code 221, Multifamily Housing (Mid-Rise), from the ITE Trip Generation Manual 10th Edition, was used in trip generation calculations. In all peak hour cases, the higher of “either peak hour of roadway” or “peak hour of generator” is used, providing a conservative assessment. In this case, peak hour of generator is used. The independent variable used is dwelling units. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix A. Table 1 provides a summary of the Project peak hour traffic in vehicles per hour (VPH).

Table 1 – Project Peak Hour Traffic Volumes (VPH)

Land Use Code	Period	AM	PM
LUC 221 – Mid-Rise Housing (20 Dwelling Units)	Entry	2	6
	Exit	7	7
	TOTAL	9	13

4. Trip Distribution & Assignment

4.1 Determination of Trip Distribution

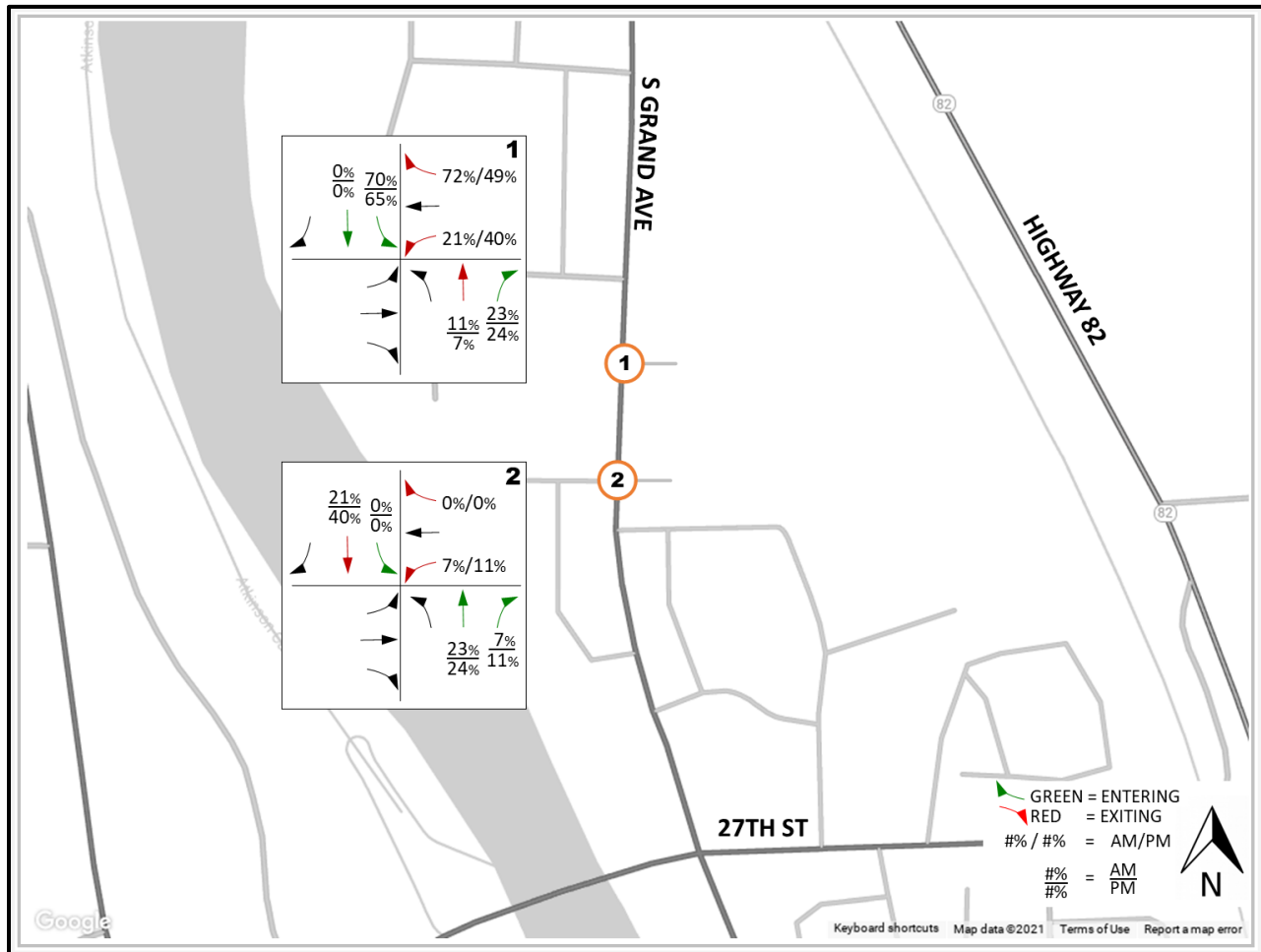
As the Project site is currently vacant, Project trip distribution was assigned to the Project access using a combination of the gravity model and distributions from turning movement counts at 2520 S Grand Avenue, observed on August 25th and 26th, 2021. Turning Movement Count Summaries are included in Appendix B.

The gravity model predicts all entering southbound traffic and exiting northbound traffic will use the north access to the site. It also results in 24% of entering northbound and exiting southbound traffic to use the south access.

The detailed Project trip distribution is shown in Figure 3.



Figure 3 – PM Project Trip Distribution

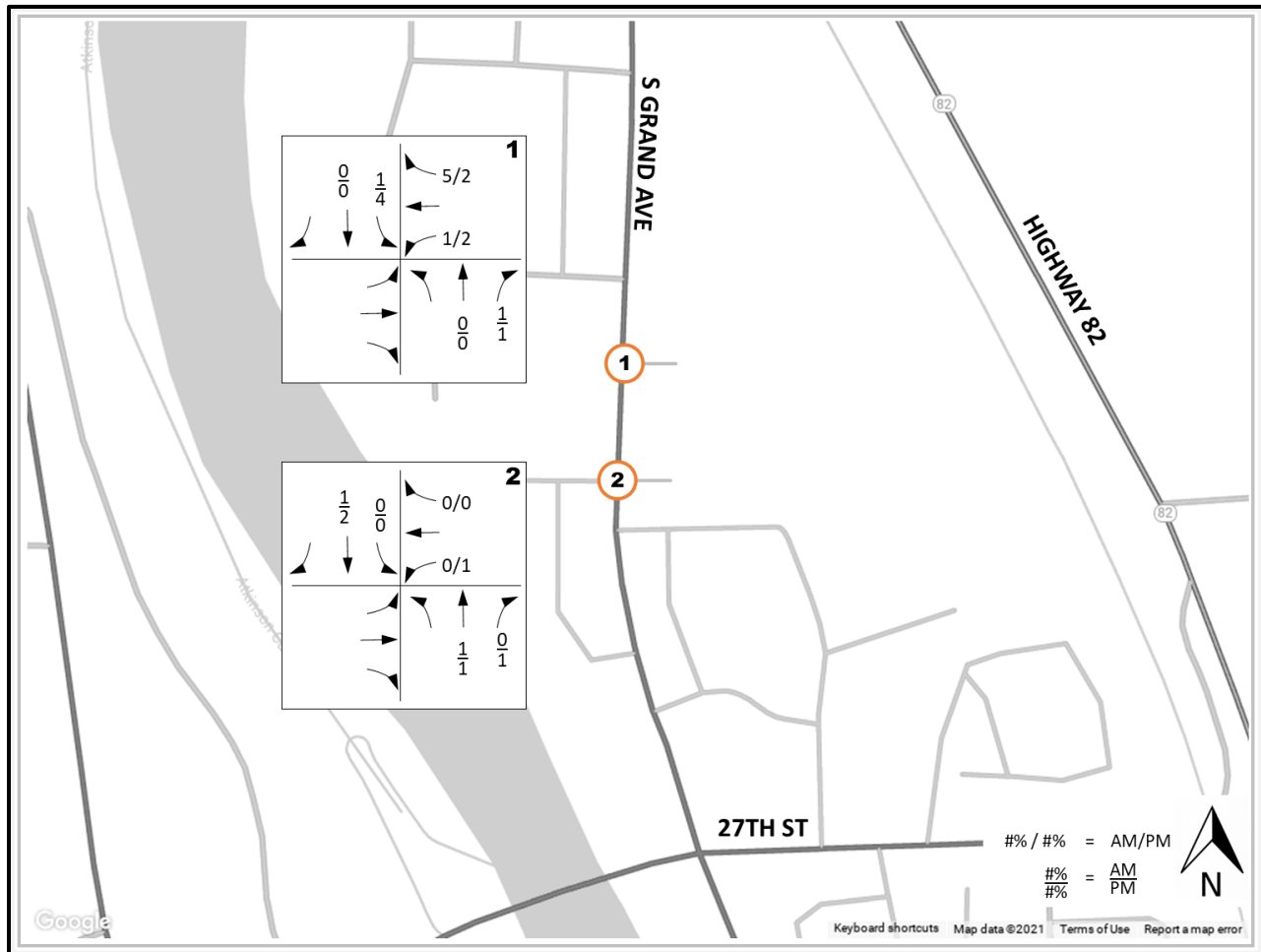


4.2 Assignment of Project Traffic

Project traffic determined from the trip generation calculation is assigned to the existing traffic network using the distributions from Figure 3. The resulting Project trip assignment is shown in Figure 4.



Figure 4 – Project Trip Assignment



5. Existing & Future Traffic Volumes

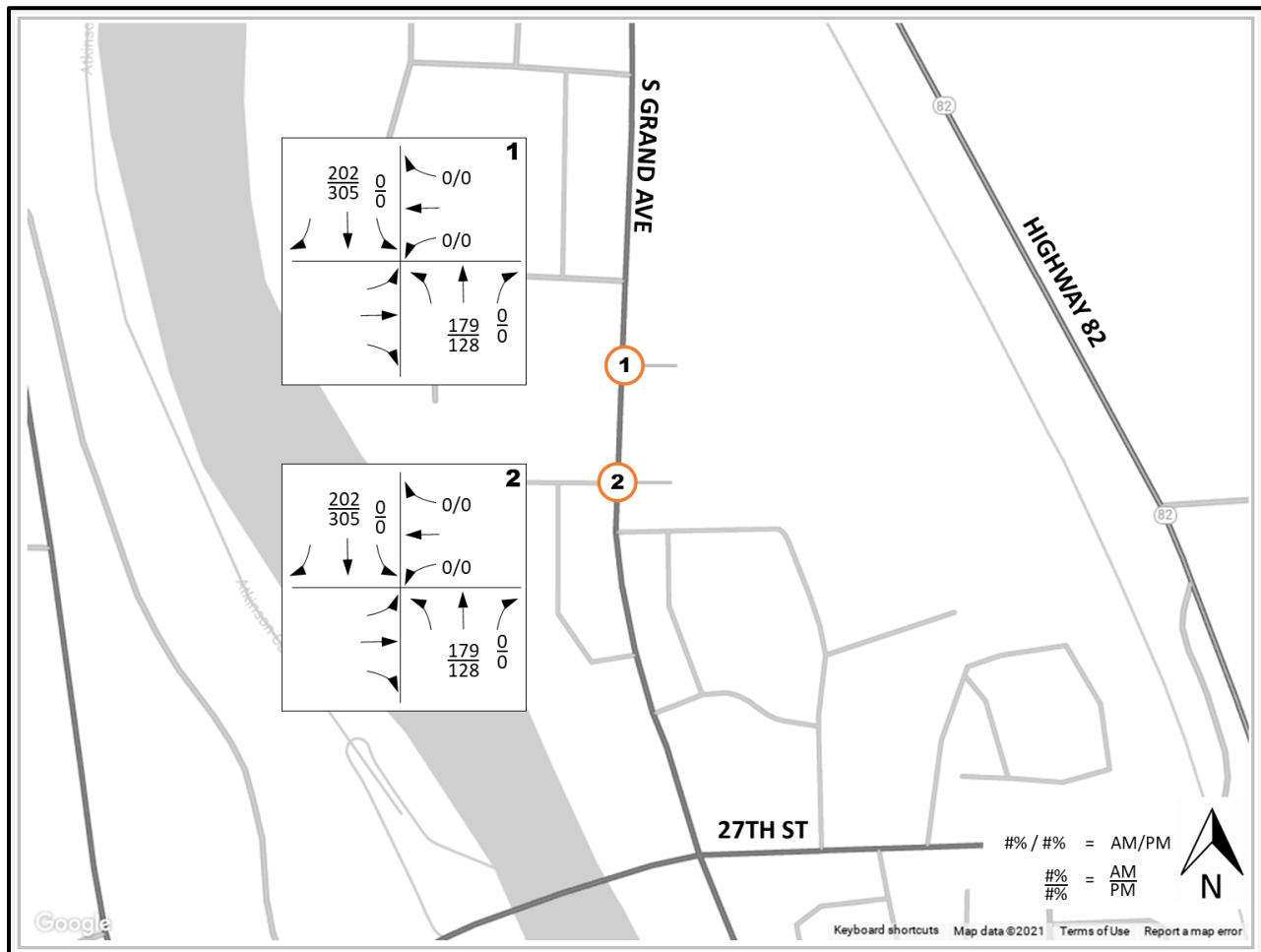
Peak hour intersection turning movement counts were conducted at 2520 S Grand Avenue on August 25th and 26th, 2021.

The existing driveway at 2525 S Grand Avenue is slightly offset to the north of the south Project access and forms the west leg of Intersection 2. No traffic was recorded on the west leg during the counting effort due to the building being renovated at that time. However, the study assumes the property will be reopened as a restaurant by the time the project is completed. The study accounts for this traffic using the ITE Trip Generation Manual 10th Edition for a High-Turnover Restaurant (Land Use Code 932). The gravity model was used to determine the total traffic generated from the restaurant at Intersection 2 and the trips are included in Figure 6. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix A.

The existing peak hour traffic is represented in Figure 5. Count summaries are included in Appendix B.



Figure 5 – Existing/Background Peak Hour Traffic
(From counts 8/25 & 26/2021)



6. Study Years

Future background traffic is determined in this section.

The study years are 2023 and 2043.

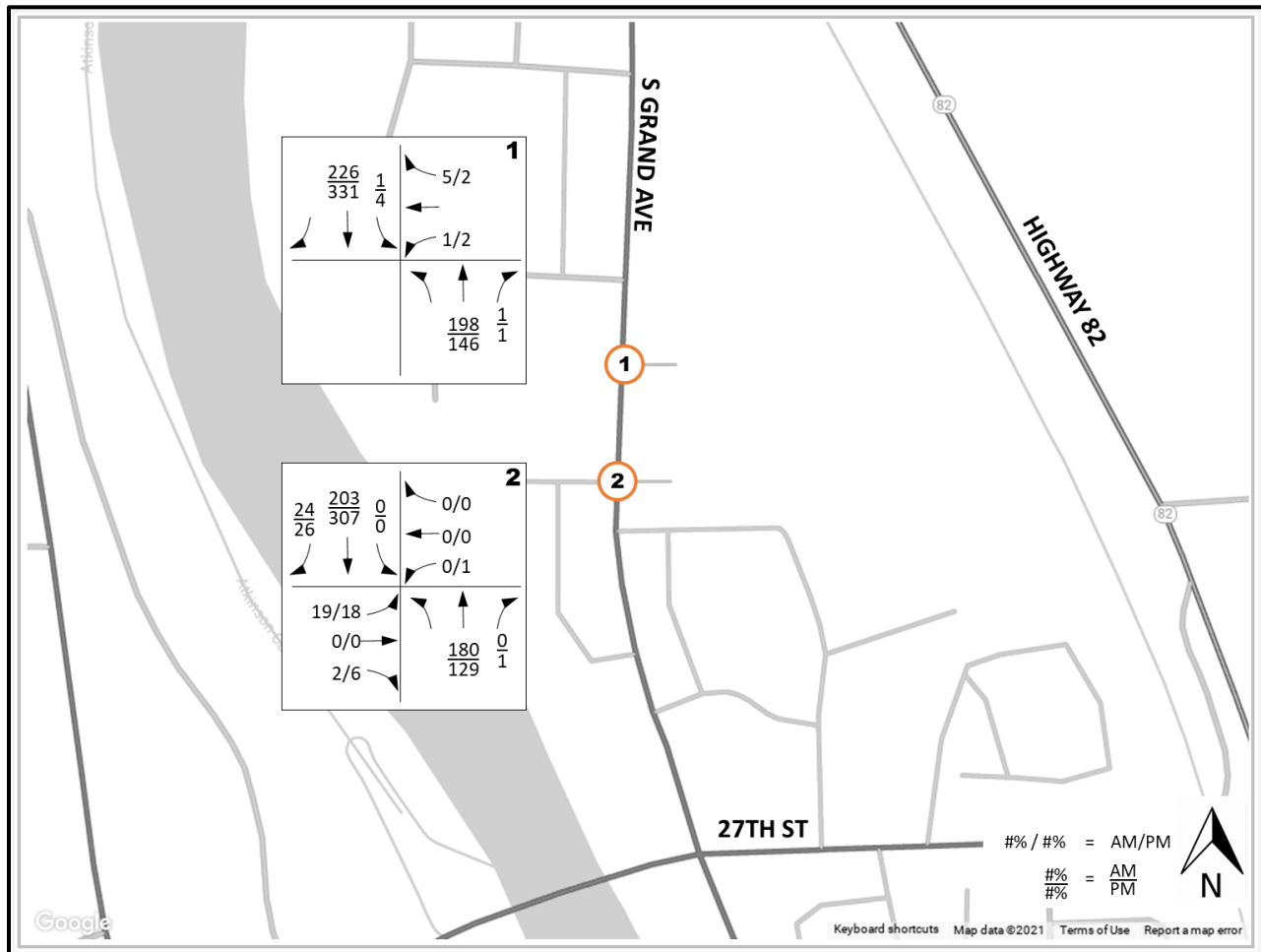
7. Study Period Traffic Volumes

Since S Grand Avenue is mostly developed between Highway 82 and 27th Street, the study assumes future growth is negligible and the background traffic volumes for years 2023 and 2043 are the same as the existing counts shown in Figure 5.

The future total traffic volumes are comprised of the future background traffic and Project trips. Figure 6 shows total peak hour traffic for the peak hour study periods. Note that this includes the estimated traffic at the west leg of Intersection 2.



Figure 6 – Total Peak Hour Future Traffic (Year 2023 & 2043)



8. Auxiliary Turn Lane Evaluation

Auxiliary turn lanes will not be required to improve safety or level of service at the intersections.

9. CDOT Access Permits

The traffic volumes produced by the Project are below 3 percent of the existing traffic volumes at S Grand Avenue and SH 82. Addition of the Project traffic will not meet the thresholds within the State Highway Access Code to require a CDOT access permit.

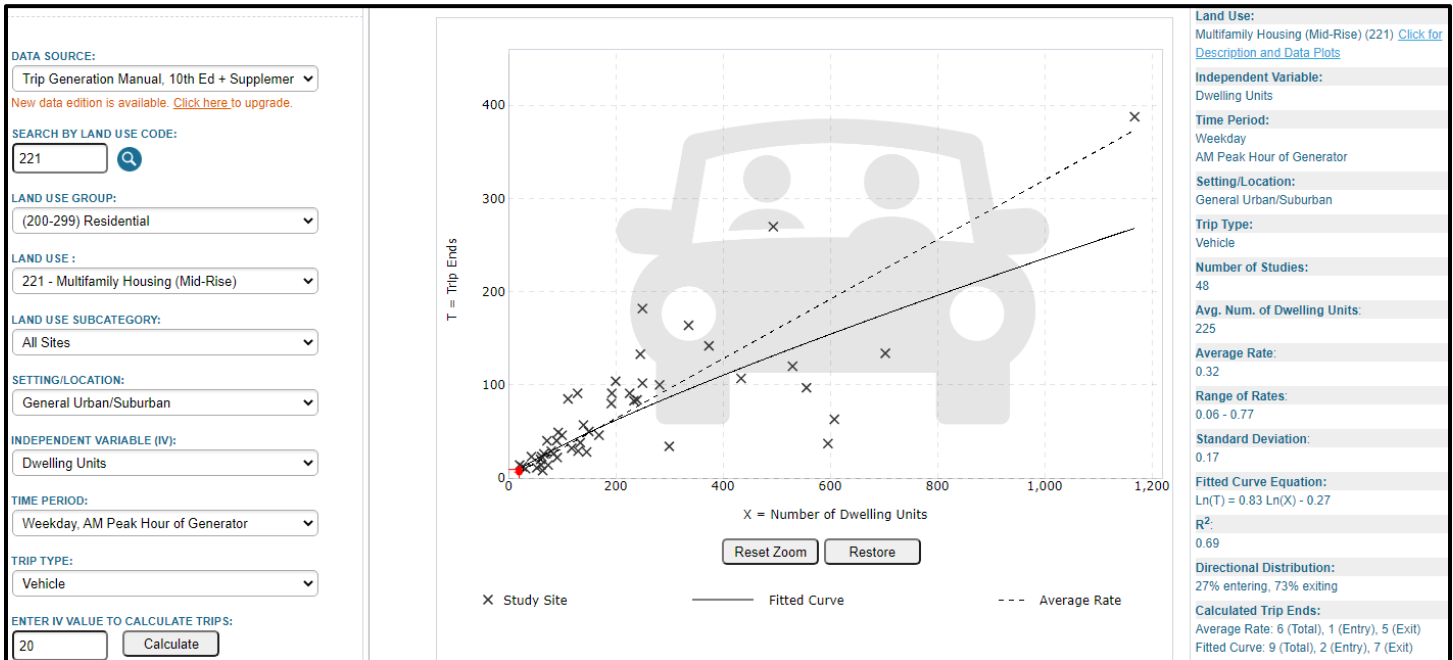
10. Summary and Recommendations

- The project results in an overall increase in traffic of 9 AM Peak Hour trips and 11 PM Peak Hour trips.
- A CDOT access permit is not required for the Project.
- Auxiliary lanes are not recommended for the Project.

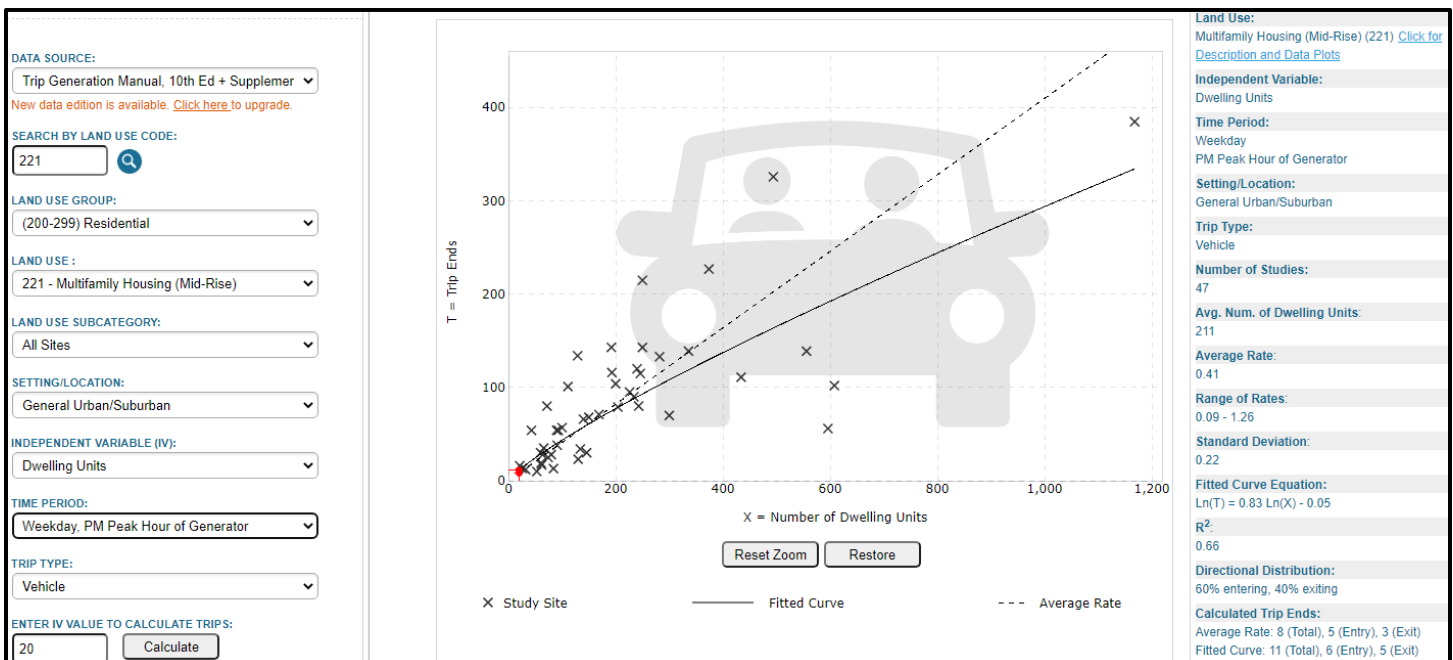


Appendix A – Project Trip Generation

AM Peak Hour - Mid-Rise Residential

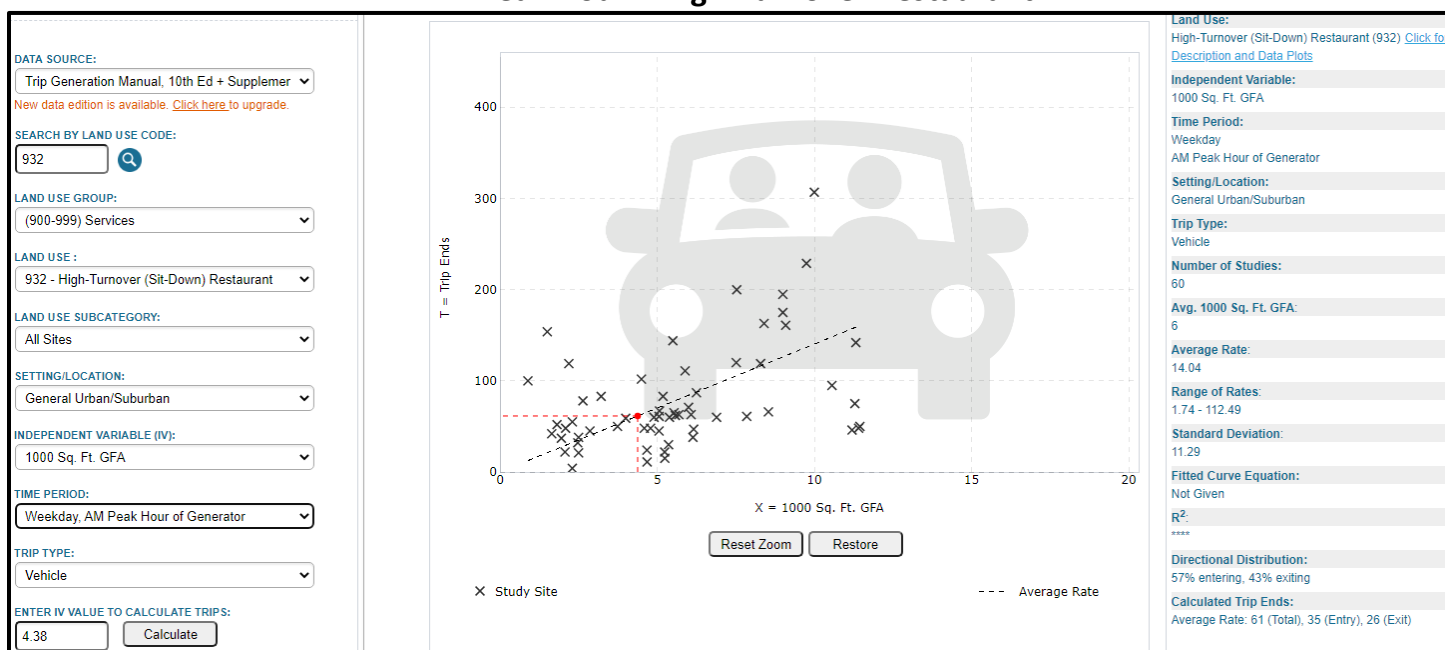


PM Peak Hour – Mid-Rise Residential

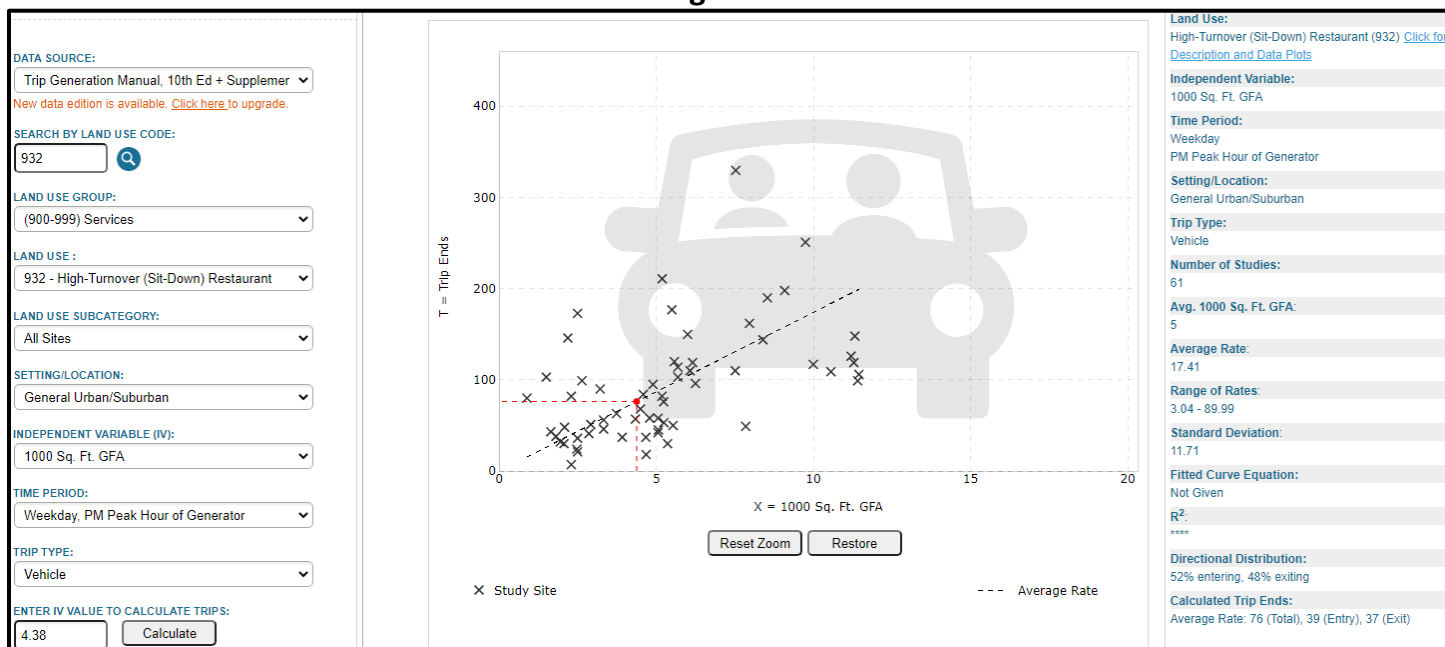


Appendix A – Project Trip Generation

AM Peak Hour – High-Turnover Restaurant



PM Peak Hour – High-Turnover Restaurant



Appendix B – Count Summaries

Intersection Turning Movement Count Summary

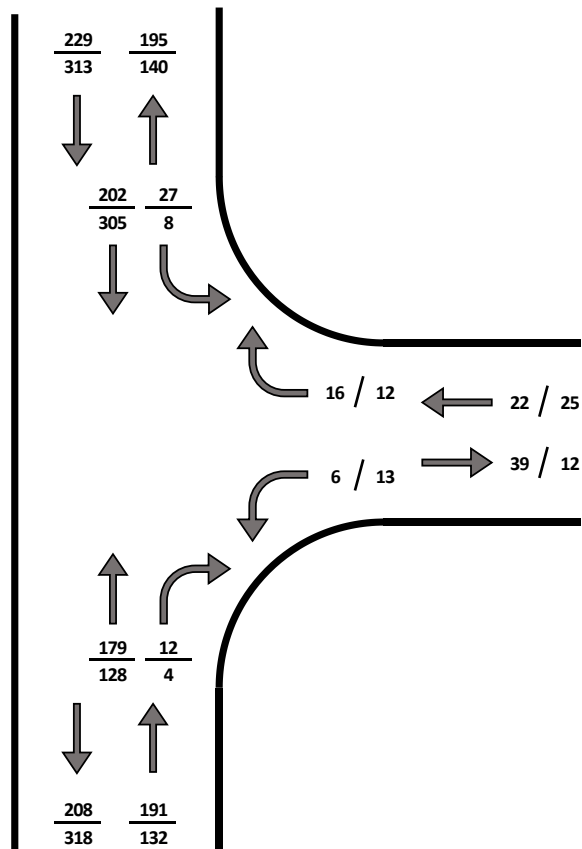
Project: Sweeny GS
Location: Glenwood Springs, CO
EB/WB Road: 2520 S Grand Ave Access
NB/SB Road: S Grand Ave

APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: KJR
Count Date: Aug 25 & 26, 2021

Intersection 1 - 2520 S Grand Ave Access & S Grand Ave

		2520 S Grand Ave Access - (EB)			2520 S Grand Ave Access - (WB)			S Grand Ave - (NB)			S Grand Ave - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	-	-	-	1	-	1	-	19	3	6	40	-	70
	7:15	-	-	-	2	-	1	-	4	3	2	21	-	33
	7:30	-	-	-	4	-	5	-	32	1	2	40	-	84
	7:45	-	-	-	1	-	4	-	51	2	9	41	-	108
	8:00	-	-	-	2	-	2	-	52	4	9	46	-	115
	8:15	-	-	-	2	-	6	-	48	3	6	61	-	126
	8:30	-	-	-	1	-	4	-	28	3	3	54	-	93
	8:45	-	-	-	1	-	2	-	23	2	2	42	-	72
	Peak	-	-	-	6	-	16	-	179	12	27	202	-	442
	Sums	-	-	-	-	22	-	-	191	-	-	229	-	-
PM	16:00	-	-	-	2	-	3	-	21	1	1	68	-	96
	16:15	-	-	-	2	-	3	-	41	2	4	50	-	102
	16:30	-	-	-	4	-	7	-	44	2	3	64	-	124
	16:45	-	-	-	1	-	4	-	34	1	1	59	-	100
	17:00	-	-	-	8	-	4	-	32	0	1	71	-	116
	17:15	-	-	-	5	-	4	-	28	1	4	83	-	125
	17:30	-	-	-	0	-	2	-	34	0	1	75	-	112
	17:45	-	-	-	0	-	2	-	34	3	2	76	-	117
	Peak	-	-	-	13	-	12	-	128	4	8	305	-	470
	Sums	-	-	-	-	25	-	-	132	-	-	313	-	-



From: [Killian - CDOT, Brian](#)
To: [Jarrod Whelan](#)
Cc: [Baillie Tomlinson](#); [Jen Carpenter](#); shannon@sweeneyaspen.com; [Wade Livingston](#); [Kandis Aggen - CDOT](#)
Subject: Re: New Development: 2512 S. Grand Ave., Glenwood Springs, CO 81601
Date: Wednesday, May 19, 2021 9:58:27 AM

Jarrold,

Per our conversation, I wanted to make sure the proposed development would not increase traffic volumes by 20% or more at 23rd St and 27th St. The existing permit for 23rd St shows a baseline volume of 575 DHV (design hour volume) and 27th St shows a baseline volume of 348 DHV. The proposed residential development is showing 20 dwelling units, which doesn't appear to increase traffic volumes by 20% or more. Please let me know if any information is inaccurate. If my understanding is correct, no CDOT access permit is required.

Please let me know if you have any questions.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Tue, May 18, 2021 at 8:53 AM Jarrod Whelan <jwhelan@rccwest.com> wrote:

Hi Brian:

It was good talking with you on the phone. As I stated, we are planning a project in Glenwood Springs at the above stated address. The City of Glenwood directed us to contact you about access to S. Grand Avenue. This is a request for an Access Permit to the City of Glenwood Springs for the above stated address.

Attached is the conceptual site plan, as we discussed. Please send any information about the traffic volumes at 23rd and 27th Street. Based upon your findings, we will proceed, as necessary.

Again, it was good talking with you. Please feel free to contact me with any questions or concerns.

Thank you,

Jarrold S. Whelan, P.E.

Sr. Civil Engineer

RiverCity Consultants

215 Pitkin Avenue, Unit 201

Grand Junction, CO 81501

O: 970.241.4722

www.rccwest.com



November 9, 2021

Emery Ellingson
City of Glenwood Springs
101 W 8th Street
Glenwood Springs, CO 81601

Re: "The Farm at Grand Avenue" Multi-Family Development Housing Plan

Community Housing Per Section 070.045

The requirement to provide deed restricted community housing was added to the Code on April 1, 2021. Any residential development proposing 10 or more new dwelling units is required to set aside 20% of the units as deed restricted resident-occupied community housing and 10% of the units as deed restricted to 100% Area Median Income (AMI) rent affordability level.

The Farm at Grand Avenue is a multi-family rental development. There will be a total of 20 units with 17 one-bedroom (85% of the project) and 3 two-bedroom units (15% of the project). The proposed deed restricted unit mix breakdown is as follows:

Total required resident occupied community housing units would be 4 units (5 out of 20)

Total deed restricted for income would be 2 units (2 out of 20)

These units can overlap therefore 4 total deed restricted units breaking down to:

2 units deed restricted for resident only

2 units deed restricted for resident AND income

Total Number of Market Rate Units = 16 Units

Total Number of Community Housing Units = 4 Units

1 – Bedroom \$1900 (projected to 2023)

2 – Bedroom \$2400 (projected to 2023)

2512 South Grand Avenue (Floor Plan on the following page)

Floors	1 – Bedrooms (+/- 555-596 SF)	2 – Bedrooms (+/- 738-750 SF)
1 st Floor	4 Market / 1 Community Housing	0 Market / 1 Community Housing
2 nd Floor	5 Market / 1 Community Housing	1 Market
3 rd Floor	5 Market / 1 Community Housing	1 Market
TOTALS	17	3

- Location of community housing units is preliminary at this date.
-

All Standards and Guidelines outlined Article 070.045 – Community Housing will be followed as prescribed.
No alternative method(s) of compliance are being sought with the Standards and Guidelines.

If you require additional information or have any questions about our request, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process.

Sincerely,

Jennifer Carpenter
Principal

STORAGE	
REQUIRED: 1 CUBIC FT/3 SF	10,218 / 3 = 4,072 CUBIC FT
PROVIDED:	850 X 8.5 = 7,425 CUBIC FT

ARCHITECT/PLANNER



40 Inverness Circle East,
Suite 101, Suite 101
Englewood, Colorado 80112
Phone: 303.734.1777
Fax: 303.734.1778
www.LAIDesignGroup.com

OWNER/CLIENT
SHEPHERD DEVELOPMENT
2124 S. GRAND AVENUE, SUITE 101
DENVER, CO 80202
303.734.1777

THE FARM AT GRAND AVENUE
2512 S GRAND AVE, GLENWOOD SPRINGS, CO
BUILDING FLOOR PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION
PROJECT # 31102
DESIGNED BY LAI
CHECKED BY JG
ISSUE RECORD
SUBMITTAL 1 8/27/2021
SUBMITTAL 2 10/26/2021
REV 2 11/05/2021

SHEET NUMBER
6.00
OF



A GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



C THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Shannon Sweeney

41 Danielson Drive / Aspen, CO 81611
Tel: (970) 618-6325 / Email: shannon@sweeneyaspen.com

Barry Johnson
brj1413@me.com

February 22, 2021

Re: 2512 & 2514 South Grand Avenue, Glenwood Springs

Dear Barry:

I am currently under contract to purchase the property located at 2512 South Grand Avenue, Glenwood Springs, CO (the "2512 Property"), and am pleased to have reached an agreement with you, the owner of the neighboring property located at 2514 Grand Avenue, Glenwood Springs (the "Vet Property") regarding various matters pertaining to the development of the 2512 Property and the Vet Property. Specifically, we have agreed as follows:

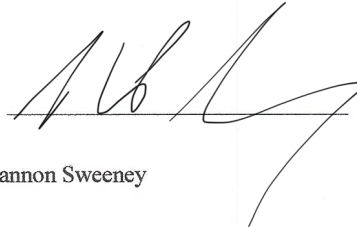
1. The sewer service line and the water service line that currently serve the Vet Property, and which lines are shown on the attached survey (the "Survey"), will be relocated into the Access Road easement area shown on the Survey during the development of the 2512 Property. The 2512 Property owner and the Vet Property owner will execute and deliver a new easement agreement that will: (i) terminate the existing sewer line easement running across the 2512 Property; and (ii) establish a new easement for sewer and water service lines to serve the Vet Property that will run within the Access Road easement area. All costs and expenses associated with moving the water and sewer lines into the easement area, and for preparation of this new easement, shall be borne by the 2512 Property owner, which expenses shall include, without limitation, attorneys fees not to exceed \$2,500 that may be incurred by the Vet Property owner in connection with review and approval of this new easement.
2. The 2512 Property and the Vet Property will both have the right to use the Access Road shown on the Survey for access to their respective properties, and the parties shall use mutual good faith efforts to save the trees now in place near the Access Road. In addition, the 2512 Property shall be permitted to use the existing town homes driveway on the Vet Property as a secondary means of ingress/egress to the 2512 Property for fire department and emergency vehicle usage. All costs associated with construction for ingress and egress to serve the 2512 Property shall be borne by the 2512 Property owner, and any changes to the existing access serving the Vet Property shall be borne by the Vet Property owner. Regarding ongoing maintenance and snow removal of the Access Road, each of the 2512 Property and the Vet Property shall, on an ongoing basis, pay 50% of the cost of snow removal and maintenance associated with this shared access.
3. The 2512 Property owner intends to serve the 2512 Property with high speed fiber optic cable service, and at the time of the installation of such service the 2512 Property owner shall provide the Vet Property owner with a reasonable opportunity to have such service extended to the Vet Property. The costs of installing high speed fiber optic cable to the 2512 Property shall be borne by the 2512 Property owner, and any costs associated with extension of such service to the Vet Property shall be borne by the Vet Property owner.
4. The shed and fence encroachments from the Vet Property onto the 2512 Property that are shown on the Survey shall be removed from the 2512 Property at the expense of the Vet Property owner.
5. The owner of the Vet Property shall be permitted to place a sign for its veterinarian clinic on the north side of the Access Road shown on the Survey.
6. The 2512 Property owner and the Vet Property owner will enter into a new easement to establish a new point of access to be created across the 2512 Property to serve the back yard of the Vet Property, which access shall be located between the building to be constructed on the 2512 Property and the western part of the building now existing on the Vet Property; the parties

will use mutual good faith efforts to establish the exact location and boundaries of said easement area once the final location and dimensions of the building to be constructed on the 2512 Property are determined.

7. The 2512 Property owner and the Vet Property owner mutually agree to execute and deliver any documents as may be necessary or desirable to implement and give effect to the terms of this letter agreement, and the terms of this letter agreement shall run with the land and benefit each of the 2512 Property and the Vet Property and their respective future owners.

Thank you in advance for your consideration and if the terms of this letter meet with your approval please countersign it and email it back to me.

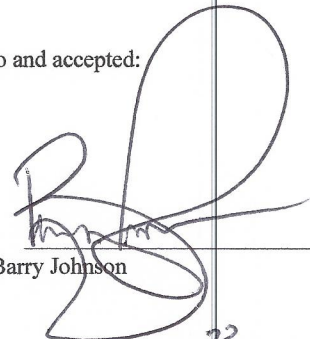
By:



Shannon Sweeney

Agreed to and accepted:

By:



Barry Johnson

Date:

February 23, 2021

November 9, 2021

Ms. Jessica Bowser, Assistant City Engineer
City of Glenwood Springs
101 W 8th Street
Glenwood Springs, CO 81601

RE: Design Variances for *The Farm at Grand Avenue* located at 2512 Grand Avenue

Dear Jessica:

This correspondence shall serve as a request for variances from the City's Engineering Standards section 5.2.10 *Site Access and Driveways* as required by the City's Municipal Code section 070.040.070 - *Access and Circulation*. The site is currently undeveloped. A mixed use of development surrounds the parcel, including a mobile home park to the north, Penrose Plaza to the south, a veterinary clinic to the east, and Grand Avenue to the west. The site has typical existing public infrastructure in place.

The proposed development is a 2-story apartment complex. The primary access is the existing northern driveway (North Access). The existing southern access is for the vet clinic (South Access), which is a flag-lot with a shared-drive agreement in place with the applicant as a secondary access. This is the sole access for the veterinary clinic.

Upon review, staff directed both driveway designs meet the current engineering standard details. The southern access has constraints that prevent the design of a commercial driveway. Attached are the City's variance forms and each outlines the request for variance.

River City Consultants feel these are suitable candidate for a variances from the current engineering standards.

Please feel free to contact me with any questions or concerns.

Thank you,

Jarrold S. Whelan, P.E.  Digitally signed by Jarrod S. Whelan, P.E.
Date: 2021.11.09 18:25:21-07'00'

Jarrold S. Whelan, P.E.
Sr. Civil Engineer

Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.
2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet all the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted.

Variance type

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

The City's Engineering Standards section 5.2.10 Site Access and Driveways, Table 5-13 Access Design Specifications as required by the City's Municipal Code section 070.040.070 - Access and Circulation. The southern access has existing constraints that prevent the design of a commercial driveway. The south access cannot fit the minimum 15-foot radius curb-return without the ADA Ramp in the traveled-way of the Penrose Plaza driveway.

Variance Criteria

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

The existing southern access is for the veterinary clinic, which is a flag-lot with a shared-drive agreement (Cross Access between Abutting Development MC 070.040.07 E.4.c) in place with the applicant as a secondary access. This is the sole access for the veterinary clinic. Due to the limited separation between the vet clinic and the Penrose Plaza's driveways, the south access cannot fit the minimum 15-foot radius curb-return.

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

Without the variance from the code, the access for the veterinary clinic will produce an illegal ADA curb ramp. The curb ramp will be designed into the traveled way of the Penrose Plaza and create a change in level that violates the 2010 ADA Standards for Accessible Design (ADA Code 303 Changes in Level & 406 Curb Ramps).

3. **Explain how you did not create the hardship by your own actions.** _____
This is an existing access for the veterinary clinic, which is a flag-lot with a
shared-drive agreement in place with the applicant as a secondary access. This
is the sole access for the veterinary clinic.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question.** _____
These are existing accesses for the veterinary clinic and the Penrose Plaza.
This is a proposed secondary access for the development. All other portions of
this development meet the current engineering standards.

5. **Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.** _____
This variance is for engineering design standards of an access that is not
owned by the applicant but merely has an agreement for shared use. Alternate
designs of the Penrose Plaza driveway, veterinary clinic, and this lot are not
feasible due to existing constraints.

6. **Explain how the variance request will not violate building or fire code requirements.**
All aspects of this design meets these code. A Fire Truck Access plan shows
the maneuvering of the city's fire truck without conflicts. The site plan show the
building meets all separation and minimum/maximum building offset distances.

7. **Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code.** _____
No other variances are proposed at this time. This variance will allow the
continued use of the access for the veterinary clinic as well as the secondary
access for the apartment complex.

Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.
2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet all the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted.

Variance type

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

The City's Engineering Standards section 5.2.10 Site Access and Driveways, Table 5-12 Access Spacing Requirements as required by the City's Municipal Code section 070.040.070 - Access and Circulation. The southern access is existing and is less than 24-feet from the Penrose Plaza driveway. The current engineering standard is 30-feet of separation.

Variance Criteria

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

The existing southern access is for the veterinary clinic, which is a flag-lot with a shared-drive agreement (Cross Access between Abutting Development MC 070.040.07 E.4.c) in place with the applicant as a secondary access. This is the sole access for the veterinary clinic.

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

Without the variance from the code, this access for the veterinary clinic will need to be redesigned/reconfigured. The applicant does not own the access but has an easement for secondary access purposes.

3. **Explain how you did not create the hardship by your own actions.** _____
This is an existing access for the veterinary clinic, which is a flag-lot with a
shared-drive agreement in place with the applicant as a secondary access. This
is the sole access for the veterinary clinic.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question.** _____

These are existing accesses for the veterinary clinic and the Penrose Plaza.
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this development meet the current engineering standards.

5. **Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.** _____
This variance is for engineering design standards of an access that is not
owned by the applicant but merely has an agreement for shared use. Alternate
designs of the driveway, veterinary clinic, and this lot are not feasible due to
existing constraints.

6. **Explain how the variance request will not violate building or fire code requirements.**
All aspects of this design meets these code. A Fire Truck Access plan shows
the maneuvering of the city's fire truck without conflicts. The site plan show the
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Variance type

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

The City's Engineering Standards section 5.2.10 Site Access and Driveways, Table 5-12 Access Spacing Requirements as required by the City's Municipal Code section 070.040.070 - Access and Circulation. The southern access is existing and is less than 1-foot from the property line. The current engineering standard is 15-feet.

Variance Criteria

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

The existing southern access is for the veterinary clinic, which is a flag-lot with a shared-drive agreement (Cross Access between Abutting Development MC 070.040.07 E.4.c) in place with the applicant as a secondary access. This is the sole access for the veterinary clinic.

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

Without the variance from the code, this access for the veterinary clinic will need to be redesigned/reconfigured. The applicant does not own the access but has an easement for access purposes.

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Variance type

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

The City's Engineering Standards section 5.2.10 Site Access and Driveways, Table 5-13 Access Design Specifications as required by the City's Municipal Code section 070.040.070 - Access and Circulation. The southern access is existing and is slightly less than 24-feet wide, measuring 23.1-feet. The current engineering standard is 24-feet wide driveway.

Variance Criteria

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

The existing southern access is for the veterinary clinic, which is a flag-lot with a shared-drive agreement (Cross Access between Abutting Development MC 070.040.07 E.4.c) in place with the applicant as a secondary access. This is the sole access for the veterinary clinic.

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is the sole access for the veterinary clinic.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question.** _____

This is an existing access for the veterinary clinic. This is a proposed secondary
access for the development. All other portions of this development meet the
current engineering standards.

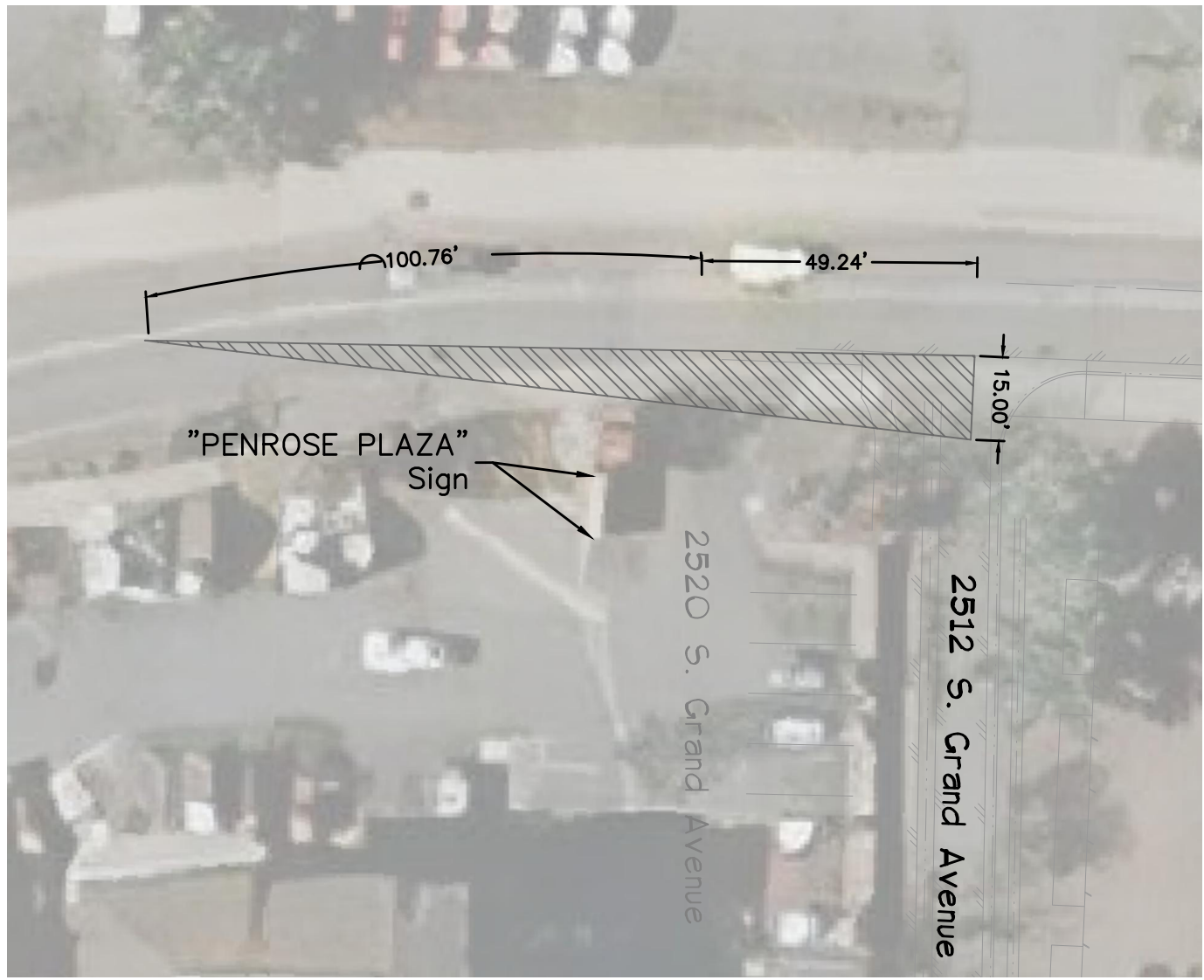
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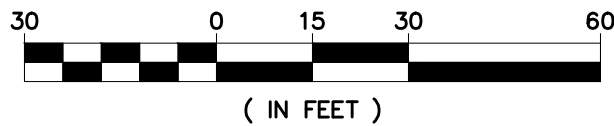
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This variance will allow the continued use of the access for the veterinary clinic
as well as the secondary access for the apartment complex.



Sight Distance Exhibit (250')
North Access



SCALE



Sight Distance Exhibit (150')
South Access



Sight Distance Exhibit (250')
South Access



UNCC
UTAH NUTCRACKERS
800.922.1987
www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



811
Know what's below.
Call before you dig.

Project Benchmark
NW Property Corner
1.25" Plastic Cap PLS 19598 S&W INC
Grand Ave and South of Cisar Court
NORTHING: 1622050.88
EASTING: 2485157.55
ELEVATION: 5807.30
DATUM SOURCE: C083-CF (NAVD88)



SCALE
(FEET)
0 20 40
HORIZONTAL
VERTICAL: NA
CONTOUR INTERVAL: NA FT

PROJECT PHASE: Preliminary/Review		DATE ISSUED:	
NO.	DATE	REVISION	BY
S:\PROJECTS\1981 shannon sweeney\004 2512 s grand, glenwood\Design\DWG\05-Sheet\1981-004 Sight-Dist.dwg [Sight Distance] 11/9/2021 6:00:24 PM			

PRELIMINARY



RIVER CITY
CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

SWEENEY REAL ESTATE & DEVELOPMENT
The Farm at Grand Avenue
Horizontal Control Plan
Sight Distance Exhibit

C3

DRAWN BY: PROJECT: 1981-004
CHECKED BY: ORIGINAL SHEET SIZE: 22 x 34



November 9, 2021

Emery Ellingson
City of Glenwood Springs
101 W 8th Street
Glenwood Springs, CO 81601

Re: “The Farm at Grand Avenue” Multi-Family Development Request for Tree Removal

Landscaping, Screening and Fencing Per Section 070.040.050 (h)

(4) Protection of Existing Vegetation.

a. No existing live trees with a caliper size of fourteen (14) inches or greater may be removed without approval of the Director and Parks and Recreation Director.

Tree Summary

Starting at the top left (northwest corner) and moving south along South Grand Avenue then east along the shared drive and finally north on the east property line. Trees are noted per the more recent survey and the majority of the trees are evergreen (E).

Existing Trees	Type	Caliper	Approval	Notation
1	E	31"	?	Existing tree to be located by survey and protected in place if it is within the island
2	E	14"	YES	Existing tree to be removed
3	E	16"	YES	Existing tree in deteriorate health to be removed
4	E	9"	NA	Existing tree in deteriorate health to be removed. Under the 14" requirement for Director approval.
5	E	21"	?	To be located by survey and protected in place then limbed up to allow for visibility. If compromised during construction 1-BBS will be planted with understory per plan.
6	E	9"	NA	Existing tree to be removed due to site constraints (required access, grading & setbacks). Under the 14" requirement for Director approval.
7	E	16"	YES	Existing tree to be removed due to site constraints (required access & grading)
8	E	20"	YES	Existing tree to be removed due to site constraints (required access & grading)
9	E	17"	?	Existing tree to be protected in place during construction if compromised 1-ABM will be planted with understory per plan.
10	E	28"	?	Existing tree to be protected in place during construction if compromised will be planted with understory per plan.
11	E	20"	?	Existing tree to be protected in place during construction if compromised will be planted with understory per plan.
12	E	15"	?	Existing tree to be located by survey and protected in place if it is located within the island otherwise removed
13	D	36"	NO	Existing tree to remain

- 1/13 (NO) Trees to remain and protected in place
- 6/13 (?) Trees to be evaluated/located before and during construction with anticipation of trees remaining
- 4/14 (YES) Trees to be removed with approval due to site constraints (required access, grading, utilities, Code minimums and Setbacks)
- 2/14 (NA) Trees under 14" and will be removed



If you require additional information or have any questions about our request, please do not hesitate to call or e-mail me (303) 734-1777 or jcarpenter@laidesigngroup.com. We look forward to working with the City in completing this process.

Sincerely,

Jennifer Carpenter

Jennifer Carpenter
Principal

