

ACTIONS AND/OR PRESENTATIONS

- | | |
|--|--------------------------|
| 12. Workforce Housing Fund Advisory Board Recommendation | Discussion and/or Action |
| 13. Resolution 2024-23: A Resolution of the City Council of the City of Glenwood Springs, Colorado, Finding the Property Located at 1573 County Road 154 Petitioned for Annexation Complies with Applicable Statutory Requirements and is Considered Eligible for Such Annexation | Discussion and/or Action |
| 14. 6th Street, North Landing projects and contracts | Discussion and/or Action |
| 15. South Bridge Update | Information/Discussion |
| 16. Ordinance 2024-12; Amending Title 060 §1608.2, Ground Snow Loads | Discussion and/or Action |
| 17. Request for Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests (Butler Rents) | Discussion and/or Action |
| 18. Council Comments | |
| 19. Report from City Administration | |
| A. City Manager | |
| B. City Attorney | |
| C. Correspondence Incoming/Outgoing | |
| 20. Council Social Event Location | Information |
| 21. Executive Session | Information/Discussion |
| An executive session pursuant to CRS 24-6-402(4)(a)(b) and (e), for the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the local public body has a personal interest in such purchase, acquisition, lease, transfer, or sale; for the purposes of receiving legal advice from the City Attorney on specific legal questions and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators; more specifically related to a West Glenwood Fire Station site. | |
| 22. Direction and/or action regarding executive session matters | Discussion and/or Action |
| 23. Adjournment | |

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City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: Update on Energy Climate Action Plan (ECAP)

Action Requested: NA

Department: Economic and Community Development

Presented By: Jim Hardcastle

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life

Background Info: The City of Glenwood Springs and consultants Blue Strike Environmental and CLEER have been working to update the Energy and Climate Action Plan (ECAP) of 2009 with a plan that supports and expands the climate actions taken by the City in the years since. Through this updated ECAP effort, the City is seeking a robust set of goals, targets, and strategies that will guide City leaders in actions and policies that will reduce greenhouse gas (GHG) emissions. This update to the ECAP will also inspire businesses, residents, and visitors to reduce their carbon footprints and is being developed with a focus on equity and environmental justice to ensure all populations in the City have access to the benefits of climate action.

Issues: The consultants at Blue Strike Environmental and CLEER are requesting City Council feedback on the goals and strategies as presented in draft form at this time.

Fiscal Impact: Undetermined at this time.

Legal Review: NA

Staff Recommendation: NA

Greenhouse Gas Emissions Reduction Measures Report

Energy and Climate Action Plan Update

City of Glenwood Springs

Introduction

The City of Glenwood Springs is a vibrant and forward-thinking community that draws in visitors from across the country. Glenwood Springs developed its first Climate Action Plan in 2009, positioning the City years ahead of its peers. The community's commitment to climate action and sustainable change continued to 2019 when the City began sourcing 100% renewable energy. In 2023, the City began the process of updating the 2009 Climate Action Plan and launched the Energy & Climate Action Plan (ECAP) project.

The ECAP will follow a five-point framework developed by the consultants (Blue Strike and CLEER) and the project's Operations Team. These categories (shown below) evolved into the comprehensive and detailed menu of goals and strategies displayed in this report. Specific action items will be associated with each strategy and respective goal to better ensure the implementation and success of the updated ECAP.

Five-Point Framework

Category	Topics Addressed
Energy	Onsite renewable energy, peak shaving, electricity demand management
Buildings	Energy efficiency, electrification, building codes
Transportation	Fleet electrification, charging stations, employee commute, public transportation
Resource Conservation	Landfill emissions from stored and incoming waste, overall waste reduction
Parks & Natural Systems	Irrigation/water use, tools and equipment, green space, landscaping

Emission Reduction Target

The goals and strategies in this report were designed to contribute to a larger emission reduction target. The target statement is based on a Science Based Target (see Figure 1). Science-based targets are measurable and actionable targets that allow states and regions to align their actions

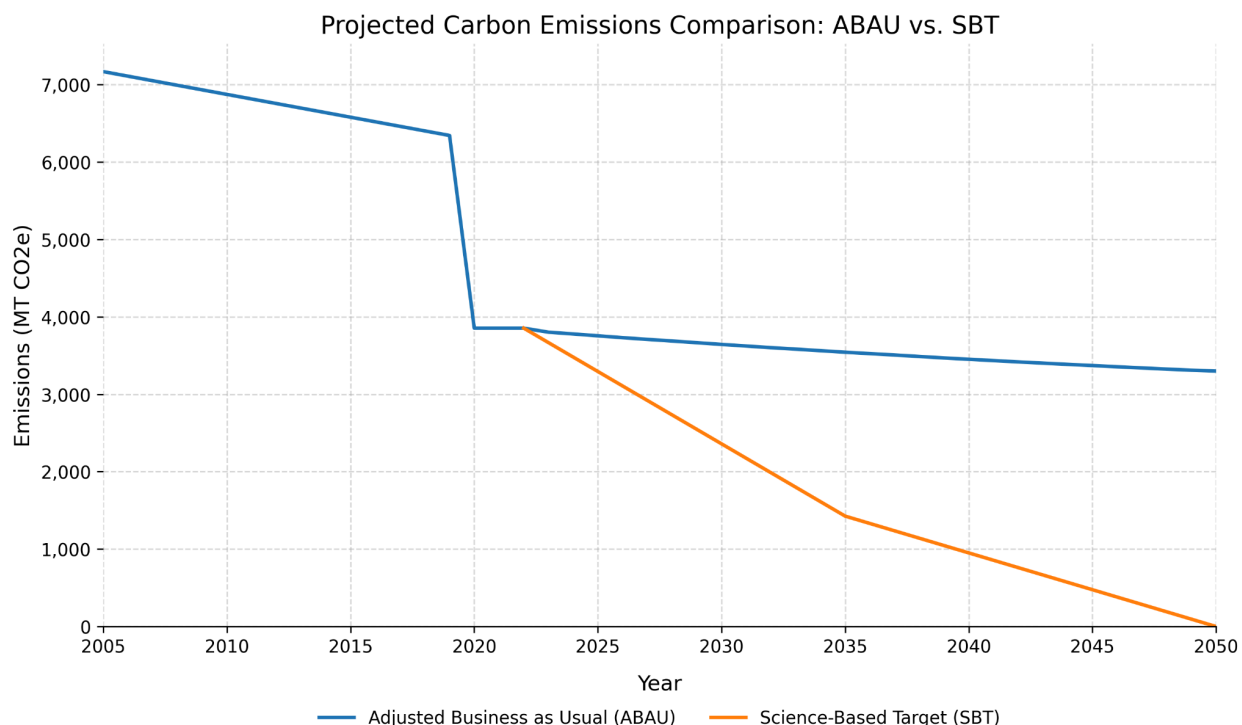
with societal sustainability goals and the biophysical limits that define the safety and stability of earth systems. Targets adopted to reduce greenhouse gas (GHG) emissions are considered “science-based” if they are in line with the goals of the Paris Agreement to pursue efforts to limit warming to 1.5 °C.

The target for the City of Glenwood Springs currently excludes emissions associated with the South Canyon Landfill. Since the landfill is under the operational control of the City, despite serving other communities in the region, the landfill’s significant emissions must be accounted for in the City’s greenhouse gas inventory. Given the challenges that will come with addressing these emissions and the fact that a landfill expansion is being anticipated, the Operations Team agreed to exclude this data from the City’s target and set a specific emission reduction target for the South Canyon Landfill at a later date.

The City of Glenwood Springs’ emission reduction target is as follows:

*The City of Glenwood Springs is committing to reducing greenhouse gas emissions attributable to municipal operations (excluding the South Canyon Landfill) by **62.7% by 2035** and **100% by 2050**, using a 2022 baseline.*

Figure 1: 2005-2050 emission forecast comparison between the ABAU and a Science Based Target. Note the significant reduction in emissions in 2019 due to the adoption of 100% renewable energy.



Energy

Goals	Strategies
E1. Increase renewable energy production for the City.	E 1.1 Install 10 MW solar capacity by 2030 and at least an additional 5 MW by 2040.
E2. Reduce City's peak demand by 10% by 2030 to implement peak shaving and electricity cost savings.	E 2.1 Implement a minimum of 16 MWh battery storage capacity for peak shaving by 2030.
	E 2.2 Implement a Distributed Energy Resources (DER) program to reduce peak demand.
E3. Continue energy conservation and energy efficiency efforts among electric customers.	E 3.1 Work across customer sectors to promote conservation (to use less) and efficiency (to use wisely).

Buildings

Goals	Strategies
B1. Decrease natural gas use at municipal buildings.	B 1.1 Assess heating equipment to maintain maximum efficiency of existing NG units and prepare for full replacement as new technology emerges for electrification and ground-source geothermal.
B2. Increase energy efficiency in municipal buildings by 12% by 2030 and 25% by 2050. This aligns with the GCE Energy Action Plan.	B 2.1 Continue upgrading lighting, heating, cooling, and water heating infrastructure in municipal facilities.
	B 2.2 Actively monitor building use through the AEM program provided through GCE membership.
B3. Support energy efficiency city-wide for new development and existing built environment.	B 3.1 Regularly update programs that support equitable customer adoption of energy efficiency and beneficial electrification.
B4. Make the Glenwood Springs Energy Inventory a living document by conducting periodic updates.	B 4.1 Use the results of each periodic update to measure success against the 2024 ECAP.

Resource Conservation

Goals	Strategies
RC1. Reduce emissions associated with solid waste and the South Canyon Landfill. Set a specific and timebound target by the end of Q1 2026 using data and resources expected by the end of	RC 1.1 Reduce emissions associated with maintaining the South Canyon Landfill, and from haul trucks servicing the City.
	RC 1.2 Increase diversion rates by 35% by 2026

2024. (See Colorado Pollution Reduction Roadmap for timeline.)	and 45% by 2036, against a 2021 baseline (using 2018 study as a proxy), matching state goals. ¹
	RC 1.3 Promote overall waste reduction.
	RC 1.4 Reduce waste associated with City facilities and functions.

Transportation

Goals	Strategies
T1. Reduce employee commute emissions by 25% by 2030 and 100% by 2050.	T 1.1 Create and Incentivize opportunities for employees to use alternative transportation to and from City facilities.
	T 1.2 Improve City infrastructure for electric vehicles, making adoption by City employees and the larger community more convenient.
	T 1.3 Adopt policies to expand availability of EV charging while reducing impacts of L3 charging on the city electric grid.
T2. Reduce emissions from the City vehicle fleet and Ride Glenwood bus fleet by 25% by 2030 and 100% by 2050.	T 2.1 Reduce emissions associated with the Ride Glenwood bus fleet and consider opportunities to utilize electric buses as energy storage.
	T 2.2 Reduce emissions associated with City fleet vehicles by 25% by 2030 and 100% by 2050 (parks & recreation, electric, water/wastewater, etc.). Consider electric police and fire vehicles based on availability.

Parks & Natural Systems

Goals	Strategies
PNS1. Reduce water usage for irrigation of City land and green space by 60% by 2035.	PNS 1.1 Continue implementing xeriscaping practices to remove bluegrass lawn from city property wherever possible.
	PNS 1.2 Tie water pricing to seasonal supply and demand.
PNS2. Reduce emissions associated with maintaining the City's green space by 25% by 2030 and 100% by 2050.	PNS 2.1 Cut down gasoline usage for maintaining City parks and green space by 100% by 2025.

¹ [State of Colorado Waste Diversion & Reduction - Goals & Actions](#)

PNS3. Leverage the City's sustainability work as a demonstration of best practices for residents.	PNS 3.1 Expand community garden acreage in the city by 100% by 2030.
	PNS 3.2 Build gardening skills among residents.
PNS4. Reduce non-functional turf grass and expand city tree canopy and drought-resistant native plants, for dual benefits of reduced emissions from maintenance and reduced water consumption.	PNS 4.1 Reduce non-functional turf by 30% by 2030, in alignment with the Alliance for Water Efficiency's target. ²
	PNS 4.2 Increase the City's urban tree canopy from 28% in 2024 to 50% by 2050, in alignment with American Forest's Tree Equity Score tool. ³
	PNS 4.3 Expand use of drought-resistant native plants in City landscaping.

² [Alliance for Water Efficiency - Non-Functional Turf 2023 Summary of Programs and Policies](#)

³ [American Forest Tree Equity Score Tool](#)



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item:	River Commission Annual Work Session for 2024
Action Requested:	Yearly work session to inform and update City Council on progress of projects assigned to the River Commission.
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Provide Efficient and Responsive City Government
Background Info:	As per the powers and duties of the River Commission (as defined in Title 020 of the Glenwood Springs Municipal Code) (g) Powers and duties of River Commission, (8). At the request of City Council hold an annual work session with the City Council to review the actions taken by the River Commission regarding the foregoing functions and discuss future plans.
Issues:	The River Commission will share the state-of-affairs for the previous year, updating the City Council on their efforts regarding the assigned Action Item List, and touching on the River Corridor Master Plan, Webinars, RiverFEST, Three Mile Confluence Restoration, among other duties and projects.
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

2024 ACTION ITEMS - RIVER COMMISSION – CITY OF GLENWOOD SPRINGS

(Revised May 6, 2024)

Power and Duties	KEY ISSUES	Prior Years and Potential Future Priorities & Goals to Maintain an/or Monitor	2 0 2 4 A C T I O N I T E M S	Notes / Dates	Champion (Lead)
To investigate, study, and report to the City Council any and all matters concerning the use, enjoyment, conservation of the rivers and streams in the City and its environs and the open space adjacent thereto including water quality issues, the protection of valuable riparian ecosystems, and water rights matters.	Education	- Consider creating a River Warrior volunteer program. - At the Council’s request hold an annual work session to review actions taken by the Commission regarding the foregoing functions and discuss future plans. - Strategic outreach - Provide educational platform. - Increase awareness of River Commission.	Hold at least two public education/public outreach presentations related to the Commission's Key Issues (potential topics listed below). In conjunction, submit a letter to the editor related to the presentation topic. (404 Clean Water Act, Mitchell Creek, Xeriscaping, FEMA mapping from fire, RICD, and River Watch)	Shoshone – Sept	Chip Fisher (L)
			- Work with Middle Colorado Watershed Council (MCWC) on signage effort and coordinating with Three Mile Creek Confluence. - Better utilize and promote River Commission website to promote education efforts. - Increase social media awareness. - Attend Earth Day activities and provide supportive materials.		[2025]
				April 22	Chris Sharrow (L)
	Conservation	Increase awareness of conservation practices for homeowners	- Develop Xeriscape program. - Distribute Xeriscape pamphlets.		[2025]
	Water Quality	- Review and provide recommendations on stormwater management for major development projects. - Identify additional locations for "drain to creeks" painting at inlets. - Monitor 303d listings. - Monitor City's effort to reconnect south Glenwood raw water supply. - Monitor Rocky Mountain Resources quarry expansion. - Monitor pre and post fire effects. (a) - Monitor south Glenwood Springs raw water intake. - Monitor RMI quarry issues. - Raise awareness and educate people about water quality.	Support MCWC dashboard efforts		[2025]
			- Evaluate water quality impacts in densely developed areas and existing water quality treatment. - Monitor status of stormwater master plan and potential implementation of water quality structures. - Work with City on implementing dog waste disposal cans in riparian areas. - Partner with Parks and Recreation Commission on invasive species removal.		Master Plan
	Riparian Ecosystem	- Help coordinate distribution of the Riparian Planting Guide. - Encourage Council funding of an inventory of existing riparian habitat and mapping of the ordinary high-water mark	- Distribute/disseminate Riparian Planting Guide (in partnership with MCWC) to local landscapers, retailers, on City social media outlets, and at farmer's markets. - Develop invasive species guide, beta-test, and manage distribution to interested entities. - Investigate certified landscaping program, with MCWC and Colorado Parks & Wildlife approval - Add wetland and OHWM to the online GIS map (in partnership with MCWC)		[2025]
	Water Rights	Monitor demand, supply, and management of City's water resources (i.e. water rates. drought management, recreational in-channel diversions, storage, non-potable supply)			Chip Fisher (L)
			- Monitor City's water supply/resiliency. - Review opportunities to study flows of smaller tributaries. - Monitor RICD progression.		Master Plan
To advise the City Council on public access to and use of rivers and streams in the City and the adjacent environs and maintain and update a map related thereto as necessary.	Boat Ramps	- Work with CPW, Council & Staff to develop an improved permitting/tracking system for commercial rafting and angling operators at Two River Park. - Work with CPW, Council & Staff to develop a boat ramp in the City, continue to evaluate commercial river access.	- Promote and investigate opportunities for a new boat ramp in the City. - Improve existing boat ramp access.		Master Plan
	Access	Work with Parks & Rec Staff to determine which river access points are suitable for various recreational uses (fishing, dog play, etc.). Provide recommendation on appropriate development of bike parking, vehicle parking, signage, and paths.	- Improve/stabilize historic river access paths on City owned parcels (just upstream of the Red Mountain Passage, 12th Street dog park, pavilion, Giles Property, Park East Upstream). - Hold River Commission boat float to investigate access conditions, necessary signs, infrastructure	Sept - invite Council	Kyle Holt (L)
	Mapping	- Develop an adopt-a-river-section program - Work with Chamber to update river access map, as necessary.	- Further discuss program ideas - Contact Chamber, Parks and Recreation Department, and local fishing retailers		Master Plan
To advise the City Council on the use of municipally owned property adjacent to the rivers and City construction projects in the rivers or adjacent open space.	City Parks & Open Space	- Monitor restoration associated with the Two Rivers Shoreline Project - Implement and de guidance on construction of Three Mile Creek Confluence project - Monitor South Bridge development.	- Monitor grant applications. - Monitor Three Mile Confluence Restoration construction. - Monitor implementation of South Canyon Master Plan		Jim Hardcastle
	Confluence Area	Monitor planning efforts for the redevelopment of the Confluence Area.		July?	Erika Gibson (L)
			Monitor and participate in City discussions related to Confluence Area redevelopment		Master Plan
	Fall Planting	Monitor health of past riparian plantings.	Organize one or more annual riparian planting days on a City owned property.	Fall	Erika Gibson (L)
	RiverFest		- Organize annual RiverFest clean-up and community event. - Increase education and outreach at RiverFest. - Evaluate opportunity to remove invasive species at event and/or provide education. - Engage RiverFest attendees to document various issues associated with the rivers.	August 3	All Commissioners
To investigate, study and report to the City Council on grants, donations, and other forms of funding to assist in the acquisition and improvement of the rivers and adjacent open space, and to otherwise advise the City Council on budgetary needs related to preservation of open space and river improvement.			Develop list of applicable grants for river related work.		All Commissioners

- blue = master plan topics
- yellow = River Commission's priority projects
- green = discrete event
- grey = not prioritizing this year / reevaluating relevance and commission's priority next year.

City of Glenwood Springs River Corridor Master Plan Scope of Work

Project Summary

Glenwood Springs is the confluence of two iconic western US rivers, the Colorado and the Roaring Fork. These water resources are invaluable to the health, safety, and welfare of our citizens and the traveling public. The City's intends to evaluate these important ecosystems against certain potential activities such economic needs, recreation, development/redevelopment to better understand a long-term vision for the corridor and an implementation plan that vision through to fruition. This vision will be key to vetting future proposals, development/redevelop projects, and to seek related funding. A major component of the consultant's work will be identifying and compiling existing data within the project scope/tasks noted below, including existing maps, reports, best practices and plans, as well as identifying gaps in data.

Project Scope/Tasks

Riparian Ecosystem/Wildlife Habitat

- Provide a list of actions/projects the City can take to protect/restore and manage natural ecological functions of the City's rivers/riparian corridors.
- Protect/improve water quality, particularly from existing storm sewer outfalls or other potential pollutant sources that directly affect the City's rivers.
- Recommend steps to best protect/enhance the river corridors to best function naturally.
- Create list of City's rivers and tributaries reaches and evaluate which reaches should be prioritized.
- Identify any critical wildlife habitat areas in need of habitat protection based on Colorado Parks and Wildlife mapping and consultation.
- Conduct survey of invasive species along City's rivers and develop plan for suppression and maintenance.

Economics

- Determine the financial impact of the river corridors to City revenue and private commercial outfitters.
- Propose ways the City can enhance its relationship with businesses utilizing the river corridors to help protect investments in the local economy.
- Recommend ways the City can better capitalize on opportunities that take advantage of the scenic river corridors that run through it.

Outreach and Education

- Coordinate with the City of Glenwood Springs to ensure clear and consistent messaging to the public and any key stakeholders (property owners, City Council, River Commission, Parks and Recreation Commission, water users, including private and public rafting and fishing communities, adjacent City owned land recreationalists, and City staff (including the Community Development, Engineering, and Park and Recreation departments).
- Provide accessible information (text and graphics) to include on the City of Glenwood Springs website and for use in printed materials.
- Outline proposed methods of notifying the public and affected stakeholders, and to solicit

community involvement in the river corridor master planning process.

- Provide samples of communication materials, (such as fliers, meeting notices, web sites, Facebook, news releases) used in previous master planning projects by your firm.

- Establish a link to the City's website to share information, progress and to solicit input from the public.

- Evaluate City's existing riverway signage for effectiveness and provide necessary recommendations for improvements to messaging.
- Conduct project meetings (combination of in person and virtual) including an introductory meeting with City staff, two public stakeholder meetings, one City Council/Planning Commission work session and one City Council presentation, two River Commission meetings, and one Parks and Recreation Commission meeting.

Open Space/Recreation Evaluation

- Evaluate open space areas and interconnections adjacent to the river corridors and provide recommendations for improvements. Identify any property acquisitions necessary to achieve this objective.
- Identify areas best suited for various forms of river access including but not limited to pedestrians, boating/kayaking, and anglers, sitting/viewing, bicyclists, dogs, etc.
- Consider the impacts of existing and potential recreational activities and determine where they should or should not occur and the related intensity.
- Recommend how the City should best manage the river corridors (staffing, financial resources, river cleanups, riparian restoration, etc.
- Identify and analyze funding opportunities to include money in lieu of dedications of land, setbacks, grants, etc.

Land Use

- Connect the proposed river corridor master plan to the City's existing planning efforts
- Evaluate current development patterns to identify properties and opportunities for development/redevelopment.
- Identify area/zones for future development or preservation.

Priorities List

Develop and prioritize a list of feasible short term, mid-term, and long-term actions/projects for implementation of the river corridor master plan.

Plan Development

- Develop and compile the information and recommendations related to the tasks above.
- Integrate facts and findings from any of the identified task forces into the draft plan recommendations



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item:	Update on Communications Projects
Action Requested:	Hear and update on progress from Slate Communications
Department:	City Administration
Presented By:	Bryana Starbuck, Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Staff and Slate Communications will share an update on communications and engagement projects.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

CITY OF GLENWOOD SPRINGS & SLATE COMMUNICATIONS

CITY COUNCIL UPDATE

June 20, 2024



City Goals



1

Strengthen connection between the City (Council, leadership, staff) and the community.

2

More frequent, authentic, broad-based community engagement.

3

Improved understanding of City decisions, services, and budget.

Strategic Communication Plan

- 7 Council Member interviews completed
- 7 Staff Member and community stakeholder interviews completed
- 1 listening session with Board and Commission Members
- Additional community stakeholder meetings planned in the coming weeks



Strategic Communication Plan

Key Takeaways (so far)

- Collective desire for more engagement and collaboration
- Those involved think we're doing pretty good! Want more positive news.
- We need to explain decisions and communicate with simplicity
- Newspaper is a top source for info
- Top issues: traffic, development, emergency services, potholes/infrastructure

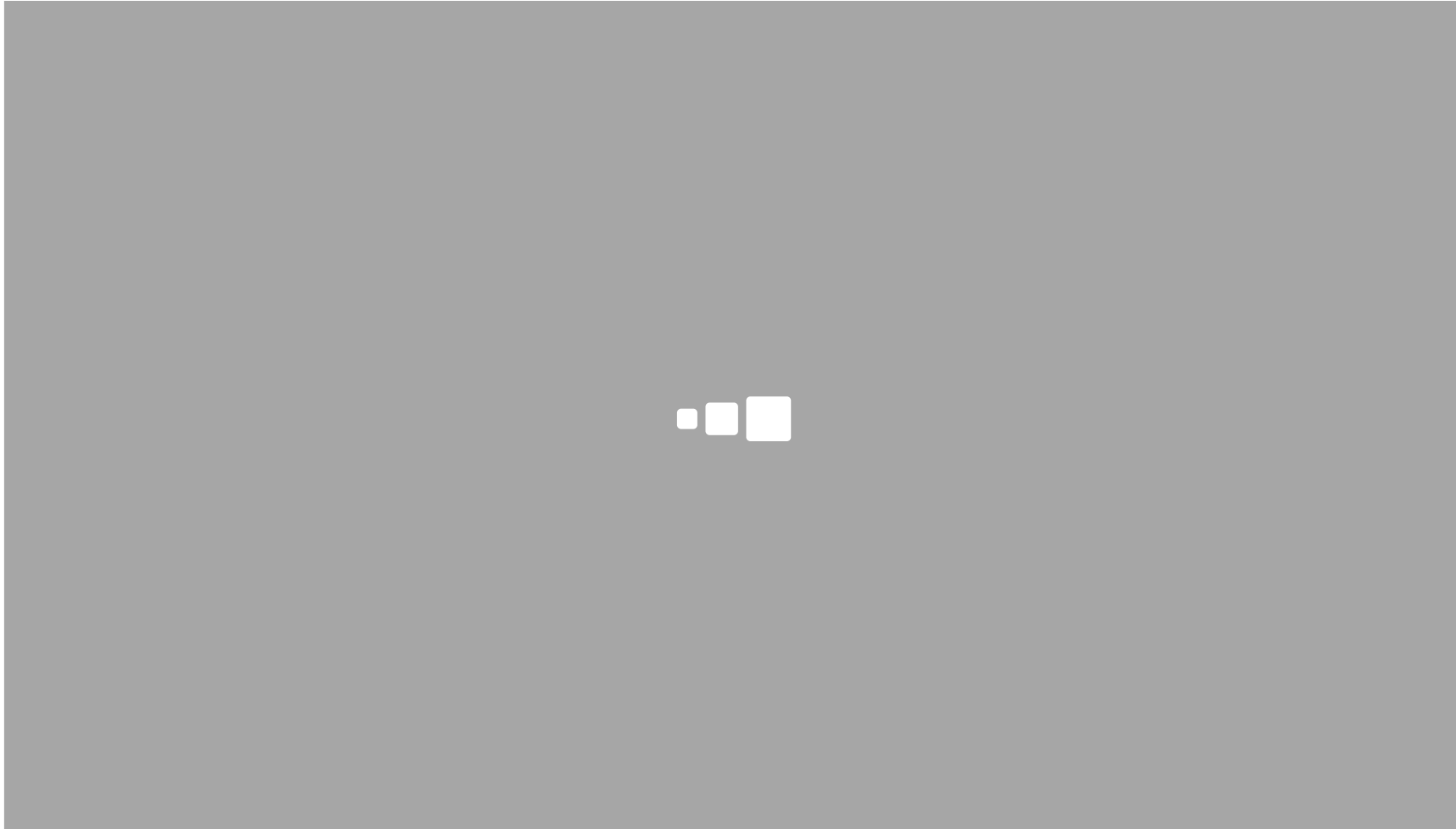


Citywide Department Video

- ✓ 15 video interviews completed
- ✓ Gathered b-roll footage to expand video library
- ✓ Hours of video interviews for future video development



Citywide Department Video Preview



Infrastructure Fund Public Information

City Role

Support public education and awareness by:

Tell Success Stories of Existing .5% Infrastructure Funding

- Website page of completed projects
- Design easy-to-understand map to demonstrate wide reach of projects
- Signage to identify current construction funded by infrastructure fund
- More to come!

Provide Trustworthy Source for Accurate and In-depth Information

- Presentation to local groups
- Video updates
- FAQs
- Expertise and resources

Emergency Communication & Issue Management



Provided communication strategy and support for emerging issues

- Met with City staff to develop key messages
- Supported staff in the development of press releases
- Advised staff on talking points and media response

Next Steps



JUNE

- Finishing stakeholder interviews
- Building foundational messaging for infrastructure funding
- Supporting South Bridge communication
- Miscellaneous support (speaking points, news releases, etc.)

JULY

- Producing Discovery Report and compiling all findings for Strategic Communication Plan
- Continuing to support infrastructure tax initiative with collateral and messaging strategy
- Distribution strategy for video segments

AUGUST

- Developing strategies and tactics for Strategic Communication Plan
 - Identify major initiatives for short- and long-term implementation



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item:	Workforce Housing Fund Advisory Board Recommendation
Action Requested:	Discussion of a project funding opportunity utilizing 2C Workforce Housing funds to support Habitat for Humanity's purchase and condominiumization of an existing residential development.
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Generate Sustainable Economic Development Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	The Workforce Housing Advisory Board is a recommending body to City Council. The Board was presented with a funding request from Habitat for Humanity at their regularly scheduled May and June meetings. The project is an opportunity to purchase an 88 unit complex and condominiumize the units to sell to qualified buyers in the 80%-120% Area Median Income range. For a two-person household, that equates to home prices between \$250,000 and \$400,000 approximately, depending on individual circumstances. After thoroughly reviewing the project, WFHAB made a motion to recommend City Council approve a one million dollar grant to Habitat for Humanity Roaring Fork to help fund the purchase. WFHAB's recommendation is included as an attachment to this report and included below. Considerations for this recommendation included reviewing utilizing a loan, cost return per unit, and other program funding components that the board is currently working on. The general sentiment was a strong desire to support a beneficial and unique project without dedicating more than half the existing workforce housing fund. WFHAB recommends City Council to approve a \$1 million grant to Habitat for Humanity for the purchase of Lofts Phase 3 in exchange for ten (10) units must be sold/owned to individuals that qualify as Glenwood Springs employees, (employed at a business within the municipal boundary or for a business with a headquarters located within the municipal boundary) with a purchase price affordable to those at or below 120% Area Median Income. This must be achieved within the first full ownership timeframe. This motion to recommend passed unanimously with a vote of 4-0, with one member recusing and two members absent.
Issues:	The funding proposal assists the City with adopted priority housing goals and mitigates some of the most persistent housing challenges the City faces. Those include but are not limited to: • The lack of for-sale units being developed. • Incredibly low percentage of homes available affordable to those earning a median, or even high wage. • New construction prices. • Community resistance to additional density. • Garfield County designation as the Nation's most challenging county for home purchasing in new NBC Home Buyer Index. In addition to mitigating the above mentioned challenges, the project would also help the City of Glenwood Springs fulfil its Proposition 123 Affordable Housing Commitment to increase affordable housing by 64 units by 2026.

Staff has provided additional detail and statistics on these items in the agenda action item 12.

Staff organized the work session for Council to discuss the details with WFHAB members.

Fiscal Impact: The 2C Workforce Housing fund had approximately \$2,300,000 at the end of first quarter 2024. This grant would allocate approximately 40% of the fund.

Legal Review: Legal has reviewed the recommendation from WFHAB and gave guidance to WFHAB during their deliberations.

Staff Recommendation: Discussion only. An action item is on the regular agenda for Council decision.



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: June 6, 2024 Council Minutes

Action Requested: June 6, 2024 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
JUNE 6, 2024
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 6. 4:58 Roll Call

Present: Mayor Wussow, Mayor Pro-Tem Marco Dehm, Councilor Godes, Councilor Weimer, and Councilor Zalinski. Also present were; City Manager Steve Boyd; Deputy City Clerk Danyelle Rigli; City Engineer Ryan Gordon; City Attorney Karl Hanlon, Finance Director Yvette Gustad, Lieutenant John Hassell, Director of Economic and Community Development Hannah Klausman, Executive Assistant Sara Weigel; and Public Information Officer Bryanna Starbuck.

Item 7. 5:16 Agenda Changes & Conflicts

5:38 Mayor Pro-Tem Dehm moved to remove Item 20 from the agenda. Councilor Zalinski seconded.

Mayor Wussow made comments.

The motion passed 4-1 with Councilor Godes voting against.

Item 8. 8:47 Council Announcements

Councilor Zalinski made an announcement.

Item 9. 9:50 Citizens Appearing Before Council (for items not on the agenda - comments limited to 3 minutes)

None were made.

Item 10. 10:08 Council Reactions to Public Comment

None were made.

Item 11. 10:17 Consent Agenda

10:20 Mayor Pro-Tem Dehm moved to approve the consent agenda. Councilor Zalinski seconded the motion.

The motion passed unanimously.

Item 12. 11:34 Update on Mental Health Counseling and School Resource Officer (SRO) funding from the Roaring Fork School District RE-1

Superintendent of Roaring Fork Schools Anna Cole, School Board Member Jasmine Ramirez, and School Board Director Lindsay DeFrates, presented.

Item 13. 21:53 Update on 27th Street Underpass

Project Manager for RFTA, Phillip Meyer, and Public Information Officer for the project, Tracy Trulove, presented.

Item 14. 1:04:45 Historical Museum Strategic Plan

Bill Kight, Executive Director of the Glenwood Springs Historical Society, presented the Historical Museums Strategic Plan.

Item 15. 1:08:31 Update on Summer Construction Projects and Impact

City Engineer, Ryan Gordon, presented.

Item 16. 1:18:20 South Bridge Update

City Engineer, Ryan Gordon, presented.

1:23:58 Mayor Wussow opened the floor to public comment.

Public comments were made

1:27:10 Mayor Wussow closed the floor to public comment.

Item 17. 1:21:56 Financial Advisory Board Approval of Grant Funding Recommendation

City Manager, Steve Boyd, presented.

1:22:59 Mayor Pro-Tem Dehm moved to approve the Financial Advisory Board recommendations as presented. Councilor Weimer seconded the motion.

1:27:34 Mayor Wussow opened the floor to public comment.

Public comments were made

1:27:41 Mayor Wussow opened the floor to public comment.

1:28:56 The motion passed unanimously.

Item 18. 1:29:17 Award Request for Proposal (RFP) 2024-05P
Downtown Alleyways Block 44 and 45

City Manager, Steve Boyd, presented.

1:30:16 Mayor Pro-Tem Dehm moved to approve the proposal from Gould Construction for RFP 2024-05P based on the value engineered amount, not to exceed \$2,163,870. Councilor Zalinski seconded the motion.

The motion passed unanimously.

Item 19. 1:31:45 Award Request for Proposal (RFP) 2024-14P 6th Street
Revitalization and North Landing

City Manager, Steve Boyd, presented.

1:32:52 Mayor Pro-Tem Dehm moved to approve the proposal from Gould Construction for RFP 2024-14P based on the value engineered amount, not to exceed \$7,211,113. Councilor Weimer seconded.

Mayor Pro-Tem Dehm made comments.

1:35:04 The motion passed unanimously.

Item 20. Award Request for Proposal (RFP) 2024-09P Vogelaar Climate
Smart Workforce Housing Plan

This issue was removed from the agenda.

Item 21. 1:35:33 Council Comments

Comments were made by Mayor Wussow, Councilors Zalinski, and Councilor Godes.

Item 22. 1:46:06 Report from City Administration

Comments were made by City Manager, Steve Boyd.

Comments were made by Lieutenant John Hassell.

Comments were made by City Attorney, Karl Hanlon.

Item 23. 1:49:47 Council Social Event Location Announcement

There was no social event planned for the evening.

Item 24. 1:49:55 Adjournment

1:50:00 Mayor-Pro Tem Dehm moved to adjourn. Councilor Weimer seconded.

The motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: Parks and Recreation Commission Appointment

Action Requested: Approve recommended appointment.

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Councilor Zalinskis's Recommendation

Claire Gillen applied for and is eligible for the youth representative seat on the Parks and Recreation Commission. She was interviewed by Erin Zalinski on June 5th. If approved, Claire will service a one year term expiring on May 31, 2025. Councilor Zalinski recommends her appointment.

Composition of the Parks and Recreation Commission

- Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
- One (1) youth (under the age of eighteen at appointment) who shall serve a one-year term from June 1 to May 31 of the following year.

Powers and Duties of the Parks and Recreation Commission (as defined in Title 020 of the Glenwood Springs Municipal Code); (e)

The powers and duties of the Parks and Recreation Commission shall be:

1. To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
2. To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
3. To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
4. To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
5. To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.

6. To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
7. To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.
8. To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
9. To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

Issues:	None
Fiscal Impact:	None
Legal Review:	N/A
Staff Recommendation:	Staff defers to City Council.

Print**Parks and Recreation Commission Application - Submission #2609****Date Submitted: 5/29/2024****Parks and Recreation Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Karstin Moser; Parks Administrator
karstin.moser@cogs.us
970-384-6305



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

Please Note: The Youth Representative term is a one-year term from June 1 to May 31 of the following year.

- ☐ Resident of Glenwood Springs within city limits.
- ☐ Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- ☐ Owner of real property or a business within Glenwood Springs city limits.
- ☒ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits..

Please select today's date*

5/29/2024

Personal Information**First Name***

Claire

Last Name*

Gillen

Occupation*

Student

Home Address*

█

Elk Springs Dr**City***

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

█

Email Address*

█

Home Phone Number**Work Phone Number****Mailing Address (If different than home address)****City****State****Zip Code****Personal and Professional Interests****Why are you interested in serving on the Parks and Recreation Commission?***

I am an active member of the Glenwood Springs community in many ways. I enjoy and make use of the facilities and amenities that the Parks and Recreation Commission has to offer and would be excited to offer a youth voice that can represent students in the community.

What do you view as the role of a Parks and Recreation Commission member?*

I see a main role of being a youth representative being to provide feedback and information on what Glenwood youth seek from the commission, being impartial and taking action when change needs to be made.

What experience and/or interest do you have in programming, planning, and being a part of community meetings?*

I am a member of many high school clubs that have weekly or daily meetings including mock trial, key club, and the Best Buddies international organization, all of which I have had to work with others and plan events with/for.

Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs?

*

I am passionate about making facilities accessible for all, and preserving the city's natural beauty, while advancing facilities. As someone who hasn't lived here my whole life, there are a variety of things I think make Glenwood unique, and I would love to help promote sustainability, outdoor activities, and beauty in the area.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes.

Can you describe an experience making a decision that made people unhappy?*

I have often had to put my emotions or own personal wants aside when babysitting. More times than I could count, kids that I am babysitting for have wanted to eat more candy after dinner, or watch shows past their bedtimes. I personally would have been fine with that, but I knew my responsibility and the duties entrusted to me by the parents. Dealing with a tantrum is not ever something someone wants to do, and did leave me conflicted, but I ultimately had to decide on what was objectively better for the kid and what I was entrusted with.

Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.)*

None at this time

What experience do you have working with people on a board, commission, or committee?*

None outside of high school activities. I am an officer at Glenwood Springs High School's National Honor Society and have had to work with the others to plan events and meetings, and often work on group projects in class.

Have you previously served on the Parks and Recreation Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Parks and Recreation Commission?

-- Select One --



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item:	Award Request for Proposal (RFP) 2024-15P West Basin Debris Flow Mitigation Project: Basin A
Action Requested:	
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Ensure Public Safety Preserve and Improve Infrastructure
Background Info:	West Basin Debris Flow Mitigation Project Basin A is the basin above the water plant. This project is to construct debris fencing, berms, expanded culverts and walls to protect critical infrastructure and the downstream neighborhood from debris flow events. The project was competitively bid and the City received one bid from Johnson Construction. The bid from Johnson was complete and Johnson is qualified to perform the work. Johnson is the contractor who is currently working on the West Basin Debris Flow Mitigation Project Basin B-D.
Issues:	None at this time.
Fiscal Impact:	The bid from Johnson was for \$4,297,022.55. The City has received a grant from NRCS which will pay for 75% of the project or \$3,222,766.91. The remainder 25% or \$1,074,255.64 is the responsibility of the City's and will be paid from Capital Projects, Water/Wastewater with an appropriation in the next supplemental.
Legal Review:	NA
Staff Recommendation:	Staff recommends awarding the project to Johnson Construction for the bid amount.

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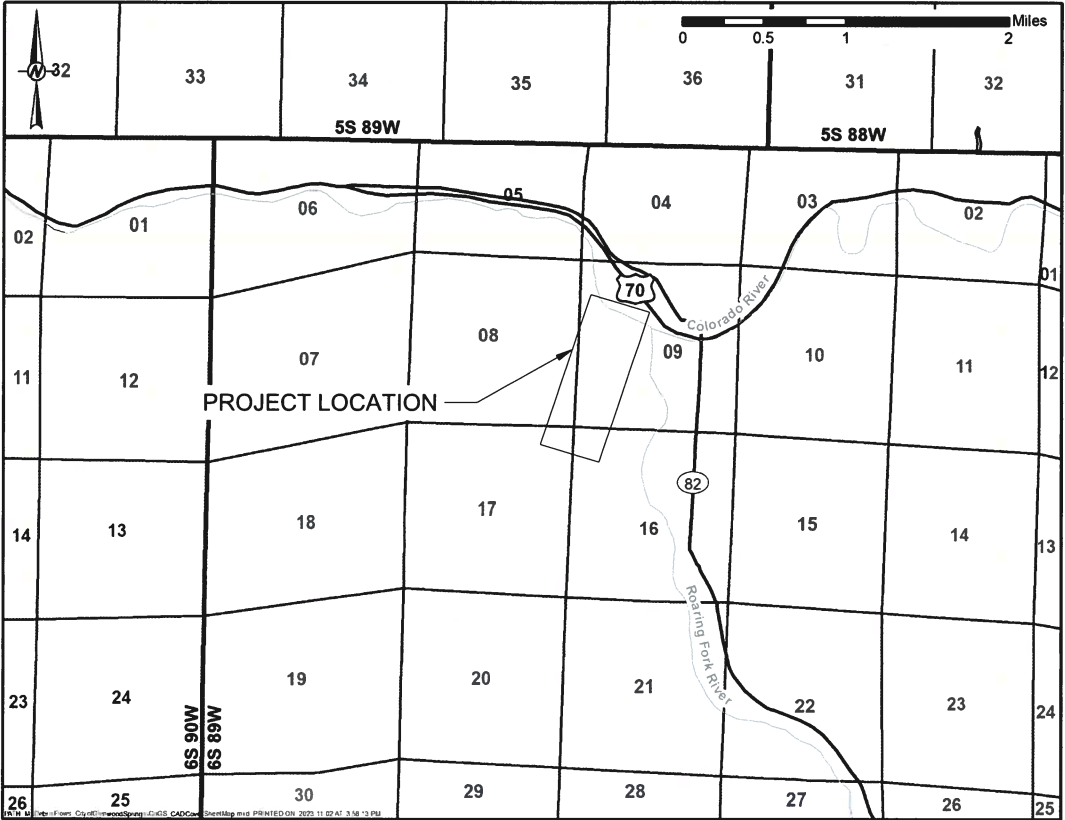
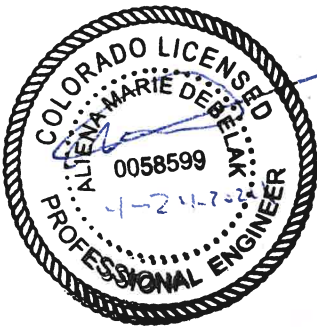
PoDI / NHS	
FHWA PROJECT OF DIVISION INTEREST (PoDI)?	☒ NO ☐ YES
NATIONAL HIGHWAY SYSTEM?	☒ NO ☐ YES

CITY OF GLENWOOD SPRINGS

PROJECT NO. 31406796.000 GLENWOOD SPRINGS DEBRIS FLOW MITIGATION BASIN A GARFIELD COUNTY

Related Projects:
P.E. UNDER PROJECT:
Project Number: N/A
Project Code: N/A
R.O.W. Projects:
R.O.W. Project Description
N/A

Sheet List Table	
Sheet Number	Sheet Title
001	COVER
002	M Standards
003	SITE OVERVIEW
004	GENERAL NOTES (1 OF 2)
005	GENERAL NOTES (2 OF 2)
100	LANDSLIDE AREA PLAN LAYOUT
101	UNDERFLOW CULVERT PLAN AND PROFILE
102	CULVERT DETAILS LANDSLIDE
200	SWITCHBACK 7 PLAN LAYOUT
201	SWITCHBACK 7 FENCE ALIGNMENT AND SECTION
202	FENCE AND POST TYPICAL SECTIONS
203	FENCE ANCHOR DETAILS (1 OF 2)
204	FENCE ANCHOR DETAILS (2 OF 2)
205	ACCESS ROAD PLAN (1 OF 2)
206	ACCESS ROAD PLAN (2 OF 2)
207	ACCESS ROAD PROFILES
208	RED MOUNTAIN ROAD GEOMETRY
209	RED MOUNTAIN ROAD TYPICAL SECTIONS
210	RED MOUNTAIN ROAD CROSS-SECTIONS
211	CULVERT PLAN AND PROFILE
212	CULVERT REPLACEMENT DETAILS
300	DOWNSLOPE AREA PLAN OVERVIEW
400	REGRADED CHANNEL AND BERM
401	CHANNEL RE-GRADE DETAILS
500	TANK AREA PLAN
501	GABION WALL ALIGNMENT AND LAYOUT LINE
502	GABION DETAILS
600	SWITCH BACK 1 PLAN LAYOUT



PROJECT LOCATION MAP

I CERTIFY TO MY BEST PROFESSIONAL KNOWLEDGE ,
JUDGEMENT, AND BELIEF, THESE PLANS MEET
APPLICABLE NRCS STANDARDS

O	2024-04-23	AD SET	AMD	AMD	RMP RAP
B	2024-03-27	95% DESIGN SUBMITTAL	AMD	AMD	RMP RAP
A	2023-11-08	30% DESIGN SET	EJG	EJG	CEL CEL
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
COVER SHEET

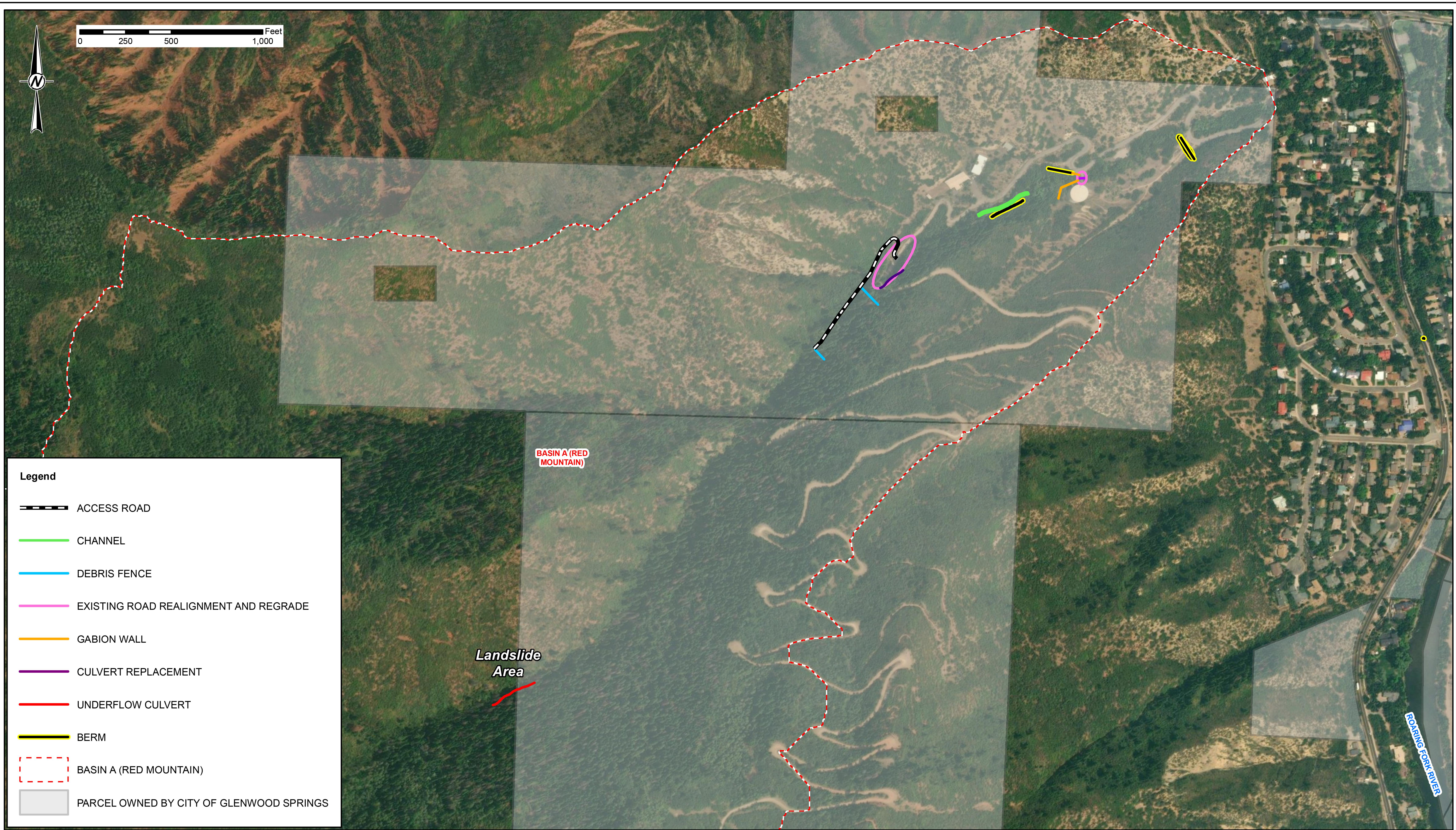
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PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
☐ M-100-1	STANDARD SYMBOLS (3 SHEETS).....	1-3	☐ M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM31 INCHES (19 SHEETS) <i>(REVISED ON MARCH 5, 2020)</i>	79-97	☐ S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS) <i>(REVISED ON NOVEMBER 7, 2023)</i>	171-178
☐ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7	☒ M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101	☐ S-613-1	ROADWAY LIGHTING (6 SHEETS) <i>(REVISED ON SEPTEMBER 30, 2020)</i>	179-186
☐ M-203-1	APPROACH ROADS.....	8	☐ M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS) <i>(REVISED ON FEBRUARY 9, 2023)</i>	102-104	☐ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) <i>(NEW, ISSUED ON SEPTEMBER 30, 2020)</i>	
☐ M-203-2	DITCH TYPES	9	☐ M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER <i>(REVISED ON FEBRUARY 17, 2023)</i>	105-115	☐ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) <i>(NEW, ISSUED ON JUNE 15, 2023)</i>	
☐ M-203-12	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12	☐ M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118	☐ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS)	187-188
☐ M-206-1	SUPERELEVATION STREETS (2 SHEETS)	13-14	☐ M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121	☐ S-614-2	CLASS I SIGNS	189
☐ M-206-2	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16 (2 SHEETS)	☐ M-607-3	BARRIER FENCE	122	☐ S-614-3	CLASS II SIGNS	190
☐ M-208-1	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18	☐ M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS)..... <i>(REVISED ON JULY 13, 2020)</i>	123-127	☐ S-614-4	CLASS III SIGNS (3 SHEETS)	191-193
☐ M-210-1	TEMPORARY EROSION CONTROL (11 SHEETS)	19-29	☐ M-607-10	PICKET SNOW FENCE	128	☐ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
☐ M-214-1	MAILBOX SUPPORTS (2 SHEETS)	30-31	☐ M-607-15	ROAD CLOSURE GATE (9 SHEETS).....	129-137	☐ S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
☐ M-216-1	NURSERY STOCK DETAILS	32	☐ M-608-1	CURB RAMPS (10 SHEETS).....	138-147	☐ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) <i>(REVISED ON DECEMBER 29, 2020)</i>	198-204
☐ M-412-1	SOIL RETENTION COVERING (2 SHEETS)	33-34	☐ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS).....	148-151	S-614-9	PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) <i>(SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)</i>	205-206
☐ M-412-2	CONCRETE PAVEMENT JOINTS (9 SHEETS) <i>(REVISED ON JANUARY 31, 2022)</i>	35-39	☐ M-611-1	CATTLE GUARD (2 SHEETS)	152-153	☐ S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
☐ M-510-1	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) <i>(REVISED ON SEPTEMBER 6, 2022)</i>		☐ M-611-2	DEER GUARD (2 SHEETS).....	154-155	☐ S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
☐ M-601-1	STRUCTURAL PLATE PIPE H-20 LOADING	40	☐ M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158	☐ S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210
☐ M-601-2	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE)	41-42 (2 SHEETS)	☐ M-614-2	SAND BARREL ARRAYS (2 SHEETS).....	159-160	☐ S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS) .	211-214
☐ M-601-3	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE)	43-44 (2 SHEETS)	☐ M-615-1	EMBANKMENT PROTECTOR TYPE 3	161	☐ S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS	215
☐ M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE)	45-46 (2 SHEETS)	☐ M-615-2	EMBANKMENT PROTECTOR TYPE 5	162	☐ S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) <i>(REVISED ON SEPTEMBER 21, 2020)</i>	216-217
☐ M-601-10	INVERTED SIPHON	163	☐ M-616-1	FIELD LABORATORY CLASS 1	164	☐ S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
☐ M-601-11	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166	☐ M-620-1	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166	☐ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS..... <i>(REVISED ON JULY 22, 2022)</i>	219-223
☐ M-601-11	FIELD OFFICE CLASS 1	167	☐ M-620-2	FIELD OFFICE CLASS 1	167	☐ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) <i>(REVISED ON JULY 22, 2022)</i>	224-227
☒ M-601-12	FIELD OFFICE CLASS 2	168	☐ M-620-11	FIELD OFFICE CLASS 2	168	☐ S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
☒ M-601-20	SURVEY MONUMENTS (2 SHEETS)	169-170	☐ M-620-12	SURVEY MONUMENTS (2 SHEETS)	169-170	☐ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS)	241-244
☒ M-603-1			☐ M-629-1			☐ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (8 SHEETS)	245-252
☐ M-603-2						☐ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
☒ M-603-3						☐ S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) <i>(REVISED ON DECEMBER 3, 2020)</i>	
☐ M-603-4						☐ S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	255-266
☐ M-603-5						☐ S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	267-280
☐ M-603-6						☐ S-627-1	PAVEMENT MARKINGS (11 SHEETS)..... <i>(REVISED ON APRIL 14, 2023)</i>	281-289
☐ M-603-10						☐ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) <i>(REVISED ON JULY 24, 2023)</i>	290-313
☐ M-603-12						☐ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP).....	314
☐ M-604-10						☐ S-630-3	AND VERTICAL PANELS	
☐ M-604-11						☐ S-630-4	FLASHING BEACON (PORTABLE) DETAILS	315
☐ M-604-12						☐ S-630-5	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION	316-317
☐ M-604-13						☐ S-630-6	DETAILS (2 SHEETS)	
☐ M-604-20						☐ S-630-7	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
☐ M-604-25							EMERGENCY PULL-OFF AREA (TEMPORARY).....	320
☐ M-605-1							ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

Computer File Information			Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	STANDARD PLANS LIST	STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			STANDARDS PLANS LIST	
Designer Initials: JBK							Standard Sheet No. 1 of 1	
Last Modification Date: 11/07/23								
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Construction Engineering Services JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:		

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CLIENT		CITY OF GLENWOOD SPRINGS			
PROJECT		CITY OF GLENWOOD SPRINGS DEBRIS FLOWS			
CONSULTANT		WSP			
TITLE		PROPOSED MITIGATION LOCATIONS BASIN A (RED MOUNTAIN)			
PROJECT NO.		31406796.000			
FIGURE		1			
REV.		YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED
				KJC	AD
				AD	AD
				AD	AD
				AD	AD

CLIENT
CITY OF GLENWOOD SPRINGS

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOWS

CONSULTANT



WSP USA INC.
7245 W ALASKA DR, SUITE 200
LAKEWOOD, CO
USA
(303) 980 0540

TITLE
PROPOSED MITIGATION LOCATIONS
BASIN A (RED MOUNTAIN)

PROJECT NO.
31406796.000

FIGURE
1

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GENERAL NOTES

1. THESE PLANS APPLY TO THE PROPOSED GEOHAZARD MITIGATION SYSTEMS AT THE PROJECT SITES LOCATED IN GLENWOOD SPRINGS, COLORADO. THE MITIGATION SYSTEMS ARE IN RESPONSE TO DEBRIS FLOWS WHICH OCCURRED IN 2023. THE TERM DEBRIS FLOW IS USED THROUGHOUT THESE PLANS AND SPECIAL PROVISIONS TO DESCRIBE MULTIPLE TYPES OF EVENTS SUCH AS HYPER CONCENTRATED FLOWS, DEBRIS FLOODS, MUD FLOOD, AND DEBRIS FLOWS. THE GEOHAZARD MITIGATION WORK SHALL CONSIST OF THE FOLLOWING:

UNDERFLOW CULVERT: CONSTRUCT NEW DOUBLE-BARREL CULVERTS AT LANDSLIDE AREA AND COVER PIPE TO PREVENT FORMATION OF A LANDSLIDE DAM. THIS WORK WILL REQUIRE HELICOPTER ACCESS TECHNIQUES.

FLEXIBLE DEBRIS FENCES: CONSTRUCT TWO FLEXIBLE DEBRIS FLOW BARRIERS/FENCES UPSTREAM OF SWITCHBACK 7. THIS WORK INCLUDES CONSTRUCTING AN ACCESS ROAD TO THE FENCES THAT WILL ALSO BE USED FOR FUTURE MAINTENANCE.

CONSTRUCT NEW 8 FT WIDE X 6 FT TALL CONCRETE BOX CULVERT (PRECAST) AT SWITCHBACK 7: CONSTRUCT A NEW BOX CULVERT, INCLUDING GRADING UPSTREAM AND DOWNSTREAM.

MODIFY PROFILE AND ALIGNMENT OF RED MOUNTAIN ROAD NEAR SWITCHBACK 7 TO ENSURE THAT ANY FUTURE DEBRIS FLOWS WILL NOT FLOW DOWN THE ROAD.

REGRADE CHANNEL AND CLEAR WOODY DEBRIS: THE CHANNEL BETWEEN SWITCHBACKS 3 AND 7 IS CLOGGED WITH WOODY DEBRIS THAT MUST REMOVED AND A SIDE CHANNEL THAT CONVEYED DEBRIS WILL BE FILLED. THE MAIN CHANNEL WILL BE DEEPEMED AND A 3 FT DIVERSION BERM CONSTRUCTED.

CONSTRUCT GABION STRUCTURES AND DIVERSION BERM NEAR EXISTING TANK: CONSTRUCT GABION STRUCTURES AND A 3 FT DIVERSION BERM TO KEEP FLOWS FROM AFFECTING THE EXISTING TANK AND ROAD BELOW SWITCHBACK 3.

REALIGN DRIVEWAY FOR TANK ACCESS: ADJUST THE DRIVEWAY ALIGNMENT AND CONSTRUCT A SMALL WATERBAR TO KEEP WATER AND DEBRIS IN THE CHANNEL.

CONSTRUCT A DIVERSION BERM AT SWITCHBACK 1: CONSTRUCT A MINIMUM 5 FT HIGH DIVERSION BERM NEAR SWITCHBACK 1 TO ENSURE FLOW IS CONVEYED TO THE CULVERT.
2. THE WORK SHALL CONSIST OF MITIGATION ELEMENTS SHOWN ON THE PLANS AND DESCRIBED IN THE CONTRACT DOCUMENTS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (STANDARD SPECIFICATIONS), PROJECT SPECIAL PROVISIONS, STANDARD SPECIAL PROVISION, DETAILED PLANS, STANDARD PLANS, CITY OF GLENWOOD STANDARDS, AND OTHER CONTRACT DOCUMENTS. THE SPECIAL PROVISIONS CONTAIN IMPORTANT INFORMATION ABOUT SITE CONDITIONS, RESTRICTIONS, CONSTRAINTS, ASSUMPTIONS, AND REQUIREMENTS. INFORMATION CONCERNING THE USE OF HELICOPTERS IS ALSO PROVIDED IN THE SPECIAL PROVISIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS AND CONTROL THE PROCESS OF THE WORK ASSOCIATED WITH GEOHAZARD MITIGATION. THIS INCLUDES THE SEQUENCE OF CONSTRUCTION, WORK SITE SAFETY, TEMPORARY PROTECTION IN AREAS WHERE CONSTRUCTION COULD IMPACT EXISTING INFRASTRUCTURE OR THE PUBLIC, TEMPORARY HANDRAILS AND/OR FALL PROTECTION, WORK AREA ACCESS, BARRIERS, LIFTING OF MATERIALS, AND DIRECTION OF CONSTRUCTION EQUIPMENT INTO AND OUT OF THE WORK AREA.
4. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS INCLUDING CITY OF GLENWOOD SPRINGS RIGHT-OF-WAY AND GRADING PERMIT AND A STATE STORM WATER PERMIT (IF NECESSARY) PRIOR TO CONSTRUCTION
5. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR COMPLETING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. PRECAST TYPE 7 GUARDRAIL SHALL BE TERMINATED ON EACH SIDE WITH AN "OLDCASTLE PRECAST 7" TERMINAL END BARRIER" OR APPROVED EQUAL AND SHALL BE PAID AS GUARDRAIL TYPE 7 (STYLE CA).
7. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ OWNER.
8. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CITY OF GLENWOOD SPRINGS RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION. PERMIT FEE IS THE RESPONSIBILITY OF THE CONTRACTOR. NO AREA REMOVAL COSTS WILL BE INCLUDED IN THE FEE.
10. LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE 20 FEET BEYOND GRADING LIMITS OR WORK ITEMS SHOWN ON THE PLANS. IMPROVEMENTS, STOCK PILING AND STAGING AREAS SHALL BE WITHIN THE BOUNDARIES OF CITY OF GLENWOOD SPRINGS PROPERTY AND SHALL BE APPROVED BY THE ENGINEER. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT THEIR OWN EXPENSE.
11. TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED AND ARE TO BE COORDINATED WITH PROPERTY OWNER.
12. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR MUST KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS.
13. THE CONTRACTOR SHALL ABATE DUST NUISANCE AS NECESSARY. DUST CONTROL WILL ONLY BE REQUIRED IF ADJACENT PROPERTY OWNERS ARE ADVERSELY AFFECTED OR IF DUST ADVERSELY AFFECTS MAINTENANCE OF TRAFFIC DURING THE PROJECT SUCH THAT, IN THE OPINION OF ENGINEER, ADJUSTMENT OF THE CONTROL PROGRAM IS APPROPRIATE. IT IS ANTICIPATED DUST CONTROL WILL BE REQUIRED ON THIS PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SURFACES THROUGHOUT THE PROJECT TO MAINTAIN TRAFFIC AND PEDESTRIAN ACCESS. THE COST SHALL BE INCIDENTAL TO WORK.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

16. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED FOR THE DEBRIS FENCE AND GABION WALL SYSTEMS SHOWN ON THE PLANS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO AND SUBMITTED FOR APPROVAL IN ACCORDANCE WITH SECTION 105.02(c) OF THE STANDARD SPECIFICATIONS. OTHER REQUIRED WORKING AND SHOP DRAWINGS ARE CONTAINED IN THE SPECIAL PROVISIONS.
17. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
18. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
19. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE WORK SITE AT ALL TIMES.
20. RED MOUNTAIN ROAD AND 9" STREET SHALL REMAIN OPEN TO MOTOR VEHICLES DURING CONSTRUCTION. THE CITY REQUIRES UNINTERRUPTED, ONE LANE ACCESS TO THE WATER TREATMENT PLANT INFRASTRUCTURE AND FACILITIES. HOMEOWNERS ACCESSING THEIR PROPERTY ABOVE THE SITE AND EMERGENCY VEHICLES REQUIRE UNINTERRUPTED, ONE LANE ACCESS THROUGH THE PROJECT. SEE THE SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION ABOUT TRAFFIC REQUIREMENTS.
21. A POPULAR RECREATIONAL TRAIL TRANSITS THE PROJECT. THE CONTRACTOR SHALL MAINTAIN SAFE BICYCLE AND FOOT ACCESS THROUGH THE PROJECT DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING A PLAN TO ACCOMPLISH SAFE ACCESS.

UTILITY NOTES

22. ANY CONTRACTOR-CAUSED DAMAGE TO UTILITY AND/OR SERVICE LINES SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE REPAIRED OR REPLACED AT NO COST TO THE CITY AND SHALL BE ACCOMPLISHED BY THE CONTRACTOR, SUBCONTRACTOR OR AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK AND THAT OF THE INVOLVED UTILITIES IN THE PROJECT AREA.
23. SOME EXISTING UTILITIES ARE SHOWN ON THE PLAN SHEETS IN THEIR APPROXIMATE LOCATIONS FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES WITHIN THE WORK AREA PRIOR TO ANY EXCAVATION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO.
24. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING. CONTRACTOR SHALL RETAIN PRIVATE UTILITY LOCATING SERVICES AS NEEDED.
25. THE CONTRACTOR SHALL, AT THEIR EXPENSE, SUPPORT AND PROTECT ALL UTILITIES, SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION EXCEPT THOSE DESIGNATED TO BE TEMPORARILY SHUT DOWN. THE CONTRACTOR SHALL GET AUTHORIZATION FOR TEMPORARY SERVICE DISRUPTIONS PRIOR TO ANY UTILITY WORK AT LEAST 48 HOURS IN ADVANCE. CUSTOMERS SHALL BE NOTIFIED ACCORDING TO THE UTILITY PROVIDERS REQUIREMENTS. SHOULD A UTILITY FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE UTILITY PROVIDER AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
26. EXCAVATION AT GAS LINES: TEMPORARY COVER DURING CONSTRUCTION SHALL BE AT LEAST 18 INCHES OVER THE GAS CONDUIT. FINISH GRADE OVER THE GAS CONDUIT MUST BE AT LEAST TWO FEET AND NO MORE THAN SIX FEET.
27. EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE TELEVISION COMPANY'S GUIDELINES WITH THEIR PRIOR CONSENT. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
28. ALL WORK DONE ON OR AROUND WATER AND SEWER FACILITIES MUST BE INSPECTED BY A CITY INSPECTOR. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
29. TEMPORARY SHORING MAY BE REQUIRED FOR UTILITY INSTALLATION WORK ESPECIALLY IN AREA CLOSE TO OR IN EXISTING SLOPES. THE CONTRACTOR SHALL MAINTAIN SLOPE/TRENCH STABILITY UNTIL EXCAVATION IS BACKFILLED.

EARTHWORK

30. EXCEPT FOR WORK NEAR THE LANDSLIDE, AREAS TO BE EXCAVATED ON THIS PROJECT CONSIST OF DEBRIS OR ALLUVIAL FAN DEPOSITS. THESE DEPOSITS ARE LIKELY TO CONTAIN LARGE BOULDERS UP TO 8 FEET IN DIAMETER AND AREAS OF LARGE WOODY DEBRIS AND ORGANIC MATERIALS. EXCAVATION, HAULING AND DISPOSING OF LARGE WOODY DEBRIS WILL BE PAID AS UNCLASSIFIED EXCAVATION. EXCAVATION, DOWNSIZING, HAULING AND DISPOSING OF BOULDERS WILL BE PAID AS ROCK EXCAVATION IN ACCORDANCE WITH SECTION 203.02(d) OF THE STANDARD SPECIFICATIONS. IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER/CITY PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE. ANY MATERIAL NOT SUITABLE FOR BACKFILL OR COMMON EMBANKMENT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF.
32. THE CONTRACTOR MUST CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (E.P.A.)
33. IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER/CITY PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER. THE CONTRACTOR SHALL REMOVE GROUNDWATER

- ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ANY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STORM WATER DISCHARGE OR DE-WATERING PERMITS THAT CORRESPOND WITH THESE ACTIVITIES.
34. UNSUITABLE FOUNDATION SOILS ENCOUNTERED IN EXCAVATION FOR THE GABION WALL SHALL BE REMOVED AND REPLACED AT THE DISCRETION OF THE ENGINEER. EXCAVATION AND REPLACEMENT SHALL BE PAID AS MUCK EXCAVATION AND STRUCTURE BACKFILL.
35. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF EXCAVATED MATERIALS FROM VEHICLES LEAVING THE SITE PER CITY OF GLENWOOD SPRINGS CODE.

PROJECT CONTACTS

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CITY ENGINEER - RYAN GORDON

OFFICE PHONE: 970-384-6413

PROJECT ENGINEER - AS DESIGNATED BY THE CITY ENGINEER

CITY OF GLENWOOD SPRINGS ELECTRIC DEPT - DOUG HAZZARD

OFFICE PHONE: 970-384-6353

BLACK HILLS ENERGY (GAS)- JASON COX

OFFICE PHONE: 970-309-2432

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OFFICE PHONE: 720-432-5101

CENTURY LINK - JASON SHARPE

OFFICE PHONE: 970-328-8290

CITY OF GLENWOOD SPRINGS FIRE DEPT. - GREG BAK

OFFICE PHONE: 970-384-6480

CITY OF GLENWOOD SPRINGS WATER DEPT. - JEREMY EVERDING

OFFICE PHONE: 970-319-9821

LANDSCAPING AND REVEGETATION NOTES

36. CONTRACTOR WILL REMOVE, HAUL, AND DISPOSE OF DEAD AND LIVE TREES IN THE DRAINAGE FOR APPROXIMATELY 600 FEET BELOW SWITCHBACK 7 AS DIRECTED BY THE ENGINEER UNDER PAY ITEM 202-00008 TREE TRIMMING (HOUR).
37. ALL DISTURBED AREA ON THE PROJECT SHALL BE RESEEDD WITH CERTIFIED WEED FREE SEED MIX APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE REVEGETATION PLAN FOR APPROVAL IN ACCORDANCE WITH SECTION 105.02(c).
38. LANDSCAPING, REVEGETATION, PLANTING, EROSION CONTROL AND PREPARATION OF A REVEGETATION PLAN WILL BE PAID FOR AT THE PLAN QUANTITIES SHOWN IN THE SUMMARY OF APPROXIMATE QUANTITIES.
39. SEED MIX SHALL BE LOW GROW RECLAMATION MIX BY RIVENDELL DISTRIBUTION & SOD FARM OR APPROVED EQUAL. MIX SHALL BE APPLIED AT A RATE OF ¼ LB PER 1,000 SF. THE MIX SHALL CONSIST OF:
 - 30% CRESTED WHEATGRASS, EPHRIAM
 - 25% SHEEP FESCUE
 - 20% PERENNIAL RYEGRASS

EROSION CONTROL

40. THE CONTRACTOR SHALL PROVIDE A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT APPROVED STORM WATER MANAGEMENT PLAN (SWMP) FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE A COLORADO DEPARTMENT OF TRANSPORTATION CERTIFIED SWMP INSPECTOR TO DOCUMENT COMPLIANCE WITH THE APPROVED PLAN. DOCUMENTATION OF INSPECTION SHALL BE SUBMITTED TO THE ENGINEER WITHIN 2 WORKING DAYS OF THE INSPECTION. THE SWMP SHALL BE IN GENERAL CONFORMANCE WITH THE CITY OF GLENWOOD SPRINGS ENGINEERING STANDARDS.
41. PREPARATION, APPROVAL, IMPLEMENTATION, INSPECTION, COMPLIANCE DOCUMENTATION OF THE SWMP SHALL NOT BE PAID FOR SEPERATELY BUT SHALL BE INCLUDED IN THE WORK.
42. EROSION AND SEDIMENT CONTROLS ARE TO BE INSPECTED EVERY FOURTEEN CALENDAR DAYS OR AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS A HALF INCH OF PRECIPITATION WITHIN 24 HOURS.
43. CONTRACTOR IS RESPONSIBLE FOR CHECKING THAT ALL EROSION CONTROL BMPS ARE FREE OF MUD, DIRT, AND DEBRIS. ALL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE STRUCTURE.
44. EROSION CONTROL FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AFTER ALL VEGETATION SEEDING IS AT LEAST 80 PERCENT GERMINATED.
45. CONSTRUCTION ROAD, STABILIZED ENTRANCE, STAGING AREA, AND PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES.
46. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION

0	2024-04-23	AD SET		AMD	BJF	RMP RAP
B	2024-03-27	95% DESIGN SUBMITTAL		AMD	BJF	RMP RAP
A	2023-11-08	30% DESIGN		DT/RP	AMD	RAP RMP
REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
GENERAL NOTES (1 OF 2)

PROJECT NO.	CONTROL	REV.	4 of 28	SHEET NO.
31406796.000		0		004

1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI D

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SURVEY

47. THE WORK ITEM LOCATIONS AND GEOMETRIES SHOWN ON THE PLANS ARE APPROXIMATE. FINAL LOCATIONS OF MITIGATION ELEMENTS SHALL BE FIELD STAKED BY THE CONTRACTOR'S SURVEYOR.
48. THE CONTRACTOR SHALL PROVIDE SLOPE STAKING AND FIELD LAYOUT FOR ALL EXCAVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO TO PROVIDE COMPREHENSIVE FIELD LAYOUT AND STAKING BASED ON THE COORDINATES PROVIDED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENTS, RANGE POINTS, TIES, BENCHMARKS, AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

GEOTECHNICAL NOTES

50. GROUNDWATER IS NOT ANTICIPATED TO BE ENCOUNTERED AT THE PLANNED EXCAVATION DEPTHS ON THIS PROJECT.
51. EXCEPT FOR THE LANDSLIDE AREA, BEDROCK IS NOT ANTICIPATED TO BE ENCOUNTERED AT THE PLANNED EXCAVATION DEPTHS ON THIS PROJECT.
52. IT IS ANTICIPATED THAT EXCAVATIONS WILL OCCUR IN CLAYEY SILTY SAND WITH GRAVEL COBBLES AND SANDSTONE BOULDERS TO EIGHT FEET IN DIAMETER. AREAS OF LARGE WOODY DEBRIS AND HIGH ORGANIC CONTENT MAY BE ENCOUNTERED ANYWHERE WITHIN THE EXCAVATED AREAS. FOR THE ESTIMATION OF QUANTITIES IT WAS ASSUMED THAT UP TO 10% OF THE EXCAVATION MAY CONSIST OF ORGANICS AND MATERIAL NOT SUITABLE FOR COMMON EMBANKMENT. FOR THE ESTIMATION OF QUANTITIES IT WAS ASSUMED THAT UP TO 10% OF THE EXCAVATION QUANTITY MAY CONSIST OF BOULDERS WITH VOLUMES GREATER THAN ½ CUBIC YARD THAT WILL BE PAID AS ROCK EXCAVATION AND WILL NOT BE SUITABLE FOR COMMON EMBANKMENT.
53. THE FOLLOWING PARAMETERS WERE USED FOR PRELIMINARY GABION WALL EVALUATION:

PARAMETER	VALUE - SHORT TERM
ALLOWABLE BEARING PRESSURE AT 1" OF SETTLEMENT	2.5 KSF
FRICITION ANGLE OF FOUNDATION SOIL	30 DEGREES
EFFECTIVE COHESION OF FOUNDATION SOIL	15 PSF
UNIT WEIGHT OF FOUNDATION SOIL	110 PCF
BACKFILL FRICTION ANGLE	28 DEGREES
BACKFILL UNIT WEIGHT	110 PCF
UNIT WEIGHT OF GABION FILL	140 PCF
GABION FILL POROSITY	35%
FACTOR OF SAFETY VS. GLOBAL STABILITY	1.30
FACTOR OF SAFETY VS. SLIDING	1.50
FACTOR OF SAFETY VS. BEARING CAPACITY FAILURE	3.00
FACTOR OF SAFETY VS. OVERTURNING	2.00

LIMITATIONS FOR DEBRIS FLOW MITIGATION SYSTEMS

54. DEBRIS FLOWS, DEBRIS FLOODS, AND MUDFLOWS ARE SPORADIC AND UNPREDICTABLE. CAUSES CAN INCLUDE, BUT ARE NOT LIMITED TO, FACTORS SUCH AS ANIMAL, HUMAN, CONSTRUCTION, ENVIRONMENT, WEATHER, AND/OR EARTHQUAKES. BECAUSE OF THE MULTIPLICITY OF FACTORS AFFECTING DEBRIS EVENTS, ROCKFALL DYNAMICS, ROCKFALL CANNOT BE PREDICTED AND IS NOT AN EXACT SCIENCE THAT GUARANTEES THE SAFETY OF INDIVIDUALS AND PROPERTY. HOWEVER, BY THE APPLICATION OF SOUND ENGINEERING PRINCIPLES TO A RANGE OF ROCKFALL AND DEBRIS DYNAMICS, THE RISK OF INJURY AND PROPERTY LOSS CAN BE REDUCED BY THE USE OF PROPERLY DESIGNED MITIGATION FEATURES IN IDENTIFIED RISK AREAS. CONSEQUENTLY, NEITHER THE ROCKFALL AND DEBRIS HAZARD IN TERMS OF PROBABILITY OF AN EVENT AT ANY SPECIFIC LOCATION, NOR THE RISK TO PEOPLE OR FACILITIES FROM SUCH EVENTS, IS ASSESSED IN THE DESIGN..
55. PERIODIC INSPECTION AND MAINTENANCE OF ROCKFALL AND DEBRIS MITIGATION FEATURES IS NECESSARY TO ENSURE THE DESIRED PROTECTION LEVEL, AND TO ENSURE THE FEATURE IS NOT DEGRADED BY IMPACT DAMAGE WHICH EXCEEDS THE DESIGN LIMITS OF THE MESH SYSTEM INCLUDING, BUT NOT LIMITED TO, EXTREMELY WET SNOW, AVALANCHES OR LARGE DEBRIS FLOW EVENTS.23

Summary of Approximate Quantities (Basin A)											
ITEM NO.	DESCRIPTION	UNIT	LANDSLIDE AREA	DEBRIS BARRIERS	ACCESS ROAD	CULVERT REPLACEMENT	SWITCHBACK 6-7 IMPROVEMENTS	TANK AREA	SWITCHBACK 1 BERM	PROJECT WIDE	TOTAL
201-00001	CLEARING AND GRUBBING	ACRE	0.13	0.2		0.07	0.8	0.45	0.32		1.97
202-00008	TREE TRIMMING	HOURL								500	500
202-00035	REMOVAL OF PIPE	LF				35					35
203-00000	UNCLASSIFIED EXCAVATION	CY		10		179	103	890			1182
203-00000B	UNCLASSIFIED EXCAVATION (LANDSLIDE)	CY	200								200
203-00060	EMBANKMENT MATERIAL (COMPLETE IN PLACE)	CY					17	1095	439		1551
203-00060B	EMBANKMENT MATERIAL (COMPLETE IN PLACE, LANDSLIDE)	CY	245								245
203-00400	ROCK EXCAVATION	CY				29.05	26				55.05
203-00400B	ROCK EXCAVATION (LANDSLIDE)	CY	100								100
203-01565	HYDRAULIC EXCAVATOR	HOURL								80	80
203-01582	TRUCK (DUMP)	HOURL								80	80
203-01590	FRONT END LOADER (RUBBER TIRE)	HOURL								80	80
206-00000	STRUCTURE EXCAVATION	CY				373		146			519
206-00100	STRUCTURE BACKFILL (CLASS 1)	CY				120		84			204
206-00100B	STRUCTURE BACKFILL (CLASS 1, LANDSLIDE)	CY	365								365
212-00702	BIOTIC SOIL AMENDMENTS (HYDRAULICALLY APPLIED)	LB	455	700		245	2800	1575	1120		6895
212-00707	SEEDING (NATIVE) HYDRAULIC	ACRE	0.13	0.2		0.07	0.8	0.45	0.32		1.97
213-00012	SPRAY-ON MULCH BLANKET	ACRE	0.13	0.2		0.07	0.8	0.45	0.32		1.97
304-01005	AGGREGATE BASE COURSE (CLASS 1)	CY					930				930
304-06007	AGGREGATE BASE COURSE (CLASS 6)	CY				10	390				400
420-00133	GEOTEXTILE (SEPARATOR) (CLASS 2)	SY						454			454
504-06300	GROUND NAIL	LF		2020							2020
506-00100	RIPRAP (GABIONS)	CY						255			255
506-00206	RIPRAP (6 INCH)	CY	95								95
506-00212	RIPRAP (12 INCH)	CY				28					28
601-01000	CONCRETE CLASS B	CY				5.4					5.4
601-01000B	CONCRETE CLASS B (LANDSLIDE)	CY	5								5
601-03000	CONCRETE CLASS D	CY				9					9
601-03000B	CONCRETE CLASS D (LANDSLIDE)	CY	17								17
602-00020	REINFORCING STEEL (EPOXY COATED)	LB	1815			2806					4621
603-10180	18 INCH CORRUGATED STEEL PIPE	LF				50					50
603-10240	24 INCH CORRUGATED STEEL PIPE	LF				160					160
603-10420	42 INCH CORRUGATED STEEL PIPE	LF	600								600
603-30018	18 INCH STEEL END SECTION	EACH				2					2
603-30024	24 INCH STEEL END SECTION	EACH				4					4
603-70806	8X6 FOOT CONCRETE BOX CULVERT (PRECAST)	LF				44					44
606-00710	GUARDRAIL TYPE 7 (STYLE CA)	LF					140				140
607-11560A	DEBRIS BARRIER (FENCE 1)	SF		1400							1400
607-11560B	DEBRIS BARRIER (FENCE 2)	SF		2580							2580
613-40000	CONCRETE FOUNDATION PAD	EACH		5							5
616-30024	24 INCH TRASH GUARD	EACH				2					2
616-30042	42 INCH TRASH GUARD	EACH	2						2		4
625-00000	CONSTRUCTION SURVEYING	L S								1	1
626-00000	MOBILIZATION	L S								1	1
	ACCESS ROAD DESIGN AND CONSTRUCTION	LS			1						1

0	2024-04-23	AD SET	AMD	BJF	RMP	RAP
B	2024-03-27	95% DESIGN SUBMITTAL	AMD	BJF	RMP	RAP
A	2023-10-05	DESCRIPTION	AMD	BJF	RMP	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT

CITY OF GLENWOOD SPRINGS

CONSULTANT



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PROJECT

CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE

GENERAL NOTES (2 OF 2)

PROJECT NO.

31406796.000

CONTROL

REV.

0

5 of 28

SHEET NO.

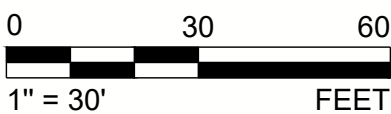
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LEGEND	
	EXISTING GROUND
	UNDERFLOW CULVERT
	CITY OF GLENWOOD SPRINGS AND BLM PARCEL BOUNDARY
	CHANNEL FLOW LINE
	APPROXIMATE LANDSLIDE AREA BOUNDARY

REFERENCE(S)	
1.	AERIAL IMAGERY DERIVED FROM PHOTOGRAMMETRIC SURVEY CONDUCTED BY WSP, JULY 2023
2.	THE EXISTING TOPOGRAPHY IS FROM A 2016 LIDAR SURVEY PUBLISHED BY USGS.



0	2024-04-23	AD SET	EMK	BJF	RAP	RMP	
B	2024-03-27	95% DESIGN SUBMITTAL	AMD	BJF	RMP	RAP	
A	2023-11-08	30% DESIGN	DMT	AMD	RAP	RMP	
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED	

CLIENT
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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
LANDSLIDE AREA PLAN LAYOUT

PROJECT NO.
31406796.000

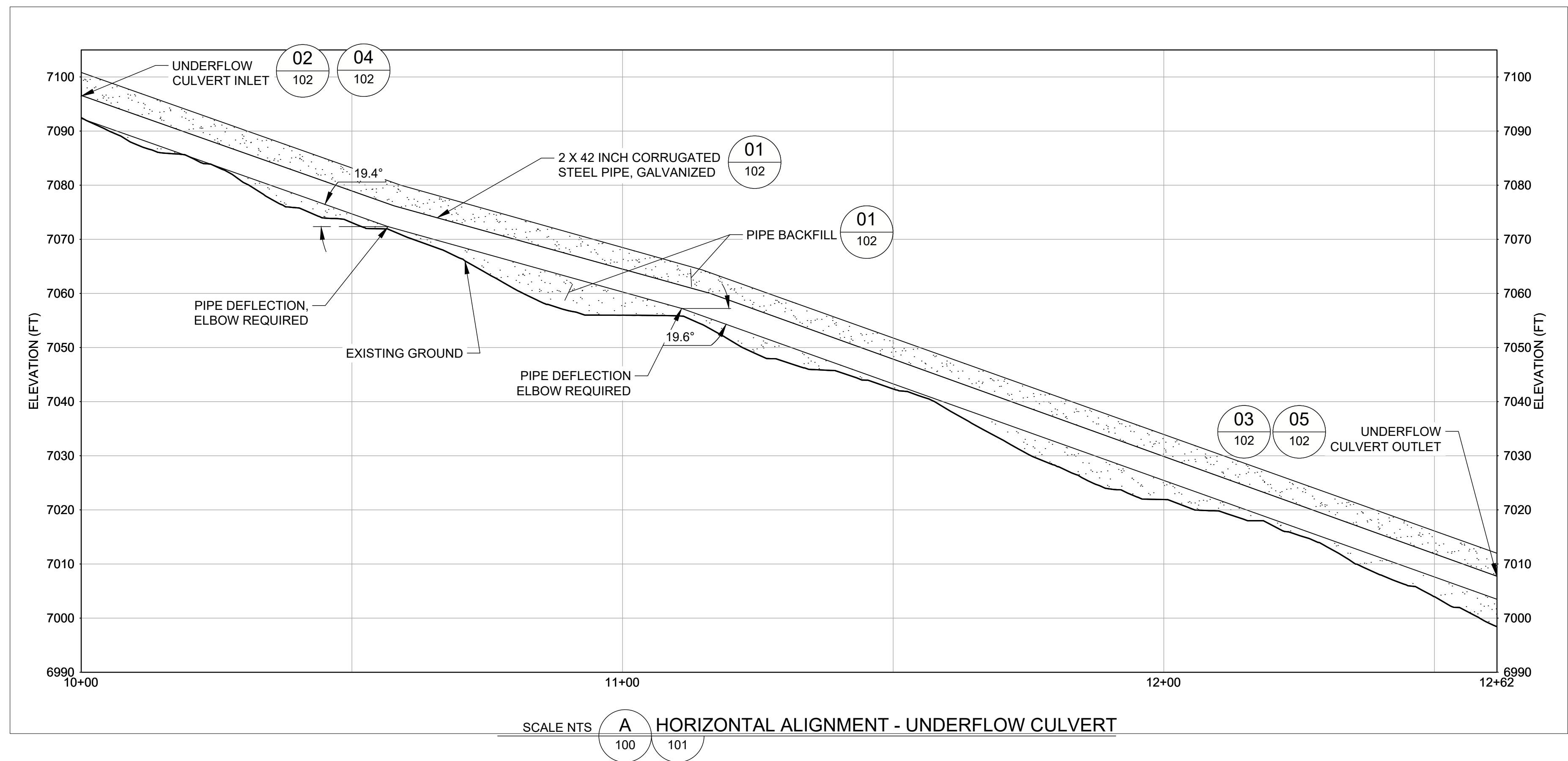
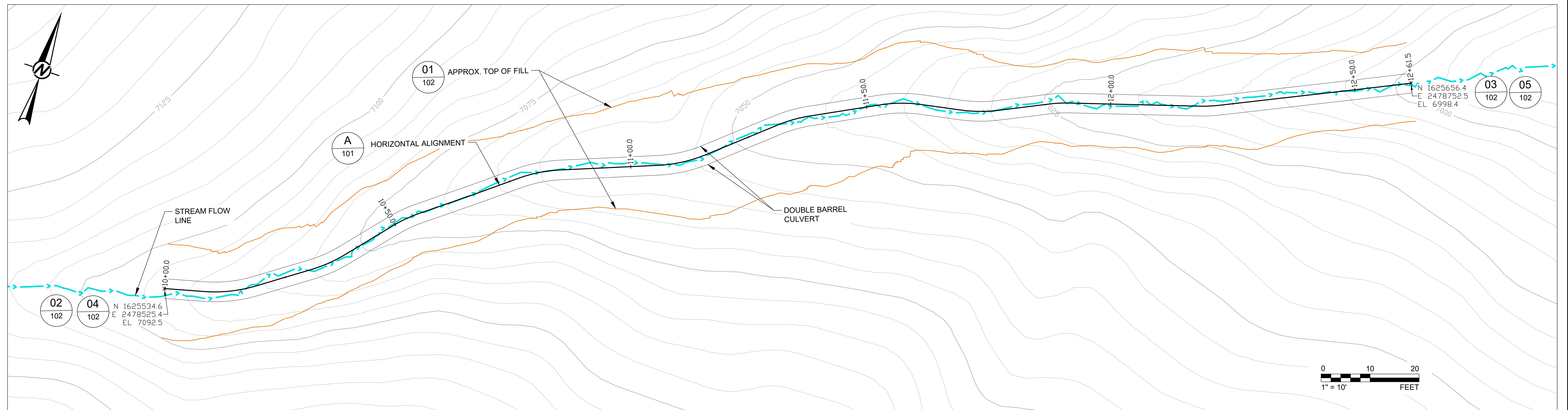
CONTROL

REV.
0

6 of 28

SHEET NO.
100

1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A3S/D



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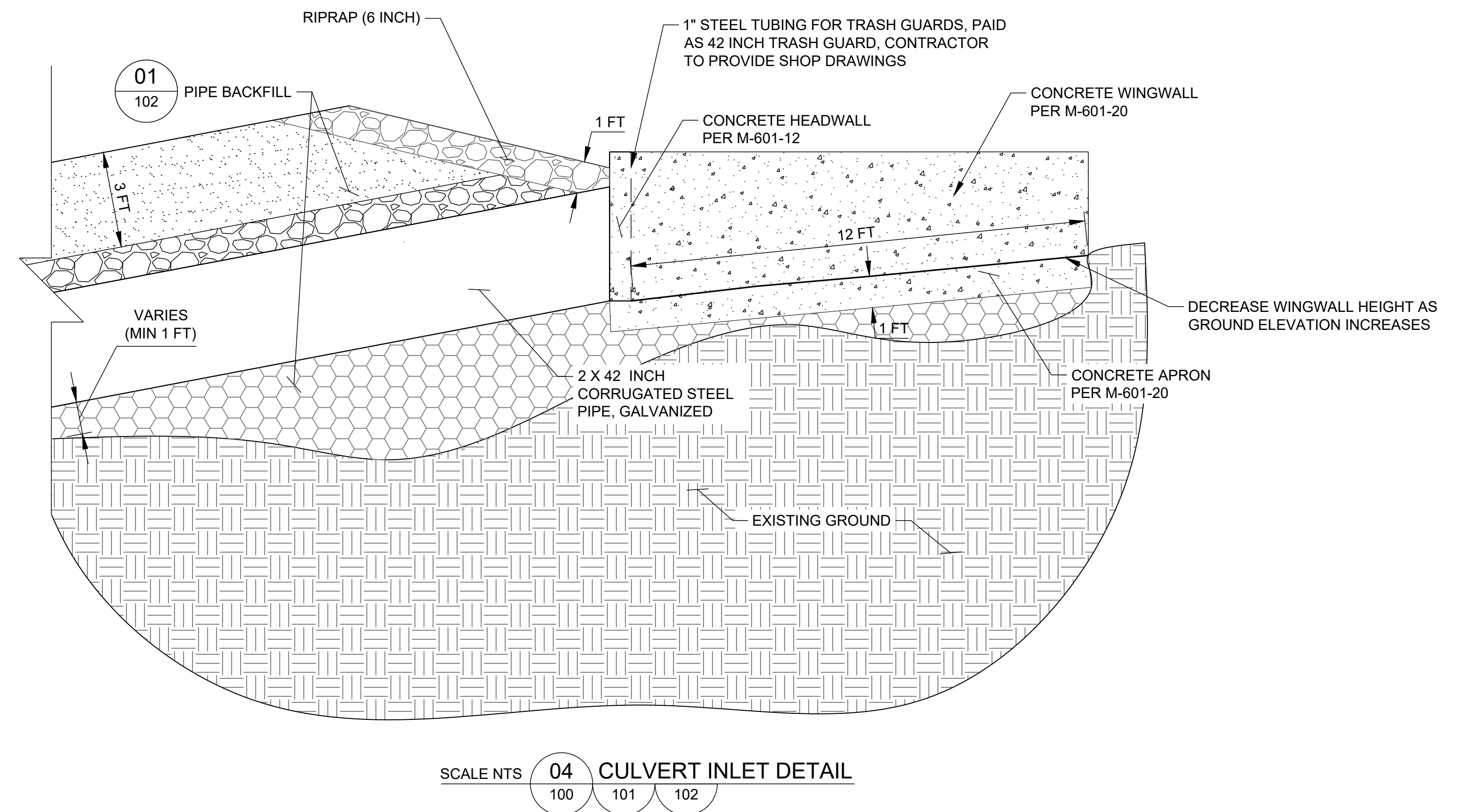
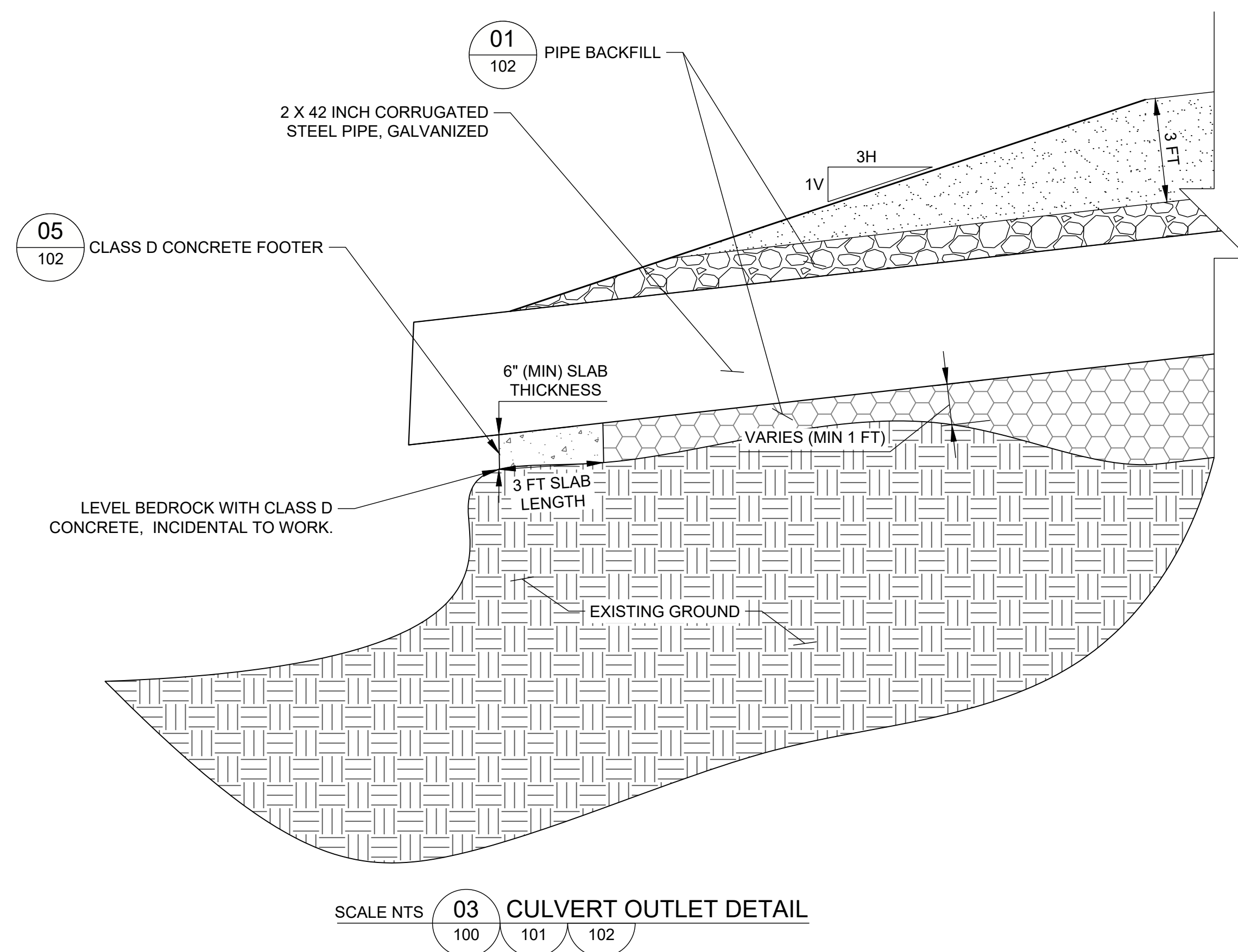
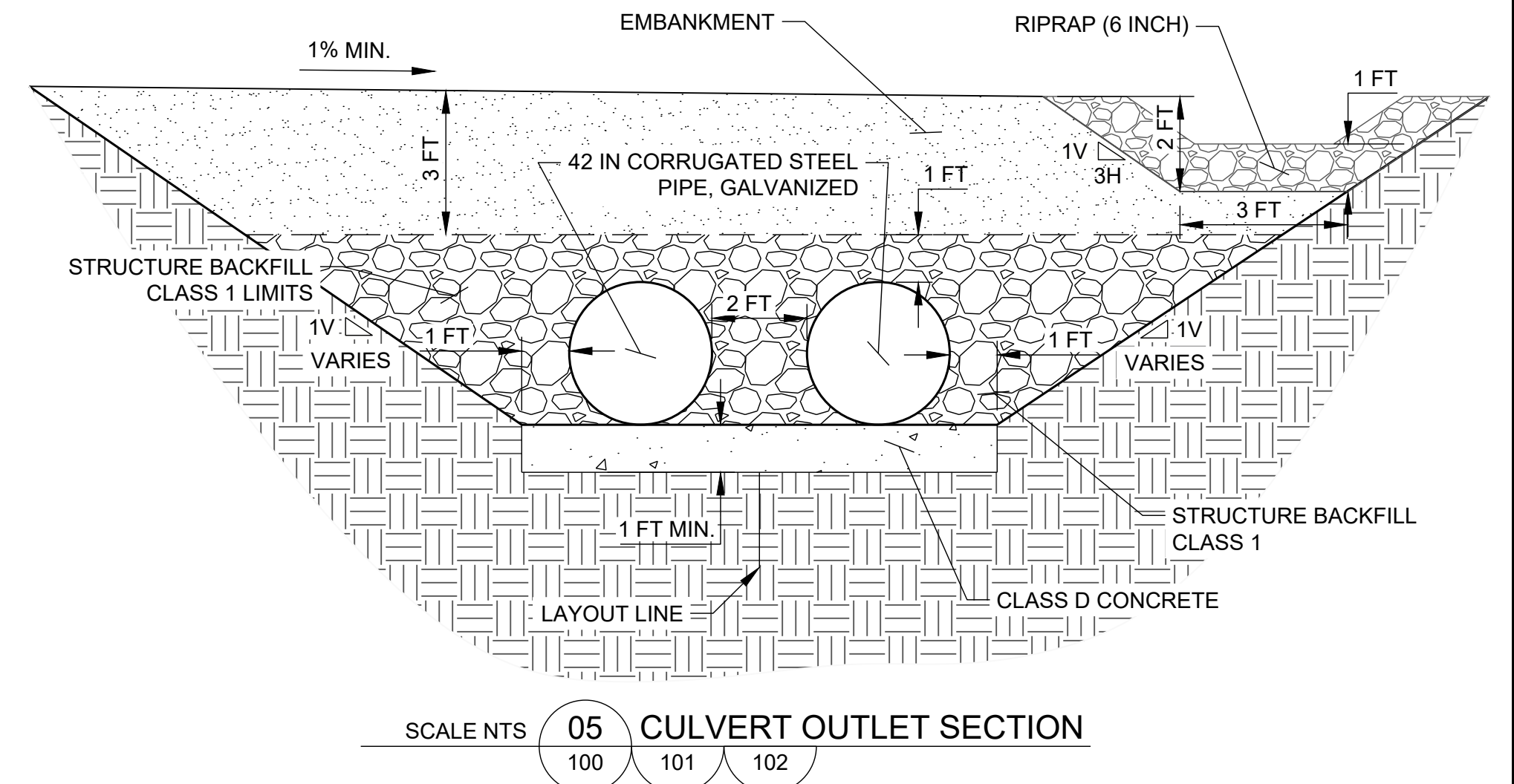
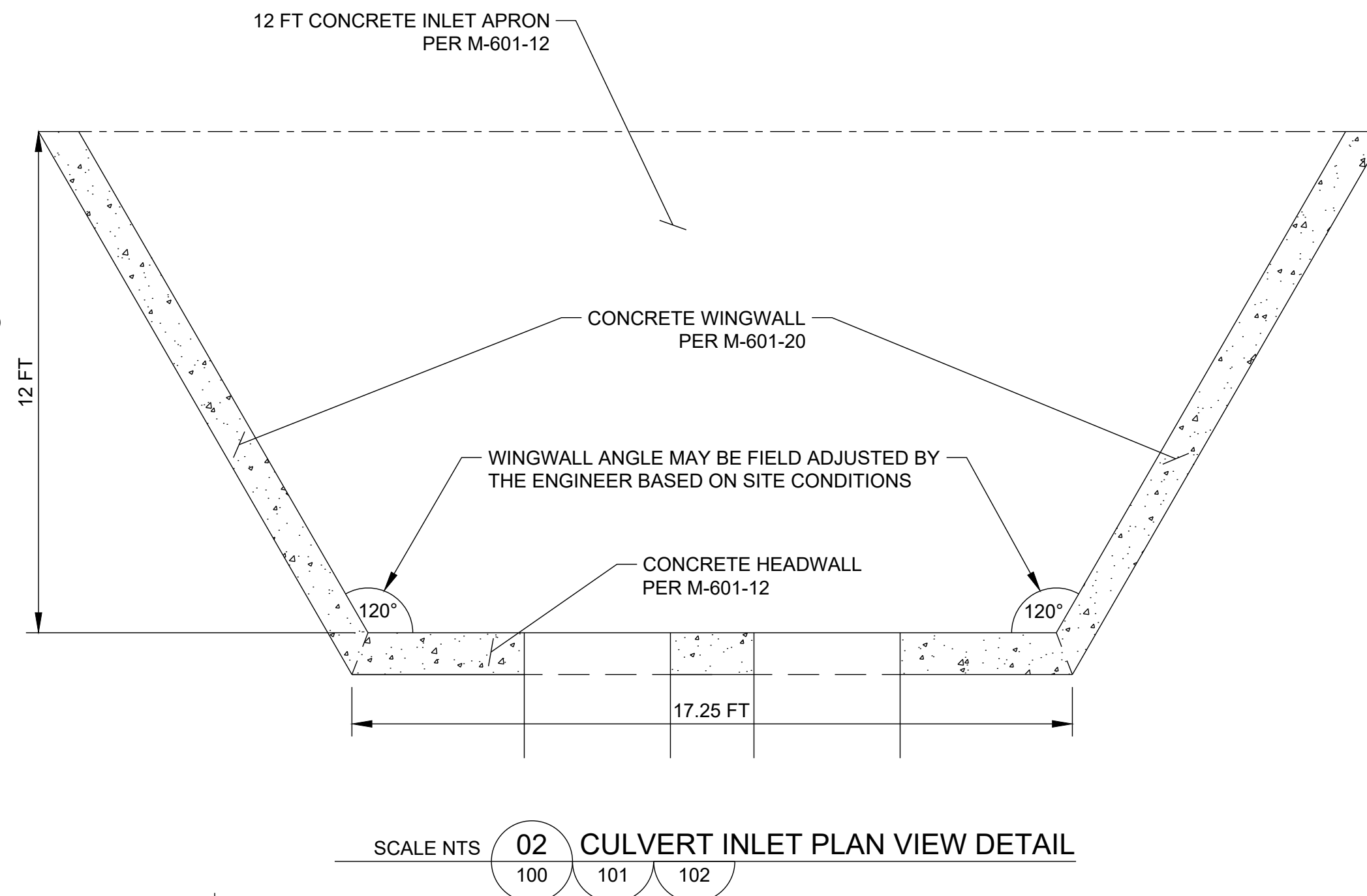
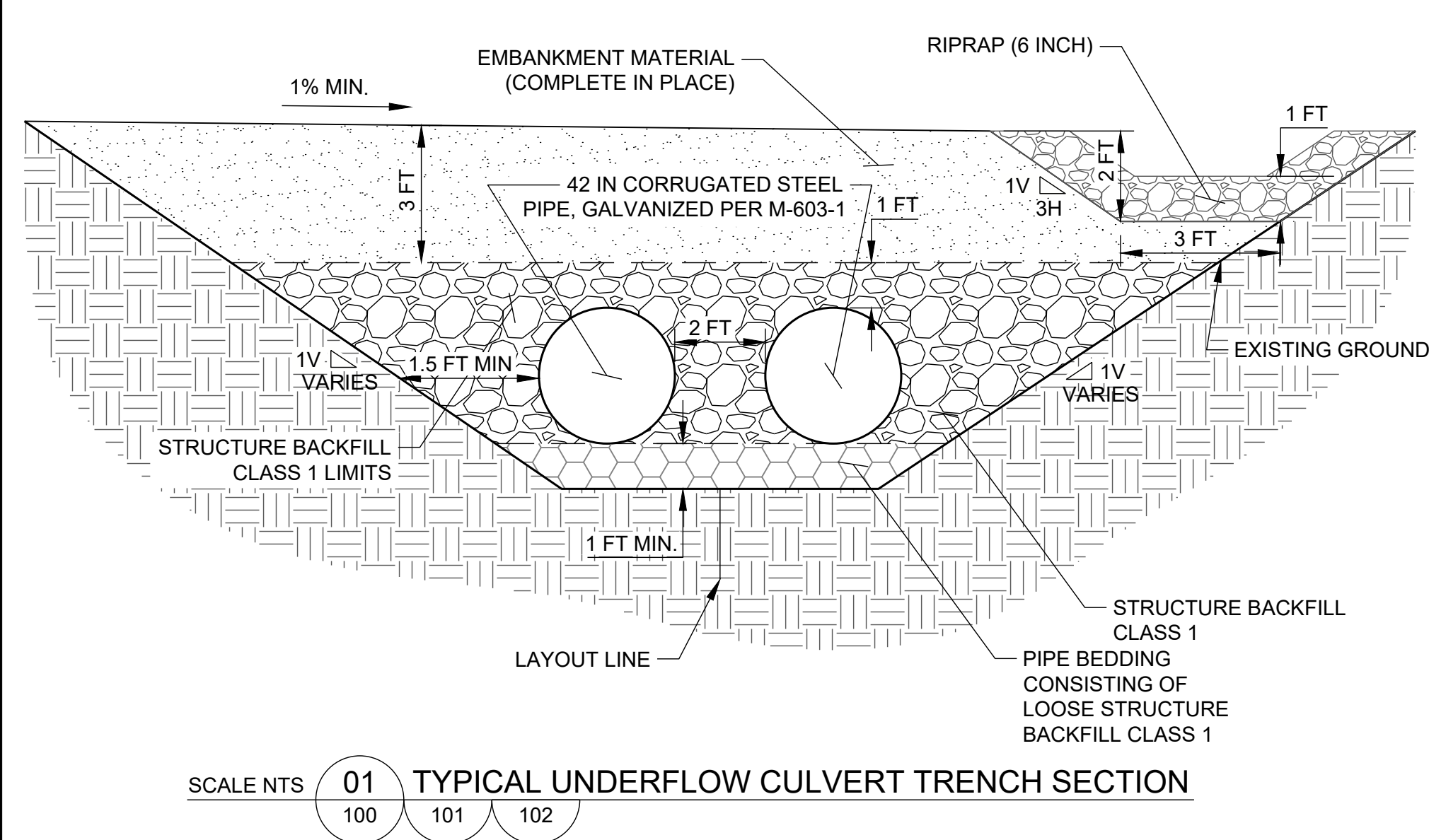
WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
UNDERFLOW CULVERT PLAN AND PROFILE

PROJECT NO.	CONTROL	REV.	7 of 28	SHEET NO.
31406796.000		0		101

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI D



0	2024-04-23	AD SET	BJF	BJF	RAP	RMP
B	2024-03-27	95% DESIGN SUBMITTAL	EMK	BJF	RMP	RAP
A	2023-11-08	30% DESIGN	DMT	AMD	EMK	RMP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT

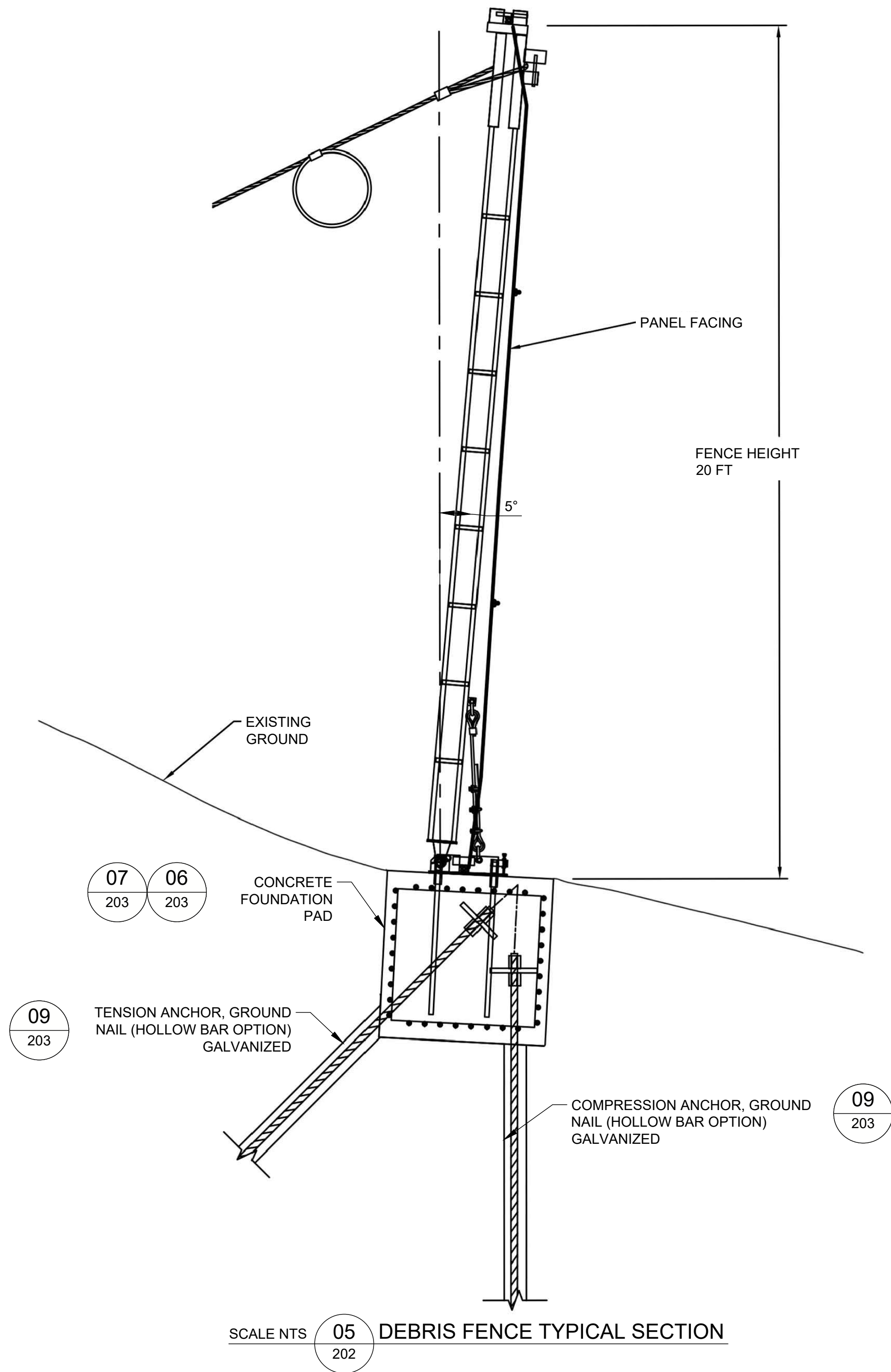


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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
CULVERT DETAILS LANDSLIDE

PROJECT NO.	CONTROL	REV.	8 of 28	SHEET NO.
31406796.000		0		102

DEBRIS BARRIER NOTES:

1. CONTRACTOR SHALL PROVIDE A DEBRIS FLOW BARRIER SYSTEM MEETING THE REQUIREMENTS ON THE PLANS AND IN THE SPECIAL PROVISIONS. DESIGN PARAMETERS ARE LISTED BELOW.
 - 1.1. DYNAMIC IMPACT LOAD RATING OF 120 kN/m².
 - 1.2. PANEL HEIGHT OF 20 FEET.
 - 1.3. ASSUMED TWENTY FIVE-YEAR STORM EVENT DESIGN CRITERIA.
 - 1.3.1. DEPTH OF FLOW UP TO 5.5 FEET.
 - 1.3.2. ASSUMED VELOCITY 2.5 fps.
 - 1.3.3. MATERIAL DENSITY OF 115 pcf.
2. LIMITATIONS OF DEBRIS BARRIER.
 - 2.1. DEBRIS FLOW EVENTS ARE SPORADIC AND UNPREDICTABLE. CAUSES CAN INCLUDE, BUT ARE NOT LIMITED TO, FACTORS SUCH AS ANIMAL, HUMAN, CONSTRUCTION, ENVIRONMENT, WEATHER, AND/OR EARTHQUAKES. BECAUSE OF THE MULTIPLICITY OF FACTORS AFFECTING THE DEBRIS FLOW DYNAMICS, THESE EVENTS CANNOT BE PREDICTED AND IS NOT AN EXACT SCIENCE THAT GUARANTEES THE SAFETY OF INDIVIDUALS AND PROPERTY. HOWEVER, BY THE APPLICATION OF SOUND ENGINEERING PRINCIPLES TO A RANGE OF DEBRIS FLOW DYNAMICS, THE RISK OF INJURY AND PROPERTY LOSS CAN BE REDUCED BY THE USE OF PROPERLY DESIGNED DEBRIS FLOW MITIGATION FEATURES IN IDENTIFIED RISK AREAS. CONSEQUENTLY, NEITHER THE DEBRIS FLOW HAZARD IN TERMS OF PROBABILITY OF AN EVENT AT ANY SPECIFIC LOCATION, NOR THE RISK TO PEOPLE OR FACILITIES FROM SUCH EVENTS, IS ASSESSED IN THE DESIGN.
 - 2.2. PERIODIC INSPECTION AND MAINTENANCE OF DEBRIS MITIGATION FEATURES IS NECESSARY TO ENSURE THE DESIRED PROTECTION LEVEL IS NOT DEGRADED BY IMPACT DAMAGE WHICH EXCEEDS THE DESIGN LIMITS OF THE SYSTEM INCLUDING, BUT NOT LIMITED TO LARGE DEBRIS FLOW EVENTS MORE THAN THE TWO-YEAR DESIGN EVENT.
3. SPECIAL NOTES FOR ALL DEBRIS FLOW MITIGATION SYSTEMS IN PLANS.
 - 3.1. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. SCALING AND INSTALLATION OF MITIGATION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO FEDERAL AND STATE REQUIREMENTS.
 - 3.2. VARIABLE SLOPE ANGLES, OBSTRUCTIONS, OR OTHER CONDITIONS CAN AFFECT ANCHOR OR GROUND ANCHOR PLACEMENT CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTLY LOCATING WIRE ROPE ANCHORS SUCH THAT THE LOCATIONS ARE COMPATIBLE WITH THE DEBRIS FLOW MITIGATION SYSTEM SHOWN ON THE PLANS AND WITH THE MANUFACTURER'S REQUIREMENTS AND SO THAT THE PROPER BEARING ROPE AND RETAINING ROPE TO ANCHOR CONNECTIONS CAN BE MADE.
 - 3.3. BOND LENGTHS SHOWN ON DETAIL ASSUME A MAXIMUM MANUFACTURER LOADING REQUIREMENT OF 60 kips. IF LOADING REQUIREMENTS ARE GREATER THAN 60 kips THEN THE CONTRACTOR SHALL SUBMIT REVISED BOND LENGTHS AND HOLE DIAMETER AS NECESSARY FOR APPROVAL TO THE ENGINEER.

0	2024-04-23	AD SET	AMD	BJF	RMP	RAP
B	2024-03-27	95% DESIGN SUBMITTAL	AMD	BJF	RMP	RAP
A	2023-11-08	30% DESIGN	AMD	AMD	RAP	RMP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

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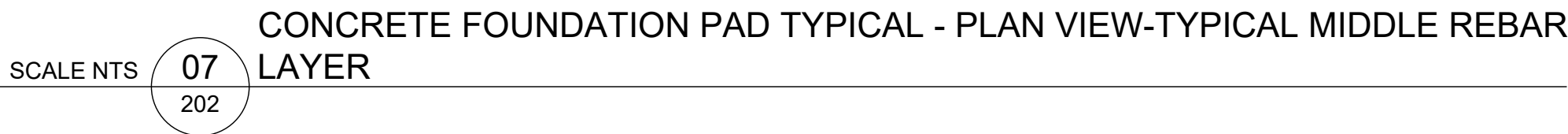


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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
FENCE AND POST TYPICAL SECTIONS

PROJECT NO.	CONTROL	REV.	11 of 28	SHEET NO.
31406796.000		0		202

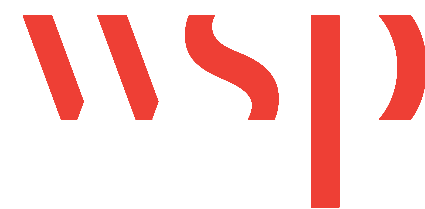


1. FOUNDATION PAD TO BE DESIGNED BY CONTRACTOR. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONCRETE FOUNDATION PAD.

0	2024-04-23	AD SET	AMD	BJF	RMP	RAP
B	2024-03-27	95% DESIGN SUBMITTAL	AMD	BJF	RMP	RAP
A	2023-11-08	30% DESIGN	AMD	AMD	RAP	RMP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
FENCE ANCHOR DETAILS (1 OF 2)

PROJECT NO.	CONTROL	REV.	12 of 28	SHEET NO.
31406796.000		0		203

GROUND NAIL NOTES

- ## GROUND NAIL MATERIALS

- ## GROUND NAIL INSTALLATION SEQUENCE

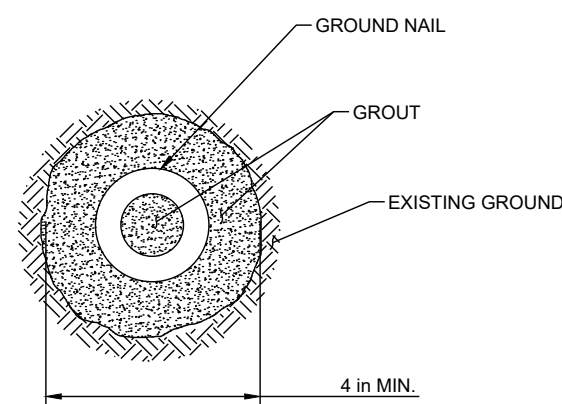
- ## WIRE ROPE

- GROUT NOTES

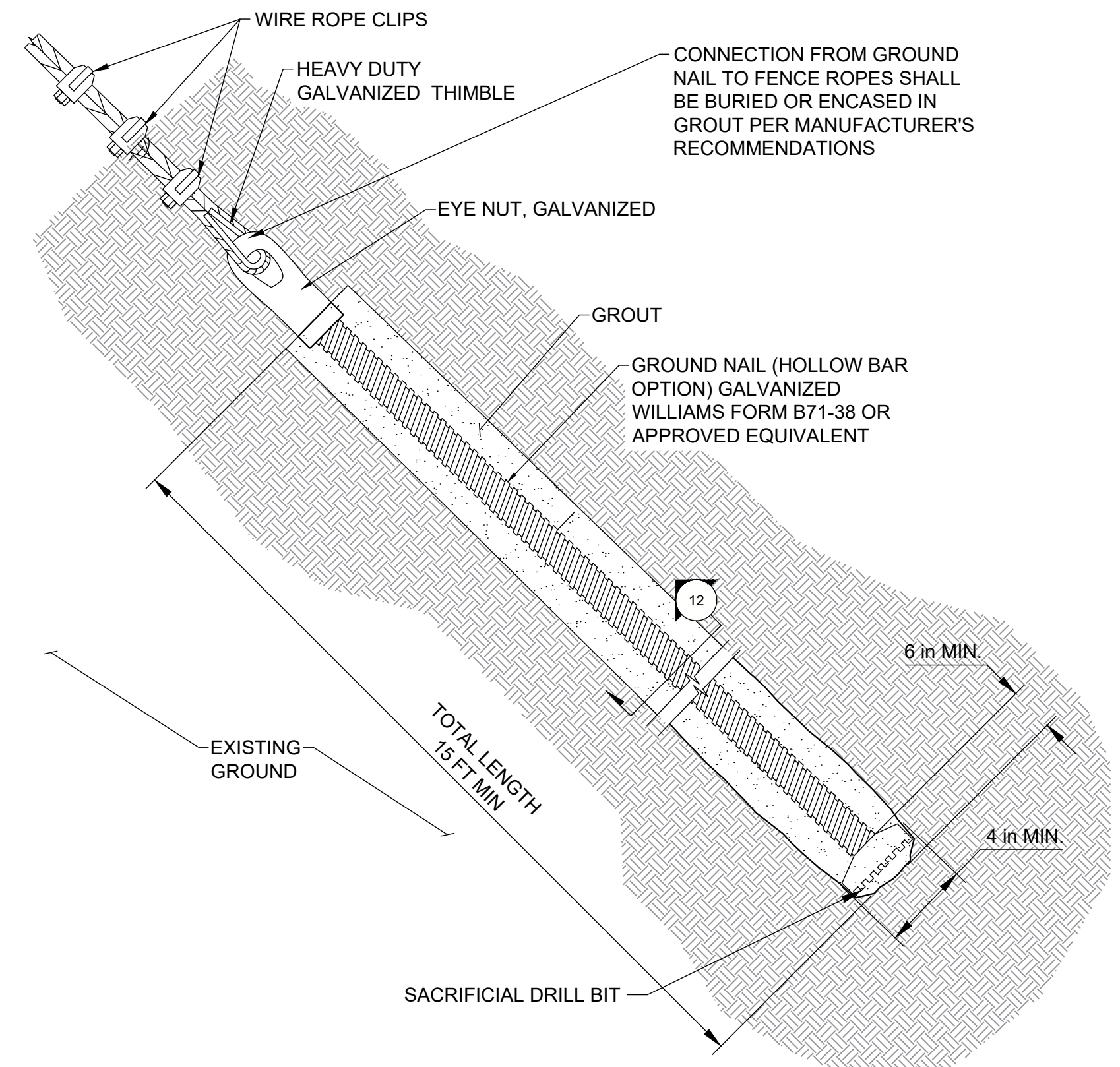
- ## TESTING NOTES

-
- HEAVY DUTY GALVANIZED WIRE ROPE THIMBLE
- SPLICED WIRE ROPE SEE DETAIL
- 24 IN
- CENTRALIZER WITHIN 2 ft OF THE TOP AND BOTTOM OF DRILLHOLE AND EVERY 10 ft
- 1 1/8 in WIRE ROPE
- GROUT
- EXISTING GROUND
- 4-in DIA. (MIN.)
- TOTAL LENGTH 15 ft MIN.
- 13
204

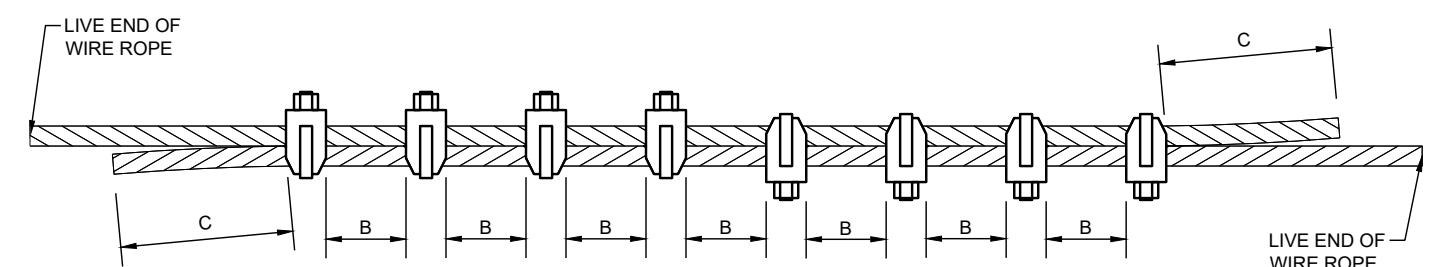
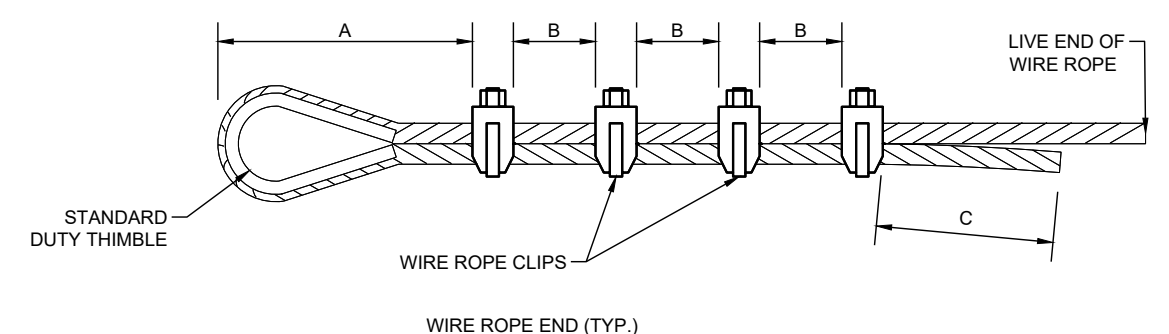
SCALE NTS 10 GROUND NAIL (WIRE ROPE OPTION)



SCALENTS 12 GROUND NAIL (HOLLOW BAR OPTION) CROSS SECTION



SCALE NTS **11** GROUND NAIL (HOLLOW BAR OPTION)



SCALE N.T.S. 13 WIRE ROPE SLICING DETAIL

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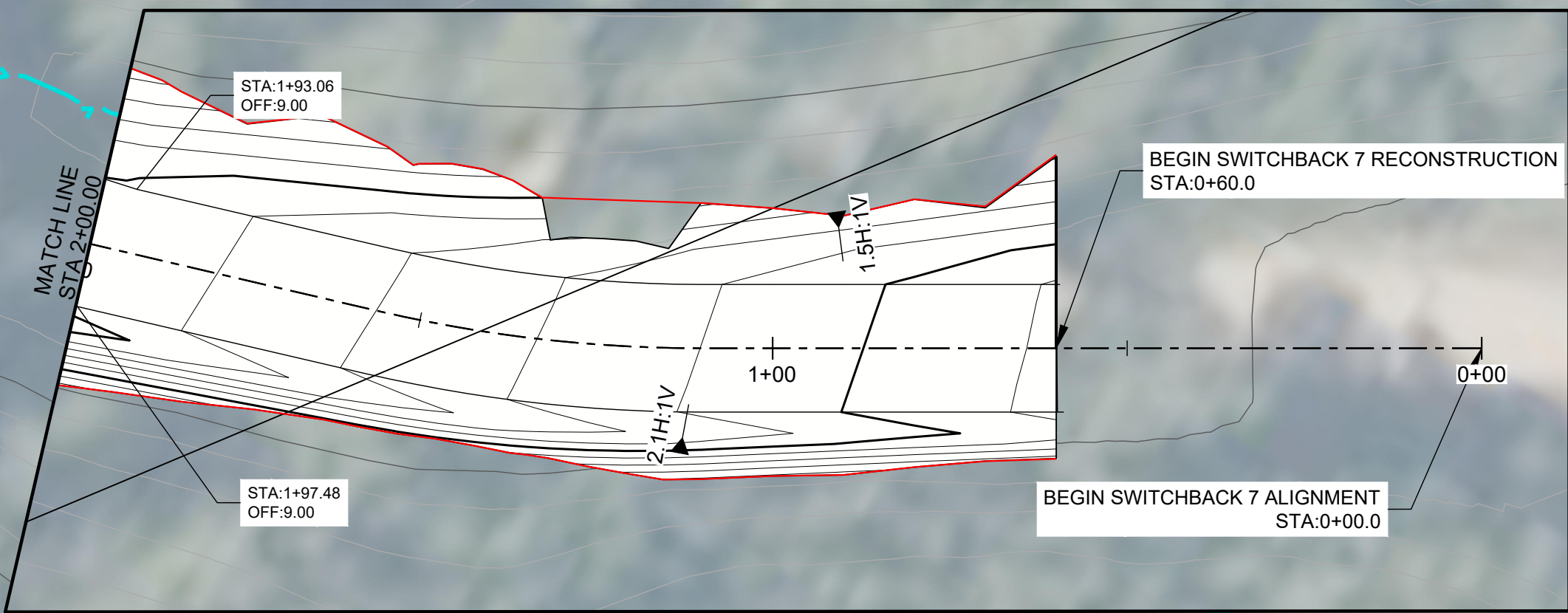
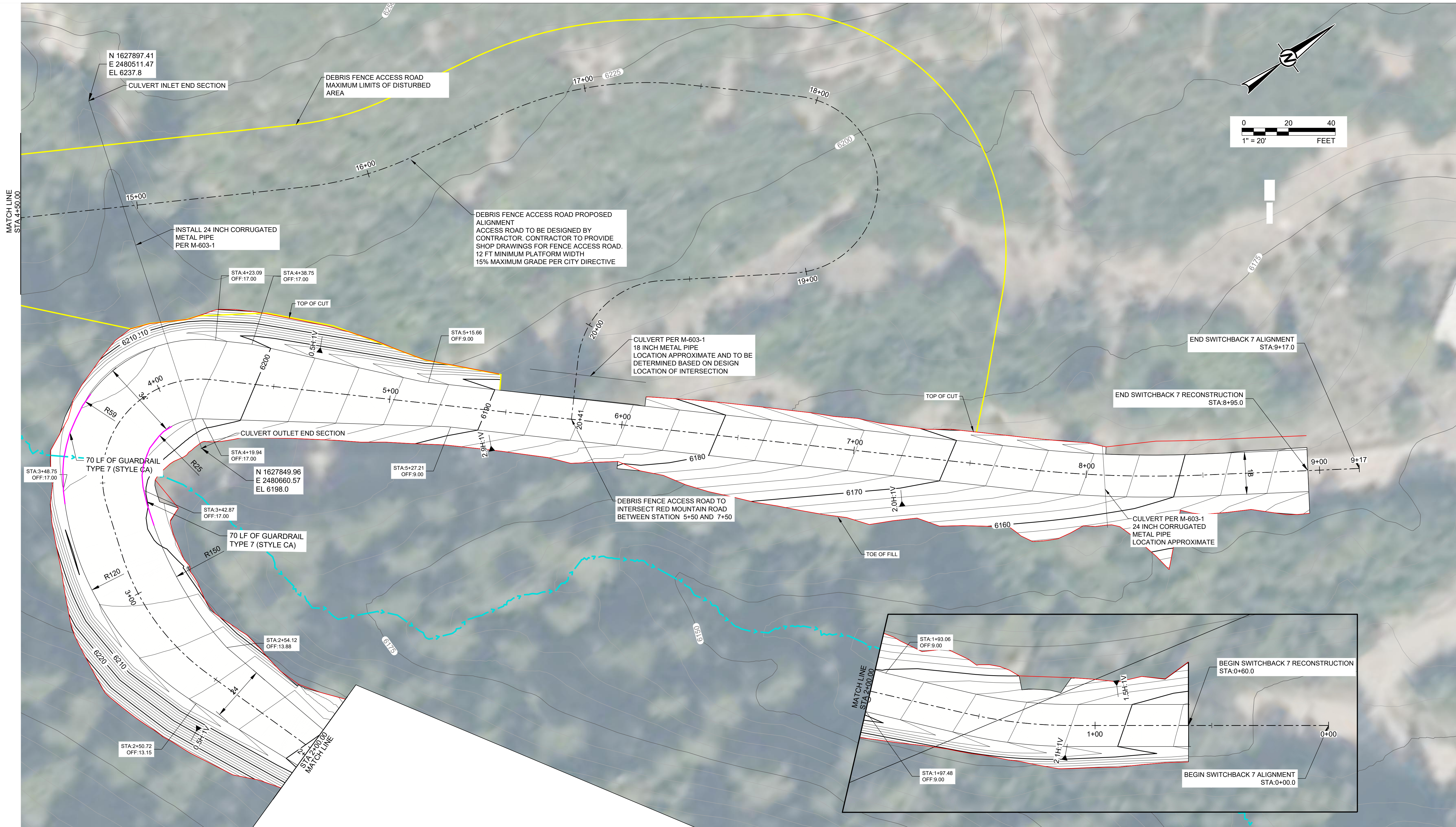
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PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
FENCE ANCHOR DETAILS (2 OF 2)

Packet Page 49

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CONSULTANT					
WSP USA INC. 7245 W ALASKA DR. STE 200 LAKEWOOD, CO 80226 USA (303) 980-0540					
PROJECT CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION BASIN A - RED MOUNTAIN					
TITLE ACCESS ROAD PLAN (1 OF 2)					
PROJECT NO. 31406796.000		CONTROL		REV. 14 of 28 0	
REV.		YYYY-MM-DD		DESCRIPTION	
DESIGNED		PREPARED		REVIEWED	
APPROVED		APPROVED		APPROVED	
0	2024-04-23	AD SET		EJG	RAP
A	2024-03-27	95% DESIGN		AMD	RAP

PROJECT NO. 31406796.000		CONTROL		REV. 14 of 28 0	
DESIGNED		PREPARED		REVIEWED	
APPROVED		APPROVED		APPROVED	
0	2024-04-23	AD SET		EJG	RAP
A	2024-03-27	95% DESIGN		AMD	RAP

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI D 11

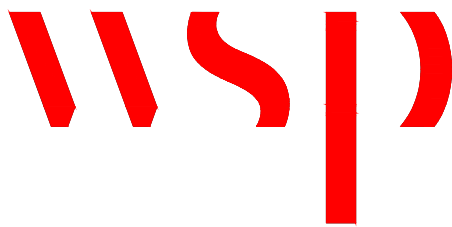
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0	2024-04-23	AD SET		EJG	EJG	CEL	RAP
A	2024-03-27	95% DESIGN		AMD	AMD	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED	APPROVED

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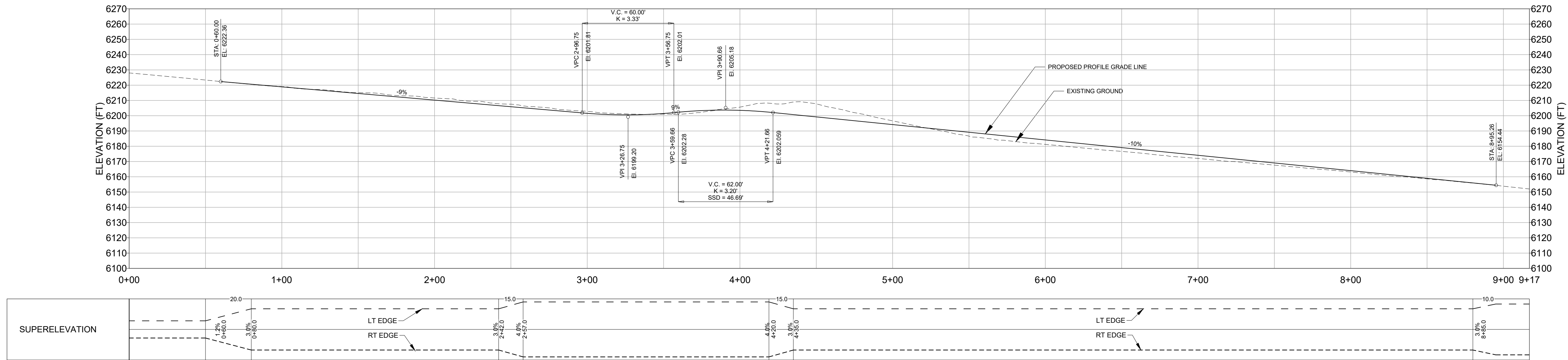
PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
ACCESS ROAD PLAN (2 OF 2)

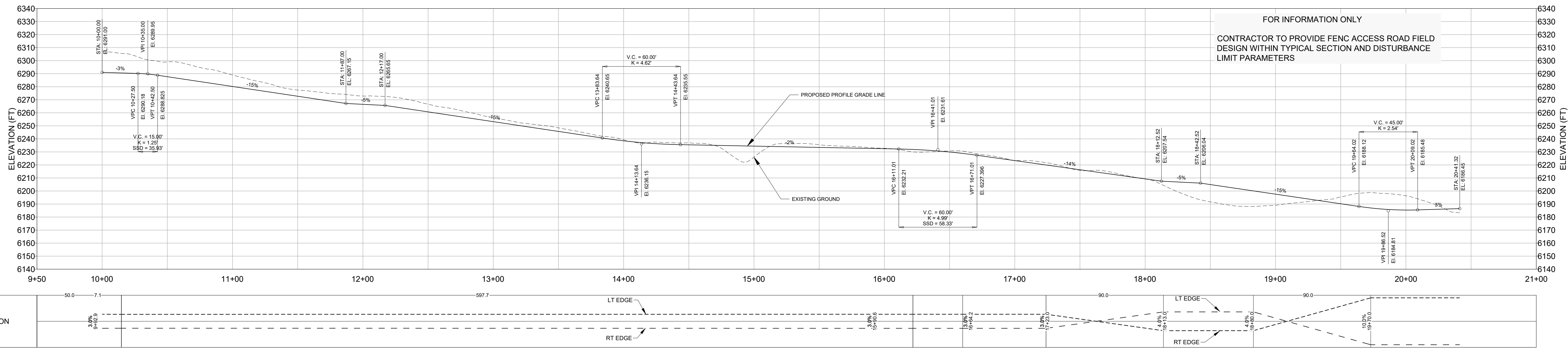
PROJECT NO. 31406796.000	CONTROL	REV. 0	15 of 28	SHEET NO. 206
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SCALE 1"=40' F SWITCHBACK 7 ROAD PROFILE
207



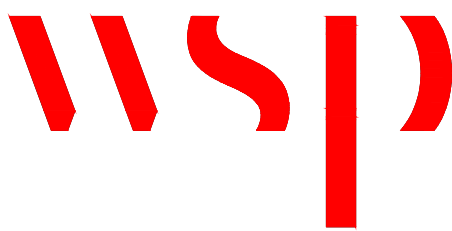
FOR INFORMATION ONLY
CONTRACTOR TO PROVIDE FENC ACCESS ROAD FIELD
DESIGN WITHIN TYPICAL SECTION AND DISTURBANCE
LIMIT PARAMETERS

SCALE 1"=40' E ACCESS ROAD PROFILE
207

0	2024-04-23	AD SET		EJG	EJG	CEL	RAP
A	2024-03-27	95% DESIGN		EJG	EJG	CEL	CEL
REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

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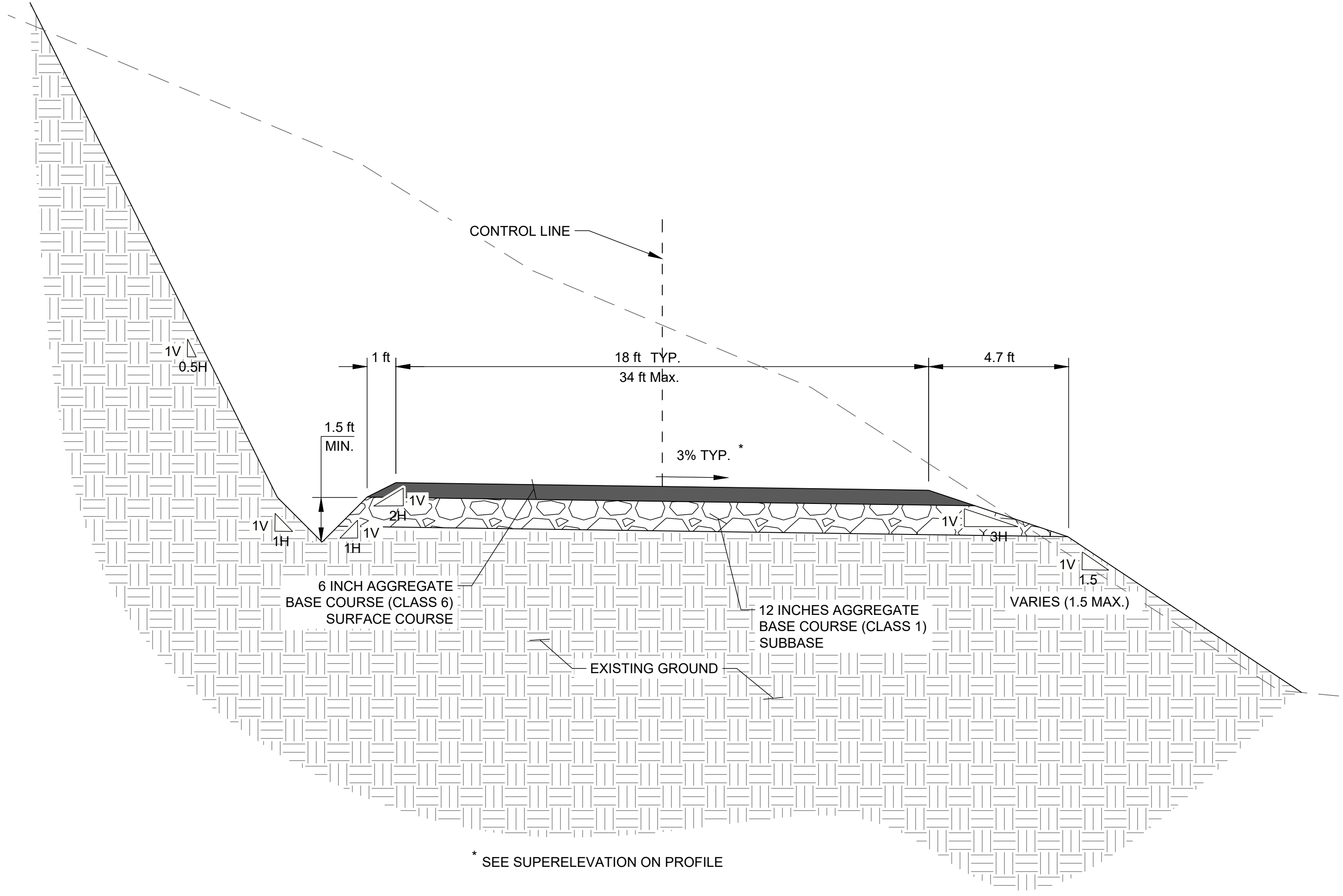
WSP USA INC.
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(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

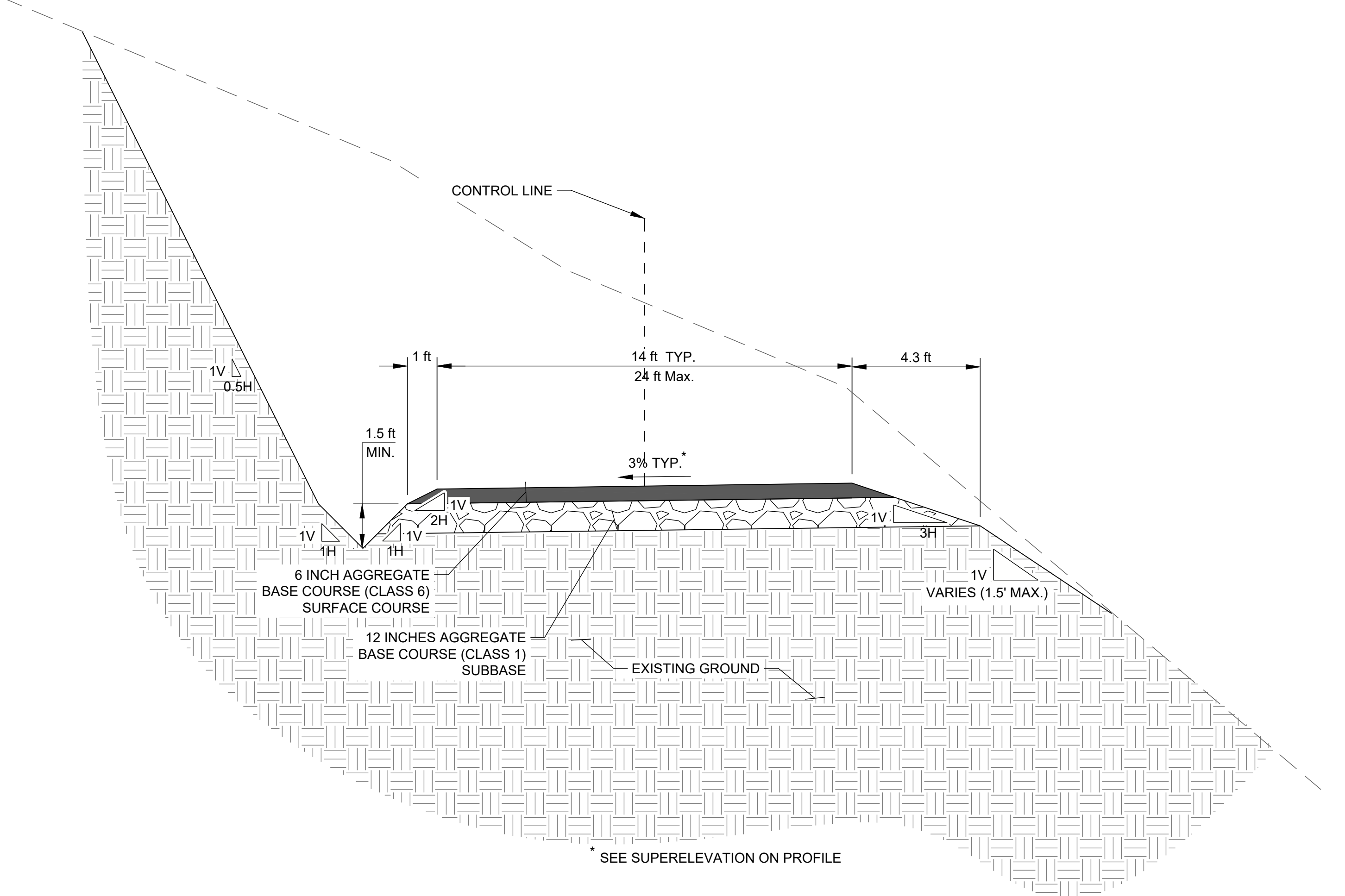
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ACCESS ROAD PROFILES

PROJECT NO. 31406796.000 CONTROL
REV. 0 16 of 28 SHEET NO. 207

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SCALE N.T.S. 14 RED MOUNTAIN ROAD TYPICAL SECTION
209



SCALE N.T.S. 15 PROPOSED FENCE ACCESS ROAD TYPICAL SECTION
209

0	2024-04-23	AD SET		EJG	EJG	CEL	RAP
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REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED	APPROVED

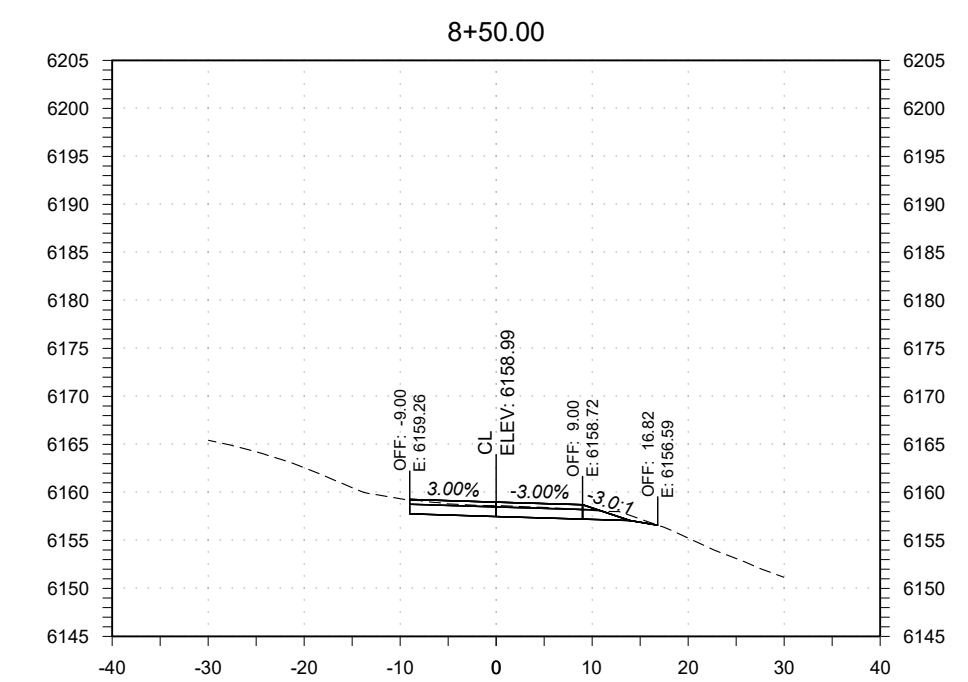
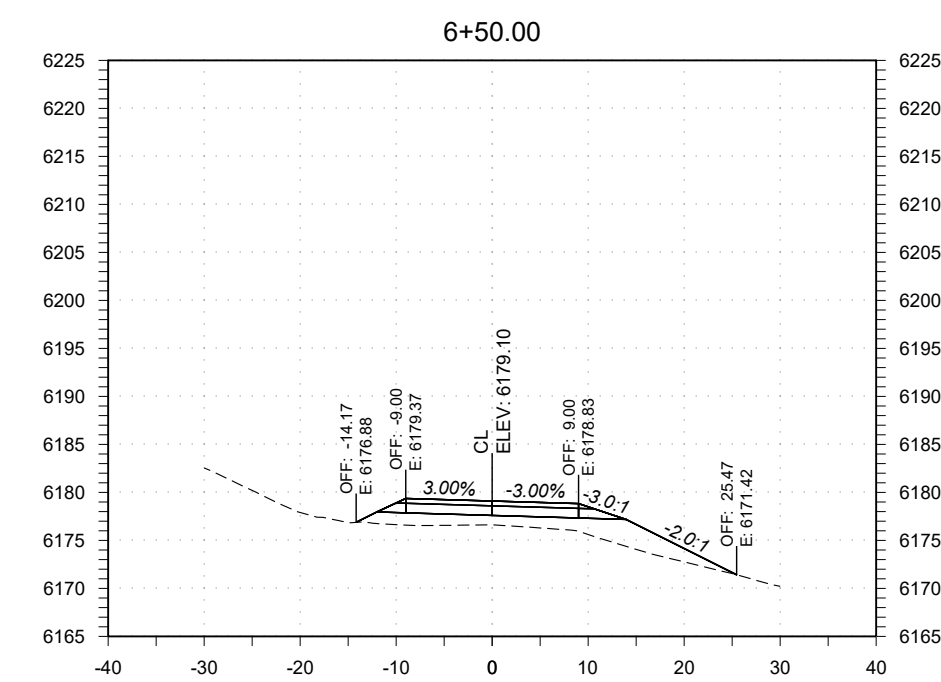
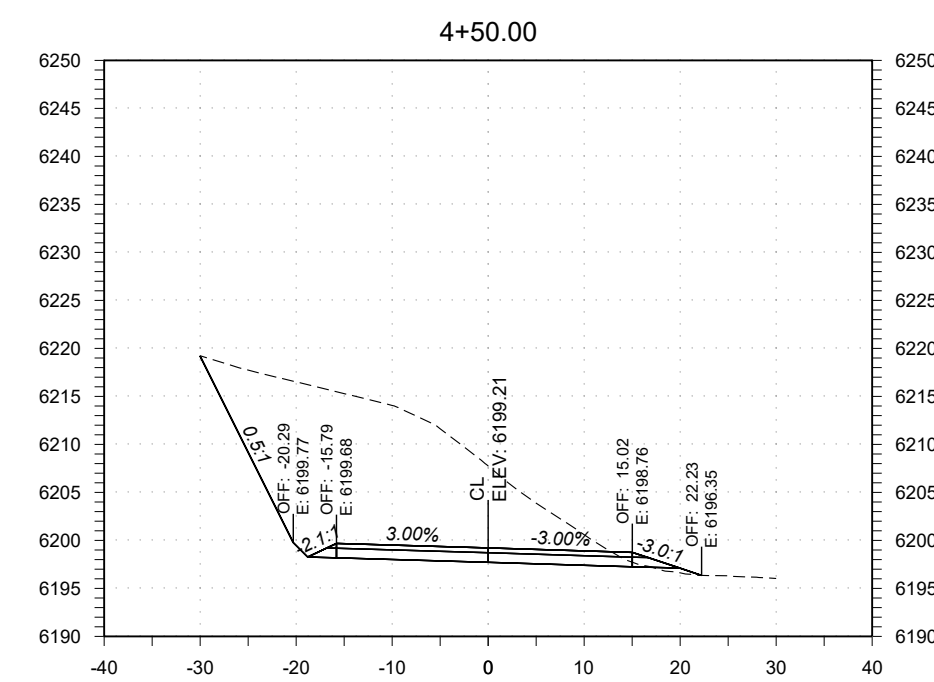
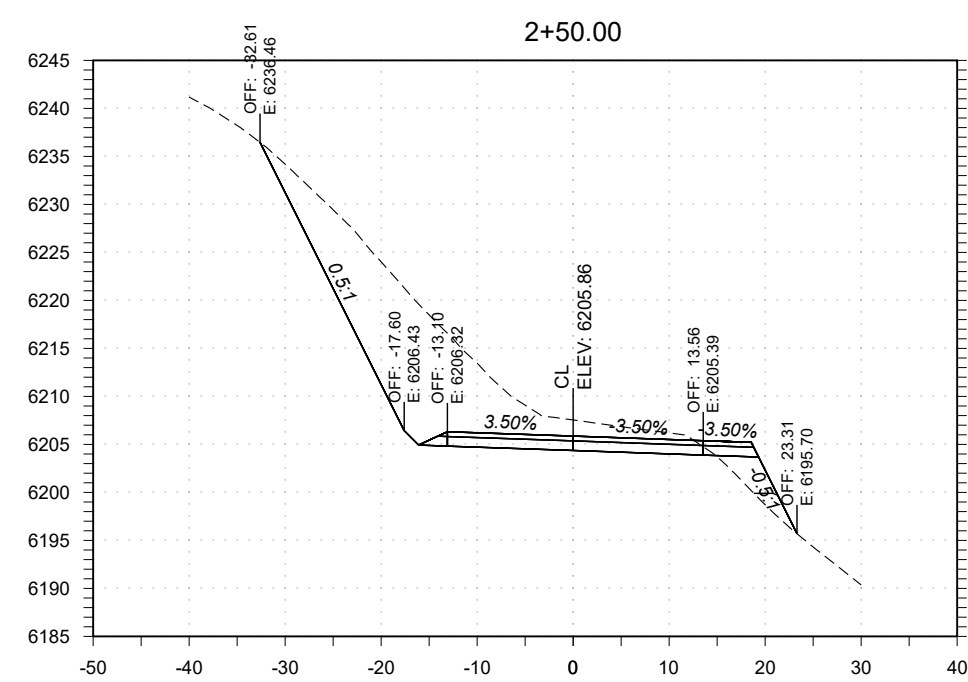
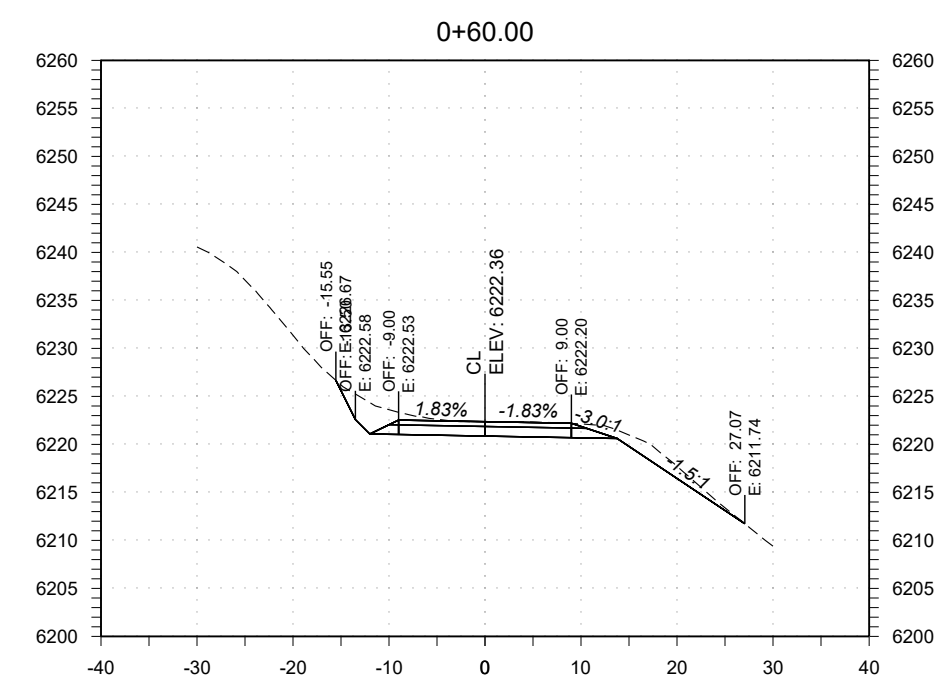
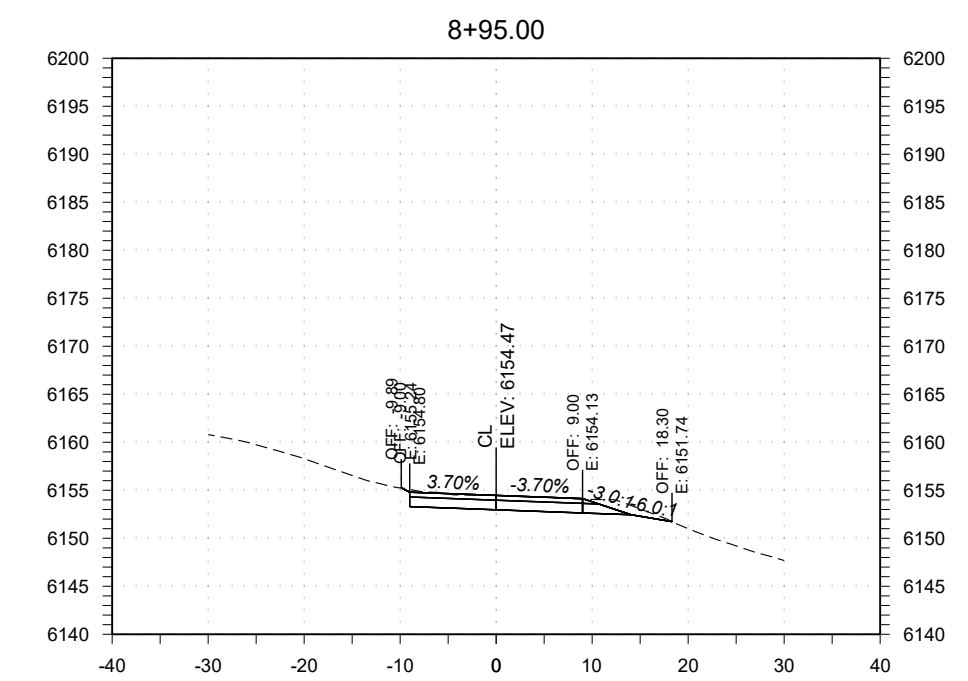
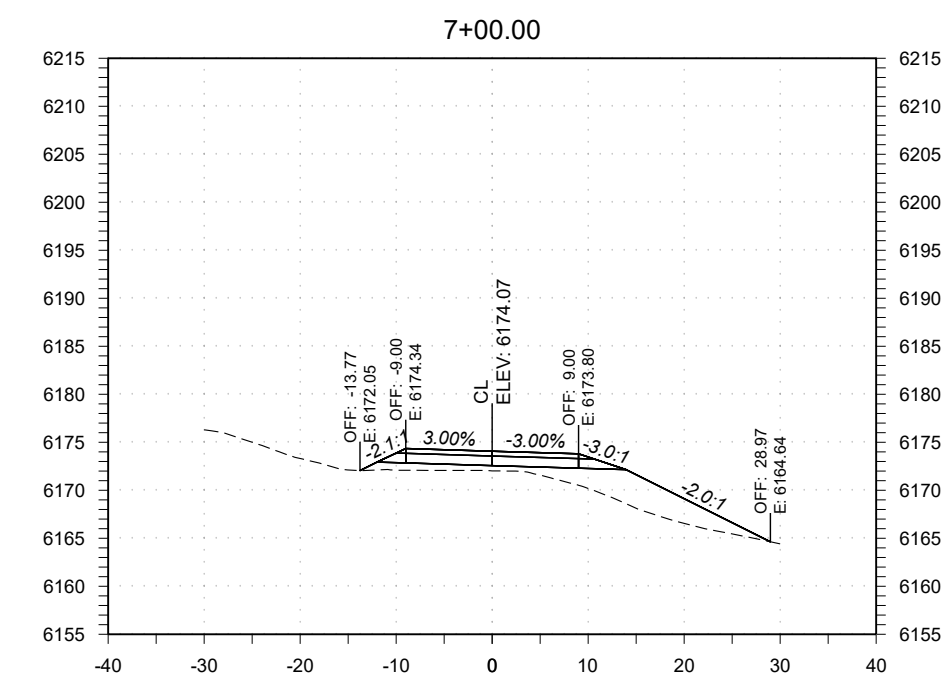
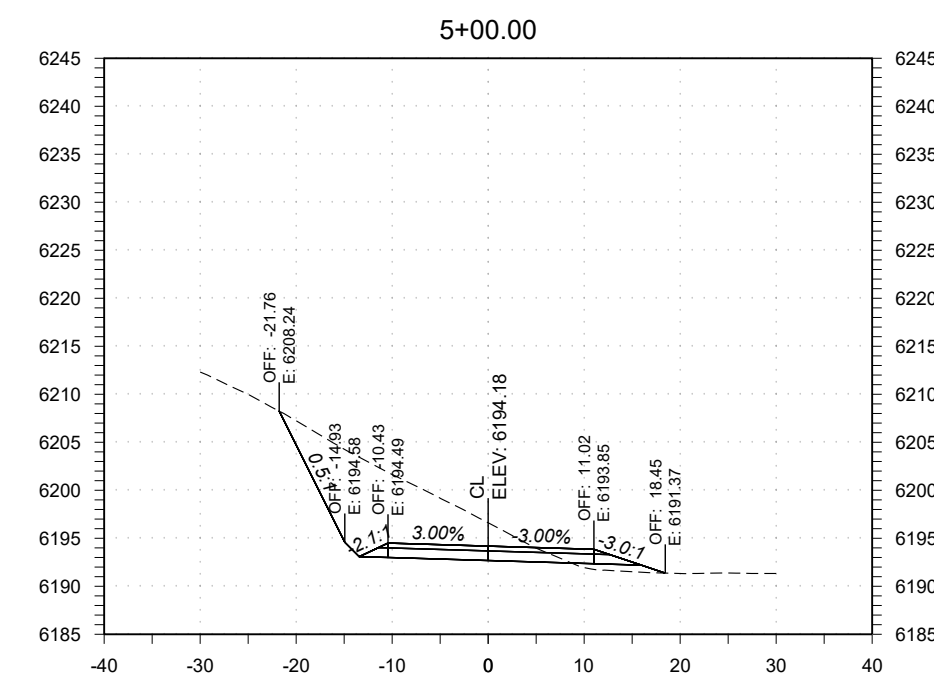
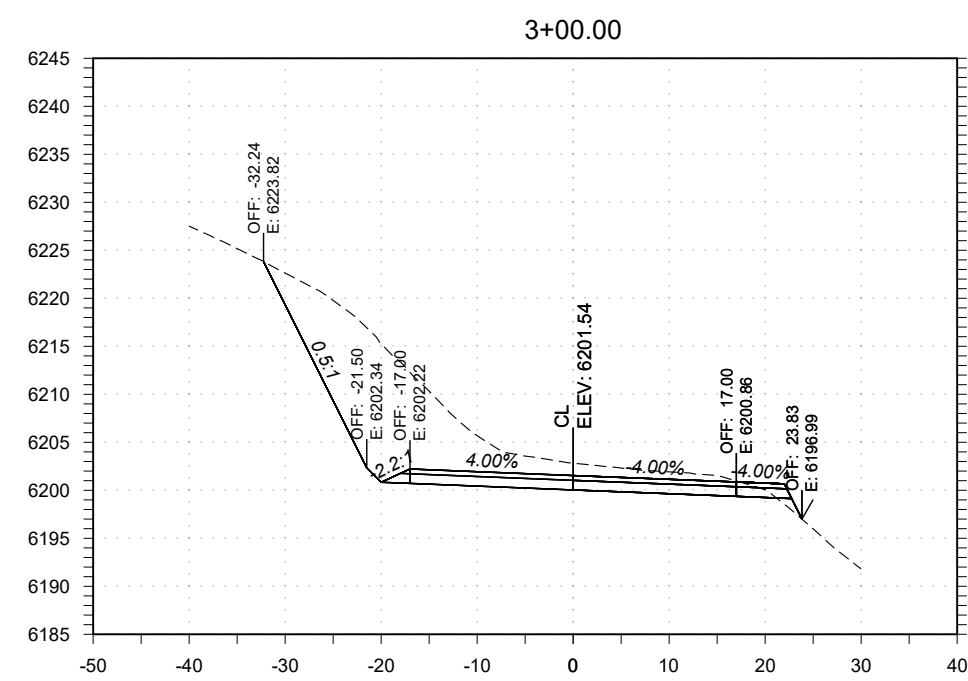
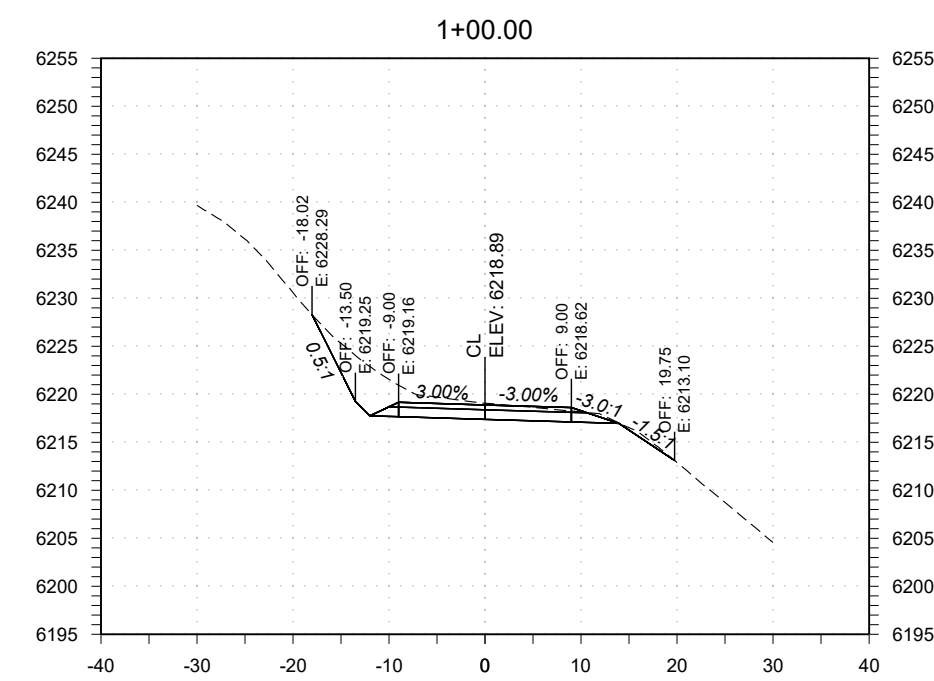
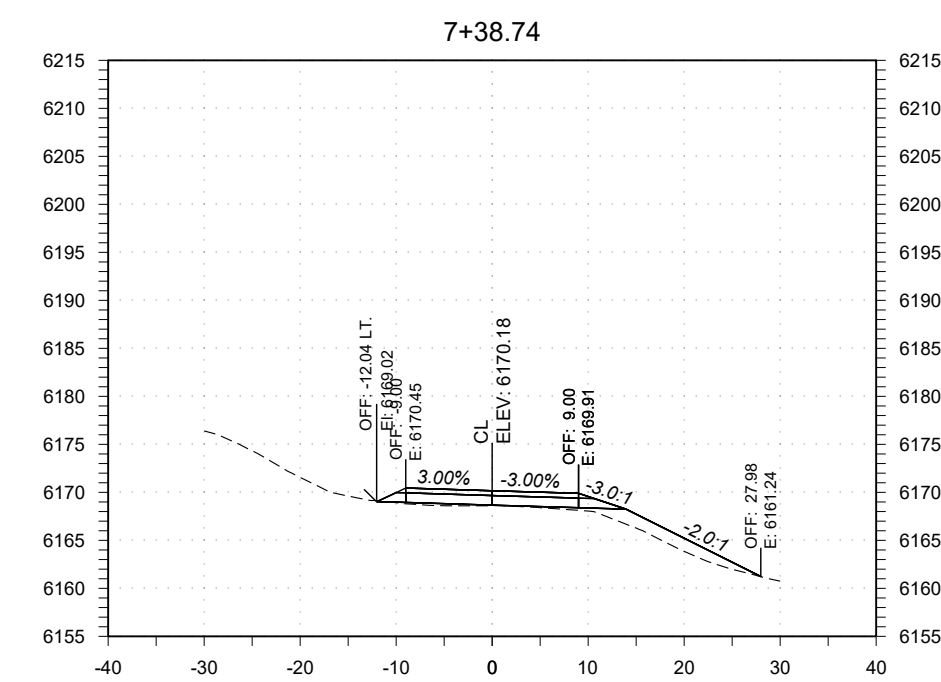
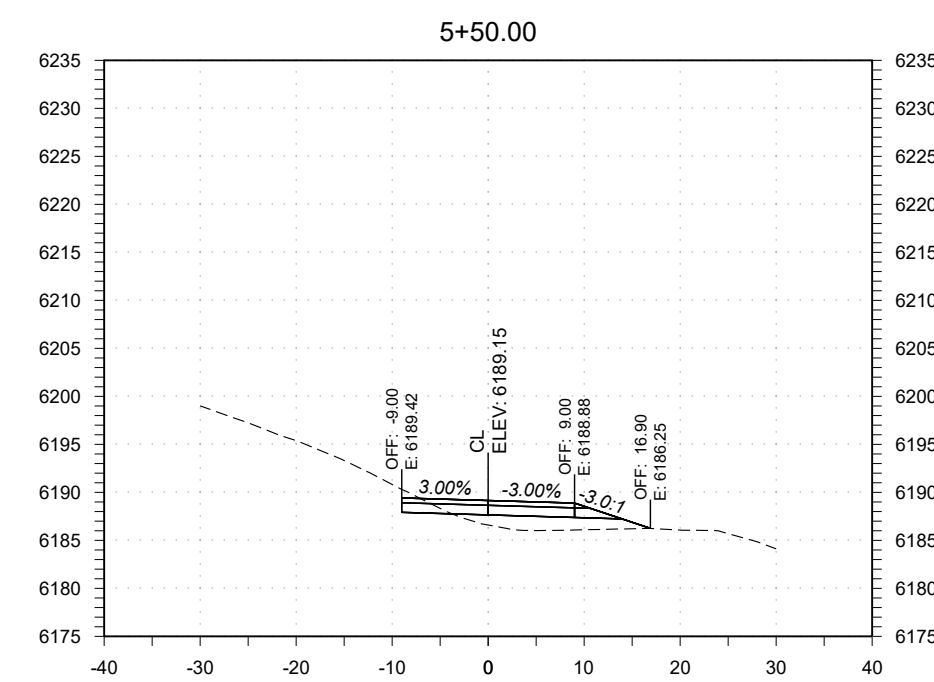
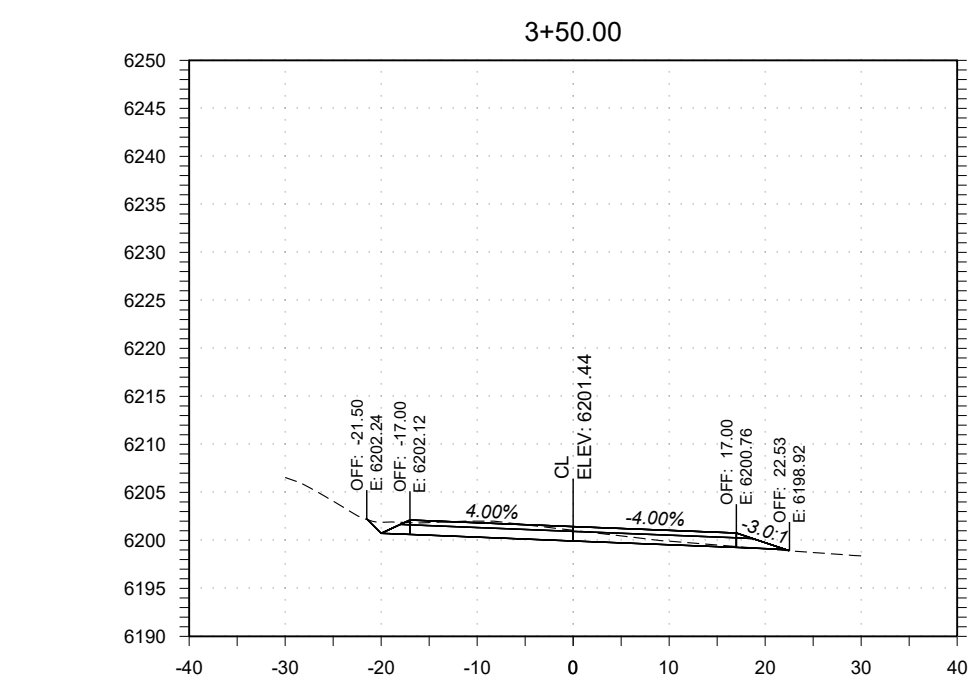
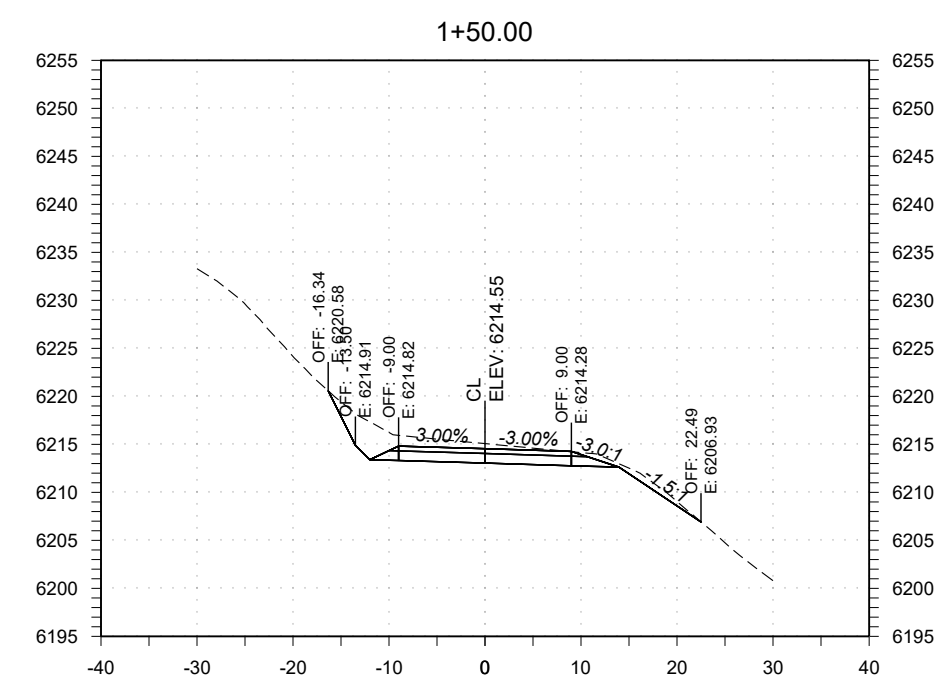
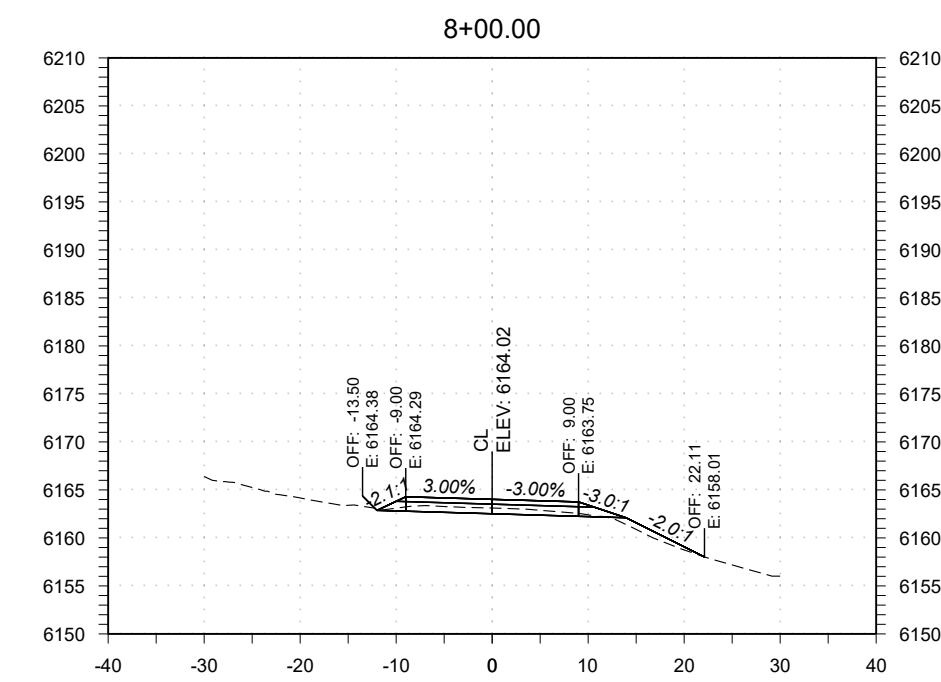
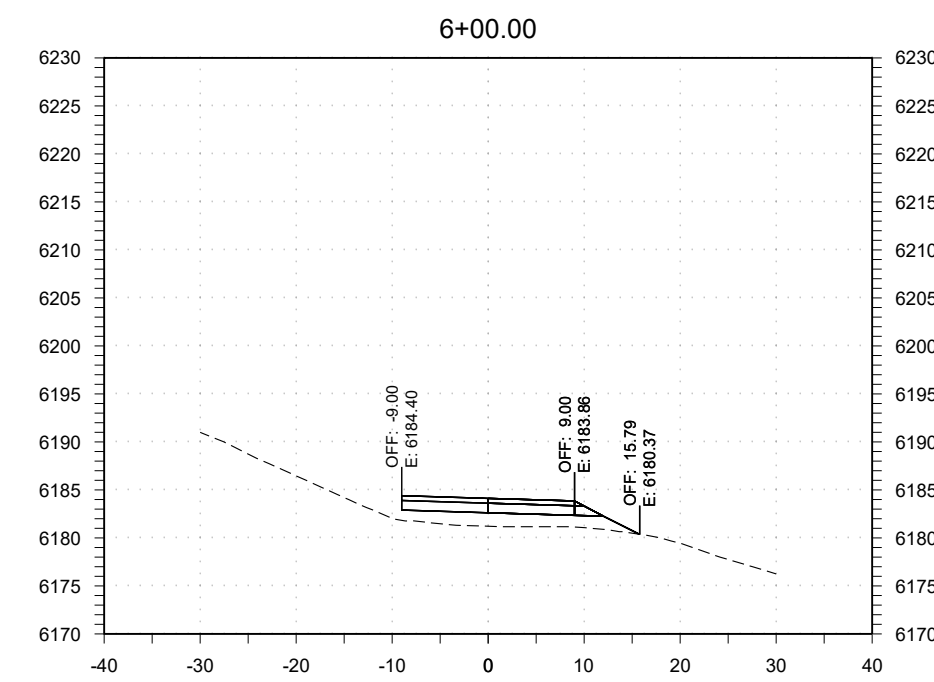
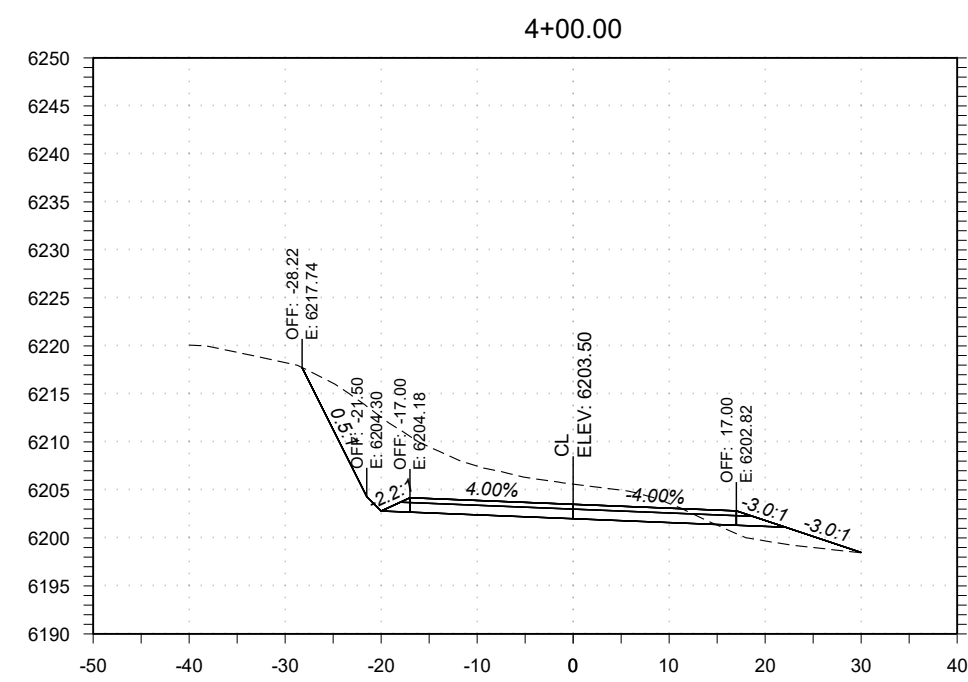
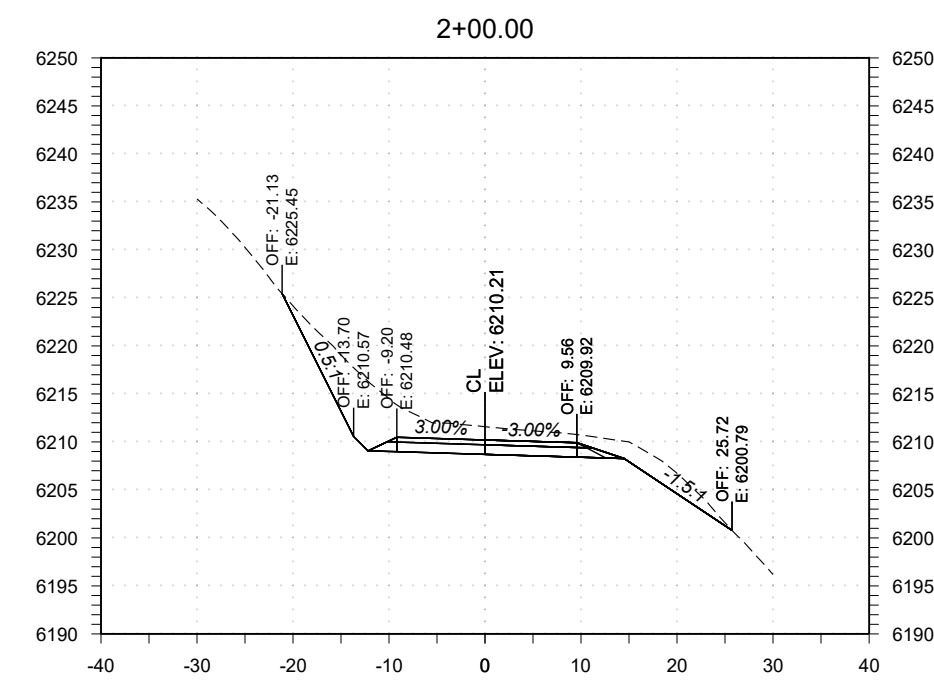
CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT
wsp
WSP USA INC.
7245 W ALASKA DR. STE 200
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
RED MOUNTAIN ROAD TYPICAL SECTIONS

PROJECT NO. 31406796.000 CONTROL REV. 0 18 of 28 SHEET NO. 209



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CLIENT
CITY OF GLENWOOD SPRINGS

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
RED MOUNTAIN ROAD CROSS-SECTIONS

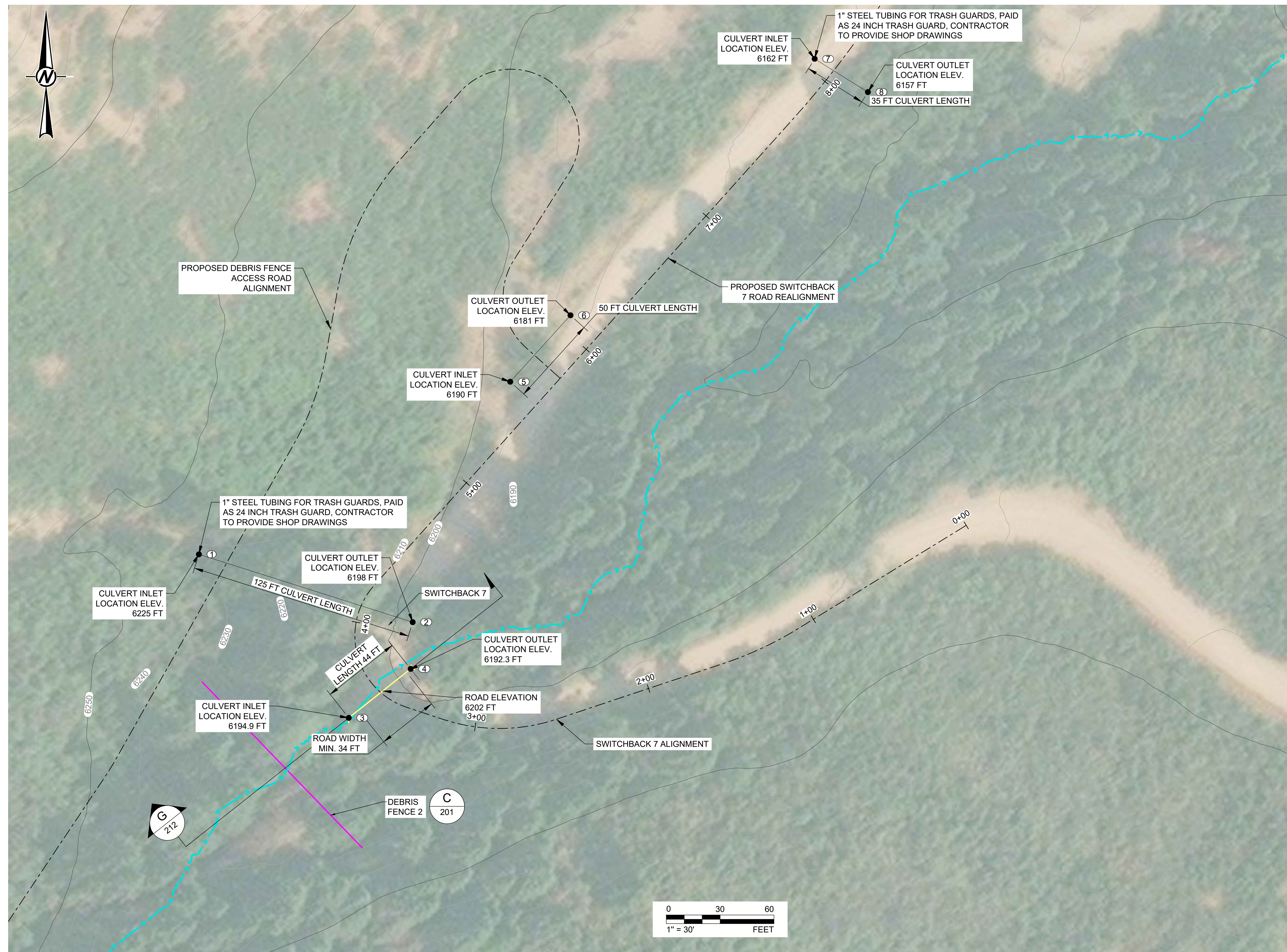
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31406796.000		0		210

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A	2024-02-26	95% DESIGN	AMD	AMD	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CONSULTANT

WSP

WSP USA INC.
7245 W ALASKA DR. STE 200
LAKEWOOD, CO 80226
USA
(303) 980-0540



LEGEND

 5790  EXITING GROUND

 REPLACE EXISTING CULVERT

 PROPOSED ROAD

 CHANNEL FLOW LINE

REFERENCE(S)

1. THE EXISTING TOPOGRAPHY IS FROM A 2016 LiDAR SURVEY PUBLISHED BY USGS.
2. AERIAL IMAGERY COURTESY OF ESRI, MAXAR, AND VIVID, 2020

NOTE(S)

1. REMOVE LARGE WOODY DEBRIS FROM CHANNEL BETWEEN SWITCHBACKS 7 AND 1 AS DIRECTED BY THE ENGINEER.

INLET/OUTLET POINT TABLE

POINT NUMBER	EASTING	NORTHING	EXISTING GROUND ELEV.
1	2,480,541.427'	1,627,887.794'	6,224.995'
2	2,480,660.565'	1,627,849.962'	6,197.870'
3	2,480,624.923'	1,627,796.625'	6,203.624'
4	2,480,659.429'	1,627,823.926'	6,199.228'
5	2,480,714.904'	1,627,984.022'	6,182.987'
6	2,480,748.494'	1,628,021.064'	6,182.987'
7	2,480,884.546'	1,628,164.075'	6,163.351'
8	2,480,914.217'	1,628,145.509'	6,157.316'

0	2024-04-23	AD SET	EMK	BJF	AMD	RAP
A	2024-03-27	95% DESIGN SUBMITTAL	EMK	BJF	EMK	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



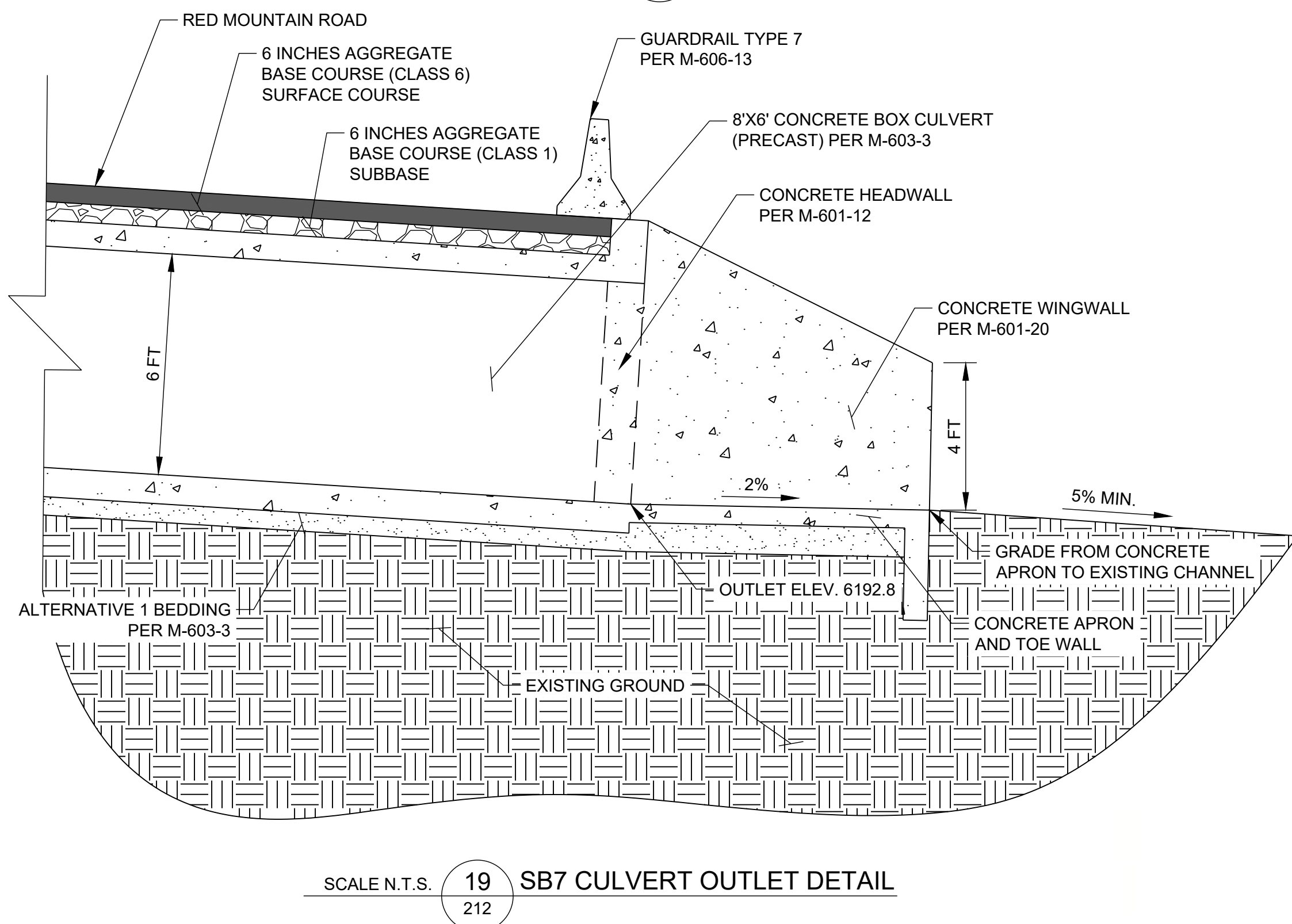
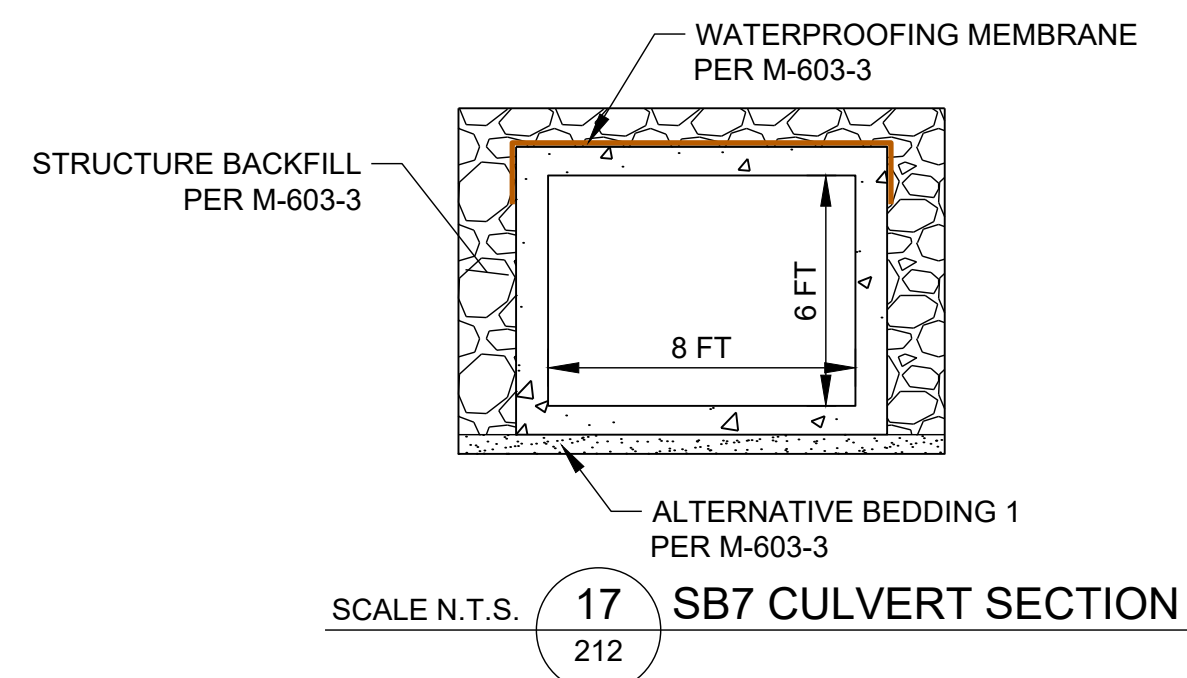
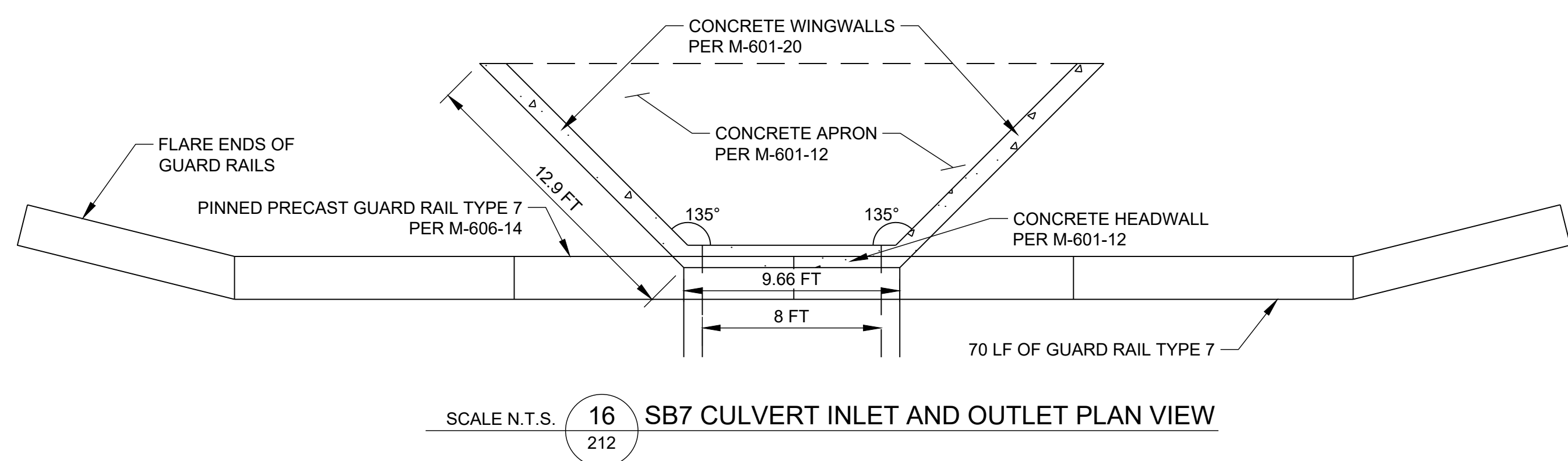
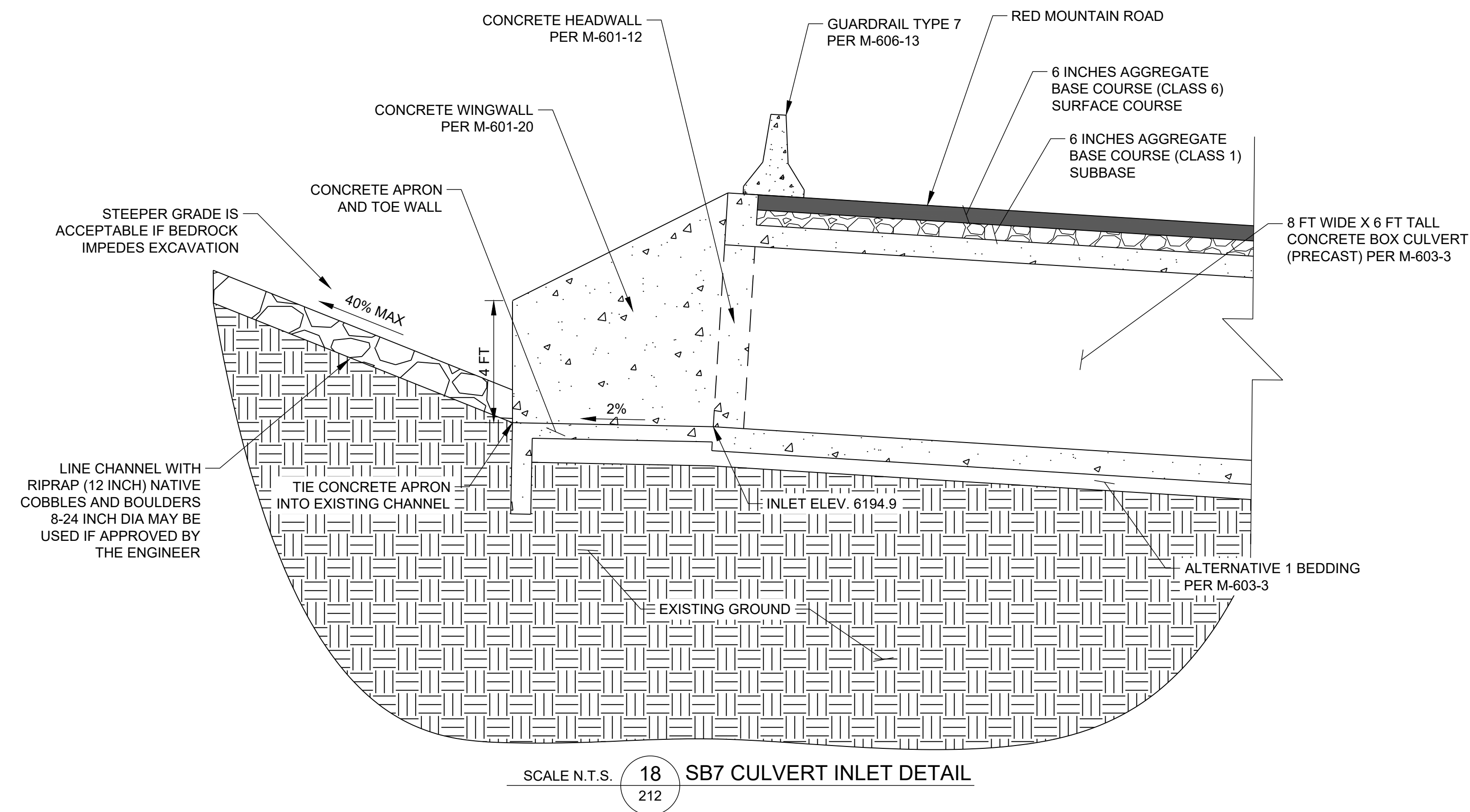
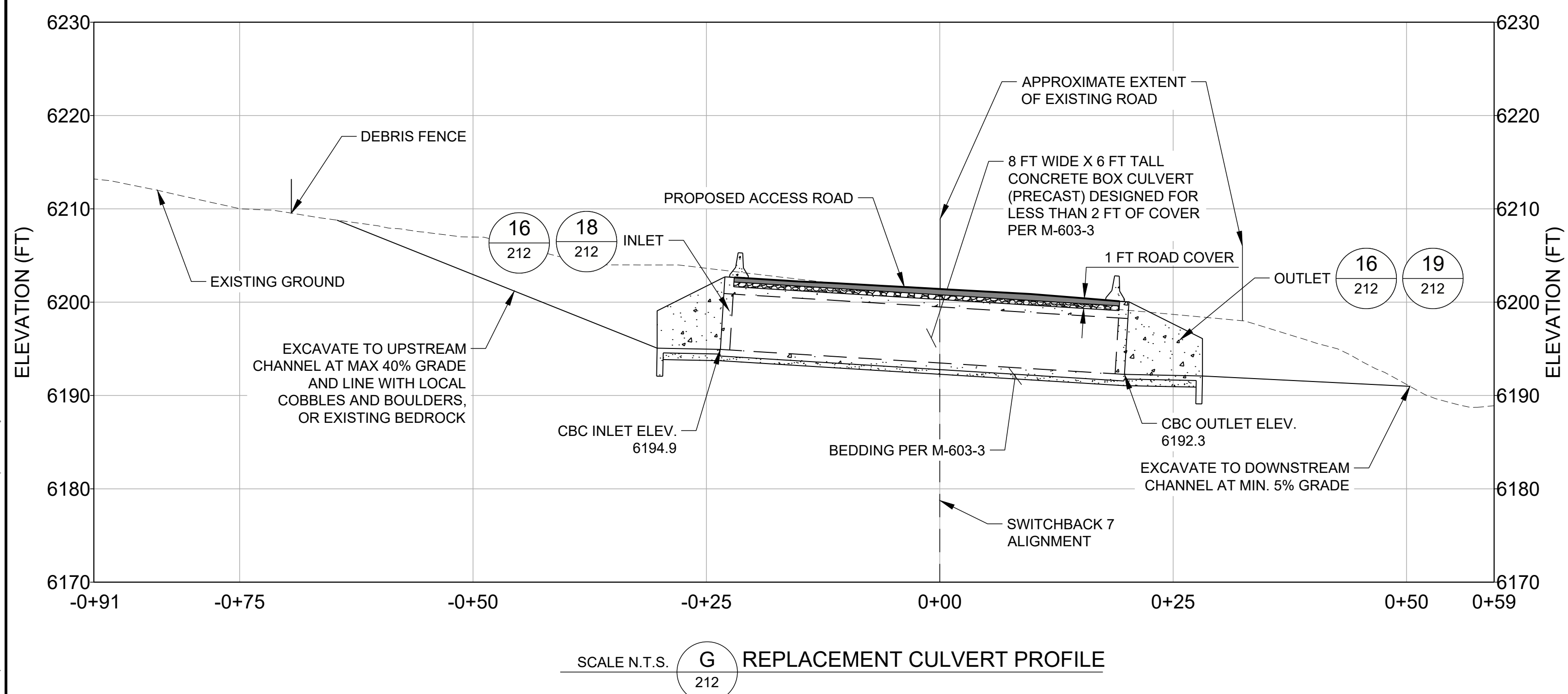
WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
CULVERT PLAN AND PROFILE

PROJECT NO.	CONTROL	REV.	20 of 28	SHEET NO.
31406796.000		0		21

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A	2024-03-27	95% DESIGN SUBMITTAL	EMK	BJF	EMK	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



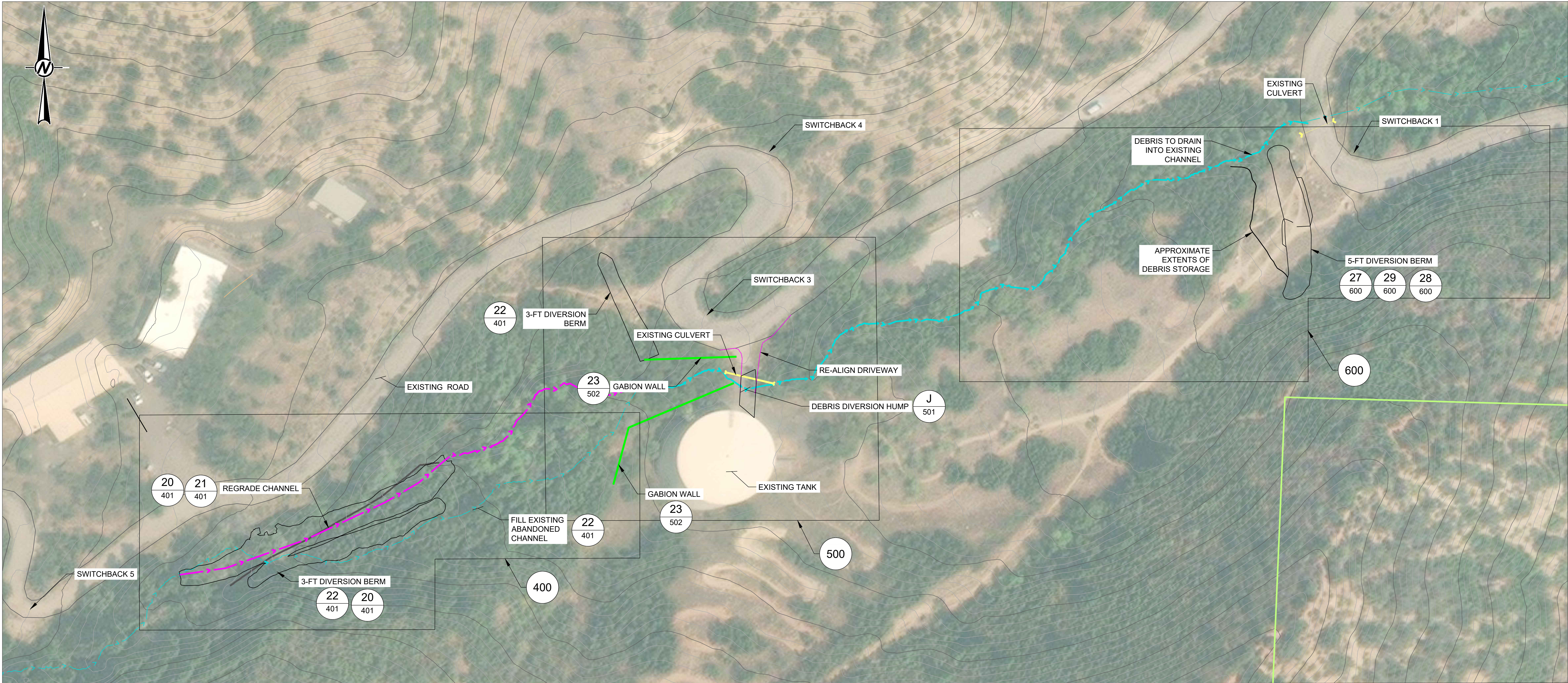
WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
CULVERT REPLACEMENT DETAILS

PROJECT NO. 31406796.000 CONTROL REV. 0 21 of 28 SHEET NO. 212

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LEGEND

- | | | | | | | | |
|--|-------------------|--|--|--|------|--|-----------------------------|
| | DIVERSION BERM | | PARCEL BOUNDARY - CITY OF GLENWOOD SPRINGS | | 5790 | | EXISTING GROUND |
| | GABION WALL | | RE-ALIGNED CHANNEL FLOW LINE | | | | UNDERGROUND ELECTRICAL LINE |
| | EXISTING CULVERT | | WATER LINE | | | | RAW WATER LINE |
| | EXISTING ROAD | | OVERHEAD POWER LINE | | | | |
| | GRADING AREA | | COMMUNICATIONS LINE | | | | |
| | FILL AREA | | GAS LINE | | | | |
| | CHANNEL FLOW LINE | | SEWAGE LINE | | | | |

REFERENCE(S)

1. THE EXISTING TOPOGRAPHY IS FROM A 2016 LIDAR SURVEY PUBLISHED BY USGS.
2. AERIAL IMAGERY COURTESY OF ESRI, MAXAR, AND VIVID, 2020

NOTE(S)

1. REMOVE LARGE WOODY DEBRIS FROM CHANNEL BETWEEN SWITCHBACKS 7 AND 1



0	2024-04-23	AD SET		AMD/BJF	BJF	RMP	RAP
A	2024-03-27	95% DESIGN SUBMITTAL		AMD	AMD	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



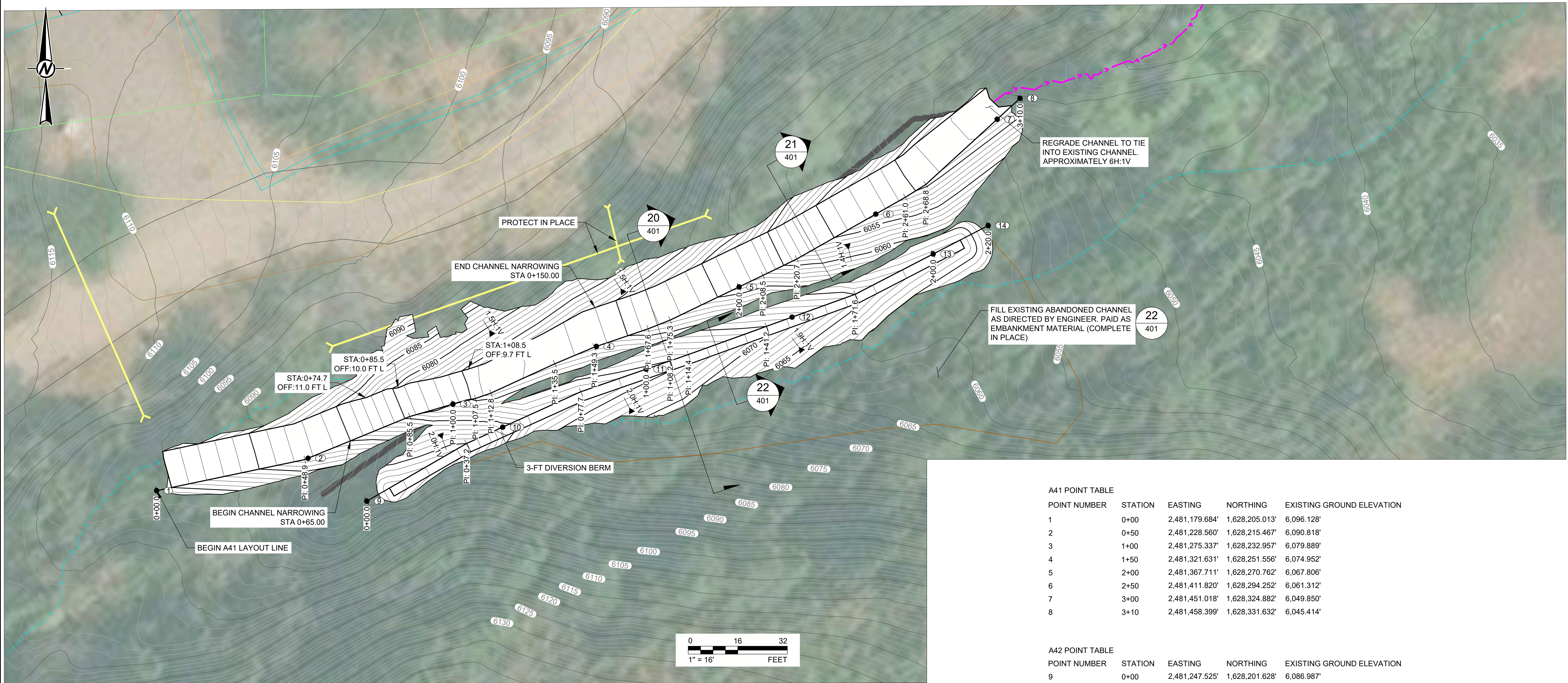
WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
DOWNSLOPE AREA PLAN OVERVIEW

PROJECT NO.	CONTROL	REV.	22 of 28	SHEET NO.
31406796.000		0		300

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LEGEND

- PROPOSED GRADES

EXISTING GROUND

EXISTING CULVERT

EXISTING ROAD

UNDERGROUND ELECTRICAL LINE

FILL AREA

CHANNEL FLOW LINE
- PARCEL BOUNDARY - CITY OF GLENWOOD SPRINGS

RE-ALIGNED CHANNEL FLOW LINE

WATER LINE

OVERHEAD POWER LINE

COMMUNICATIONS LINE

GAS LINE

SEWAGE LINE
- RAW WATER LINE

REFERENCE(S)

- THE EXISTING TOPOGRAPHY IS FROM A 2016 LIDAR SURVEY PUBLISHED BY USGS.
- AERIAL IMAGERY COURTESY OF ESRI, MAXAR, AND VIVID, 2020

NOTE(S)

- REMOVE LARGE WOODY DEBRIS FROM CHANNEL BETWEEN SWITCHBACKS 7 AND 1 AS DIRECTED BY THE ENGINEER.
- ALL EXISTING CULVERT LOCATIONS PROVIDED BY CITY OF GLENWOOD SPRINGS.

A41 POINT TABLE

POINT NUMBER	STATION	EASTING	NORTHING	EXISTING GROUND ELEVATION
1	0+00	2,481,179.684'	1,628,205.013'	6,096.128'
2	0+50	2,481,228.560'	1,628,215.467'	6,090.818'
3	1+00	2,481,275.337'	1,628,232.957'	6,079.889'
4	1+50	2,481,321.631'	1,628,251.556'	6,074.952'
5	2+00	2,481,367.711'	1,628,270.762'	6,067.806'
6	2+50	2,481,411.820'	1,628,294.252'	6,061.312'
7	3+00	2,481,451.018'	1,628,324.882'	6,049.850'
8	3+10	2,481,458.399'	1,628,331.632'	6,045.414'

A42 POINT TABLE

POINT NUMBER	STATION	EASTING	NORTHING	EXISTING GROUND ELEVATION
9	0+00	2,481,247.525'	1,628,201.628'	6,086.987'
10	0+50	2,481,291.401'	1,628,225.507'	6,077.738'
11	1+00	2,481,337.712'	1,628,244.217'	6,072.123'
12	1+50	2,481,384.802'	1,628,261.023'	6,065.632'
13	2+00	2,481,430.353'	1,628,281.387'	6,059.654'
14	2+20	2,481,448.121'	1,628,290.564'	6,057.770'

0	2024-04-23	AD SET	AMD/BJF	BJF	RMP	RAP
B	2024-03-27	95% DESIGN SUBMITTAL	BJF	BJF	RAP	RAP
A	2023-11-08	30% DESIGN SUBMITTAL	AMD	BJF	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



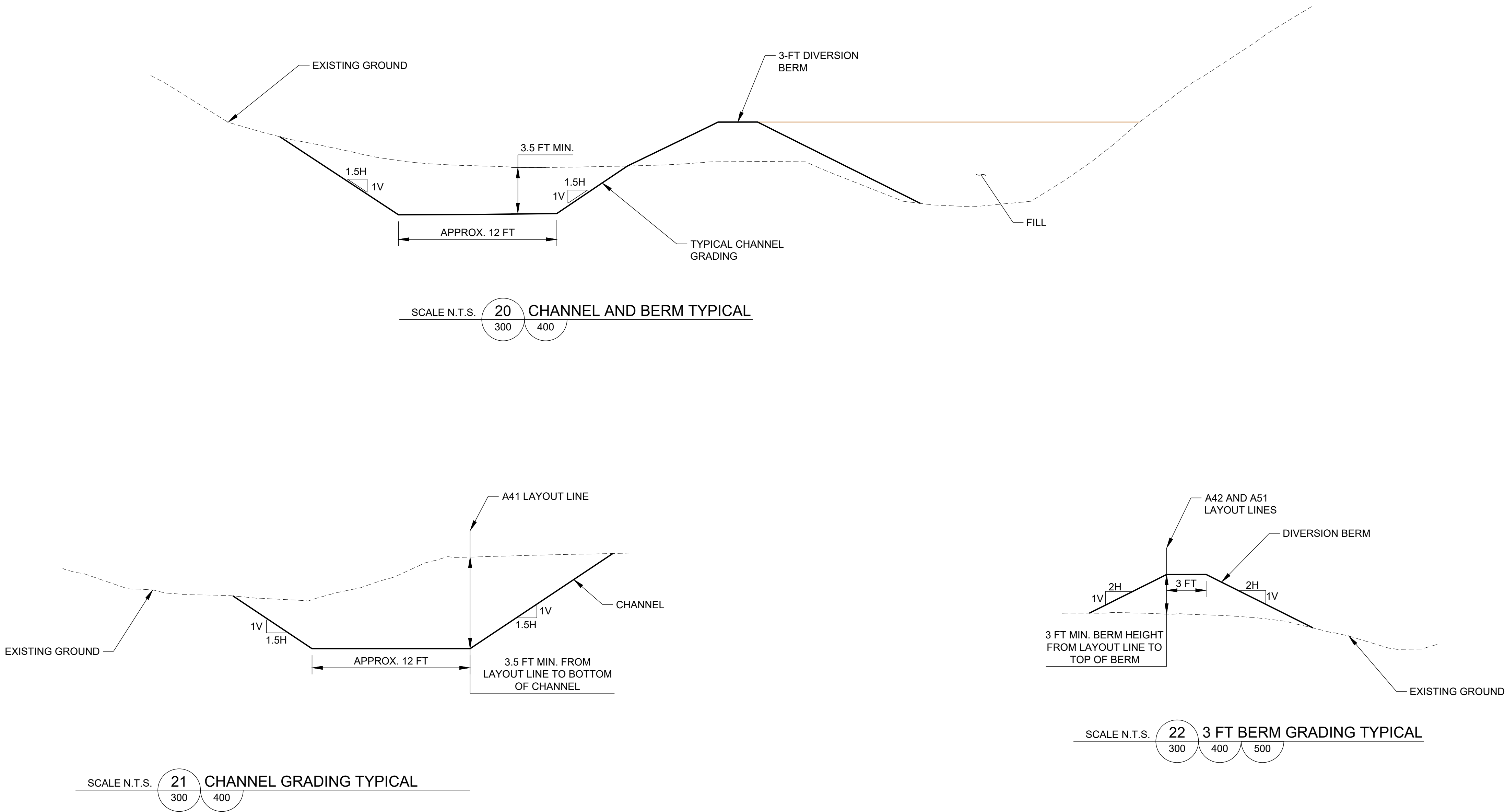
WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
REGRADED CHANNEL AND BERM

PROJECT NO.	CONTROL	REV.	23 of 28	SHEET NO.
31406796.000		0		400

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REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT
 WSP USA INC.
7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
CHANNEL RE-GRADE DETAILS

PROJECT NO.
31406796.000

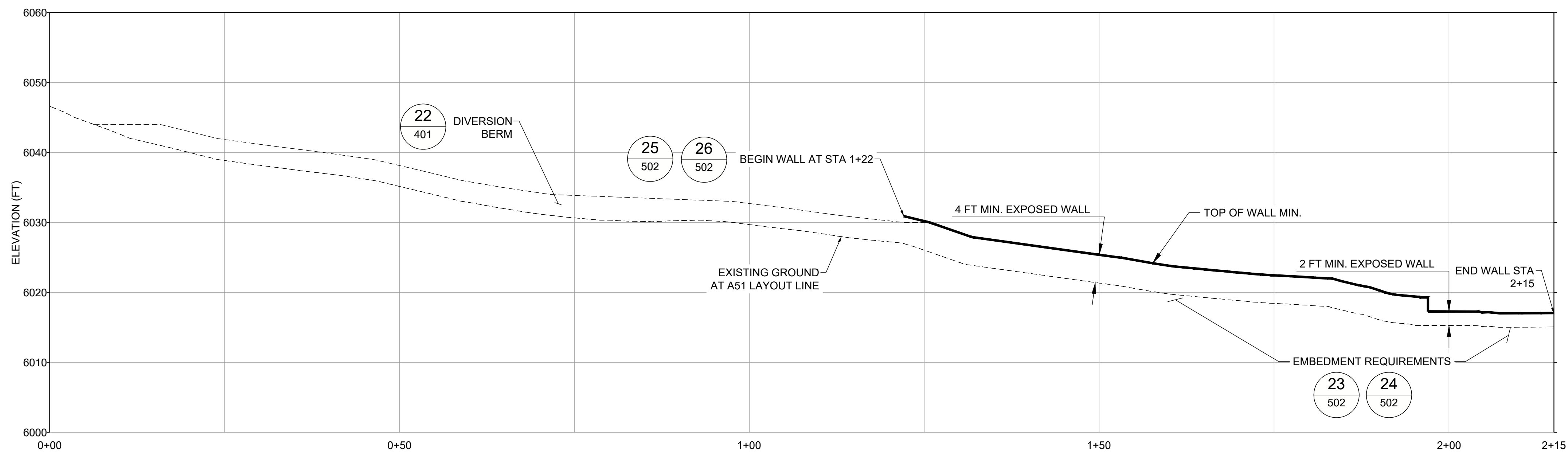
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REV.
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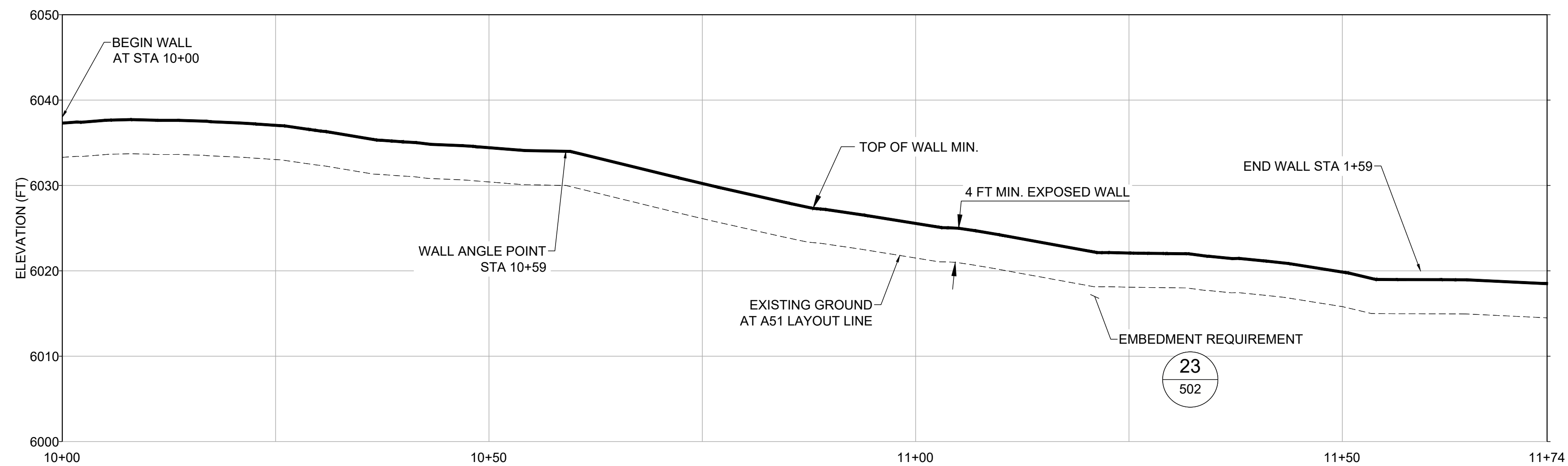
24 of 28

SHEET NO.
401

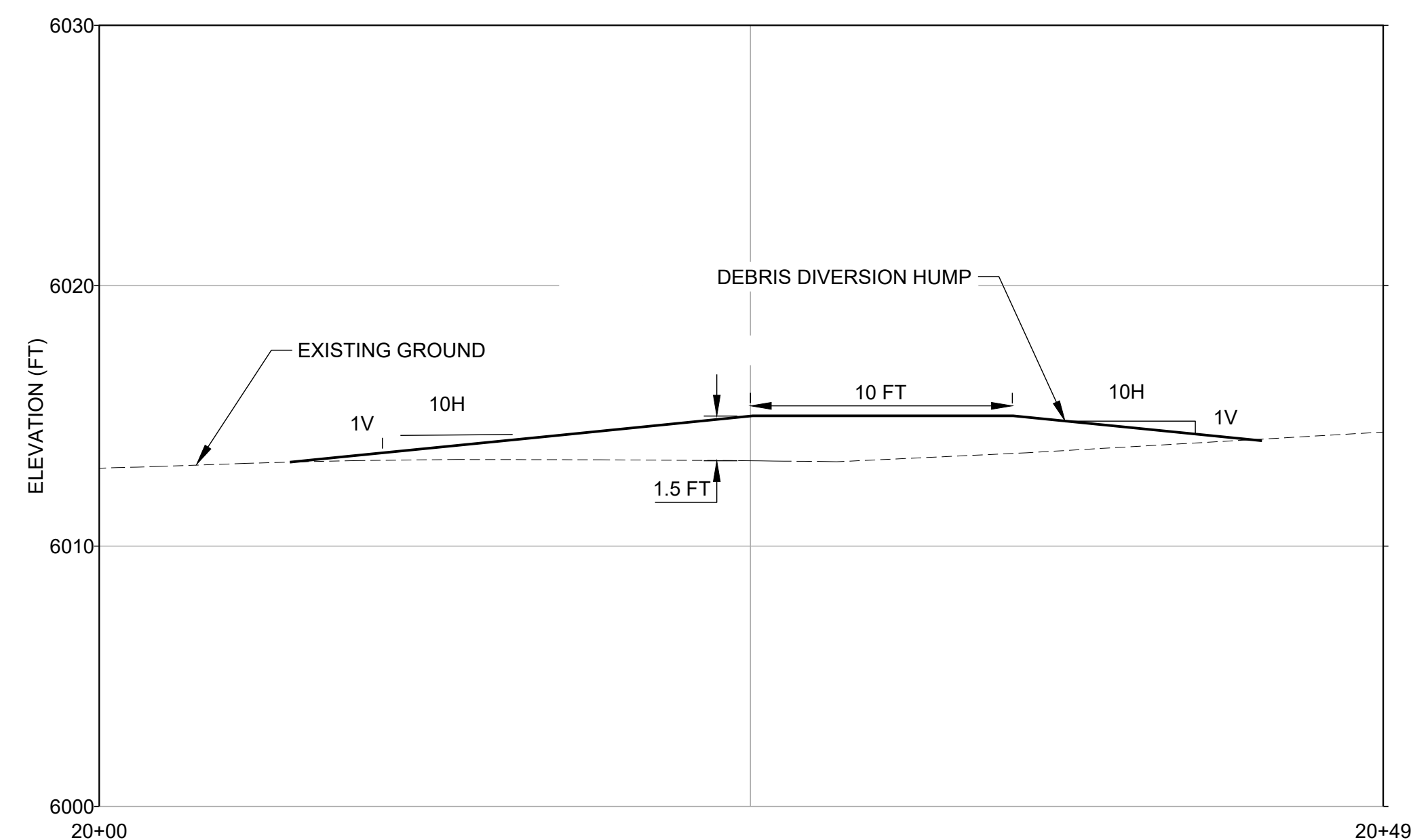
1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A351 D



SCALE NTS H
501 A51 LAYOUTLINE WALL PROFILE



SCALE NTS  501 A52 LAYOUT LINE WALL PROFILE



SCALE NTS **J** A53 LAYOUTLINE PROFILE - DEBRIS DIVERSION HUMPS
501

0	2024-04-23	AD SET		AMD/BJF	BJF	RMP	RAP
A	2024-03-27	95% DESIGN SUBMITTAL		AMD	BJF	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION		DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT

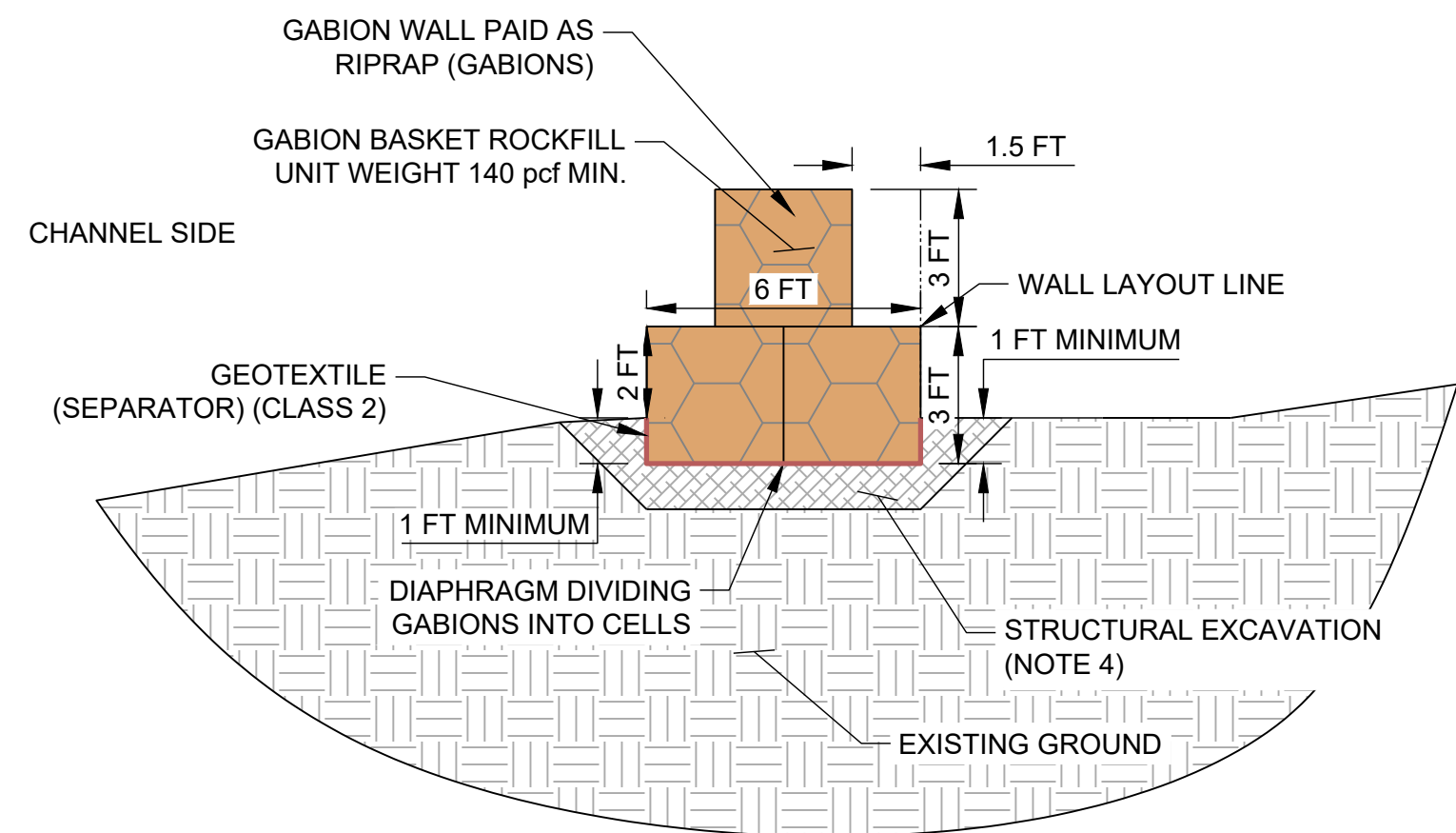


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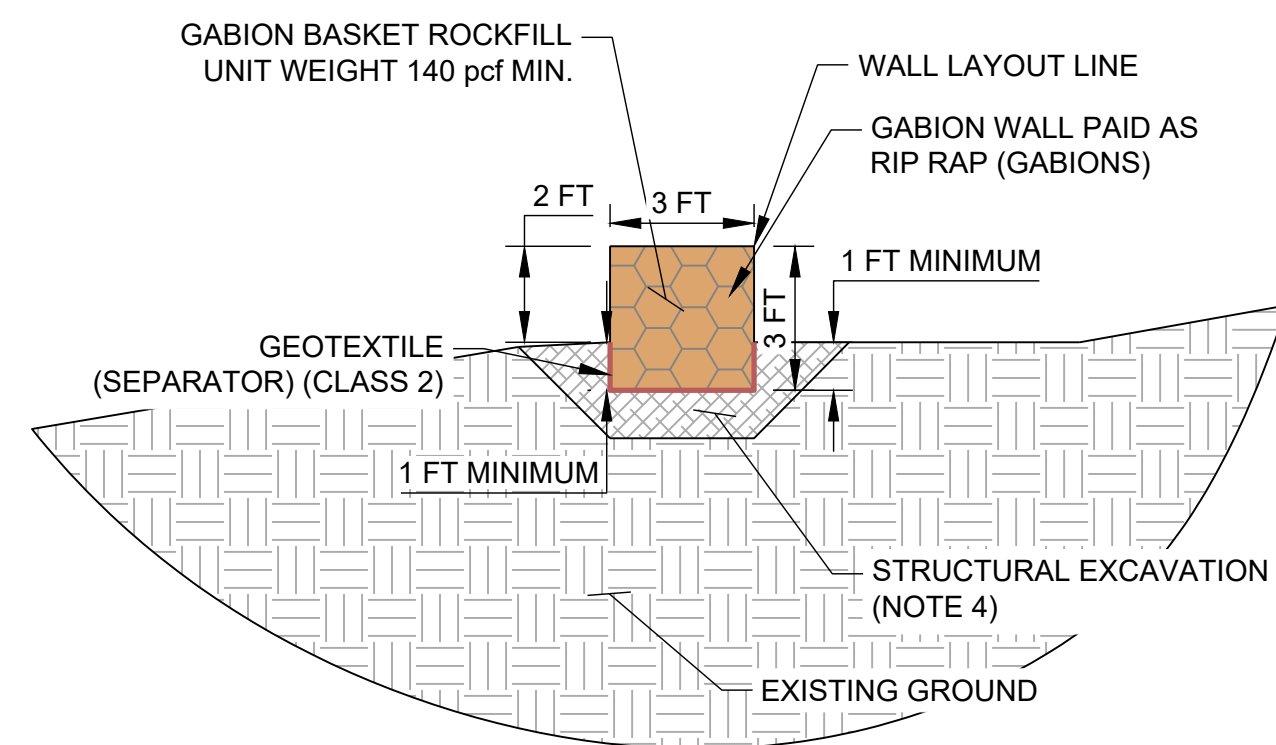
PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
GABION WALL ALIGNMENT AND LAYOUT LINE

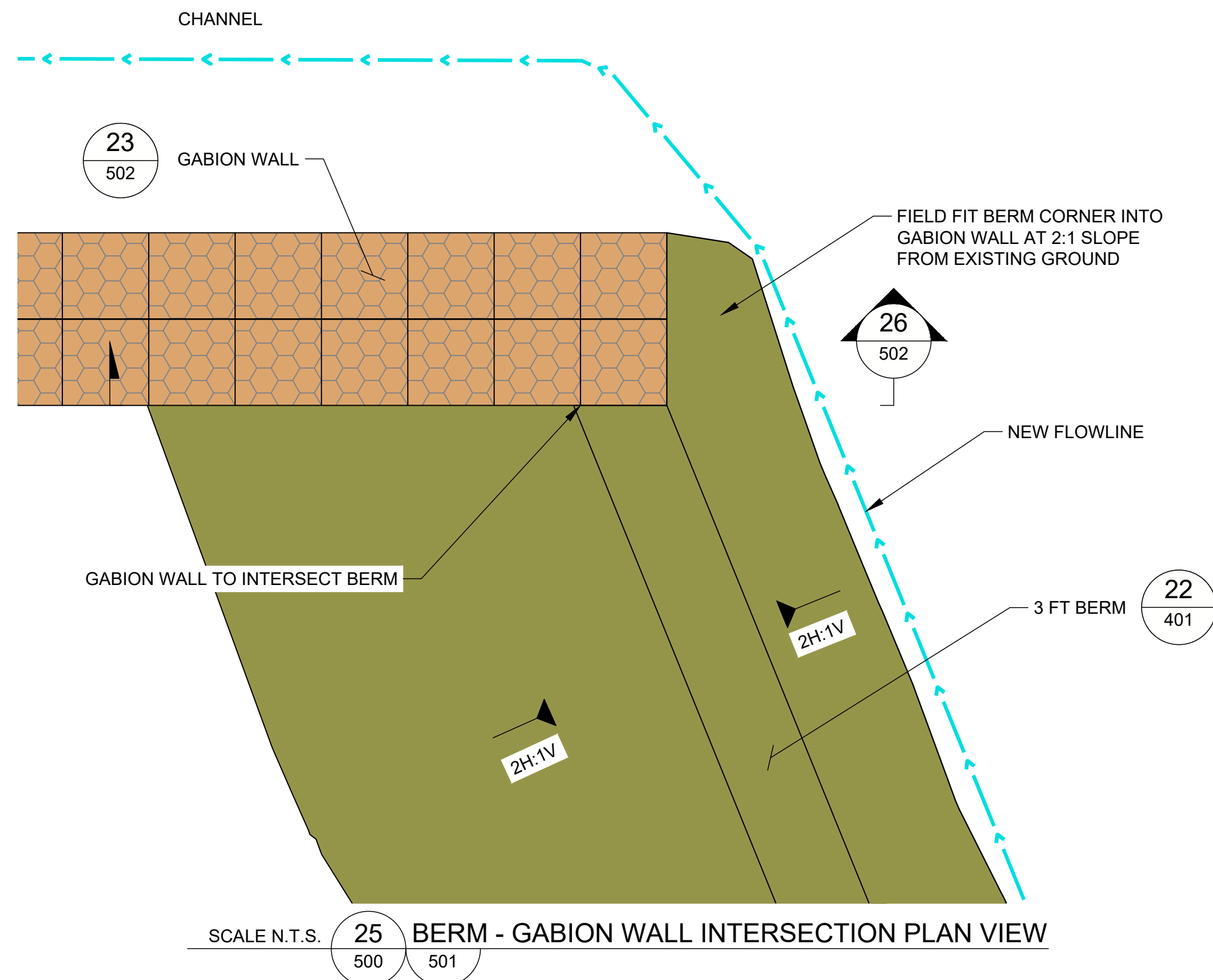
PROJECT NO.	CONTROL	REV.	26 of 28	SHEET NO.
31406796.000		0		501



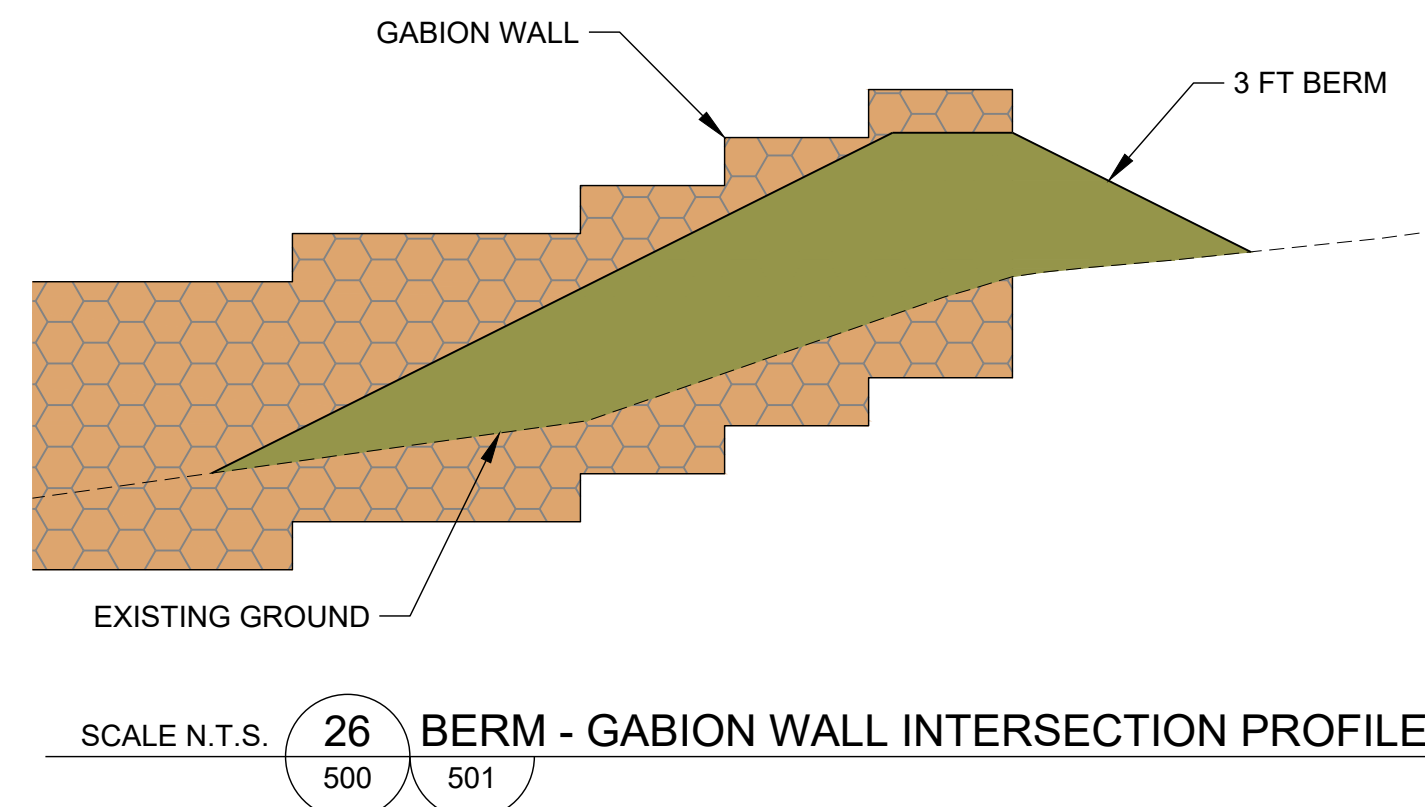
SCALE N.T.S. 23 6 FT GABION WALL DETAIL



SCALE N.T.S. 24 3 FT GABION WALL DETAIL
501 502



SCALE N.T.S. 25 500 501 BERM - GABION WALL INTERSECTION PLAN VIEW



SCALE N.T.S. 26 BERM - GABION WALL INTERSECTION PROFILE

- ### GABION NOTES

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH SECTION 105.02 OF THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MOST CURRENT VERSION. GABIONS SHALL BE IN ACCORDANCE WITH SECTIONS 506.06 AND 712.09 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. GABION WALL DESIGN SHALL BE PERFORMED USING ALLOWABLE STRESS DESIGN IN ACCORDANCE WITH THE FHWA EARTH RETAINING STRUCTURES REFERENCE MANUAL (1999, FHWA-NHI-99-025) OR APPROVED EQUAL. MINIMUM SAFETY FACTORS SHALL BE AS SPECIFIED IN THE GEOTECHNICAL NOTES. THE WALL DESIGNER MAY PROPOSE TO USE LOAD AND RESISTANCE FACTOR DESIGN (LRFD) IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS (LATEST VERSION) WITH APPROPRIATE LOAD AND RESISTANCE FACTORS PER AASHTO. SUCH CHANGE TO THE DESIGN STANDARD SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
3. GABION MESH SHALL HAVE A MAXIMUM OPENING SIZE OF 3.5 INCHES AND SHALL CONSIST OF DOUBLE TWIST HEXAGONAL MESH. ALL GABION MESH AND HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH AASHTO M111-99.
4. THE WALL SUBGRADE SHALL BE OVEREXCAVATED TO A DEPTH OF 12 INCHES AS SHOWN ON DETAILS 23 AND 24, PAID AS STRUCTURAL EXCAVATION. THE BOTTOM OF THE EXCAVATION SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED. THE EXCAVATION SHALL BE BACKFILLED WITH EMBANKMENT MATERIAL SCREENED TO MINUS 3 INCH SIZE. THE SUBEXCAVATION SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY DETERMINED PER AASHTO T 99 AS MODIFIED BY CP 23. MOISTURE CONTENT SHALL BE AT 0 TO 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.
5. REFER TO GEOTECHNICAL NOTES FOR ADDITIONAL CONSIDERATIONS.
6. MINIMUM EMBEDMENT SHALL BE AS SPECIFIED ON DETAILS 23 AND 24 OF THIS DRAWING.

0	2024-04-23	AD SET	AMD/BJF	BJF	RMP	RAP
A	2024-03-27	95% DESIGN SUBMITTAL	BJF	BJF	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



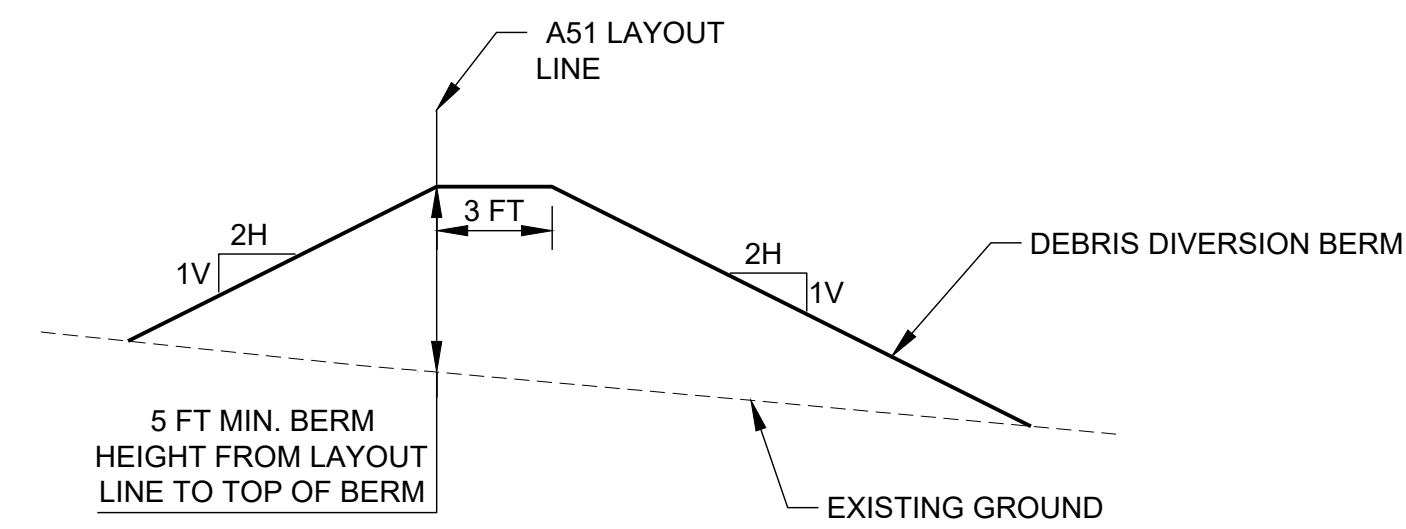
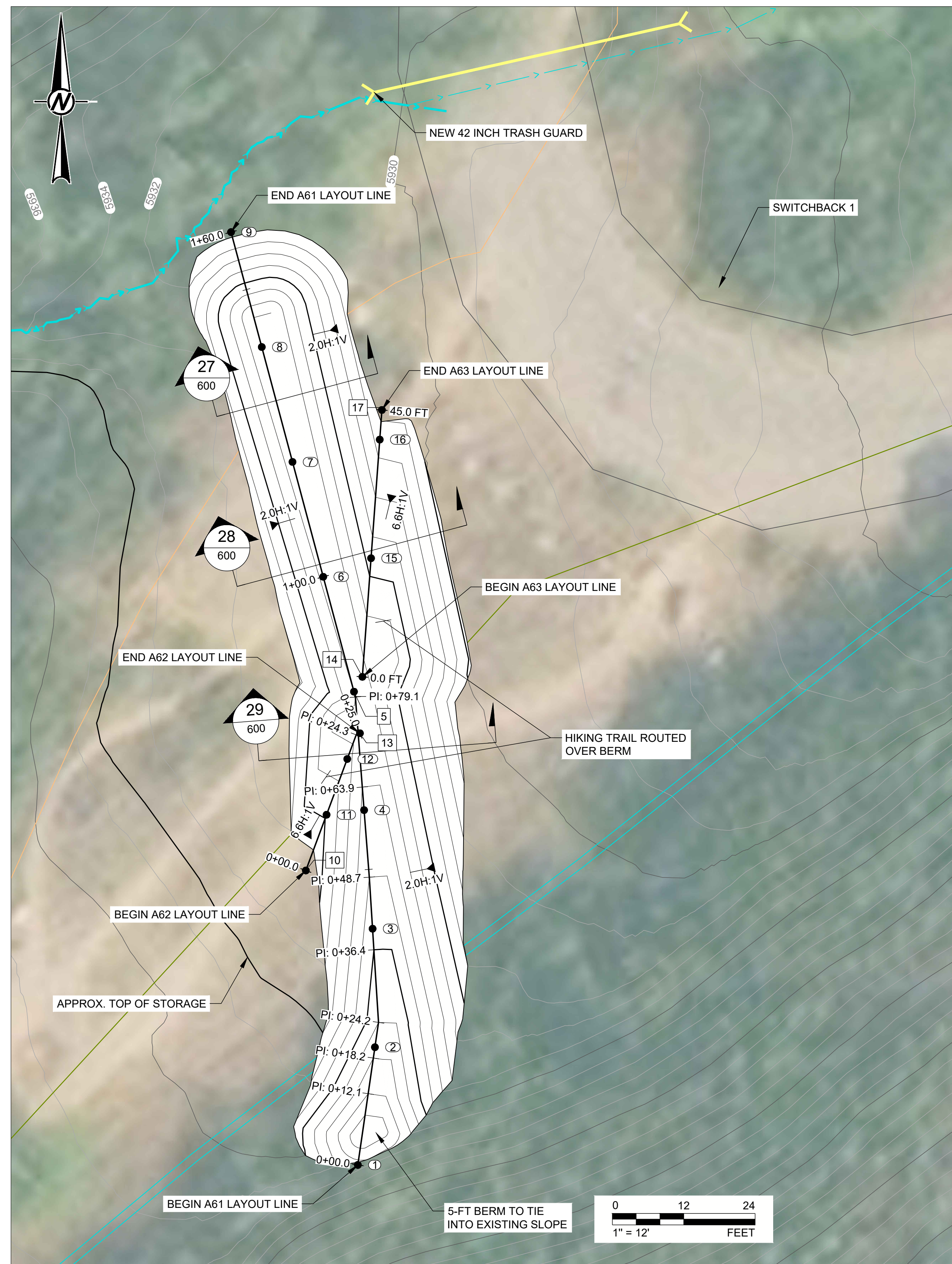
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7245 W. ALASKA DR
LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

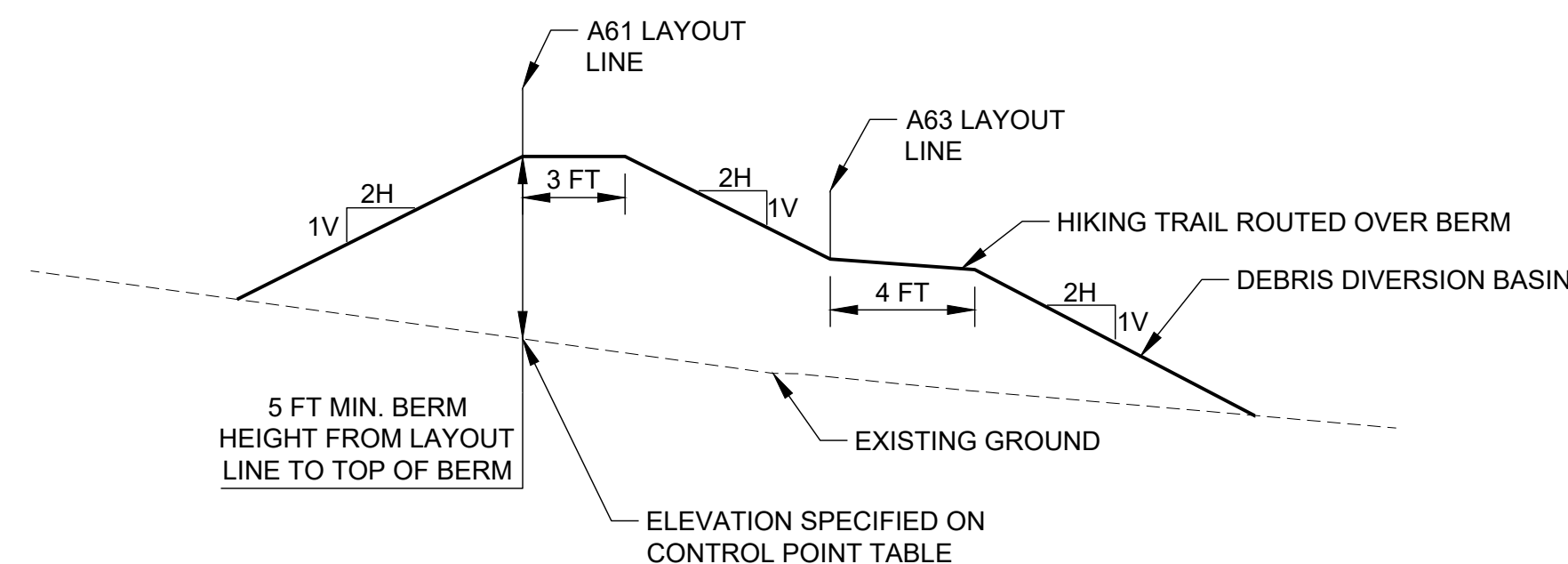
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GABION WALL DETAILS

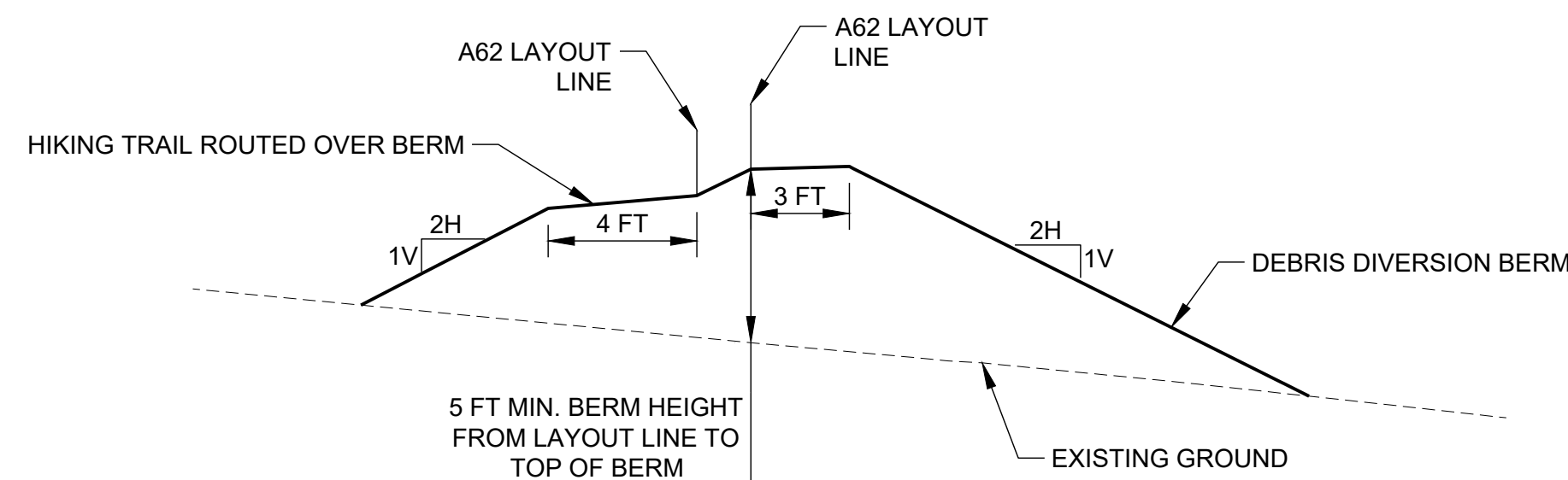
PROJECT NO.	CONTROL	REV.	27 of 28	SHEET NO.
31406796.000		0		502



SCALE N.T.S. **27** DEBRIS DIVERSION BERM TYPICAL
300 600



SCALE N.T.S. 28 BASIN A BERM AND NORTH TRAIL
300 600



SCALE N.T.S. **29** BASIN A BERM AND SOUTH TRAIL
300 600

LEGEND

-  5790
-  EXISTING GROUND
-  PROPOSED GROUND
-  EXISTING CULVERT
-  EXISTING ROAD
-  CHANNEL FLOW LINE
-  RE-ALIGNMENT CHANNEL FLOW LINE
-  WATER LINE
-  COMMUNICATIONS LINE
-  RAW WATER LINE

REFERENCE(S)

1. THE EXISTING TOPOGRAPHY IS FROM A 2016 LIDAR SURVEY PUBLISHED BY USGS.
2. AERIAL IMAGERY COURTESY OF ESRI, MAXAR, AND VIVID, 2020

NOTE(S)

1. REMOVE LARGE WOODY DEBRIS FROM CHANNEL BETWEEN SWITCHBACKS 7 AND 1

A61 POINT TABLE

POINT NUMBER	STATION	EASTING	NORTHING	EXISTING GROUND ELEVATION
1	0+00	2,482,303.140'	1,628,491.819'	5,943.161'
2	0+20	2,482,306.010'	1,628,511.612'	5,936.473'
3	0+40	2,482,305.613'	1,628,531.537'	5,934.919'
4	0+60	2,482,304.189'	1,628,551.486'	5,932.904'
5	0+80	2,482,302.483'	1,628,571.398'	5,931.982'
6	1+00	2,482,297.317'	1,628,590.719'	5,932.059'
7	1+20	2,482,292.151'	1,628,610.040'	5,932.413'
8	1+40	2,482,286.985'	1,628,629.361'	5,933.160'
9	1+60	2,482,281.818'	1,628,648.686'	5,931.000'

A62 POINT TABLE

POINT NUMBER	STATION	EASTING	NORTHING	TRAIL ELEVATION
10	0+00	2,482,294.397'	1,628,541.334'	5,934.674'
11	0+10	2,482,297.878'	1,628,550.709'	5,935.098'
12	0+20	2,482,301.358'	1,628,560.084'	5,936.598'
13	0+25	2,482,303.483'	1,628,564.407'	5,937.487'

A63 POINT TABLE

POINT NUMBER	STATION	EASTING	NORTHING	TRAIL ELEVATION
14	0+00	2,482,303.899'	1,628,573.900'	5,937.047'
15	0+20	2,482,305.358'	1,628,593.847'	5,934.545'
16	0+40	2,482,306.818'	1,628,613.793'	5,931.549'
17	0+45	2,482,307.182'	1,628,618.777'	5,931.133'

0	2024-04-22	AD SET	AMD/BJF	BJF	RMP	RAP
A	2024-03-27	95% DESIGN SUBMITTAL	BJF	BJF	RAP	RAP
REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED

CLIENT
CITY OF GLENWOOD SPRINGS

CONSULTANT



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LAKEWOOD, CO 80226
USA
(303) 980-0540

PROJECT
CITY OF GLENWOOD SPRINGS DEBRIS FLOW MITIGATION
BASIN A - RED MOUNTAIN

TITLE
SWITCH BACK 1 PLAN LAYOUT

PROJECT NO.	CONTROL	REV.	28 of 28	SHEET NO.
31406796.000		0		600



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: Easement and Joint Use Agreement Termination with Roaring Fork Transit Authority (RFTA) for West Leg of the Wye

Action Requested: Please see attached memo from legal.

Department: City Administration

Presented By: Karl Hanlon

Strategic Goals: Protect and Preserve our Quality of Life

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
Fax: 970.945.7336
[**Direct Mail to Glenwood Springs*](#)

DATE: June 13, 2024

TO: Glenwood Springs Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Termination Agreement for the City's interest in a Shared Use Agreement and Easement with Roaring Fork Transportation Authority ("RFTA")

Attached please find a Termination Agreement for the City's interest in a Shared Use Agreement and Easement affecting the west leg of the Wye between 13th Street and the mainline on the RFTA rail corridor.

Background:

In order to remove the east leg of the Wye and allow for the construction of the 8th Street connection to Midland Avenue in 2018, the City of Glenwood Springs acquired from Union Pacific Rail Roadroad (the "UPRR"), the perpetual, exclusive, freight rail easement covering the Glenwood Springs Wye Area from the UPRR mainline to the vicinity of 13th Street. As part of the City's purchase of the easement from the UPRR, it was necessary for RFTA, as the other party to the UPRR easement, to consent to the assignment of the UPRR easement, as well as the Shared Use Agreement between RFTA, UPRR, and the City of Glenwood Springs. Previously, in several land exchanges, the east leg of the Wye Area had been conveyed to the City. On May 12, 2017, the Surface Transportation Board ("STB") granted RFTA's request to remove the City's east leg of the Wye from the railbanked portion of the rail corridor. At the time of the 2018 transaction, the City agreed to terminate or convey to RFTA its interest in the UPRR Easement and the Shared Use Agreement (See attached letter). For a variety of reasons including the Grand Avenue Bridge Construction, fires, pandemics, and rockslides, both parties lost track of not having completed the termination. Recently, it came to both the City and RFTA's attention and after discussing the matter, Staff and legal for both parties agreed on the form of termination included in the packet.

Recommendation:

Termination of these two agreements does not have any practical effect on current or future operations or property interest in the Wye. Staff recommends approving the Termination Agreement.

Glenwood Springs – Main Office
201 14th Street, Suite 200
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Glenwood Springs, CO 81602

Aspen
323 W. Main Street
Suite 301
Aspen, CO 81611

Montrose
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Karl J. Hanlon
Partner/Shareholder

kjh@mountainlawfirm.com

Office: (970) 945-2261

Direct: (970) 928-2125

Fax: (970) 945-7336

***Direct Mail to Glenwood Springs**

June 19, 2018

Sent via email

Dan Blankenship

Paul Taddune

Roaring Fork Transportation Authority

0051 Service Center Drive

Aspen, CO 81611

dblankenship@rfta.com

ptaddune@rfta.com

Re: Joint Use Agreement in Wye Area

Dear Dan and Paul:

This letter is to confirm that the City will continue to honor the Shared Use Agreement after it's assignment from Union Pacific Railroad ("UPRR") as to commuter rail with in the Wye area. In addition, we are committed to negotiating for the transfer of the joint use agreement and the easement after our acquisition of both from the UPRR.

As we discussed on the phone, this is a matter of some urgency so your consent to the assignment of the shared use agreement is very much appreciated.

Additionally, I will be sending along the agreement with the UPRR for the transfer of the Wye easement once both Eric Hocky and I have had a chance to fully review and comment on it.

Should you have any questions please do not hesitate to call.

Very truly yours,

KARP NEU HANLON, P.C.



Karl J. Hanlon

KJH:app

cc: Debra Figueroa

TERMINATION AND RELEASE OF ASSIGNMENT AND ASSUMPTION

This Termination and Release of Assignment and Assumption (“Termination”) between ROARING FORK TRANSPORTATION AUTHORITY, a political subdivision of the State of Colorado created pursuant to title 43, article 4, part 6, Colorado Revised Statutes (“RFTA”) and CITY OF GLENWOOD SPRINGS, a Colorado home-rule municipality (“City”) is dated _____, 202__.

WHEREAS, Southern Pacific Transportation Company and The Denver and Rio Grande Western Railroad Company, predecessors in interest to Union Pacific Railroad Company, a Delaware corporation (“UPRR”), and the Roaring Fork Railroad Holding Authority, predecessor in interest to RFTA, are parties to that certain Shared Use and Pedestrian Walkway Agreement dated June 28, 1997 (the “Shared Use Agreement”).

WHEREAS, Pursuant to that certain Assignment and Assumption of Shared Use Agreement (the “Assignment and Assumption Agreement”) dated November 20, 2018, attached hereto as **Exhibit A**, UPRR assigned to the City all of its rights, title and interest in the Shared Use Agreement with the consent of RFTA.

WHEREAS, Pursuant to the Bargain and Sale Deed recorded in the public records of Garfield County on July 3, 1997 as Reception No. 510455, as modified by the Correction Bargain and Sale Deed recorded September 9, 2008 as Reception No. 755399, Southern Pacific Transportation Company and The Denver and Rio Grande Western Railroad Company, predecessors in interest to UPRR, conveyed to Roaring Fork Railroad Holding Authority, predecessor in interest to RFTA, (i) a perpetual exclusive freight rail easement for the purpose of maintaining, repairing, replacing, installing, operating, storing and using existing and/or future railroad, rail and railroad-related equipment, railroad facilities, transportation systems and railroad communications systems, including, but not limited to, all existing facilities and related equipment and appurtenances, (ii) a perpetual non-exclusive easement for the purpose of passenger rail operations (collectively, the “Railroad Easement”) on, under, over and through the easement area in Garfield County, Colorado, as legally described in **Exhibit B** attached hereto.

WHEREAS, Pursuant to the Assignment of Easement recorded in the public records of Garfield County on November 28, 2018 as Reception No. 914565 (the “Assignment of Easement”), UPRR assigned to the City all of its rights, title and interest in and to the Railroad Easement.

WHEREAS, RFTA and the City desire to terminate and release the Assignment and Assumption Agreement and all of the City’s rights, title and interest in and to the Railroad Easement on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the parties hereto, intending to be legally bound, do hereby agree to terminate the Assignment and Assumption Agreement as follows:

1. Termination and Release. The Parties agree that the Assignment and Assumption Agreement and Assignment of Easement are terminated effective immediately, and the City hereby releases all of its rights, title and interest in the Railroad Easement and all of its rights, title and interest in the Shared Use Agreement effective immediately.

2. Counterparts. This Termination may be executed in multiple parts and by any number of counterpart signature pages and may be exchanged by electronic or any other means, all of which taken together constitute one and the same original Termination with the same effect as if each of the signatures were originals affixed to the same instrument.

3. Entire Agreement. This Termination constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings related to such subject matter.

{Remainder of page intentionally left blank}

IN WITNESS WHEREOF, this Termination and Release of Assignment and Assumption has been executed by the duly authorized representatives of the parties hereto.

ROARING FORK TRANSPORTATION
AUTHORITY, a _____

CITY OF GLENWOOD SPRINGS,
a Colorado home-rule municipality

By: _____

Name: _____

Title: _____

By: _____

Steve Boyd, City Manager



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: Planning Item 11-24 Right-of-Way Encroachment License, 110 8th Street

Action Requested: Action 1 - Right-of-Way Encroachment License - For a Flag Pole at the Garfield County Veteran's Coalition, 110 8th Street

Department: Economic and Community Development

Presented By: Jim Hardcastle

Strategic Goals: Ensure Public Safety
 Preserve and Improve Infrastructure

Background Info:	REQUEST	Approval of a Right-of-Way Encroachment License for a 28' flagpole
	APPLICANT	Bentley Henderson, Deputy County Manager, Garfield County
	OWNER	Board of County Commissioners of Garfield County, on behalf of the Garfield County Veteran's Coalition
	LOCATION	110 8th Street
	ZONE	Mixed-Use Core (M2) District
	SURROUNDING LAND USES	North: right-of way - West 8th Street, Garfield County Government: Courthouse South: mixed-use commercial/residential East: right-of-way - Colorado Avenue, Commercial West: Alley, Garfield County Government: Administration
	LOT SIZE	10,000 (.23 acres)

The Board of County Commissioners of Garfield County have submitted a Right-of-Way Encroachment License for 110 8th Street to enable the Garfield County Veteran's Coalition to erect a 28' flag pole in the Right-of-Way along Colorado Avenue. This approval will allow the County to move forward on a previously submitted building permit #23-0209. The proposed location of the flag pole would be centered approximately within the yellow box pictured below along the Colorado Avenue right-of-way in Figure 1, though the easement is 10' x 10' to accommodate installation and maintenance.



Figure 1. Location of proposed flagpole

The purpose of a right-of-way encroachment license (license to encroach) procedure is a mechanism by which the City can evaluate proposed encroachments of private property and structures into publicly owned rights-of-way, such as streets, sidewalks, and other types of City-owned property.

A license to encroach is required for any private use or structure proposed to be located within the City's right-of-way. The review process depends on the type and extent of the encroachment: The following encroachments are reviewed administratively:

- Encroachments that are not permanent in nature.
- Encroachments located in the air space above the City's right-of way.
- Encroachments that project less than one foot into the right-of-way including awnings, landscaping, balconies, sidewalk signs.

A flag pole is considered a permanent structure which requires this application to be publicly noticed and presented to City Council for review and determination.

Issues: Reviewing Agencies:

Public Works: has reviewed this submittal, and has no issues with the location and use as stated in the application packet.

Right-of-Way Encroachment License Approval Criteria

Section 070.060.030(f)(3)e.2 of the *Glenwood Springs Municipal Code* (Code) outlines the approval considerations for the review of a Right-of-Way Encroachment License application. Said language is provided in ***bold italics*** below, while other language is provided by staff.

In reviewing the proposed right-of-way encroachment license, the Director and City Council shall consider whether or not the proposed encroachment:

- 1. Furthers the City's land use and utility goals and objectives;**
The proposed encroachment supports the City's land use and utility goals and objectives.
- 2. Could be reasonably accommodated on the applicant's own property and outside of the City's right-of-way;**
The proposed encroachment cannot be easily accommodated on the applicant's own property.
- 3. Compromises public safety, health, and welfare of the community;**

Staff has not identified any issues related to the proposed encroachment that would negatively impact public safety, health, or welfare. Furthermore, following approval of the encroachment, the applicant is required to enter into an agreement which protects the City from any potential negative impacts related to the request.

4. Compromises access to other public and/or private lands; and

The encroachment does not compromise access to public or private lands.

5. Is necessary based on a hardship created by the applicant.

The applicant has not created a hardship through any action of their own as the building has been in place since 1960.

Fiscal Impact: None

Legal Review: N/A

Staff Action Alternatives

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

Action 1 –Right-of-Way Encroachment License – for construction and maintenance of a flagpole related to the Western Slope Veteran's Coalition.

Staff Recommendation:

Staff recommends **Approval** of the License to Encroach application with the findings and conditions below:

Recommended Findings:

1. The proposed encroachment furthers the City's land use and utility goals and objectives;
2. The proposed encroachment could not be reasonably accommodated on the applicant's own property and outside of the City's right-of-way;
3. The proposed encroachment does not compromise public safety, health, nor the welfare of the community;
4. The proposed encroachment does not compromise access to other public and/or private lands; and
5. The proposed encroachment is not based on a hardship created by the applicant.

Recommended Conditions:

1. The type and extent of the encroachments shall be consistent with the applicant's submitted materials as attached to this item.
2. Post-approval - As-built Drawings. After the applicant has completed construction within the approved encroachment they shall provide an as-built drawing of the encroachment, which must be prepared by a licensed surveyor and include a written legal description of the encroachment.
3. Revocable License to Encroach and Indemnification Agreement. All ROW encroachments require that the owner of the encroachment execute a Revocable License to Encroach which memorializes the city's approval of the encroachment. All encroachments also require that the owner indemnify the City from any and all damages to property or persons resulting from the encroachment. Following construction of the approved encroachment and receipt and approval of the as-built drawings, City staff will provide the applicant with a Revocable License to Encroach and Indemnification Agreement for signature. This document and the legal description will be recorded with the Garfield County Clerk & Recorder's office, for which the Applicant will be required to pay the applicable recording fees which are detailed on the Clerk & Recorder's page of the Garfield County website: www.garfieldcounty.com.
4. Following installation of the flagpole and prior to its use, the applicant shall obtain and provide a copy of an umbrella liability policy covering the encroachments in limits not less than \$1,000,000.00. Such policy shall be renewed by the applicant for the life of the encroachment, and a copy of each new policy shall be

furnished to the City upon the anniversary date of the license to encroach. Failure to provide the policy as required shall automatically nullify the license to encroach without necessity of further notice and shall require the applicant's removal of the encroachment at the applicant's sole expense. Should the applicant fail to remove the encroachment within a reasonable time, the City may declare the encroachment a public nuisance, undertake removal, and attach a lien to the applicant's property for the costs of the removal.



LAND USE APPLICATION

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

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

Applicant/Property Owner Information:			
Applicant		Owner	
Garfield County		Same as Applicant	
Relationship to Owner		Owner	
		Garfield County	
Applicant Address		Owner Address	
801 8Th. St.	Glenwood Springs, CO	801 8Th. St.	Glenwood Springs, CO
Phone 970-945-1377	Email Address bhenderson@garfield-county.com	Phone 970-945-1377	Email Address bhenderson@garfield-county.com

Property Information:	
Address	Parcel Number
110 8th St.	218509410010
Subdivision	Lot and Block Number
Original Townsite	29-32; 39
Zone District Commercial	Existing Land Use Commercial

General Project Description:
Installation of a 25' flagpole on the east side of the property along Colorado Ave.

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	Applicant <i>Bentley Hunk</i>
	Date 5-17-2024
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.	Garfield County	
	Owner John Martin, Chairman, Board of County Commissioners	Date

Garfield County Right-of- Way Encroachment Application

Application type: Right-of-Way Encroachment License

Project: Flagpole installation; Colorado Ave. & 8th St.

Applicant: Garfield County on behalf of the Garfield County Veterans Coalition

Packet Materials: Land Use / Encroachment Application
Project Narrative
Existing Conditions Survey (stamped)
Legal Description of requested area
Proof of Ownership
Installation Detail

Project Narrative

Garfield County, as building owner, and on behalf of the Garfield County Veterans Coalition is requesting authorization to install a 27' tall flagpole to support the Coalition in their desire to recognize the United States of America, and the Veterans that have served their Country.

The desired location for the flagpole is in front of the Petrie Building at 803 Colorado Avenue. While there is what appears to be ample space in front of the building to support the installation, the building is effectively right on the property line which is on the 75 ft. wide Colorado Ave. R-O-W. As is evident from the enclosed improvement survey, the driving and parking areas (back of curb) are roughly 16 feet from the building. This intermediate area, between the building and the curb, is composed of sidewalk, grass, and planting areas. The Flagpole is proposed to be placed with this 16-foot area, which will not hamper any vehicular or pedestrian traffic.

The group did look at alternative locations that did not require use of the public way. Those included a building/rooftop mount which was disregarded due to the group's desire to be able to easily and routinely change the display. The other option, behind the building in the parking lot, was discounted for obvious reasons primarily associated with visibility to the public.

City Council consideration for encroachment

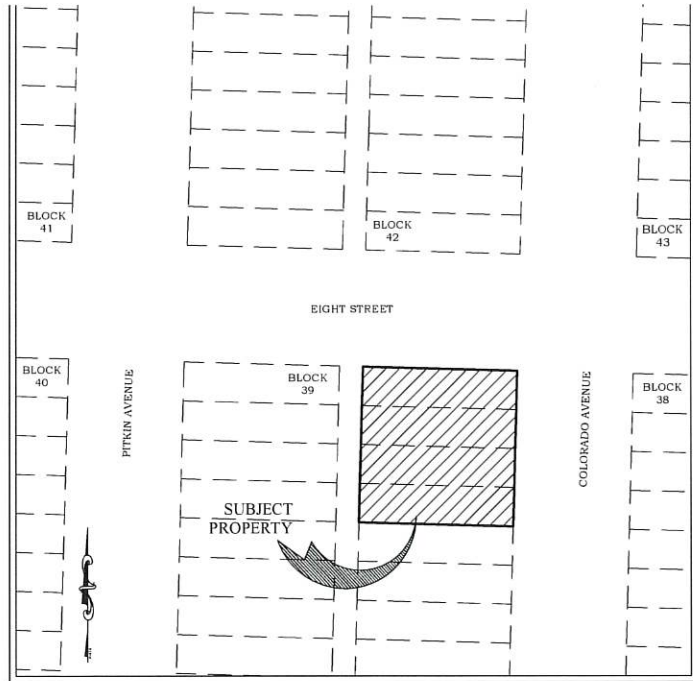
1. Furthers the City's land use and utility goals and objectives:
The project supports the City's land use goals and objectives through demonstration of the City's support for the veteran's community, and through the recognition of the beautification of privately used, publicly held rights of way.
2. Could be reasonably accommodated on the applicant's own property outside of the City's right-of-way.
Given the downtown location, and the width of the adjacent right-of-way, this project necessitates the use of the public way. Further description provided above.
3. Compromises public safety, health, and welfare of the community
The project as proposed is well out of both the pedestrian and vehicular corridors.
4. Compromises access to other public and/or private land
The project does not interfere whatsoever with vehicular, or pedestrian access, and is consistent with all applicable aspects of the encroachment license criteria.
5. Is necessary based on a hardship created by the applicant.
The applicant has not created a hardship through any actions of their own.

Conclusion

In exercising their due diligence, the applicant looked at a number of alternative sites. The site under consideration was, by far, the one most desired by the proponents. It offers both access and prominence for the flags that the veterans would like to fly, as well as a greater visibility for the ceremonies and observances honored by the proponents.

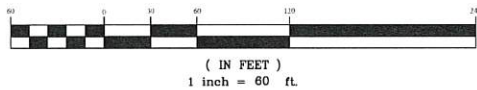
Garfield County would further request a waiver of all fees associated with this request.

LOTS 29-32, BLOCK 39, GLENWOOD SPRINGS ORIGINAL TOWNSITE
SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO
110 8TH STREET / PARCEL # 2185-094-10-010



VICINITY MAP

GRAPHIC SCALE

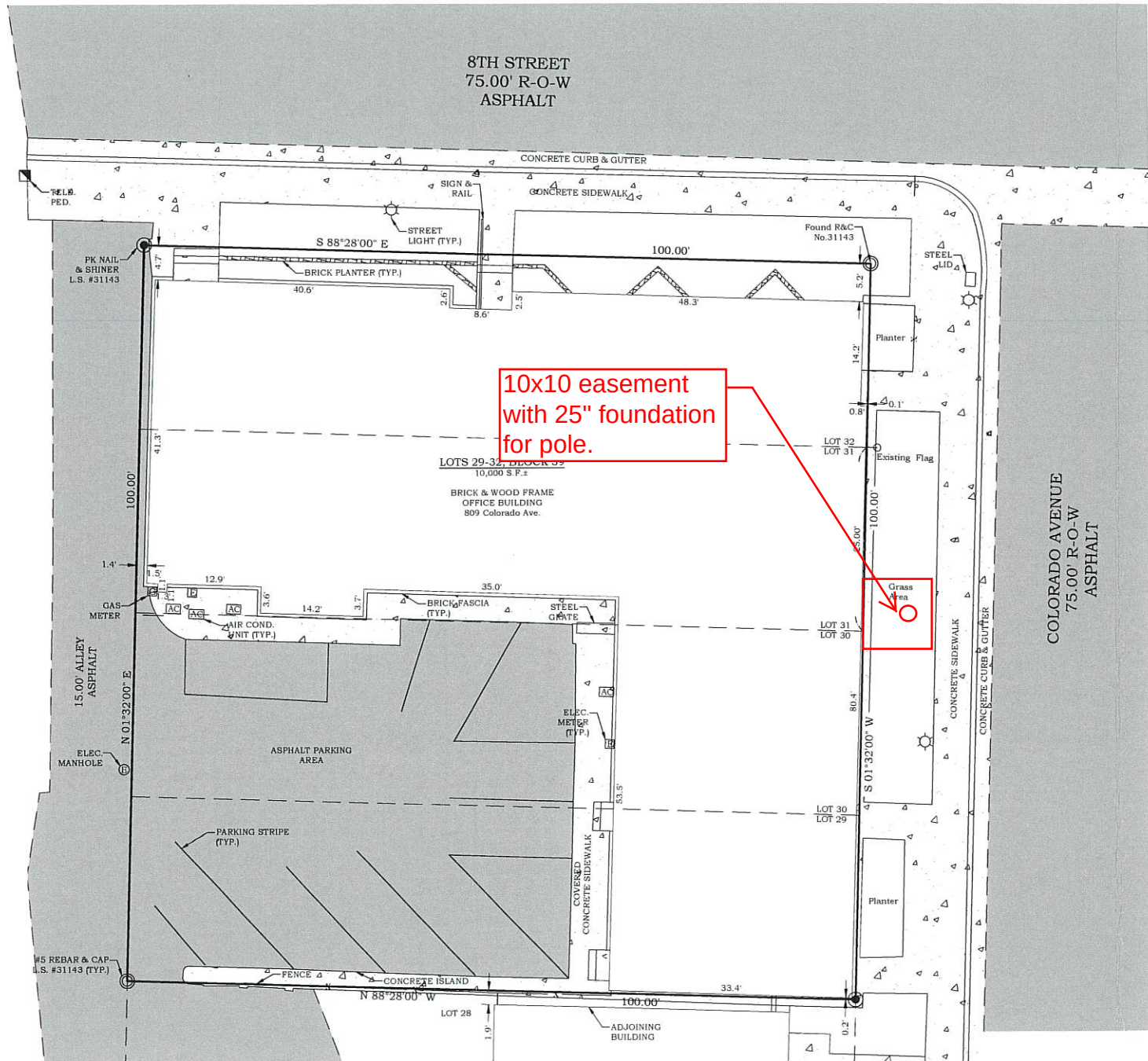


PROPERTY DESCRIPTION:

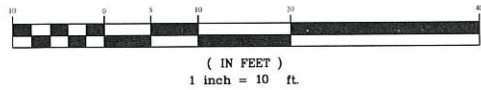
LOTS 29-32, BLOCK 39, GLENWOOD SPRINGS ORIGINAL TOWNSITE, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL HAVING A TOTAL AREA OF 10,000 S.F. ± MORE OR LESS

NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE, EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY THE COUNTY SURVEYOR.
- 2) THE DATE OF THIS SURVEY WAS NOVEMBER 14, 2023.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF $N88^{\circ}28'00''W$ BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND BLAKE AVENUE, AN ALUM. CAP IN A RANGE BOX FOUND IN PLACE AND THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND PITKIN AVENUE, AN ALUM. CAP IN A RANGE BOX FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE WARRANTY DEED RECORDED AT RECEPTION NO. 840043, THE MAP OF THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS, STREET MONUMENTS AS DESCRIBED AND CORNERS FOUND IN PLACE.
- 6) THE SUBJECT PROPERTY IS ZONED C/2 COMMERCIAL PER THE CITY OF GLENWOOD SPRINGS WEBSITE ZONING MAP.



GRAPHIC SCALE



COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____, 2023, AT _____ M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTION NO. _____

BY: _____
COUNTY SURVEYOR

DATE: _____

FILING INFORMATION: SECTION 9, TOWNSHIP 6S., RANGE 89W., OF THE SIXTH PRINCIPAL MERIDIAN.

IMPROVEMENT SURVEY STATEMENT:

I, SCOTT E. ABNER, DO HEREBY STATE THAT THIS SURVEY WAS PREPARED BY RIVER VALLEY SURVEYS, INC. FOR GARFIELD COUNTY.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 14, 2023, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED. I FURTHER STATE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY THE COUNTY SURVEYOR.



River Valley Survey, Inc.
P.O. Box 1262
Rifle, Colorado 81650
Ph: 970-379-7846

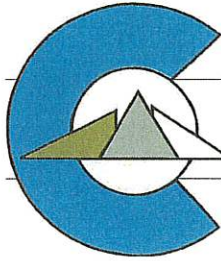
Existing Conditions Survey
809 Colorado Ave.
Glenwood Springs, Colorado 81601

Prepared for:
Garfield County Attorney's Office
108 8th. Street Suite 219
Glenwood Springs, Co 81601

FILE:IMP1108T
DR. SEA
CK. SEA
DATE 11/27/2023
REV.
REV.

PROJECT NO.
23002-01

SHEET #1
OF #1



Garfield County

SURVEYOR

SCOTT AIBNER, P.L.S

Flagpole Easement Description

A Parcel of Land being an Easement for the purpose of Construction and Maintenance of a Flagpole, Situate in a portion of the Colorado Avenue Right-of-Way, Section 9, Township 6 South, Range 89 West, City of Glenwood Springs, County of Garfield, State of Colorado. Said Parcel being more Particularly Described as follows:

Commencing At the Street Monument in Place At the Intersection of Pitkin Avenue and 8th Street, Thence S70°45'42" E A Distance of 264.67 Feet to a Point on the Westerly Right-of-Way of Colorado Avenue, The Point of Beginning Whence the Northeast Corner of Block 39 of the Original Townsite of Glenwood Springs Bears N01°32'00"E A Distance of 43.00 feet; Thence Leaving said Westerly Right-of-Way S88°28'00"E A Distance of 10.00 Feet; Thence S01°32'00"W A Distance of 10.00 Feet; Thence N88°28'00"W A Distance of 10.00 Feet; Thence N01°32'00"E A Distance of 10.00 Feet to the Point of Beginning.

WARRANTY DEED

State Doc Fee: \$0.01
Recording Fee: \$11.00

THIS DEED is dated the 29th day of August, 2013, and is made between

Valley View Hospital Association, a Colorado Non-Profit Corporation

(whether one, or more than one), the "Grantor" of the County of Garfield and State of Colorado and

The Board of County Commissioners of Garfield County, Colorado

(whether one, or more than one), the "Grantee", whose legal address is 108 8th Street, Glenwood Springs, CO 81601 of the County of Garfield and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Garfield and State of Colorado described as follows:

Lots 29, 30, 31 and 32,

Block 38

CITY OF GLENWOOD SPRINGS

County of Garfield, State of Colorado

also known by street address as: 110 8th Street, Glenwood Springs, CO 81601

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

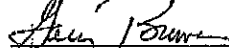
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2013 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and party wall agreements, if any.

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

VALLEY VIEW HOSPITAL ASSOCIATION, A
COLORADO NON-PROFIT CORPORATION



Gary Brewer, CEO

Model ECX25 IH - Deluxe Internal Halyard

Single sheave truck, cast aluminum revolving, internal halyard truck

1/8" x 7 x 19 Mil-C-5424
Stainless steel aircraft cable

Standard flag arrangement: 4' x 6'

Neoprene coated 2" diameter
steel counterweight

Nylon beaded retainer ring

Gearless, self locking direct drive
winch with six tumbler cylinder lock

Spun aluminum flash collar

3000 PSI concrete
(supplied by others)

Hardwood wedges
(supplied by others)

Dry sand tightly tamped
(supplied by others)

Foundation sleeve -
16 ga galvanized steel

Steel centering wedges

3/16" Steel base plate

3/16" Steel support plate
welded to grounding spike

3/4" Lightning ground spike

Access door: 4'-0"

Tapered portion: 11'-0"

Pole length: 27'-0"

Overall length: 28'-0"

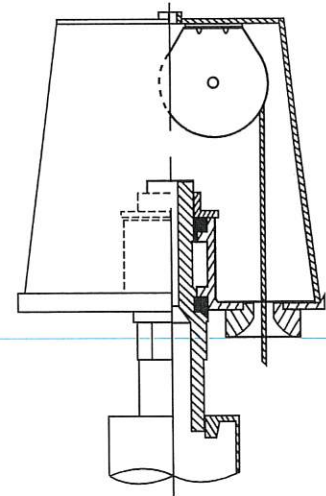
Straight portion: 16'-0"

Foundation: 3'-6"

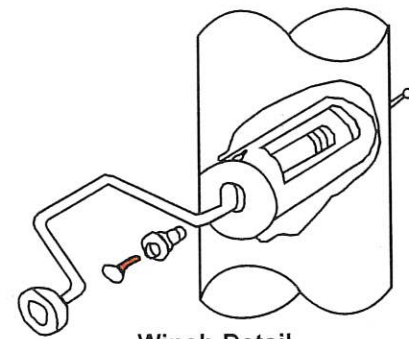
3'-0"

6"

12"



Revolving internal halyard truck,
cast aluminum body, enclosed
stainless steel ball bearings,
raceway and 2-1/2" diameter
plated steel sheave.



Winch Detail

Project:
Location:
Contractor:
Customer:

Date:
Job:
Revision:

Exposed Height 25'-0"
Overall Height 28'-0"
Butt Diameter 5"
Top Diameter 3"
Wall Thickness .125"
Ships in 1 section

Ground set tapered
aluminum flagpole
ALLOY 6063T6
80 grit polish

FINISH:



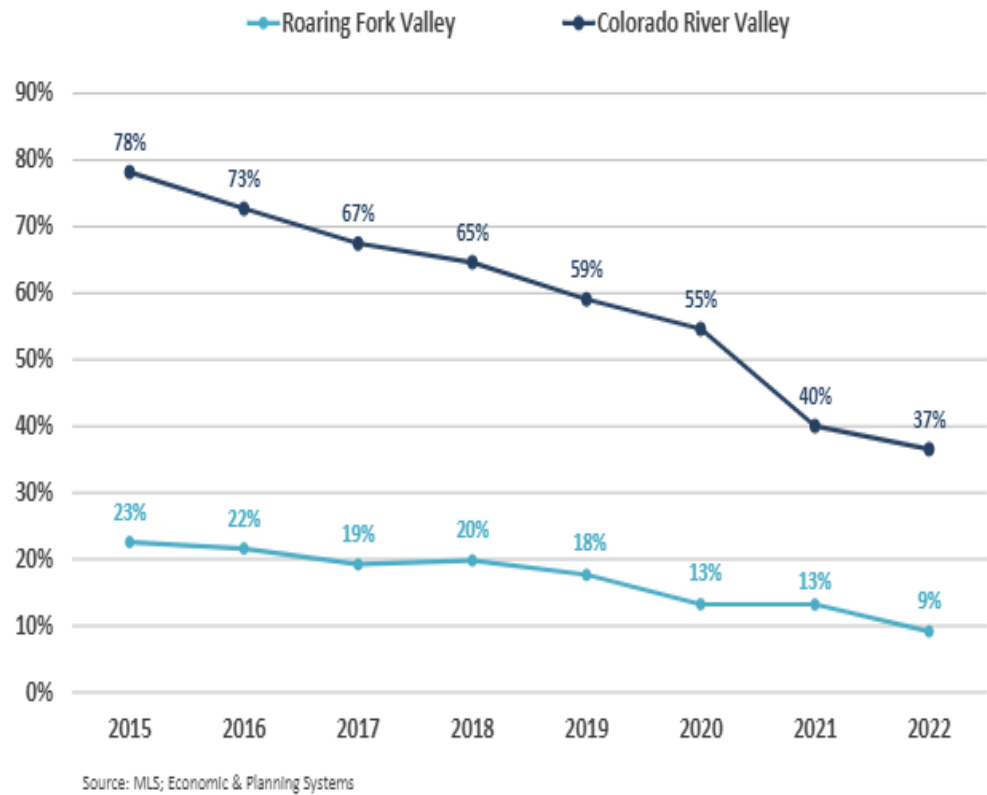
LIBERTY
FLAGPOLES



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item:	Workforce Housing Fund Advisory Board Recommendation
Action Requested:	Approval of the Workforce Housing Fund Advisory Board recommendation of \$1 million dollars in grant funding to Habitat for Humanity Roaring Fork for property acquisition and condominiumization.
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	The Workforce Housing Advisory Board is a recommending body to City Council. The Board was presented with a funding request from Habitat for Humanity at their regularly scheduled May and June meetings. The project is an opportunity to purchase an 88 unit complex and condominiumize the units to sell to qualified buyers in the 80%-120% Area Median Income range. For a two-person household, that equates to home prices between \$250,000 and \$400,000 approximately, depending on individual circumstances. After thoroughly reviewing the project, WFHAB made a motion to recommend City Council approve a one million dollar grant to Habitat for Humanity Roaring Fork to help fund the purchase. WFHAB's recommendation is included as an attachment to this report and included below. WFHAB recommends City Council to approve a \$1 million grant to Habitat for Humanity for the purchase of Lofts Phase 3 in exchange for ten (10) units to be sold/owned to individuals that qualify as Glenwood Springs employees, (employed at a business within the municipal boundary or for a business with a headquarters located within the municipal boundary) with a purchase price affordable to those at or below 120% Area Median Income. This must be achieved within the first full ownership timeframe. This motion to recommend passed unanimously with a vote of 4-0, with one member recusing and two members absent. Staff has included the recommendation in a memorandum attached to this report. The remainder of the 78 project units that are not included in the 10 unit local employment stipulation for funding, would be subject to Habitat for Humanity's standard deed restriction requirements which also include a regional employment area requirement. Habitat's team has indicated that for this project the employable region would include Parachute to Basalt. The Habitat team has included a brief memorandum to Council detailing some of the project components. Due to this being an active real estate contract process, exact financial details are not public at this time.
Issues:	The median home sale price in Glenwood Springs is currently \$899,000. The percentage of homes affordable to those earning a median wage in the valley has plummeted to only 9% in the roaring fork valley, and only 37% in the Colorado River Valley as seen in the image below. (Economic & Planning Systems, 2022)

Figure 9. Percentage of Home Sales Affordable to a Household at Median Wage



Garfield County was also recently cited in NBC's Home Buying Index report as the number one most difficult county in the Nation for home purchasing.

89.3
Difficulty index

92.1
Cost

95.8
Competition

68.6
Scarcity

90.1
Econ. instability

The lower the rank, the more difficult

1 / 6
Rank among
adjacent
counties

1 / 29
Rank in state

1 / 1,274
Rank nationally

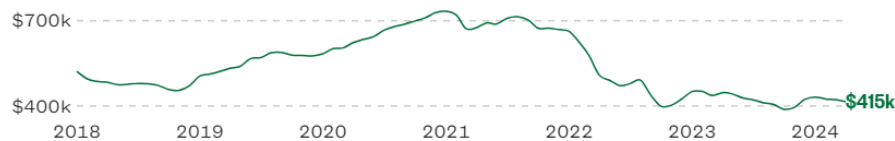
How Garfield County has changed

Median list price



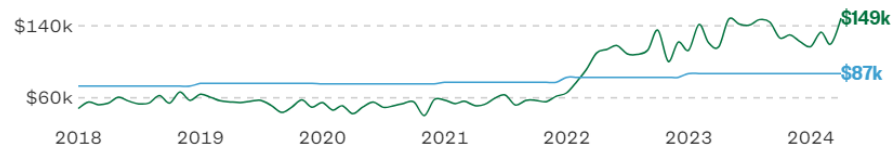
Buying power

What can a median income buyer afford?



Affordability gap

Garfield County's median income vs. what's needed for a median-priced home.



Home buying in the U.S. by county: Cost, availability, competition and more (nbcnews.com). May 23, 2024. <https://www.nbcnews.com/data-graphics/us-home-buyer-index-data-cost-availability-difficulty-rcna139257>

One of the major difficulties in Colorado is development of for-sale multifamily units. The construction defects liability legislation has made the production of multifamily for-sale developments challenging, and Glenwood Springs has seen only one for-sale multifamily development in over 15 years. The re-purposing of existing residential into for-sale units, is an innovative, low impact method for increasing the stock of for-sale residential units in Glenwood Springs.

\$1,000,000 in grant funding to secure 10 units between 80%- 120% AMI, represents a significant cost savings over other methods of obtaining the same units through development.

Comprehensive Plan Goals and Strategies

The Comprehensive Plan includes the following description of Housing Affordability in Glenwood Springs:

Housing Affordability

Identified as the most critical issue facing the Glenwood Springs region, housing affordability has become an even more urgent crisis in recent years. From April 2020 to June 2022 alone, the average (mean) list price for a home in Garfield County has nearly doubled, from \$777,000 to just over \$1.3 million. One of the most challenging impacts of this rapid housing inflation for Glenwood Springs has been an increasing difficulty in hiring and retaining workers who can afford to live within commuting range of town. In addition, between 2009 and 2019, the number of people needing to commute into Glenwood Springs from outside the city limits to fill healthcare and education jobs (a staple of local middleincome employment), has increased by 47 percent. (Comprehensive Plan Page 30)

Goals that the proposed project meets. Staff has provided explanation in **bold**.

- Direct development to locations and building forms that are cost effective to serve

The proposed funding would go towards repurposing an existing residential development into affordable units which is the most cost effective method of creating affordable housing units.

- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County

Increasing the availability of affordable housing opportunities allows Glenwood Springs employees to locate closer to jobs, in turn reducing the hiring crisis currently being experienced by businesses in Glenwood Springs.

- Promote long-term, sustainable, and diverse economic development

A job equals a home. In order to maintain economic vibrancy, employees need housing. The provision of affordable for purchase homes supports a diverse economy for Glenwood Springs

- Provide equitable and diverse housing for the entire community

Glenwood Springs housing needs have been documented in multiple studies, including the Roaring Fork Regional Housing Study from 2019, and the Strategic Housing Plan from 2023. The data from both reports indicate the largest housing need exists below 120% Area Median Income. This project reaches an income demographic that is not achievable in the free market.

- Support social diversity

The provision of affordable and attainable housing units promotes social diversity in allowing a broader range of incomes the ability to live and work in the same place.

Policies and Strategies from the Comprehensive Plan

5.1 Increase housing density.

Strategy: Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership.

Supporting a project that is re-purposing an existing residential development into condo units for purchase is the exact intent of this housing strategy.

5.3 Continue to utilize inclusionary zoning as a tool to produce more affordable and workforce housing.

The current For-Sale Inclusionary Zoning requirement is 10% of units. In order to achieve 88 units of for-sale units through our Inclusionary Zoning requirements, there would need to be 880 new multifamily for sale units proposed. In the last 15 years, Glenwood Springs has only had 21 for sale units developed.

Proposition 123

If successful, the project would also position Glenwood Springs to satisfy the Proposition 123 commitment of increasing affordable housing units by 3% annually. Glenwood Springs committed to increasing affordable housing by 64 units by the end of 2026. Since making the commitment, Glenwood Springs has issued a building permit to the Benedict Senior Housing Rental Project, a Low Income Housing Tax Credit Project, which will satisfy approximately 17 units of the commitment. The Habitat for Humanity for-sale project of 6 units, would also qualify, leaving approximately 41 units remaining in Prop 123 commitment for the City.

Fiscal Impact:	The 2C Workforce Housing fund had approximately \$2,300,000 at the end of first quarter 2024. This grant would allocate approximately 40% of the fund.
Legal Review:	Legal has reviewed the recommendation and provided guidance to the WFHAB during deliberations.
Staff Recommendation:	Staff recommends Council approve the Workforce Housing Fund Advisory Board's recommendation for funding.

Thank you for your consideration in assisting us in this ground breaking project. We look forward to stabilizing 88 homes through this initiative. This units will be priced to accommodate a range of 80%, 100% and 120% AMI buyers.

As stated in the motion, the property consists of 88 apartments. These consist of studio and one-bedroom units. There is a significant gap in Glenwood's for sale housing stock when it comes to studios and one bedroom for sale units. Only 3 sold on the MLS last year. 1 sold pre-listing. 1 went under contract within hours of being listed, the other went under contract in 14 days.

This project will create 88 of these high demand homes without putting a shovel in the ground or swinging a hammer. It is already built.

The property is less than 3 years old and with the foresight of the city, P&Z, community development and the building department, was built to condo standards.

We have secured a loan with 1st Bank of Colorado for 70% of the purchase price. We are actively raising funds to close the gap, get to the closing table, and then cover the cost of the Condo Conversion. Our Gap at this point is \$5.5 million. With your \$1m in support we will still be actively seeking an additional \$4.5 million before closing.

This is a free-market transaction that will convert 88 free market rental units to deed restricted affordable for sale units, that will remain part of Glenwood's housing stock and will be affordable in perpetuity.

This would not be possible if not for the seller's willingness to work with a local nonprofit ahead of other free market entities. It would not be possible without thinking out of the box. And most of all it would not be possible without financial support.

Thank you for your consideration. Any amount goes to getting to our goal and making sure this property stays in our community and supports and stabilizes our workforce.



CITY OF GLENWOOD SPRINGS

Workforce Housing Fund Advisory Board

FROM: WFHAB

TO: City Council

DATE: June 12, 2024

RE: Recommendation for Project Funding

The Workforce Housing Advisory Board (WFHAB) reviewed a project funding request at their regularly scheduled meeting on June 11, 2024 from Habitat for Humanity. The project includes the purchase of an existing 88 unit residential building, condominiumizing the units and selling to qualified buyers at prices affordable to those earning 80-120% area median income. The unit affordability would be kept in perpetuity through the use of Habitat for Humanity Roaring Fork deed restrictions.

The WHFAB recommends the following:

Provide a \$1 million grant to Habitat for Humanity for the purchase of an 88-unit apartment building to be condominiumized and available for purchase to qualified buyers. In exchange, ten (10) units must be sold/owned to individuals that qualify as Glenwood Springs employees, (employed at a business within the municipal boundary or for a business with a headquarters located within the municipal boundary) with a purchase price affordable to those at or below 120% Area Median Income. This must be achieved within the first full ownership timeframe.

This motion was approved on June 11, 2024, by a motion from Kathryn Grosscup and seconded by Matt Spidell, and passed 4-0, with one member recusing.

WFHAB sees this as a unique opportunity to take existing market rate housing units and create affordable workforce housing units. WFHAB recognizes that the cost to build and subsidize housing units at this level of affordability would be exponentially more expensive and therefore identifies this type of project as providing a valuable community benefit otherwise not achievable.

WFHAB members:

Matt Spidell, Chair
Kathryn Grosscup
Ben West
Mark Gould
Carolyn Meadowcroft
Brianda Cervantes
Genesis Ramos



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

Agenda Item: Resolution 2024-23: A Resolution of the City Council of the City of Glenwood Springs, Colorado, Finding the Property Located at 1573 County Road 154 Petitioned for Annexation Complies with Applicable Statutory Requirements and is Considered Eligible for Such Annexation

Action Requested: Please see attached memo from legal.

Department: Attorney

Presented By: Karl Hanlon

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

Glenwood Springs – Main Office

201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen

0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose

1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261

Fax: 970.945.7336

**Direct Mail to Glenwood Springs*

DATE: June 13, 2024

TO: Glenwood Springs Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Petition for Annexation – Eligibility for Annexation Pursuant to State Statutory Requirements

Attached please find Resolution 2024-23 finding the property petitioned for annexation submitted by Peter H. Cantrup Revocable Trust on April 22, 2024, to be eligible for annexation and referring the application to the Planning and Zoning Commission for a recommendation on annexation and zoning. The petition was filed with the City Clerk prior to the April 23, 2024, election and the effective date of the moratorium on accepting new annexation petitions.

At this hearing on eligibility for annexation Council will determine if the proposed annexation complies with section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 and if so, set it over for further consideration. The Glenwood Municipal Code does not specify a particular process beyond state statute. Historically, the Council has referred the matter to the Planning Commission for review and recommendation before taking action on the annexation, zoning or development plans for the property.

Contiguity and a community of interest are the two requirements of finding a property eligible for annexation. C.R.S. § 31-12-104 sets forth those requirements and § 31-12-105 sets forth limitations for when a property would not be eligible. Staff has reviewed the petition and the annexation map and finds that it complies with the requirements of section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 set forth below (applicable provisions highlighted) and recommends Council refer the matter to the Planning and Zoning Commission for a recommendation on annexation and zoning of the property.

Colo. Const. Art II

Section 30. RIGHT TO VOTE OR PETITION ON ANNEXATION - ENCLAVES

(1) No unincorporated area may be annexed to a municipality unless one of the following conditions first has been met:

(a) The question of annexation has been submitted to the vote of the landowners and the registered electors in the area proposed to be annexed, and the majority of such persons voting on the question have voted for the annexation; or

(b) The annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality; or

(c) The area is entirely surrounded by or is solely owned by the annexing municipality.

(2) The provisions of this section shall not apply to annexations to the city and county of Denver, to the extent that such annexations are governed by other provisions of the constitution.

(3) The general assembly may provide by law for procedures necessary to implement this section. This section shall take effect upon completion of the canvass of votes taken thereon.

31-12-104. Eligibility for annexation.

(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:

(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, public lands, whether owned by the state, the United States, or an agency thereof, except county-owned open space, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed. Subject to the requirements imposed by section 31-12-105 (1)(e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by sections 31-12-108 and 31-12-109 and the annexation impact report required by section 31-12-108.5.

(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance with these requirements unless the governing body, upon the basis of competent evidence presented at the

hearing provided for in section 31-12-109, finds that at least two of the following are shown to exist:

(I) Less than fifty percent of the adult residents of the area proposed to be annexed make use of part or all of the following types of facilities of the annexing municipality: Recreational, civic, social, religious, industrial, or commercial; and less than twenty-five percent of said area's adult residents are employed in the annexing municipality. If there are no adult residents at the time of the hearing, this standard shall not apply.

(II) One-half or more of the land in the area proposed to be annexed (including streets) is agricultural, and the landowners of such agricultural land, under oath, express an intention to devote the land to such agricultural use for a period of not less than five years.

(III) It is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality provides in common to all of its citizens on the same terms and conditions as such services are made available to such citizens. This standard shall not apply to the extent that any portion of an area proposed to be annexed is provided or will within the reasonably near future be provided with any service by or through a quasi-municipal corporation.

(2)

(a) The contiguity required by paragraph (a) of subsection (1) of this section may not be established by use of any boundary of an area which was previously annexed to the annexing municipality if the area, at the time of its annexation, was not contiguous at any point with the boundary of the annexing municipality, was not otherwise in compliance with paragraph (a) of subsection (1) of this section, and was located more than three miles from the nearest boundary of the annexing municipality, nor may such contiguity be established by use of any boundary of territory which is subsequently annexed directly to, or which is indirectly connected through subsequent annexations to, such an area.

(b) Because the creation or expansion of disconnected municipal satellites, which are sought to be prohibited by this subsection (2), violates both the purposes of this article as expressed in section 31-12-102 and the limitations of this article, any annexation which uses any boundary in violation of this subsection (2) may be declared by a court of competent jurisdiction to be void ab initio in addition to other remedies which may be provided. The provisions of section 31-12-116 (2) and (4) and section 31-12-117 shall not apply to such an annexation. Judicial review of such an annexation may be sought by any municipality having a plan in place pursuant to section 31-12-105 (1)(e) directly affected by such annexation, in addition to those described in section 31-12-116 (1). Such review may be, but need not be, instituted prior to the effective date of the annexing ordinance and may include injunctive relief. Such review shall be brought no later than sixty days after the effective date of the annexing ordinance or shall forever be barred.

(c) Contiguity is hereby declared to be a fundamental element in any annexation, and this subsection (2) shall not in any way be construed as having the effect of legitimizing in any way any noncontiguous annexation.

31-12-105. Limitations.

(1) Notwithstanding any provisions of this part 1 to the contrary, the following limitations shall apply to all annexations:

(a) In establishing the boundaries of any territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, shall be divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way.

(b) In establishing the boundaries of any area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) shall be included under this part 1 without the written consent of the landowners unless such tract of land is situated entirely within the outer boundaries of the annexing municipality as they exist at the time of annexation. In the application of this paragraph (b), contiguity shall not be affected by a dedicated street, road, or other public way.

(c) No annexation pursuant to section 31-12-106 and no annexation petition or petition for an annexation election pursuant to section 31-12-107 shall be valid when annexation proceedings have been commenced for the annexation of part or all of such territory to another municipality, except in accordance with the provisions of section 31-12-114. For the purpose of this section, proceedings are commenced when the petition is filed with the clerk of the annexing municipality or when the resolution of intent is adopted by the governing body of the annexing municipality if action on the acceptance of such petition or on the resolution of intent by the setting of the hearing in accordance with section 31-12-108 is taken within ninety days after the said filings if an annexation procedure initiated by petition for annexation is then completed within the one hundred fifty days next following the effective date of the resolution accepting the petition and setting the hearing date and if an annexation procedure initiated by resolution of intent or by petition for an annexation election is prosecuted without unreasonable delay after the effective date of the resolution setting the hearing date.

(d) As to any annexation which will result in the detachment of area from any school district and the attachment of the same to another school district, no annexation pursuant to section 31-12-106 or annexation petition or petition for an annexation election pursuant to section 31-12-107 is valid unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.

(e)

(I) Except as otherwise provided in this paragraph (e), no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. Within said three-mile area, the contiguity required by section 31-12-104 (1)(a) may be achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.

(II) Prior to completion of an annexation in which the contiguity required by section 31-12-104 (1)(a) is achieved pursuant to subparagraph (I) of this paragraph (e), the municipality shall annex any of the following parcels that abut a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway, where the parcel satisfies all of the eligibility requirements pursuant to section 31-12-104 and for which an annexation petition has been received by the municipality no later than forty-five days prior to the date of the hearing set pursuant to section 31-12-108 (1):

(A) Any parcel of property that has an individual schedule number for county tax filing purposes upon the petition of the owner of such parcel;

(B) Any subdivision that consists of only one subdivision filing upon the petition of the requisite number of property owners within the subdivision as determined pursuant to section 31-12-107; and

(C) Any subdivision filing within a subdivision that consists of more than one subdivision filing upon the petition of the requisite number of property owners within the subdivision filing as determined pursuant to section 31-12-107.

(e.1) The parcels described in subparagraph (II) of paragraph (e) of this subsection (1) shall be annexed under the same or substantially similar terms and conditions and considered at the same hearing and in the same impact report as the initial annexation in which the contiguity required by section 31-12-104 (1)(a) is achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway. Impacts of the annexation upon the parcels described in subparagraph (II) of paragraph (e) of this subsection (1) that abut such platted street or alley, public or private right-of-way, public or private transportation right-of-way or area, or lake, reservoir, stream, or

other natural or artificial waterway shall be considered in the impact report required by section 31-12-108.5. As part of the same hearing, the municipality shall consider and decide upon any petition for annexation of any parcel of property having an individual schedule number for county tax filing purposes, which petition was received not later than forty-five days prior to the hearing date, where the parcel abuts any parcel described in subparagraph (II) of paragraph (e) of this subsection (1) and where the parcel otherwise satisfies all of the eligibility requirements of section 31-12-104.

(e.3) In connection with any annexation in which the contiguity required by section 31-12-104

(1)(a) is achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway, upon the latter of ninety days prior to the date of the hearing set pursuant to section 31-12-108 or upon the filing of the annexation petition, the municipality shall provide, by regular mail to the owner of any abutting parcel as reflected in the records of the county assessor, written notice of the annexation and of the landowner's right to petition for annexation pursuant to section 31-12-107. Inadvertent failure to provide such notice shall neither create a cause of action in favor of any landowner nor invalidate any annexation proceeding.

(f) In establishing the boundaries of any area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed.

(g) Notwithstanding the provisions of paragraph (f) of this subsection (1), a municipality shall not deny reasonable access to landowners, owner of an easement, or the owner of a franchise adjoining a platted street or alley which has been annexed by the municipality but is not bounded on both sides by the municipality.

(h) The execution by any municipality of a power of attorney for real estate located within an unincorporated area shall not be construed to comply with the election provisions of this article for purposes of annexing such unincorporated area. Such annexation shall be valid only upon compliance with the procedures set forth in this article.

RESOLUTION 2024-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, FINDING THE PROPERTY LOCATED AT 1573 COUNTY ROAD 154 PETITIONED FOR ANNEXATION COMPLIES WITH APPLICABLE STATUTORY REQUIREMENTS AND IS CONSIDERED ELIGIBLE FOR SUCH ANNEXATION

WHEREAS, on April 22, 2024, the Peter H. Cantrup Revocable Trust (the “Petitioner”) filed the Petition for Annexation (the “Petition”) attached as **Exhibit A** with the City of Glenwood Springs (the “City”); and

WHEREAS, the Petition requests annexation to the City of real property located in Garfield County as more particularly described and depicted on the Annexation Map attached as **Exhibit B** (the “Property”); and

WHEREAS, Petitioner owns 100% of the Property; and

WHEREAS, pursuant to C.R.S. § 31-12-107(1)(f), the City Council determined that the Petition was substantially in compliance with § 31-12-107 and set a public hearing to determine if the proposed annexation complies with section 30 of article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105 or such provisions thereof as may be required to establish eligibility for annexation under the Municipal Annexation Act of 1965; and

WHEREAS, Council finds that the subject parcel meets the 1/6th contiguity requirement set forth in Colorado Revised Statute Section 31-12-104(1)(a) and that a “Community of Interest” exists between the area proposed to be annexed and the annexing municipality as set forth in Colorado Revised Statute Section 31-12-104(1)(b); and

WHEREAS, Council finds that the requirements of the applicable portions of section 30 of article II of the state constitution and Colorado Revised Statute Sections 31-12-104 and 31-12-105 have been met; and

WHEREAS, Council finds that 100% of the landowners signed the Petition an election is not required under section 30(1)(a) of article II of the state constitution and Colorado Revised Statute Section 31-12-107(2); and

WHEREAS, Council finds that no additional terms and conditions are to be imposed on the annexation except those to be set forth in an annexation and development agreement if approved with the annexation, which shall not constitute additional terms and conditions within the meaning of the Act.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the City.

Section 2. The City Council finds that the Property described on **Exhibit B** to be eligible for annexation pursuant to the Municipal Annexation Act of 1965.

Section 3. The City Council hereby refers the application to the Planning and Zoning Commission for a recommendation on terms and conditions of an Annexation and Development Agreement and for a recommendation on zoning for the Property to be considered by the City Council.

INTRODUCED, READ, AND PASSED THIS 20TH DAY OF JUNE 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

PETITION FOR ANNEXATION

The undersigned Petitioner, in accordance with The Municipal Annexation Act of 1965, Article 12, Title 31, C.R.S., as amended, hereby petitions the City Council of the City of Glenwood Springs, Colorado, for annexation to the City of Glenwood Springs that certain real property more particularly described in Exhibit A (the "Property"), which Exhibit is attached hereto and made a part hereof by reference. In support of this Petition, the Petitioner alleges that:

1. Petitioner is The Peter H. Cantrup Revocable Trust. The purpose of this Petition is to enable Petitioner to obtain municipal services within the municipal boundaries of the City of Glenwood Springs.
2. Petitioner alleges that it is the landowner—as that term is defined in the Municipal Annexation Act—of 100% of the Property described in Exhibit A as of the date of this Petition.
3. It is desirable and necessary that the Property be annexed to the City of Glenwood Springs, Colorado.
4. The requirements of C.R.S. §31-12-104 and §31-12-105, as amended, exist or have been met as set forth and shown herein.
5. As provided in C.R.S. § 31-12-104, not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Glenwood Springs.
6. A community of interest exists between the Property proposed to be annexed and the City of Glenwood Springs.
7. The Property proposed to be annexed is urban or will be urbanized in the near future.
8. The Property proposed to be annexed is integrated with or is capable of being integrated with the City of Glenwood Springs.
9. No land in the Property sought to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been or shall be divided into separate parcels without the written consent of the landowner(s).
10. No land in the Property sought to be annexed which is held in identical ownership and comprising twenty (20) or more acres and having an assessed valuation for ad valorem tax purposes in excess of \$200,000.00 has been included in the area without the written consent of the landowner(s).

PHC

11. The entire width of any portion of a platted street or alley to be annexed within the Property is included.

12. The proposed annexation will not result in detachment of the Property from any school district or attachment to another district.

13. The Property to be annexed is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for annexation of part or all of the Property to any other municipality; nor has any election for annexation of such Property or substantially the same Property to the City of Glenwood Springs been held within the twelve (12) months immediately preceding the filing of this Petition.

14. The annexation of the Property proposed to be annexed will not have the effect of extending the boundary of the City of Glenwood Springs more than three (3) miles in any direction from any point of the City of Glenwood Springs municipal boundary in any one (1) year.

15. The signers of this Petition comprise more than fifty percent of the landowners and own more than fifty percent of the Property, exclusive of public streets and alleys and any land owned by the City of Glenwood Springs.

16. The affidavit of the circulator of this Petition stating that each signature hereon is the signature of the person whose name it purports to be is attached to this Petition and made a part hereof by this reference.

17. Attached hereto and incorporated herein by reference are four (4) copies of an annexation map in the form required by C.R.S. §31-12-107(1)(d) and containing:

- a) a written legal description of the boundaries of the area proposed to be annexed;
- b) a map showing the boundary of the area proposed to be annexed;
- c) within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or lots and blocks; and
- d) next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

18. Each person signing this Petition for Annexation represents that he or she has full authorization to execute this Petition on behalf of the Petitioner.

19. The notary executing this Petition states that each signature herein is the signature of the person whose name it purports to be.

20. Petitioner reserves the right to withdraw this petition and its signature therefrom at any time prior to the recordation of the annexation map.



21. The mailing address of the Petitioner is as follows: PO Box 4610, White Rock, NM 87547.

WHEREFORE, Petitioner requests that the City of Glenwood Springs approve the annexation of the Property into the City.

PETITIONER
Dated: 04/21/2024 Peter H. Cantrup, Trustee
Peter H. Cantrup, Trustee

NEW MEXICO
STATE OF ~~COLORADO~~)
LOS ALAMOS) ss.
COUNTY OF ~~GARFIELD~~)

The foregoing Petition for Annexation was subscribed and sworn to before me this 21 day of April, 2024, by Peter H. Cantrup as Trustee of The Peter H. Cantrup Revocable Trust.

Witness my hand and official seal.

My commission expires 5/4/24.

State of New Mexico - Notary Public
Jody L Borrego
Commission Number 1023977
My Commission Expires 05/04/2024

Jody L Borrego
Notary Public

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE E1/2SW1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OLD STATE HIGHWAY NO. 82 AND NORTHEASTERLY OF THE CENTERLINE OF THE ROARING FORK RIVER, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP, FOUND IN PLACE AND PROPERLY MARKED FOR THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS N 57 DEGREES 30'44" W 2901.50 FEET; THENCE N 35 DEGREES 12'18" E 114.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE S 57 DEGREES 12'00" E 196.66 FEET ALONG SAID RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE S 41 DEGREES 09'55" W 230.92 FEET TO A POINT IN THE CENTER OF SAID RIVER; THENCE N 57 DEGREES 12'00" W 171.66 FEET ALONG SAID CENTER OF SAID RIVER; THENCE N 35 DEGREES 12'18" E 114.33 FEET, TO THE POINT OF BEGINNING

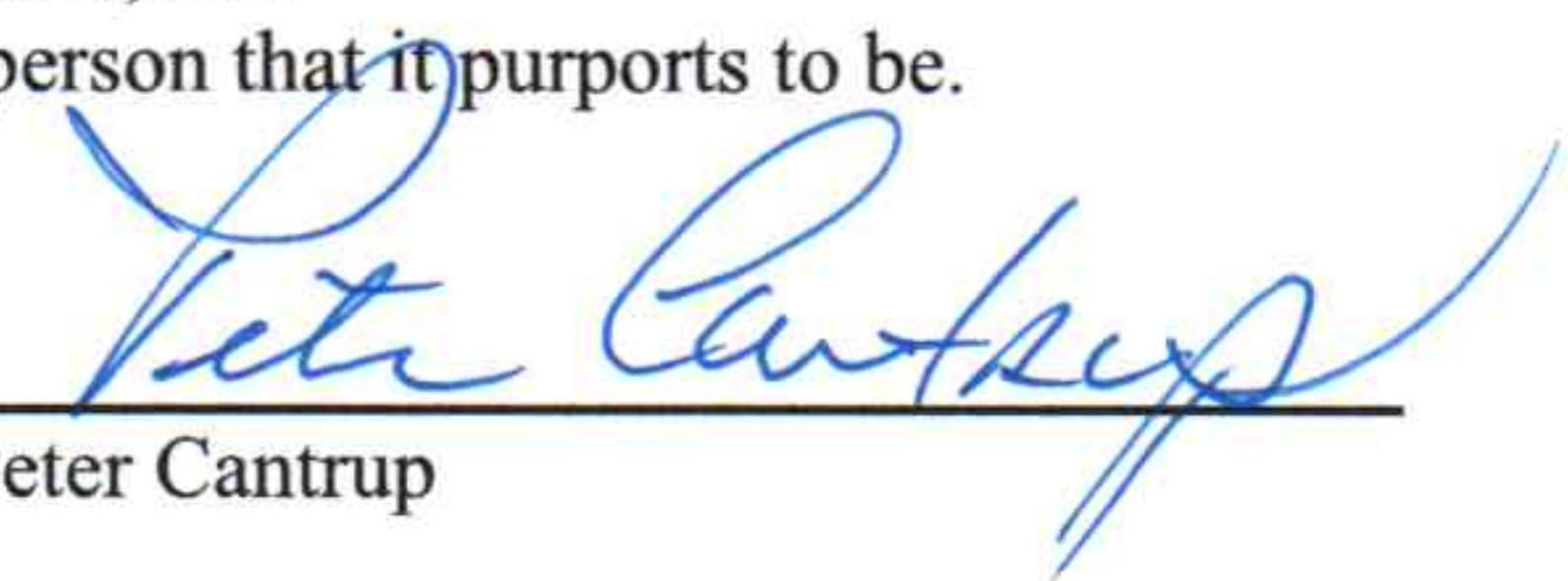
COUNTY OF GARFIELD
STATE OF COLORADO

AFFIDAVIT OF CIRCULATOR

New Mexico
STATE OF ~~COLORADO~~)
Los Alamos) ss.
COUNTY OF ~~GARFIELD~~)

I, the undersigned, being duly sworn, do state as follows:

1. I am over the age of 21;
2. I was the circulator of the Petition attached hereto; and
3. Each signature thereon is the signature of the person that it purports to be.



Peter Cantrup

The foregoing Affidavit of Circulator was acknowledged, subscribed, and sworn to before me this 21 day of April, 2024, by Peter Cantrup.

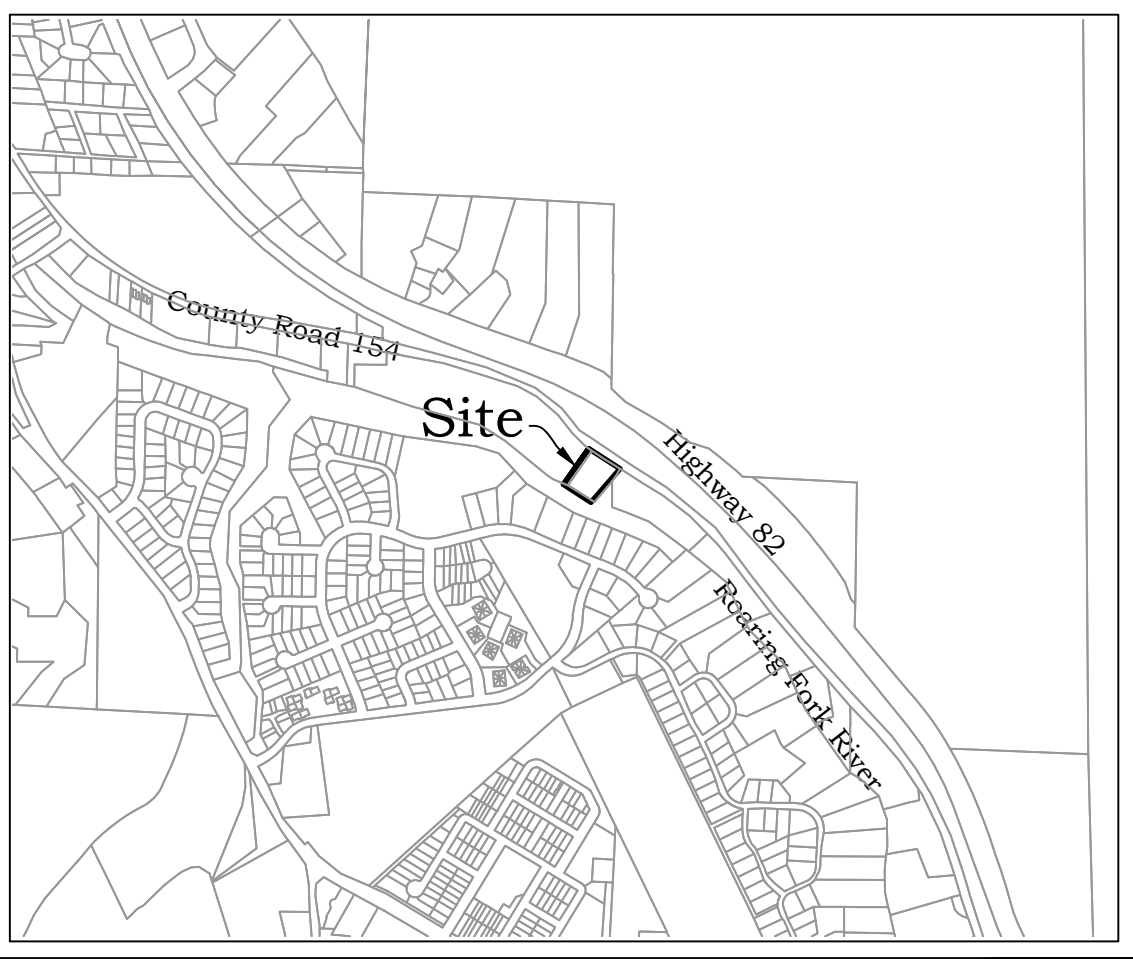
Witness my hand and official seal.

My commission expires 5/4/24.

State of New Mexico - Notary Public
Jody L Borrego
Commission Number 1023977
My Commission Expires 05/04/2024



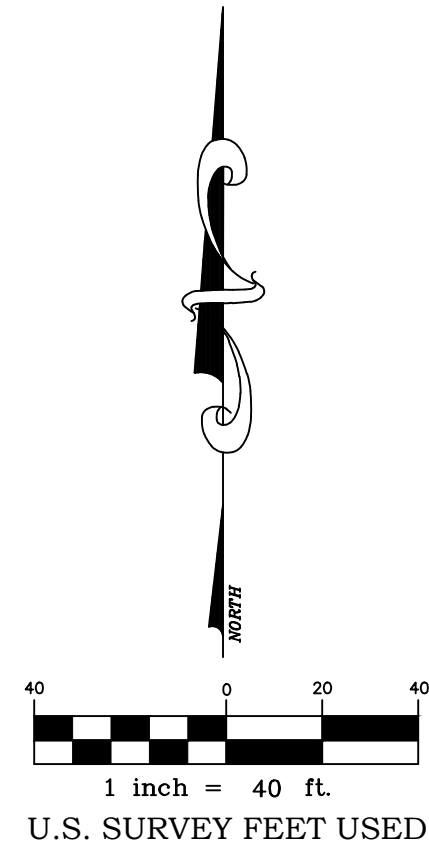
Notary Public



VICINITY MAP
SCALE: 1" = 1000'

CANTRUP ANNEXATION MAP

A Parcel of Land Situated in the S1/2 of Section 22, Township 6 South,
Range 89 West of the Sixth Principal Meridian,
County of Garfield, State of Colorado



PROPERTY DESCRIPTION:

PER BOOK 1897, PAGE 290:

A PARCEL OF LAND SITUATED IN THE E1/2SW1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE OLD STATE HIGHWAY NO. 82 AND THE CENTERLINE OF THE ROARING FORK RIVER. SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE AN IRON POST WITH A BRASS CAP, FOUND IN PLACE AND PROPERLY MARKED FOR THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS N57 DEGREES 30'44"W 2901.50 FEET; THENCE N35 DEGREES 12'18"E 114.33 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE S57 DEGREES 12'00"E 195.66 FEET ALONG SAID RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE S41 DEGREES 09'55"W 230.92 FEET TO A POINT IN THE CENTER OF SAID RIVER; THENCE N57 DEGREES 12'00"W 171.66 FEET ALONG SAID CENTER OF SAID RIVER; THENCE N35 DEGREES 12'18"E 114.33 FEET, TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

NOTES

- 1.) DATE OF PREPARATION: APRIL 2, 2014 AND UPDATED APRIL 21, 2024
- 2.) THIS SURVEY IS BASED ON A WARRANTY DEED RECORDED AS BOOK 1897, AT PAGE 290 AND DOCUMENTS OF RECORD.
- 3.) THIS ANNEXATION MAP IN NO WAY REPRESENTS A BOUNDARY SURVEY OR A TITLE SEARCH BY SEXTON SURVEY COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

CITY COUNCIL CERTIFICATE

THE ANNEXATION DEPICTED ON THIS MAP WAS APPROVED BY THE CITY COUNCIL OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO, BY ORDINANCE NO. _____ SERIES OF _____, ON THE _____ DAY OF _____, 2024

MAYOR

WITNESS MY HAND AND THE SEAL OF THE CITY OF GLENWOOD SPRINGS

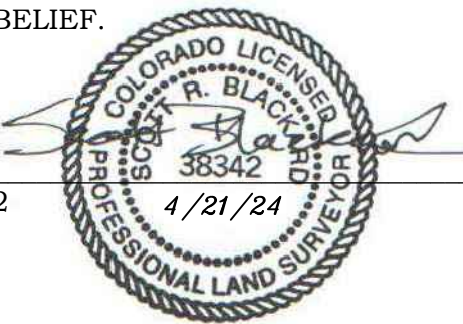
ATTEST:

CITY CLERK

SURVEYOR'S CERTIFICATE

I, SCOTT R. BLACKARD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CANTRUP ANNEXATION MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION ON THE BASIS OF CERTAIN PLATS, DEEDS AND OTHER DOCUMENTS OF RECORD MADE BY ME AND UNDER MY SUPERVISION AND THAT SUCH ANNEXATION MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT R. BLACKARD L.S. 38342
email: sblackard11@gmail.com



DATE

GARFIELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK __M., ON THIS _____ DAY OF _____, 2024 AS RECEPTION NO. _____

CLERK AND RECORDER

BY:
DEPUTY



CANTRUP ANNEXATION MAP

A Parcel of Land Situated in the S1/2 of Section 22, Township 6 South,
Range 89 West of the Sixth Principal Meridian,
County of Garfield, State of Colorado

JOB. NO.: 14005
DATE: 4/2/14
DWG BY: SRB
REV: 4/21/24

1 of 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.



City Council
STAFF REPORT
City of Glenwood Springs
June 20, 2024

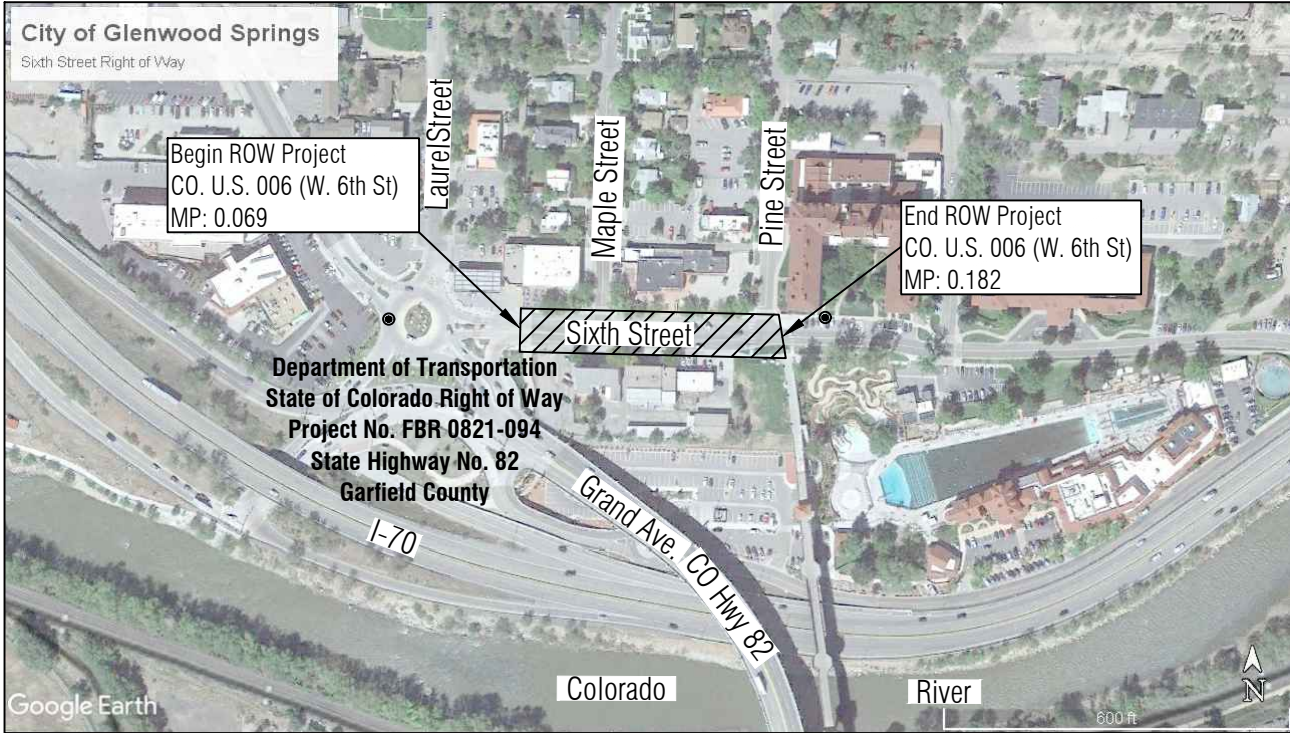
Agenda Item:	6th Street, North Landing projects and contracts
Action Requested:	Award projects to Gould Construction after value engineering, as described below.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	This project was discussed in detail at the work session and regular council session on June 6th. The City was finalizing costs with the contractor to determine the final award amount at the June 6th council meeting and was to bring back final numbers for council's approval. The City received one bid from Gould Construction which staff has determined to be complete and Gould is qualified to perform the work. As stated, the City, DDA and Gould have worked to modify the project scope to meet the budget while maintaining the goals of the project.
Issues:	None at this time.
Fiscal Impact:	The 6th Street portion of the project is for a total of \$5,525,878.80. The funding for this portion is as follows: \$1,167,000 from a CDOT grant \$1,800,000 from City A&I fund \$2,558,878.70 from DDA The North Landing portion of the is for a total of \$1,541,124.70. The funding for this project is as follows: \$600,000 from City A&I fund \$262,025 from City Tourism fund \$679,099.70 from DDA The total project cost is \$7,067,003.50
Legal Review:	
Staff Recommendation:	Staff recommends awarding the project to Gould Construction.

Oversight / NHS	
FHWA FULL OVERSIGHT?	☒ NO ☐ YES
NATIONAL HIGHWAY SYSTEM?	☒ NO ☐ YES

NOTES:
THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

DEPARTMENT OF TRANSPORTATION
PROJECT CODE RMS M535-010
CITY OF GLENWOOD SPRINGS 6TH STREET IMPROVEMENTS PROJECT
LAUREL ST. TO PINE ST.
STATE HIGHWAY NO. 006K
CITY OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO

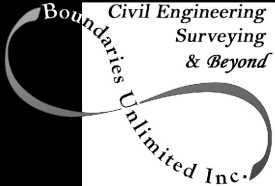
Bid Set



Vicinity Map
1" = 500'

Project Team			
Civil Engineer (Project Lead) Boundaries Unlimited Inc. 923 Cooper Ave, Ste. 201 Glenwood Springs, CO 81601 970.945.5252 Deric J. Walter, PE deric@bu-inc.com	Landscape Architect DHM Design Corporation 225 Main Street, Suite #201 Carbondale, CO 81623 970.963.6520 Jason Jaynes, PLA jjaynes@dhdmdesign.com Delia Bolster dbolster@dhdmdesign.co	Irrigation Consultant HydroSystems-KDI, Inc. 13949 West Colfax Ave, Suite 260 Lakewood, CO 80401 303.980.5327 Ken DiPaolo kend@hydrosystemsmdi.com	Electrical Engineer/Lighting Bighorn Consulting Engineers 386 Indian Road Grand Junction, CO 81501 970.241.8709 Shawn Brill, PE shawn@bighorneng.com
Subsurface Utility Engineer T2 Utility Engineers 150 Capital Drive, Suite 190 Golden, CO 80401 720.452.1091 Shauna Weinmann, PE shauna.weinmann@T2ue.com			

Sheet List Table					
Sheet No.	Sheet Title	Sheet No.	Sheet Title	Sheet No.	Sheet Title
C.0.1	Cover Sheet	C.5.14	Site Plan - Pine Street	Signage and Striping	
C.0.2	CDOT M&S Standards List (Contractor to Download)	C.5.15	Details-Civil Site	C.9.1	Signage & Striping Plan
C.0.3	General Notes - CDOT	C.5.16	Details-Civil Site	C.9.2	Signage & Striping Plan
C.0.4	General Notes - Project	C.5.17	Details-Civil Site	C.9.3	Detail-Signage
C.0.5	General Notes - Project	C.5.18	Details-Civil Site	Irrigation Supply	
C.0.6	General Notes - Project	Drainage and Storm Sewer		C.10.1	Irrigation Supply Plan - Roundabout to Maple St.
C.0.7	General Notes - Project	C.6.1	Drainage Basins	C.10.2	Irrigation Supply Plan - Maple St. to East
C.0.8	Summary of Approximate Quantities	C.6.2	Storm Sewer - 6th Street Trunk Line	C.10.3	Irrigation Supply Plan - East of Maple St. to Pine St.
C.0.9	Summary of Approximate Quantities	C.6.3	Storm Sewer - Laterals MH(4) to J1	IR-0.0	HydroSystems Plans - Irrigation Schedule
Removal Plans		C.6.4	Storm Sewer - Laterals MH(3) to M2	IR-0.1	HydroSystems Plans - Irrigation Construction Notes
C.1.1	Removal Plan - Sta. 1+00 to 3+00	C.6.5	Storm Sewer - Laterals MH(2) to F1	IR-0.2	HydroSystems Plans - Irrigation Construction Notes-Cont.
C.1.2	Removal Plan - Sta. 3+00 to 5+25	C.6.6	Storm Sewer - P1 to C1 and MH(1) to B1	IR-0.3	HydroSystems Plans - Irrigation Construction Notes-Cont.
C.1.3	Removal Plan - Sta. 5+25 to End	C.6.7	Detail-Drain Basin	IR-0.4	HydroSystems Plans - Irrigation Plans - Sta. 1+00 to 3+00
Stormwater Management Plans (SWMP)		C.6.8	Detail-Inlet Type 16	IR-0.5	HydroSystems Plans - Irrigation Plans - Sta. 3+00 to 5+25
C.2.1	SWMP (1+ Ac.) Sections 1.A to 1.I	C.6.9	Detail-Inlet Type 16	IR-0.6	HydroSystems Plans - Irrigation Plans - Sta. 5+25 to End
C.2.2	SWMP (1+ Ac.) Sections 1.J to D	C.6.10	Detail-Inlet Type 16	IR-0.7	HydroSystems Plans - Irrigation Controller & Const. Notes
C.2.3	SWMP (1+ Ac.) Sections 4.A to 9.E	C.6.11	Detail-Inlet Type 16	IR-0.8	HydroSystems Plans - Irrigation Details
C.2.4	SWMP (1+ Ac.) Sections 9.E to 10.D	C.6.12	Detail-Inlet Type 16	IR-0.9	HydroSystems Plans - Irrigation Details
C.2.5	SWMP (1+ Ac.) Section 11	C.6.13	Detail-Area Inlet	IR-0.10	HydroSystems Plans - Irrigation Details
C.2.6	SWMP (1+ Ac.) Section 11 (continued)	Sanitary Sewer and Potable Water		IR-0.11	HydroSystems Plans - Irrigation Details
C.2.7	SWMP (1+ Ac.) Section 11 (continued)	C.7.1	Sanitary Sewer - Sta. 3+57 to 6+60	IR-0.12	HydroSystems Plans - Irrigation Details
C.2.8	SWMP (1+ Ac.) Sections 12 to 14	C.7.2	Sanitary Sewer - Details	IR-0.13	HydroSystems Plans - Irrigation Details
C.2.9	SWMP (1+ Ac.) Site Plan - Initial	C.7.3	Sanitary Sewer - Details	IR-0.14	HydroSystems Plans - Irrigation Details
Roadway Cross Sections		C.7.4	Potable Water - Maple Street	IR-0.15	HydroSystems Plans - Irrigation Details
C.3.1	Road Sections - Sta. 1+72 to 2+80	C.7.5	Potable Water - Pine Street	IR-0.16	HydroSystems Plans - Irrigation Details
C.3.2	Road Sections - Sta. 3+10 to 4+00	C.7.6	Potable Water - Details	IR-0.17	HydroSystems Plans - Irrigation Details
C.3.3	Road Sections - Sta. 5+00 to 5+72	C.7.7	Potable Water - Details	Landscape Plans	
C.3.4	Road Sections - Sta. 5+90 to 6+22	C.7.8	Potable Water - Details	LC-1.0	DHM Plans - Landscape Plan Legend and Notes
C.3.5	Road Sections - Sta. 6+40 to 6+52	C.7.9	Potable Water - Details	LC-1.1	DHM Plans - Landscape Plans - Sta. 1+00 to 3+00
Curb Plan and Profiles		C.7.10	Potable Water - Details	LC-1.2	DHM Plans - Landscape Plans - Sta. 3+00 to 5+25
C.4.1	Curb P&P-6th Street South Side, Sta. 1+00 to 2+50	C.7.11	Potable Water - Details	LC-1.3	DHM Plans - Landscape Plans - Sta. 5+25 to End
C.4.2	Curb P&P-6th Street South Side, Sta. 2+50 to 4+00	C.7.12	Potable Water - Details	LC-1.4	DHM Plans - Furniture Details
C.4.3	Curb P&P-6th Street South Side, Sta. 4+00 to 5+50	Electric and Telecommunications		LP-1.0	DHM Plans - Planting Legend
C.4.4	Curb P&P-6th Street South Side, Sta. 5+50 to End	C.8.1	Electric & Telecomm - Sta. 1+00 to 3+00	LP-1.1	DHM Plans - Planting Notes
C.4.5	Curb P&P-6th Street South Side, Truck Apron	C.8.2	Electric & Telecomm - Sta. 3+00 to 5+25	LP-1.2	DHM Plans - Planting Plan - Sta. 1+00 to 3+00
C.4.6	Curb P&P-6th Street North Side, Sta. 1+00 to 3+00	C.8.3	Electric & Telecomm - Sta. 5+25 to End	LP-1.3	DHM Plans - Planting Plan - Sta. 3+00 to 5+25
C.4.7	Curb P&P-6th Street North Side, Sta. 3+00 to 5+00	C.8.4	Electric & Telecomm - Details	LP-1.4	DHM Plans - Planting Plan - Sta. 5+25 to End
C.4.8	Curb P&P-6th Street North Side, Sta. 5+00 to Pine St.	C.8.5	Electric & Telecomm - Details	LP-2.0	DHM Plans - Planting Details
C.4.9	Curb P&P-Pine Street East Side	C.8.6	Electric & Telecomm - Details	Right-of-Way Plans	
C.4.10	Curb P&P-Maple Street West Side, Sta. 1+00 to 1+77	ES.0-1	Bighorn Consulting Eng. Plans - Notes	1.01	Title Sheet
C.4.11	Curb P&P-Maple Street East Side, Sta. 1+00 to 1+77	ES.0-2	Bighorn Consulting Eng. Plans - Notes	2.01	Tabulation of Properties
C.4.12	Roundabout Island Renovations	ES.2-1	Bighorn Consulting Eng. Plans - Sta. 1+00 to 3+00	3.01	Project & Land Survey Control Diagram
Site Plans		ES.2-2	Bighorn Consulting Eng. Plans - Sta. 3+00 to 5+25	3.02	Project & Land Survey Control Diagram
C.5.1	Site Plan-Overall	ES.2-3	Bighorn Consulting Eng. Plans - Sta. 5+25 to End	5.01	Monumentation Sheets
C.5.2	Site Plan - Roundabout	ES.2-4	Bighorn Consulting Eng. Plans - Details	7.01	Plan Sheets
C.5.3	Site Plan - South Side Sta. 1+25 to 2+50	ES.2-5	Bighorn Consulting Eng. Plans - Details	7.02	Plan Sheets
C.5.4	Site Plan - South Side Sta. 2+50 to 3+75	ES.2-6	Bighorn Consulting Eng. Plans - Details	8.01	Ownership Map
C.5.5	Site Plan - South Side Sta. 3+75 to 5+00	ES.2-7	Bighorn Consulting Eng. Plans - Details	Subsurface Utility Engineering Investigation	
C.5.6	Site Plan - South Side Sta. 4+75 to 5+75	ES.2-8	Bighorn Consulting Eng. Plans - Details	U-001	Cover Sheet
C.5.7	Site Plan - South Side Sta. 5+75 to end	ES.2-9	Bighorn Consulting Eng. Plans - Details	U-002	Standard Sheet
C.5.8	Site Plan - North Side Sta. 1+50 to 2+75	ES.2-10	Bighorn Consulting Eng. Plans - Details	U-003	Plan Sheet
C.5.9	Site Plan - North Side Sta. 2+75 to 4+00	ES.2-11	Bighorn Consulting Eng. Plans - Details	U-004	Plan Sheet
C.5.10	Site Plan - North Side Sta. 2+75 to 4+00-Points	ES.2-12	Bighorn Consulting Eng. Plans - Details	U-005	Plan Sheet
C.5.11	Site Plan - North Side Sta. 4+00 to 5+25	ES.2-13	Bighorn Consulting Eng. Plans - Details		
C.5.12	Site Plan - North Side Sta. 5+25 to End	ES.2-14	Bighorn Consulting Eng. Plans - Details		
C.5.13	Site Plan - North Side Sta. 5+25 to End-Points	ES.2-15	Bighorn Consulting Eng. Plans - Details		

Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Cover Sheet 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.									RMS M535-010	
Last Modification Date: 11/15/23	Initials: -		2.									STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.									PROJECT STARTED: -	ACCEPTED: -
Drawing File Name: 22021-c-cover			4.									Comments: -	
Acad Ver.: 2022	Scale: N/A	Units: English	5.									Sheet Number:	C.0.1

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
☒ M-100-1	STANDARD SYMBOLS (3 SHEETS).....	1-3	☐ M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM..... 79-97	79-97	☐ S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS)	171-178
☐ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS).....	4-7		31 INCHES (19 SHEETS) <i>(REVISED ON MARCH 5, 2020)</i>		☒ S-613-1	ROADWAY LIGHTING (6 SHEETS)	179-186
☐ M-203-1	APPROACH ROADS.....	8	☐ M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS).....	98-101	☐ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS)	
☐ M-203-2	DITCH TYPES	9	☐ M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS)..... 102-104	102-104	☒ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS)	
☐ M-203-11	SUPERELEVATION CROWNED AND.....	10-12	☐ M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER	105-115	☐ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS).....	187-188
☐ M-203-12	SUPERELEVATION STREETS (2 SHEETS).....	13-14	☐ M-607-1	WIRE FENCES AND GATES (3 SHEETS).....	116-118	☒ S-614-2	CLASS I SIGNS	189
☒ M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES	15-16	☐ M-607-2	CHAIN LINK FENCE (3 SHEETS).....	119-121	☐ S-614-3	CLASS II SIGNS	190
	(2 SHEETS)		☐ M-607-3	BARRIER FENCE.....	122	☐ S-614-4	CLASS III SIGNS (3 SHEETS)	191-193
☐ M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)....	17-18	☐ M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS).....	123-127	☐ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS	194-195
☒ M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS)	19-29		<i>(REVISED ON JULY 13, 2020)</i>		☐ S-614-6	FOR CLASS III SIGNS (2 SHEETS)	
☐ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31	☐ M-607-10	PICKET SNOW FENCE	128	☐ S-614-8	CONCRETE FOOTINGS AND SIGN ISLANDS.....	196-197
☐ M-214-1	NURSERY STOCK DETAILS	32	☐ M-607-15	ROAD CLOSURE GATE (9 SHEETS).....	129-137	S-614-9	FOR CLASS III SIGNS (2 SHEETS)	
☐ M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34	☒ M-608-1	CURB RAMPS (10 SHEETS).....	138-147	☐ S-614-10	CONCRETE FOOTINGS AND SIGN ISLANDS.....	196-197
☒ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS)	35-39	☒ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS).....	148-151	☒ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS).....	198-204
	<i>(REVISED ON JANUARY 31, 2022)</i>		☐ M-611-1	CATTLE GUARD (2 SHEETS).....	152-153	S-614-9	<i>(REVISED ON DECEMBER 29, 2020)</i>	
☐ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS)		☐ M-611-2	DEER GUARD (2 SHEETS).....	154-155	☐ S-614-10	PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS).....	205-206
	<i>(REVISED ON SEPTEMBER 6, 2022)</i>		☐ M-614-1	RUMBLE STRIPS (3 SHEETS).....	156-158	☐ S-614-11	<i>(SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)</i>	
☐ M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING.....	40	☐ M-614-2	SAND BARREL ARRAYS (2 SHEETS).....	159-160	☐ S-614-12	MARKER ASSEMBLY INSTALLATIONS	207
☐ M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....	41-42	☐ M-615-1	EMBANKMENT PROTECTOR TYPE 3	161	☐ S-614-14	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
	(2 SHEETS)		☐ M-615-2	EMBANKMENT PROTECTOR TYPE 5	162	☐ S-614-20	STRUCTURE NUMBER INSTALLATION (2 SHEETS).....	209-210
☐ M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....	43-44	☐ M-616-1	INVERTED SIPHON.....	163	☐ S-614-21	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS).	211-214
	(2 SHEETS)		☐ M-620-1	FIELD LABORATORY CLASS 1.....	164		TYPICAL POLE MOUNT SIGN INSTALLATIONS.....	215
☐ M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE).....	45-46	☐ M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166		CONCRETE BARRIER SIGN POST INSTALLATIONS.....	216-217
	(2 SHEETS)		☐ M-620-11	FIELD OFFICE CLASS 1.....	167	☐ S-614-22	(2 SHEETS) <i>(REVISED ON SEPTEMBER 21, 2020)</i>	
☐ M-601-10	HEADWALL FOR PIPES.....	47	☐ M-620-12	FIELD OFFICE CLASS 2.....	168	☐ S-614-40	TYPICAL MULTI-SIGN INSTALLATIONS.....	218
☐ M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE.....	48	☐ M-629-1	SURVEY MONUMENTS (2 SHEETS).....	169-170		TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS.....	219-223
☐ M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49					65'-75' SINGLE MAST ARMS (5 SHEETS) <i>(REVISED ON JULY 22, 2020)</i>	
☐ M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS) ...	50-51				☐ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL	224-227
☐ M-603-1	METAL PIPE (4 SHEETS).....	52-55					25'-55' SINGLE MAST ARMS (4 SHEETS) <i>(REVISED ON JULY 22, 2020)</i>	
☒ M-603-2	REINFORCED CONCRETE PIPE	56				☐ S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
☐ M-603-3	PRECAST CONCRETE BOX CULVERT	57				☐ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS).....	241-244
	<i>(REVISED ON SEPTEMBER 10, 2020)</i>					☐ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS.....	245-252
☐ M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND	58				☒ S-614-44	(8 SHEETS)	
	CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets)					☒ S-614-45	PEDESTAL POLE SIGNALS (2 SHEETS).....	253-254
	<i>(REVISED ON MARCH 7, 2022)</i>						PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS)	
☒ M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59				☐ S-614-50	<i>(REVISED ON DECEMBER 3, 2020)</i>	
☐ M-603-6	STEEL REINFORCED POLYETHYLENE	60				☐ S-614-60	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS).....	255-266
	RIBBED PIPE (AASHTO MP 20)					☒ S-627-1	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS).....	267-280
☐ M-603-10	CONCRETE AND METAL END SECTIONS	61					PAVEMENT MARKINGS (11 SHEETS).....	281-289
☐ M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES.....	62-64				☒ S-630-1	<i>(REVISED ON APRIL 14, 2023)</i>	
	(3 SHEETS)					☒ S-630-2	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION.....	290-313
☐ M-604-10	INLET, TYPE C	65					(26 SHEETS) <i>(REVISED ON JULY 24, 2023)</i>	
☐ M-604-11	INLET, TYPE D	66					BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP).....	314
☐ M-604-12	CURB INLET TYPE R (2 SHEETS).....	67-68				☐ S-630-3	AND VERTICAL PANELS	
☐ M-604-13	CONCRETE INLET TYPE 13.....	69				☐ S-630-4	FLASHING BEACON (PORTABLE) DETAILS	315
☒ M-604-20	MANHOLES (3 SHEETS).....	70-72					STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION.....	316-317
☐ M-604-25	VANE GRATE INLET (5 SHEETS).....	73-77				☐ S-630-5	DETAILS (2 SHEETS)	
	<i>(REVISED ON FEBRUARY 3, 2023)</i>					☐ S-630-6	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
☐ M-605-1	SUBSURFACE DRAINS	78				☐ S-630-7	EMERGENCY PULL-OFF AREA (TEMPORARY).....	320
							ROLLING ROADBLOCKS FOR TRAFFIC CONTROL	321-323
							(3 SHEETS)	

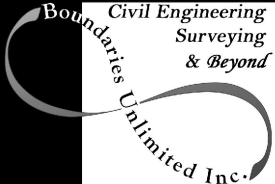
COLORADO
DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST

July 31, 2019

Revised on July 24, 2023

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
AND REVISED, APPLY TO THIS PROJECT WHEN USED
BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

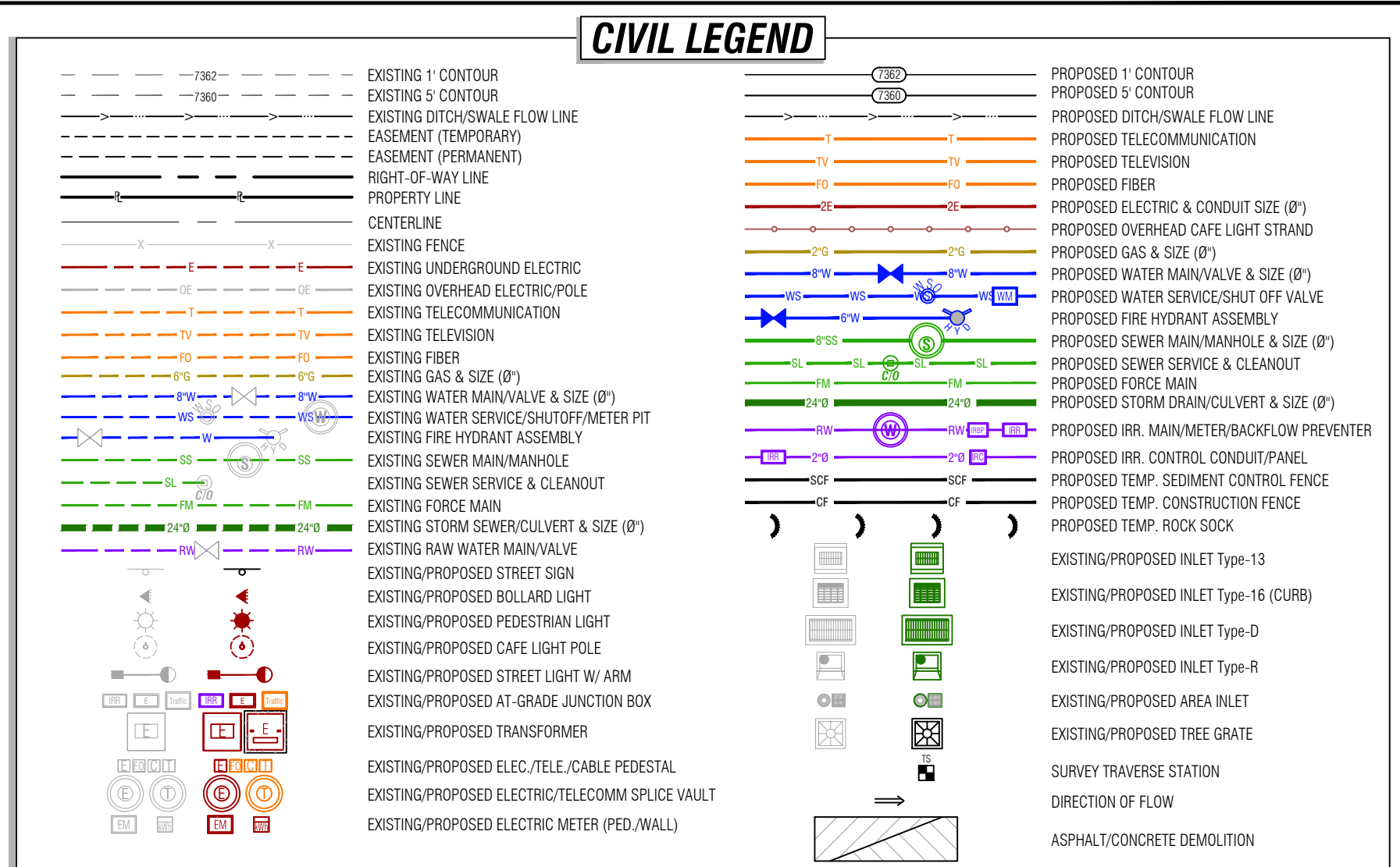
THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE
INDICATED BY A MARKED BOX ☒ , AND WILL BE ATTACHED TO THE
PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE
IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

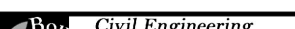
Computer File Information			Index of Revisions				Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project CDOT M&S Standards List 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:			STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:			PROJECT STARTED: - ACCEPTED: -	
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Acad Ver.: 2022	Scale: N/A	Units: English	5.										

1. CONTACT CDOT REGION 3 AT 970.243.2368 A MINIMUM OF 48-HRS PRIOR TO START OF CONSTRUCTION.
2. ALL MATERIALS, EQUIPMENT, INSTALLATION AND CONSTRUCTION WITHIN THE STATE HIGHWAY ROW SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING STANDARD REFERENCES AS APPLICABLE:
 - A. CDOT MATERIALS MANUAL
 - B. CDOT CONSTRUCTION MANUAL
 - C. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
 - D. CDOT STANDARD SPECIAL PROVISIONS, AS APPLICABLE TO PROJECT
 - E. CDOT STANDARD PLANS (M&S STANDARDS)
 - F. FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE COLORADO SUPPLEMENT THERETO
 - G. AASHTO ROADSIDE DESIGN GUIDE

COLORADO DEPARTMENT OF TRANSPORTATION
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4201 EAST ARKANSAS AVENUE
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(303) 757-9313

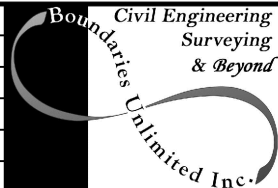
2. A LIST OF UTILITY CONTACTS (COMPANY, CONTACT PERSON & PHONE NUMBER) SHALL BE PROVIDED ON THE PLAN SET.
3. THE CONTRACTOR SHALL PROVIDE ON-SITE SANITARY FACILITIES UNLESS FACILITIES ARE ALREADY PROVIDED THAT ARE REASONABLY CLOSE TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO AFFECTED PROPERTY OWNERS AT ALL TIMES DURING CONSTRUCTION AT NO ADDITIONAL COST.
5. THERE IS A POTENTIAL FOR ENCOUNTERING PETROLEUM CONTAMINATED MATERIALS ON THE PROJECT. IF ENCOUNTERED, THE CONTRACTOR SHALL FOLLOW SECTION 250 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. THE CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE PUBLIC RIGHT OF WAY AND EASEMENT(S) ACQUIRED FOR THIS PROJECT.
7. CONTRACTOR SHALL DESIGNATE A CERTIFIED TRAFFIC CONTROL SUPERVISOR (TCS) TO MANAGE CONSTRUCTION SIGNAGE AND SAFETY OF OPERATIONS DURING ACTIVITIES WITHIN CDOT RIGHT OF WAY. A TRAFFIC CONTROL SUPERVISOR SHALL BE AVAILABLE WHENEVER WORK IS IN PROGRESS.
8. NO PERSONAL VEHICLES ARE ALLOWED TO PARK IN CDOT RIGHT OF WAY.
9. THE ENGINEER OF RECORD IS RESPONSIBLE FOR OVERSEEING ALL EROSION CONTROL ELEMENTS.
10. DURING ALL SUBSURFACE ACTIVITIES, WORKERS SHALL BE ALERT FOR VISUAL AND OLFACTORY SIGNS OF CONTAMINATION. IF CONTAMINATION IS ENCOUNTERED, WORK SHALL STOP AND PROCEDURES ESTABLISHED IN THE CDOT 250 SPEC SHALL BE FOLLOWED. ANY CONTAMINATED SOILS OR LANDFILL MATERIAL SHALL BE PROPERLY HANDLED AND SAMPLED PRIOR TO DISPOSAL.
11. STORMWATER CONSTRUCTION PERMIT: SEE THE PROJECT SPECIAL PROVISIONS.
12. REQUIRED SHOP DRAWINGS: SEE THE PROJECT SPECIAL PROVISIONS.
13. TRAFFIC CONTROL PLAN: SEE THE PROJECT SPECIAL PROVISIONS.



Computer File Information			Index of Revisions			 Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project General Notes - CDOT 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.					No Revisions:		RMS M535-010			
Last Modification Date: 11/15/23	Initials: -	☐	2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street			
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.					Void:	PROJECT STARTED: -	ACCEPTED: -			
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ABBREVIATIONS					
AP	ANGLE POINT	GA	GAUGE	QTY	QUANTITY
APROX	APPROXIMATE	GAL	GALLON		
ARCH	ARCHITECT	GALV	GALVANIZED	R	RADIUS
AVG	AVERAGE	GB	GRADE BREAK	RE	REFERENCE
		GC	GENERAL CONTRACT(OR)	REINF	REINFORCE(D), (ING)
		GPM	GALLON PER MINUTE	REQ'D	REQUIRED
B&B	BALLED AND BURLAPPED			REV	REVISION(S), REVISED
BLDG	BUILDING			RIM	RIM ELEVATION
BM	BENCHMARK	HORIZ	HORIZONTAL	ROW	RIGHT-OF-WAY
BOC	BACK OF CURB	HP	HIGH POINT	RP	RADIUS POINT
BOV	BLOW OFF VALVE	HT	HEIGHT		
BR	BOTTOM OF RAMP				
BS	BOTTOM OF STEP	ID	INSIDE DIAMETER	SAN	SANITARY
BW	BOTTOM OF WALL	INV	INVERT ELEVATION	SCH	SCHEDULE
		IN	INCHES	SD	STORM DRAIN
CAL	CALIPER	INCL	INCLUDE(D)	SEC	SECTION
CF	CUBIC FEET	IRR	IRRIGATION	SF	SQUARE FOOT (FEET)
CIP	CAST-IN-PLACE			SHT	SHEET
CJ	CONTROL JOINT	JT	JOINT(S)	SIM	SIMILAR
CL	CENTERLINE			SPECS	SPECIFICATIONS
CLR	CLEAR(ANCE)	LIN	LINEAR	SQ	SQUARE
C/O	CLEANOUT	LP	LOW POINT	STA	STATION
COMP	COMPACTED	LT	LIGHT	STD	STANDARD
CONC	CONCRETE			STL	STEEL
CONT	CONTINUOUS	MATL	MATERIAL	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	MAX	MAXIMUM	SYM	SYMMETRICAL
CU	CUBIC	MECH	MECHANICAL		
		MH	MANHOLE	TBC	TOP OF BACK OF CURB
DBL	DOUBLE	MIN	MINIMUM	TC	TOP OF CURB
DEG	DEGREE	MISC	MISCELLANEOUS	THK	THICK
DEMO	DEMOLISH, DEMOLITION			T LF	TOP OF LIGHT FOOTING
DIA	DIAMETER	NIC	NOT IN CONTRACT	TO	TOP OF
DIM	DIMENSION	NOM	NOMINAL	TOPO	TOPOGRAPHY
DN	DOWN	NTS	NOT TO SCALE	TR	TOP OF RAMP
DTL	DETAIL			TRANS	TRANSFORMER
DWG	DRAWING	OC	ON CENTER(S)	TS	TOP OF STEP
		OD	OUTSIDE DIAMETER	TW	TOP OF WALL
		OPP	OPPOSITE	TYP	TYPICAL
EA	EACH				
EF	EACH FACE				
EJ	EXPANSION JOINT	PA	PLANTING AREA	UNFIN	UNFINISHED
ELEV	ELEVATION	PC	POINT OF CURVATURE		
ELECT	ELECTRICAL	PERF	PERFORATE(D)	VAR	VARIES
ENG	ENGINEER	PED	PEDESTRIAN	VERT	VERTICAL
EOP	CURB LIP	PERM	PERIMETER	VEH	VEHICLE
EQ	EQUAL	PI	POINT OF INTERSECTION	VOL	VOLUME
EST	ESTIMATE	PL	PROPERTY LINE		
EW	EACH WAY	POB	POINT OF BEGINNING	W/	WITH
EXIST	EXISTING	PSF	POUNDS PER SQUARE FOOT	W/O	WITHOUT
		PSI	POUNDS PER SQUARE INCH	WT	WEIGHT
		PT	POINT, POINT OF TANGENCY	WWF	WELDED WIRE FABRIC
FG	FINISHED GRADE	PVC	POLYVINYL CHLORIDE		
FIN	FINISH	PVMT	PAVEMENT	YD	YARD
FL	FLOW LINE	PVR	PAVER(S)		
FOB	FACE OF BUILDING				
FOW	FACE OF WALL				
FS	FINISH SURFACE				
FT	FOOT (FEET)				
FTG	FOOTING				

GENERAL NOTES					
1.	CONSTRUCTION WORK. ANY NOISE CREATED BY OPERATING OR CAUSING TO BE OPERATED ANY EQUIPMENT (MECHANICAL OR NON-MECHANICAL, SELF-PROPELLED OR MANUALLY MANIPULATED) USED IN CONSTRUCTION, REPAIR, ALTERATION OR DEMOLITION WORK ON BUILDINGS, STRUCTURES, STREETS, ALLEYS OR APPURTENANCES AT ANY TIME OTHER THAN AS PERMITTED IN THE CITY MUNICIPAL CODE. THE CITY MANAGER IS HEREBY AUTHORIZED TO ISSUE A CONSTRUCTION WORK NOISE PERMIT ALLOWING CONSTRUCTION WORK NOISE TO OCCUR AT A TIME OTHER THAN THE TIME SET FORTH HEREIN BASED ON CIRCUMSTANCES WHICH NECESSITATE SUCH CONSTRUCTION WORK.				
2.	IN ORDER OF PRECEDENCE, ALL CONSTRUCTION SHALL MEET OR EXCEED:				
2.1.	THE AGREEMENT;				
2.2.	PROJECT SPECIAL PROVISIONS;				
2.3.	CDOT STANDARD SPECIAL PROVISIONS;				
2.4.	PLANS;				
2.4.1.	DETAILED PLANS;				
2.4.2.	CDOT STANDARD PLANS;				
2.4.3.	CITY OF GLENWOOD SPRINGS 'GLENWOOD SPRINGS ENGINEERING DESIGN STANDARDS'				
2.4.4.	CALCULATED DIMENSIONS WILL GOVERN OVER SCALED DIMENSIONS;				
2.5.	CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ED.				
2.6.	CITY OF GLENWOOD SPRINGS ENGINEERING DESIGN STANDARDS' SPECIFICATIONS				
2.7.	IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.				
3.	THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.				
4.	THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES TWO (2) SIGNED COPIES OF THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND PROJECT ENGINEER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, PROJECT ENGINEER, AND GOVERNING AGENCY.				
5.	THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO (2) FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT LOCATION OF SUBSURFACE UTILITIES INSTALLED AND ENCOUNTERED. ALL INSTALLED AND ENCOUNTERED UTILITIES SHALL BE TOPOGRAPHICALLY SURVEYED BY A PROFESSIONAL LAND SURVEYOR AND ASBUILT DRAWINGS SHALL BE PROVIDED IN ELECTRONIC .DWG AND .PDF FORM TO THE TOWN/CITY AND THE PROJECT ENGINEER UPON COMPLETION OF THE WORK. ALL SURVEY DATA SHALL BE ON TOWN/CITY COORDINATES AND DATUM.				
6.	ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.				
7.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.				
8.	THE CONTRACTOR SHALL CONTACT ONE CALL OF COLORADO AT #811 (1-800-922-1987), FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. (www.unc2.org)) A MINIMUM OF SEVENTY TWO (72) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.				
9.	THE SUBSURFACE UTILITY ENGINEERING (SUE) MAPPING SHOWN ON THESE PLANS WERE PROVIDED BY T2 UTILITY ENGINEERS (PROJECT NO. C005700100) AND WERE NOT VERIFIED BY BOUNDARIES UNLIMITED INC. THEREFORE, BOUNDARIES UNLIMITED, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES.				
10.	ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER, PROJECT ENGINEER, TOWN/CITY AND CDOT, AS APPLICABLE.				
11.	LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE PROJECT ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.				
12.	THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS/DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE PROJECT ENGINEER, HE DOES SO AT HIS OWN RISK.				
13.	THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.				
14.	ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.				
15.	THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK. THE CITY WILL NEED TO OBTAIN THE STORMWATER CONSTRUCTION PERMIT AND THEN TRANSFER IT TO HE CONTRACTOR (NEW PROCESS THRU CDPHE).				
16.	ANY EXCAVATION OR BLOCKING OF TRAFFIC MOVEMENTS ON 6TH STREET, MAPLE STREET, PINE STREET OR ANY OTHER PUBLIC RIGHT OF WAY ALREADY IN SERVICE WILL REQUIRE A RIGHT OF WAY PERMIT FROM THE CITY ENGINEERING DEPARTMENT. APPLY FOR RIGHT OF WAY PERMITS AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE OF WORK NECESSARY. IN THE EVENT THE OBSTRUCTION IS LONG-TERM OR MORE COMPLEX WITH IMPACTS TO OTHER RIGHTS-OF-WAY, A LONGER REVIEW AND NOTICING TO THE PUBLIC MAY BE NECESSARY.				
17.	THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.				
18.	PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.				
19.	FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.				
20.	CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.				
21.	PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE OWNER'S CONSTRUCTION PROJECT MANAGER TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.				
22.	TEMPORARY POWER, TELEPHONE, WATER, SANITARY SEWER AND WASTE DISPOSAL SERVICE FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.				
23.	CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY OTHER PROFESSIONALS FOR THIS PROJECT, INCLUDING LANDSCAPING, STRUCTURES, IRRIGATION AND TRAFFIC CONTROL. ENSURE COORDINATION OF THE EXACT LOCATION AND DIMENSIONS OF STRUCTURES/UTILITIES AND GRADES/ELEVATIONS. IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF THERE ARE ANY DISCREPANCIES.				
24.	NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN SURVEYED, INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, PROJECT ENGINEER AND/OR OWNER'S CONSTRUCTION PROJECT MANAGER. INSPECTIONS SHALL BE SCHEDULED AT LEAST FORTY EIGHT (48) HOURS PRIOR.				
25.	THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND ALL				

Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project General Notes - Project 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23 Initials: DJW			1.						No Revisions:				RMS M535-010	
Last Modification Date: 11/15/23 Initials: -			2.						Revised:		Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street.dwg			3.						Void:		PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.0.4	
Drawing File Name: 22021-c-cover			4.								Comments: -			
Acad Ver.: 2022 Scale: N/A Units: English			5.			BUI Project No.: BUI #22021								

GRADING PLAN NOTES				
1.	PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN, IF PROVIDED, FOR REQUIREMENTS.			
2.	THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.			
3.	IF APPLICABLE, ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.			
4.	THE CONTRACTOR SHALL CONSTRUCT FINISH GRADE SLOPES NO STEEPER THAN AS SHOWN ON THESE PLANS.			
5.	SITE, UTILITY AND ROAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.			
6.	THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.			
7.	IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE PROJECT ENGINEER AND OWNER'S CONSTRUCTION PROJECT MANAGER IMMEDIATELY.			
8.	THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.			
9.	FINAL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITHIN TWENTY FOUR (24) HOURS PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY.			
10.	SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.			
11.	ALL EXCAVATIONS, RETAINING WALLS, ROADWAYS, DRAINAGE FACILITIES, BUILDING STRUCTURES AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA AND/OR CDOT REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.			

HOT MIX ASPHALT (HMA) PAVING NOTES				
1.	FOR THE HOT MIX ASPHALT (HMA) TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AN APPROVED CDOT MIX DESIGN (FORM 43) ISSUED AND VERIFIED ON A CDOT PROJECT WITHIN THE LAST 36 MONTHS. THE ASPHALT CEMENT BINDER GRADE SHALL BE AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS (PSPs). THE HMA MIX DESIGN SHALL CONFORM TO THE GRADATION REQUIREMENTS AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS (PSPs).			
2.	ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE SUBSOIL STUDY/GEOTECHNICAL REPORT, PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.01, DATED MARCH 8, 2023.			
3.	PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES OF APPLICATION WERE USED:			
3.1.	HOT MIX ASPHALT: 5-INCH THICKNESS @ 110 LBS./SQ.YD-INCH			
3.2.	TACK COAT DILUTED EMULSIFIED ASPHALT: @ 0.10 GALS./SQ.YD.(DILUTED)			
3.3.	AGGREGATE BASE COURSE: 12-INCH THICKNESS @ 133 LBS./CU.FT.			
4.	DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER. RATES OF APPLICATION SHALL BE DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION.			
5.	A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:			
5.1.	BEFORE PLACING NEW PAVEMENT OVER EXISTING OR NEW PAVEMENT			
5.2.	ADJACENT TO EXISTING PAVEMENT, AND OTHER SURFACES AGAINST WHICH ASPHALT IS PLACED			
5.3.	BETWEEN PAVEMENT COURSES			
6.	BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER. CLEANING WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE WORK.			
7.	ANY LAYER OF HOT MIX ASPHALT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE THE SUCCEEDING LAYER IS PLACED. THE TOP LIFT OF HOT MIX ASPHALT SHALL BE TREATED AS AN OVERLAY; IT SHALL NOT BE PLACED UNTIL ALL OTHER WORK, INCLUDING WIDENING, PATCHING AND RECONSTRUCTION THAT REQUIRE A LOWER LAYER OF HOT MIX ASPHALT, HAS BEEN COMPLETED.			
8.	WHERE PAVEMENT IS TO ABUT EXISTING PAVEMENT OR IT IS REQUIRED TO CUT EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE REMOVED TO A NEAT VERTICAL LINE WITH A SAW OR AS APPROVED BY THE ENGINEER. CUT FACES SHALL NOT REMAIN UNPROTECTED OVERNIGHT. A T-TOP EDGE SHALL BE MILLED PER CDOT/CITY STANDARDS. THE CONTRACTOR WILL BE REQUIRED TO PAINT OR SPRAY THE EDGE OF THE CUT ASPHALT WITH DILUTED EMULSIFIED ASPHALT (SLOW-SETTING) PRIOR TO PAVING OPERATIONS. THIS WORK WILL NOT BE PAID SEPARATELY, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE WORK.			

CONCRETE PAVING NOTES				
1.	ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE SUBSOIL STUDY/GEOTECHNICAL REPORT, PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.01, DATED MARCH 8, 2023.			
2.	ALL CONCRETE WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE LABORATORY TESTING RESULTS FOR CORROSION POTENTIAL PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.01, DATED MARCH 13, 2023. A WATER SOLUBLE SULFATE CONTENT OF 0.0043% WAS DETERMINED ON A SOIL SAMPLE TAKEN AT 5-FEET. A SULFATE CONTENT OF LESS THAN 0.10% CORRESPONDS TO CLASS 0 CONCRETE AS PRESENTED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TABLE 601-2, WHICH SPECIFIES TYPE I/II OR V PORTLAND CEMENT.			
3.	ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET CDOT STANDARDS AND SPECIFICATIONS.			
4.	ALL SIDEWALK, RAMP, BIKE PATH AND CURB AND GUTTER CONCRETE SHALL CONTAIN CDOT APPROVED FIBER MESH REINFORCEMENT AT 3.5 LBS PER CUBIC YARD.			
5.	ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.			
6.	THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE “2010 ADA STANDARDS FOR ACCESSIBLE DESIGN”. THE SITE MAY BE INSPECTED BY TOWN/CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.			
7.	COLOR ADMIXTURES: COLOR SAMPLES SHALL BE PROVIDED TO THE PROJECT ENGINEER FOR SELECTION PRIOR TO CONSTRUCTION.			
8.	CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS OR THIOCYANATES ARE NOT PERMITTED.			
9.	ALL REINFORCING STEEL SHALL BE EPOXY COATED GRADE 40 FOR #4 AND SMALLER AND GRADE 60 FOR #5 AND LARGER. ALL REINFORCING STEEL IN SLABS AND WALLS SHALL BE HELD AT CORRECT DISTANCE FROM FORMS BY ADEQUATE CONCRETE BLOCKS, STEEL CHAIRS, OR TIES IN ACCORDANCE WITH LATEST ACI DETAILING PRACTICES.			
10.	USE 1/4" RADIUS ON ALL CONCRETE EDGES UNLESS NOTED OTHERWISE.			
11.	EXPANSION JOINTS IN SIDEWALKS SHALL BE INSTALLED EVERY 90 LF AND/OR WHEN ABUTTING EXISTING CONCRETE OR A FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH THICK AND SHALL EXTEND THE FULL DEPTH OF THE CONTACT SURFACE AND SEALED OVER THE JOINT. ALL OTHER EXPANSIONS JOINTS SHALL CONFORM TO CDOT STANDARDS AND SPECIFICATIONS.			
12.	THE CONTRACTOR SHALL, UNLESS OTHERWISE SHOWN ON THE PLANS, SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES AND SIMILAR SIZE STRUCTURES. SMALLER STRUCTURES SUCH AS VALVE AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER.			
13.	CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR CONTROLLED MOISTURE.			
14.	WHEN REPLACING CONCRETE, INSTALL DOWELS PER THE DETAILS AND JOINT PLAN. MATCH VERTICAL EDGES OF SAWCUT AND MAINTAIN INTEGRITY OF DRAINAGE PATTERNS.			

STORM SEWER NOTES				
1.	STORM SEWER STRUCTURES SHALL BE COMPLY WITH COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD PLANS (M-STANDARDS) AND/OR MILE HIGH FLOOD DISTRICT (MHFD) STANDARDS, LATEST EDITIONS.			
2.	STORM SEWER PIPE MATERIALS SHALL BE WATER TIGHT HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12-WT OR ENGINEER APPROVED EQUAL) OR SDR26 PVC WITH RING-TITE JOINTS UNLESS OTHERWISE SPECIFIED IN THE PLANS.			
3.	STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.			

CONTACT INFORMATION:				
• <u>QUALITY ASSURANCE - PROJECT ENGINEER/ENGINEER OF RECORD:</u>				
DERIC J. WALTER, PE				
BOUNDARIES UNLIMITED INC.				
970.945.5252				
• <u>MATERIALS TESTING - TESTING AGENT:</u>				
BY THE CONTRACTOR.				

Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc. 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021			811 Know what's below. Call before you dig.			As Constructed		6th Street Improvements Project General Notes - Project 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23		Initials: DJW		RMS M535-010													
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Drawing File Name: 22021-c-cover																	
Acad Ver.: 2022		Scale: N/A		Units: English						Sheet Number: C.0.6							

UTILITY NOTES

1. EXISTING UTILITIES ARE DEPICTED ON THESE PLANS AS AS DOCUMENTED ON SUBSURFACE UTILITY ENGINEERING INVESTIGATION, GLENWOOD SPRINGS - 6TH STREET, GLENWOOD SPRINGS, CO (T2 UTILITY ENGINEERS, PROJECT NO. C005700100, DATED 2/23/23) AND ASSOCIATED TEST HOLE DATA REPORTS. THE CONTRACTOR SHALL REFER TO SAID DOCUMENTS DURING CONSTRUCTION FOR MORE DETAILED INFORMATION AND "QUALITY LEVELS" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEER'S DOCUMENT ASCE 38, "STANDARD GUIDELINE FOR INVESTIGATION AND DOCUMENTING EXISTING UTILITIES."
2. SUBSURFACE UTILITY BORING (AKA POTHOLING) REQUIRED DURING CONSTRUCTION SHALL BE INCLUDED IN THE WORK FOR A COMPLETE PROJECT.
3. THE SURVEYOR WILL NEED TO BE ABLE TO LOCATE THE TOP OF ALL INSTALLED UTILITY PIPES AT CONNECTION POINTS, HORIZONTAL/VERTICAL DEFLECTION POINTS AND EVERY 50' MINIMUM ALONG THE UTILITY ALIGNMENTS. TO ENABLE THE CONTRACTOR TO BACKFILL HIS CONSTRUCTION, THE CONTRACTOR MAY NEED TO INSTALL TEMPORARY REMOVABLE RODS OR POSTS (CUT TO SPECIFIC LENGTHS) IMMEDIATELY ADJACENT TO (NOT ATOP) THE INSTALLED UTILITY FOR THE SURVEYOR TO LOCATE WHEN MOBILIZED FOR STAKING OR ON A WEEKLY BASIS. THE CONTRACTOR WILL BE REQUIRED TO PROTECT THESE MARKINGS UNTIL SURVEYED AND THEN REMOVE THEM AND FILL IN ANY VOIDS IN THE BACKFILL. MARKINGS DAMAGED PRIOR TO DATA COLLECTION WILL REQUIRE THE CONTRACTOR TO RE-EXPOSE THE UTILITY AND REINSTALL THE BACKFILL AT HIS OWN EXPENSE.
4. THE CONTRACTOR SHALL COMPLY WITH THE COLORADO REVISED STATUTES (CRS) 2018, TITLE 9, ARTICLE 1.5-103 (1), " ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS UP TO THE STRUCTURE OF BUILDING BEING SERVICED, INSTALLED ON OR AFTER 8/8/2018, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED." THEREFORE, TRACER WIRE (12 GAUGE MIN.) SHALL BE INSTALLED ATOP ALL NEW POTABLE WATER, RAW WATER, SANITARY SEWER, STORM SEWER, FOUNDATION DRAIN PIPELINES, LATERALS AND SERVICES. DETECTABLE WARNING TAPE SHALL BE INSTALLED 12" ABOVE THE UTILITY AS WELL.
5. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS APPROVED BY THE APPLICABLE UTILITY AND WITH APPROPRIATE NOTICING. THE CONTRACTOR SHALL BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY CONSTRUCTION.
6. ALL SCARRED/DAMAGED COATINGS ON METAL FITTINGS AND COMPONENTS SHALL BE TOUCHED UP ONSITE WITH A MANUFACTURER APPROVED SPRAY COATING DESIGNED FOR UNDERGROUND INSTALLATIONS.
7. INSTALLATION, RELOCATION OR REMOVAL OF UTILITIES SHALL BE COORDINATED WITH THE CITY AND UTILITY AGENCIES AFFECTED.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF HORIZONTAL AND VERTICAL CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINES PRIOR TO UTILITIES CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE TOWN/CITY, GOVERNING AGENCIES, AND UTILITY OWNERS A LEAST 30 DAYS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
11. THE CONTRACTOR SHALL CONSTRUCT ALL POTABLE WATER, SANITARY SEWER, ELECTRIC, GAS, TELECOMMUNICATION MAINS/SERVICE LINES/CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE TOWN/CITY AND/OR UTILITY PROVIDER. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY, PROJECT ENGINEER OF UTILITY PRIOR TO BACKFILL.
12. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
13. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE, OR 1/4" BELOW ASPHALT OR CONCRETE IN PAVED AREAS. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE OR 1/4" BELOW ASPHALT OR CONCRETE IN PAVED AREAS. THE MAXIMUM ACCEPTED VERTICAL ADJUSTMENT IS 12 INCHES AND COVER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. FIRE HYDRANTS SHALL BE ADJUSTED SUCH THAT THE BOTTOM OF FLANGE IS 3'-6" ABOVE THE FINISH GRADE WHILE MAINTAINING MINIMUM COVER REQUIREMENTS.
14. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

15. SANITARY SEWER SERVICES MUST INTERCONNECT INTO SEWER MAINS, NOT AT MANHOLES.
16. THE CONTRACTOR SHALL TEMPORARILY PLUG OR COVER SEWER INVERTS AS NECESSARY TO PREVENT DEBRIS FROM ENTERING THE SEWER MAIN DURING CONSTRUCTION OF EACH INDIVIDUAL SEWER MANHOLE.
17. CONTRACTOR SHALL BE PREPARED TO INSTALL COUPLINGS AND FITTINGS AS NECESSARY TO MAKE CONNECTIONS BETWEEN VARIED TYPES OF PIPE, INCLUDING BUT NOT LIMITED TO PVC, TRANSITE, CLAY, ORANGEBURG AND DUCTILE IRON. ALL CONNECTIONS TO BE APPROVED BY GLENWOOD SPRINGS WATER DEPARTMENT.
18. HYDRANTS SHALL NOT BE TAKEN OUT OF SERVICE WITHOUT EXPLICIT PERMISSION FROM THE GLENWOOD SPRINGS WATER DEPARTMENT AND VERIFICATION OF ADEQUATE FIRE FLOW FOR ADJACENT STRUCTURE PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST SEVENTY TWO (72) HOURS PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE TOWN/CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
19. POTABLE WATER AND SEWER LINES AND SERVICES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER, MINIMUM.
20. PROVIDE 10 FEET MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY/STORM SEWER MAINS AND SERVICES WHERE POSSIBLE. WHERE THIS SEPARATION CANNOT BE MAINTAINED ENCASE PER COLORADO DEPARTMENT OF HEALTH REQUIREMENTS. ALL PIPE JOINTS LOCATED WITHIN 10 FEET OF A WATER AND SANITARY/STORM CROSSING SHALL BE ENCASED IF THE WATER MAIN OR SERVICE EXISTS BELOW OR IS LESS THAN 18 INCHES ABOVE THE CROSSING SANITARY SEWER/STORM MAIN OR SERVICE.
21. ALL TEES, (H & V) BENDS, PLUGS, HYDRANTS, ETC. MUST BE PROVIDED WITH CONCRETE REACTION BLOCKING AND JOINT RESTRAINTS.
22. EXISTING VALVE & VALVE BOXES THAT ARE TO BE REMOVED ARE TO BE RETURNED TO THE TOWN/CITY.
23. CONTRACTOR TO NOTIFY UTILITY USERS AT LEAST 72 HOURS IN ADVANCE OF ANY WATER OR SEWER SHUT DOWN. MORE NOTICE MAY BE REQUIRED FOR MAJOR CONNECTIONS.
24. WATER LINE BEND ANGLES ARE SHOWN AS A GUIDELINE, ADDITIONAL HORIZONTAL AND VERTICAL BENDS MAY BE REQUIRED TO MAINTAIN ALIGNMENT AND MINIMUM COVER.
25. ALL CONDUITS SHALL BE ELECTRIC GRADE SCH.80 PVC OR AS APPROVED BY THE UTILITY OWNER. CONDUITS FOR PRIMARY ELECTRIC SHALL BE INSTALLED AT LOCATIONS SHOWN WITH 48" MINIMUM COVER. CONDUITS FOR SECONDARY ELECTRIC AND TELECOMMUNICATIONS SHALL BE INSTALLED AT LOCATIONS SHOWN WITH 24" MINIMUM COVER UNDER SIDEWALKS AND 30" MINIMUM COVER UNDER ROADWAYS. INSTALL DETECTABLE WARNING TAPE 12" ABOVE ALL CONDUITS.
26. THE CONTRACTOR SHALL USE CAUTION IN VICINITY OF WATER MAINS, WATER SERVICES, SEWER MAINS, SEWER SERVICES, IRRIGATION MAINS, IRRIGATION SERVICES, GAS LINES, FIBER OPTICS, OVERHEAD OR UNDERGROUND ELECTRIC/TELEPHONE/CATV CONDUITS AND BUILDING STRUCTURES.
27. UPON COMPLETION OF THE PIPELINE INSTALLATION WORK, ALL RUBBISH, EXCESS MATERIALS, TEMPORARY STRUCTURES AND EQUIPMENT ARE TO BE REMOVED AND THE SITE CLEANED AND RESTORED TO THE SATISFACTION OF THE CITY. DISTURBED AREAS SHALL BE SEED OR OTHERWISE PROTECTED TO CONTROL EROSION AS SPECIFIED OR REQUIRED BY THE CITY.
28. BLACK HILLS ENERGY SHALL BE ONSITE ANY TIME THE CONTRACTOR IS EXCAVATING IN THE VICINITY OF THEIR GAS LINE(S).
29. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS ("EXCAVATION REQUIREMENTS") WHEN EXCAVATION OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, (NOT INCLUDING THE DAY OF NOTICE OR THE DAY OF EXCAVATION) PRIOR TO COMMENCING SUCH OPERATIONS. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987 TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE COMPANY. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING ANY EXCAVATION OR GRADING.

UTILITY PROVIDERS/OWNERS:

ELECTRIC:	CITY ELECTRIC SYSTEM	970.384.6353
FIBER OPTIC:	CITY BROADBAND	970.384.4800
WATER/SAN. SEWER:	CITY W/WW	970.384.6343
IRRIGATION/PARKS:	CITY PARKS & RECREATION	970.384.6315
STORM/IRRIGATION:	CITY ENGINEERING	970.384.6413
STREETS:	CITY STREETS	970.384.6379
NATURAL GAS:	BLACK HILLS ENERGY	304.719.8786
TELECOMMUNICATIONS:	COMCAST	720.219.8186
TELECOMMUNICATIONS:	CENTURYLINK	970.384.0238

SURVEYING

1. THE CITY WILL PROVIDE A CAD FILE OF THE PROJECT SURVEY AND CIVIL ENGINEERING BASE FILES FOR THE PROJECT. ALL COSTS FOR CONSTRUCTION STAKING AND ASBUILT/RECORD DRAWINGS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PAID DIRECTLY TO THE LAND SURVEYOR.
2. ALL INSTALLED AND ENCOUNTERED UTILITIES (INCLUDING SERVICES) MUST BE TOPOGRAPHICALLY SURVEYED AT THE TOP OF PIPE, CONNECTION POINTS, HORIZONTAL/VERTICAL DEFLECTION POINTS, AND EVERY 50' MINIMUM ALONG THE UTILITY ALIGNMENTS BY A PROFESSIONAL LAND SURVEYOR AND DOCUMENTED IN THE ASBUILT/RECORD DRAWINGS. ASBUILT/RECORD DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC .DWG AND .PDF FORM TO THE CITY AND THE PROJECT ENGINEER PRIOR TO PROJECT CLOSEOUT. ALL SURVEY DATA SHALL BE ON CITY COORDINATES AND DATUM.
3. THE COSTS FOR CONSTRUCTION SURVEYING AND ASBUILT/RECORD DRAWINGS SHALL BE INCLUDED IN THE BID ITEM COST FOR EACH UTILITY.
4. SEE THE PROJECT SPECIAL PROVISIONS.

Computer File Information			Index of Revisions			 Know what's below. Call before you dig.  Civil Engineering Surveying & <i>Beyond</i> Boundaries Unlimited Inc. 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021				
Creation Date: 11/15/23	Initials: DJW		1.				As Constructed	6th Street Improvements Project General Notes - Project 100% Construction Documents		Project No./Code
Last Modification Date: 11/15/23	Initials: -		2.				No Revisions:		RMS M535-010	
Full Path: n:\projects\2022\2021-gws 6th street\dwg			3.				Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE	
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Acad Ver.: 2022	Scale: N/A	Units: English	5.					Comments: -	Sheet Number:	C.0.7

CONTRACT ITEM NO.	CONTRACT ITEM DESCRIPTION	UNIT	CONTRACT ITEM NO.	
			PLAN	AS CONSTRUCTED
106-00000	QUALITY CONTROL AND MATERIALS TESTING (CONTRACTOR)	LS	1	
202-00001	REMOVAL OF STRUCTURE (HOTEL COLORADO VAULT)	EACH	1	
202-00011	TREE TRIMMING	EACH	19	
202-00019	REMOVAL OF INLET	EACH	5	
202-00021	REMOVAL OF MANHOLE	EACH	5	
202-00022	REMOVAL OF MANHOLE(SPECIAL)(IRRIGATION & APPURTENANCES)	EACH	2	
202-00031	REMOVAL OF FIRE HYDRANT	EACH	1	
202-00032	REMOVAL OF VALVE	EACH	5	
202-00033	REMOVAL OF VALVE/TRAFFIC BOX	EACH	3	
202-00035	REMOVAL OF PIPE (STORM)	LF	248	
202-00055	REMOVAL OF FIBER OPTIC CABLE	LF	560	
202-00100	TREE RETENTION AND PROTECTION	LS	1	
202-00200	REMOVAL OF SIDEWALK	SY	474	
202-00203	REMOVAL OF CURB AND GUTTER	LF	1402	
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	417	
202-00207	REMOVAL OF BRICK PAVERS	SY	505	
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	492	
202-00220	REMOVAL OF ASPHALT MAT (6 INCH)	SY	3047	
202-00240	REMOVAL OF ASPHALT MAT (PLANING)(2 INCH)	SY	317	
202-00420	REMOVAL OF PEDESTRIAN RAIL	LF	82	
202-00700	REMOVAL OF LIGHT STANDARD	EACH	13	
202-00705	REMOVAL OF LIGHT STANDARD FOUNDATION	EACH	1	
202-00810	REMOVAL OF GROUND SIGN	EACH	18	
202-00827	REMOVAL OF PULL BOX	EACH	18	
202-00828	REMOVAL OF ELECTRIC OUTLET	EACH	5	
202-04007	PLUG/FILL PIPE (STORM/WATER/SAN. SEWER)	CY	29	
202-05006	SAWING CONCRETE (6 INCH)	LF	569	
202-05010	SAWING CONCRETE (10 INCH)	LF	242	
202-05026	SAWING ASPHALT MATERIAL (6 INCH)	LF	48	
203-00000	UNCLASSIFIED EXCAVATION (GENERAL EARTHWORK)(WITH DISPOSAL)	CY	2346	
203-00040	UNCLASSIFIED EXCAVATION (SPECIAL, UNSUITABLE)(ALLOWANCE)	CY	356	
207-01110	PLANTER SOIL MIX	CY	486	
208-00000	EROSION CONTROL (ALL 208 RELATED ITEMS)	L.S.	1	
210-00428	RESET PEDESTRIAN RAILING	LF	82	
210-00750	RESET LIGHT STANDARD	EACH	1	
210-00810	RESET GROUND SIGN (CL1)	EACH	13	
210-00811	RESET GROUND SIGN (SPECIAL)(WAYFINDING)	EACH	3	
210-04010	ADJUST MANHOLE (TELECOMM)	EACH	1	
210-04011	ADJUST MANHOLE (STORM, FILL & REMOVE COVER)	EACH	1	
210-04020	MODIFY INLET	EACH	2	
210-04050	ADJUST VALVE BOX (OR PULLBOX)	EACH	8	
212-00050	SOD	SF	2230	
213-00005	MULCHING (DECORATIVE)	SY	974	
213-00224	24 INCH ROOT BARRIER	LF	920	
214-00050	IRRIGATION SPRINKLER SYSTEMS	SF	10996	
214-00051	IRRIGATION CONTROL SYSTEMS	EACH	1	
214-00220	DECIDUOUS TREE (2 INCH CALIPER)	EACH	3	
214-00230	DECIDUOUS TREE (3 INCH CALIPER)	EACH	19	
214-00310	DECIDUOUS SHRUB (5 GALLON CONTAINER)	EACH	462	
214-00395	ORNAMENTAL GRASS (5 GALLON CONTAINER)	EACH	734	
214-00410	EVERGREEN SHRUB (5 GALLON CONTAINER)	EACH	32	

CONTRACT ITEM NO.	CONTRACT ITEM DESCRIPTION	UNIT	CONTRACT ITEM NO.	
			PLAN	AS CONSTRUCTED
214-00906	PERENNIALS (4 INCH POT)	EACH	222	
214-00910	PERENNIALS (1 GALLON CONTAINER)	EACH	909	
304-06007	AGGREGATE BASE COURSE (CLASS 6)(ROADBASE)*	CY	953	
403-34721	HOT MIX ASPHALT (GRADING SX)(75)(PG 64-28)**	TON	390	
412-00600	CONCRETE PAVEMENT (6 INCH)(DRIVEWAY/RAMP)	SY	364	
412-00602	CONCRETE PAVEMENT (6 INCH)(SPECIAL)(COLORED,EUROBLUE)(WALK)	SY	20	
412-00603	CONCRETE PAVEMENT (6 INCH)(SPECIAL)(COLORED,PEBBLE)(WALK)	SY	17	
412-00604	CONCRETE PAVEMENT (6 INCH)(SPECIAL)(COLORED,MESA BUFF)(BIKE PATH)	SY	335	
412-00800	CONCRETE PAVEMENT (8 INCH)	SY	550	
412-00801	CONCRETE PAVEMENT (8 INCH)(SPECIAL)(COBBLE SURFACE)(WINGS)	SY	93	
412-00802	CONCRETE PAVEMENT (8 INCH)(SPECIAL)(COLORED,EUROBLUE)	SY	141	
412-00803a	CONCRETE PAVEMENT (8 INCH)(SPECIAL)(COLORED,PEBBLE)	SY	131	
412-00803b	CONCRETE PAVEMENT (8 INCH)(SPECIAL)(COLORED,MESA BUFF)	SY	69	
412-00804	CONCRETE PAVEMENT (8 INCH)(ASPHALT TRANSITION)	SY	115	
420-00134	18 INCH GEOTEXTILE (SEPARATOR)(CLASS 3)	LF	2894	
420-00200	GEOTEXTILE (WEED BARRIER)	SY	971	
504-08200	MASONRY LANDSCAPE WALL (ELECTRIC PANEL SUPPORT)	EACH	2	
603-01120	12 INCH REINFORCED CONCRETE PIPE	LF	38	
603-01180	18 INCH REINFORCED CONCRETE PIPE	LF	101	
603-01240	24 INCH REINFORCED CONCRETE PIPE	LF	110	
603-02240	30X19 INCH REINFORCED CONCRETE PIPE ELLIPTICAL	LF	51	
603-02300	38X24 INCH REINFORCED CONCRETE PIPE ELLIPTICAL	LF	184	
603-51012	12 INCH SDR26 PVC (STORM)	LF	24	
603-83004	4 INCH SEWER PIPE	LF	28	
603-83008	8 INCH SEWER PIPE	LF	302	
604-16010	INLET TYPE 16 (10 FOOT)	EACH	3	
604-19000	INLET SPECIAL (NYLOPLAST)	EACH	1	
604-30005a	MANHOLE SLAB BASE (5 FOOT)	EACH	1	
604-30005b	MANHOLE SLAB BASE (5 FOOT)(SPECIAL)(6 FOOT DIA)	EACH	3	
604-30010	MANHOLE SLAB BASE (10 FOOT)(SPECIAL)(6 FOOT DIA)	EACH	1	
604-30015	MANHOLE SLAB BASE (15 FOOT)	EACH	3	
604-50300	STORM SEWER RING AND COVER	EACH	1	
604-50751	SANITARY SEWER CLEANOUT	EACH	1	
605-83100	SIDEWALK CHASE DRAIN	LF	44	
605-83101	STEEL DRAIN CHANNEL	LF	20	
605-83102	CURB OPENING INLET/OUTLET	EACH	4	
608-00004	CONCRETE SIDEWALK (4 INCH)	SY	779	
608-00013	DETECTABLE WARNINGS (SPECIAL)(WAY-FINDING)(4 INCH)	SF	27	
608-00014	DETECTABLE WARNINGS (SPECIAL)(WAY-FINDING)(12 INCH)	SF	236	
608-00015	DETECTABLE WARNINGS	SF	298	
608-00050	BRICK PAVERS (CLAY)(SAND SET)	SF	479	
608-00055	BRICK PAVERS (CLAY)(SAND SET OVER CONCRETE)	SF	755	
608-00055	BRICK PAVERS (EXISTING)(MORTAR SET OVER CONCRETE)	SF	34	
609-20010	CURB TYPE 2 (SECTION I-B)(SPECIAL)(TURNDOWN EDGE)	LF	57	
609-20020	CURB TYPE 2 (SECTION B)	LF	49	
609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B OR I-M)	LF	149	
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B OR II-M)	LF	1198	
609-24001	GUTTER TYPE 2 (SPECIAL)(RIBBON CURB)	LF	100	
609-24002	GUTTER TYPE 2 (2 FOOT)	LF	82	

*CONVERSION: 1.0 CY = 1.5 TONS

**CONVERSION: 1.0 CY = 2.05 TONS

Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI-#22021	811 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Summary of Approximate Quantities 100% Construction Documents	Project No./Code
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -		2.						Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:		PROJECT STARTED: - ACCEPTED: -
Drawing File Name: 22021-c-cover			4.								Comments: -
Acad Ver.: 2022	Scale: N/A	Units: English	5.								Sheet Number: C.0.8

CONTRACT ITEM NO.	CONTRACT ITEM DESCRIPTION	UNIT	CONTRACT ITEM NO.	
			PLAN	AS CONSTRUCTED
613-01100	1 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	1740	
613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	2150	
613-01400	4 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	80	
613-01401	4 INCH ELECTRICAL CONDUIT (PLASTIC)(FIBER)	LF	870	
613-01600	6 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	640	
613-07018	PULL BOX (18"X12"X12")(ELECTRIC)	EACH	27	
613-07024	PULL BOX (24"X18"X12")(IRRIGATION)	EACH	7	
613-07036	PULL BOX (36"X24"X12")(ELECTRIC & TRAFFIC)	EACH	7	
613-08001	ELECTRIC MANHOLE	EACH	1	
613-10001	WIRE AND WIRING	LS	1	
613-10002	ELECTRICAL SERVICE	EACH	1	
613-15200	RECESSED LIGHT (SPECIAL)	EACH	16	
613-30005	LIGHT STANDARD AND LUMINAIRE (STREET)	EACH	3	
613-30006	LIGHT STANDARD AND LUMINAIRE (PEDESTRIAN)	EACH	14	
613-30230	LIGHT STANDARD ALUMINUM (SPECIAL)(15 FOOT CAFÉ POLE)	EACH	22	
613-50132	2-PLEX RECEPTACLE (WITH BOX AND COVER)	EACH	40	
613-50133	RECEPTACLE POST (SPECIAL)	EACH	26	
613-40010	LIGHT STANDARD FOUNDATION	EACH	26	
613-40012	LIGHT STANDARD FOUNDATION SPECIAL (PEDESTRIAN)	EACH	14	
613-50100	LIGHTING CONTROL CENTER (MDC)	LS	1	
613-50101	LIGHTING CONTROL CENTER (MDC1)	LS	1	
613-50102	LIGHTING CONTROL CENTER (LP1)	LS	1	
613-50103	LIGHTING CONTROL CENTER (LP2)	LS	1	
613-50104	LIGHTING CONTROL CENTERS (LP(S) AT CAFÉ POLES)	LS	1	
613-50201	LIGHTING SYSTEM (SPECIAL)(STRAND/CAFÉ LIGHTING)	LF	614	
613-50340	EV CHARGING STATION	EACH	1	
613-50350	POWER TRANSFORMER	EACH	1	
613-60801	LOCATE UTILITIES (POTHOLE)(SPECIAL)	EACH	2	
614-00010	SIGN PANEL (SPECIAL)(BANNER POLE ASSEMBLY)(DOUBLE)	EACH	10	
614-00011	SIGN PANEL (CLASS 1)	EACH	24	
614-01503	STEEL SIGN SUPPORT (SIZE P)(POST AND SOCKET)(BLACK)	EACH	15	
614-01556	STEEL SIGN SUPPORT (SIZE P2)(POST & SLIPBASE)(BLACK)	EACH	8	
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	

CONTRACT ITEM NO.	CONTRACT ITEM DESCRIPTION	UNIT	CONTRACT ITEM NO.	
			PLAN	AS CONSTRUCTED
614-80000	FLASHING BEACON (SOLAR POWERED)	EACH	2	
614-87401	FIBER OPTIC CABLE (SPECIAL)	LF	560	
619-00007	CONNECT TO EXISTING WATERLINE	EACH	7	
619-06060	6 INCH DUCTILE IRON PIPE	LF	120	
619-06080	8 INCH DUCTILE IRON PIPE	LF	114	
619-06160	16 INCH DUCTILE IRON PIPE	LF	106	
619-50160a	2 INCH PLASTIC PIPE (SCH40 PVC, 2" IRRIG. SLEEVE)	LF	410	
619-50160b	2 INCH PLASTIC PIPE (SCH80 PVC, 2" RAW WATER LATERAL)	LF	30	
619-50320	4 INCH PLASTIC PIPE (SCH40 PVC, 4" IRRIG. SLEEVE)	LF	370	
619-50480a	6 INCH PLASTIC PIPE (SCH40 PVC, 6" IRRIG. SLEEVE)	LF	90	
619-50480b	6 INCH PLASTIC PIPE (C900 PVC, RAW WATER MAIN)	LF	430	
619-73016	2 INCH BLOW OFF (RAW WATER MAIN, EXCL 2" VALVE/BOX)	EACH	1	
619-75016	2 INCH GATE VALVE AND VALVE BOX	EACH	2	
619-75048	6 INCH GATEVALVE AND VALVE BOX	EACH	3	
619-75064	8 INCH GATEVALVE AND VALVE BOX	EACH	3	
619-75116	16 INCH GATE VALVE AND VALVE BOX	EACH	2	
619-78030	FIRE HYDRANT	EACH	2	
619-90001	WATERLINE JOINT ENCASEMENT	LF	65	
620-00020	SANITARY FACILITY	LS	1	
622-00000	SEWAGE PUMPING	DAY	2	
622-00001	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	1	
622-00250	BENCH	EACH	2	
622-00271	BOLLARD & CHAINS	EACH	13	
622-00352	TRASH RECEPTACLE (BEAR RESISTANT)(SPECIAL)	EACH	8	
625-00000	CONSTRUCTION SURVEYING	LS	1	
626-00001	MOBILIZATION, DEMOBILIZATION & BONDS	LS	1	
626-01114	PUBLIC INFORMATION MANAGEMENT	DAY	120	
627-00003	THERMOPLASTIC PAVEMENT MARKING (INLAID)	SF	344	
627-00011a	PAVEMENT MARKING PAINT (WATERBORNE)	SF	64	
627-00011b	PAVEMENT MARKING PAINT (WATERBORNE)(INLAID)	SF	538	
630-00000	CONSTRUCTION TRAFFIC CONTROL	LS	1	
630-00010	CONSTRUCTION FENCING	LS	1	
900-00014	FORCE ACCOUNT (FA)(FOR MINOR CONTRACT REVISIONS)	LS	1	

Computer File Information

Creation Date: 11/15/23

Initials: DJW

Last Modification Date: 11/15/23

Initials: -

Full Path: n:\projects\2022\22021-gws 6th street\dwg

Drawing File Name: 22021-c-cover

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Scale: N/A

Units: English

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Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

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fax: 970.384.2833

BUI Project No.: BUI #22021

811

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6th Street Improvements Project

Summary of Approximate Quantities

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -ACCEPTED: -

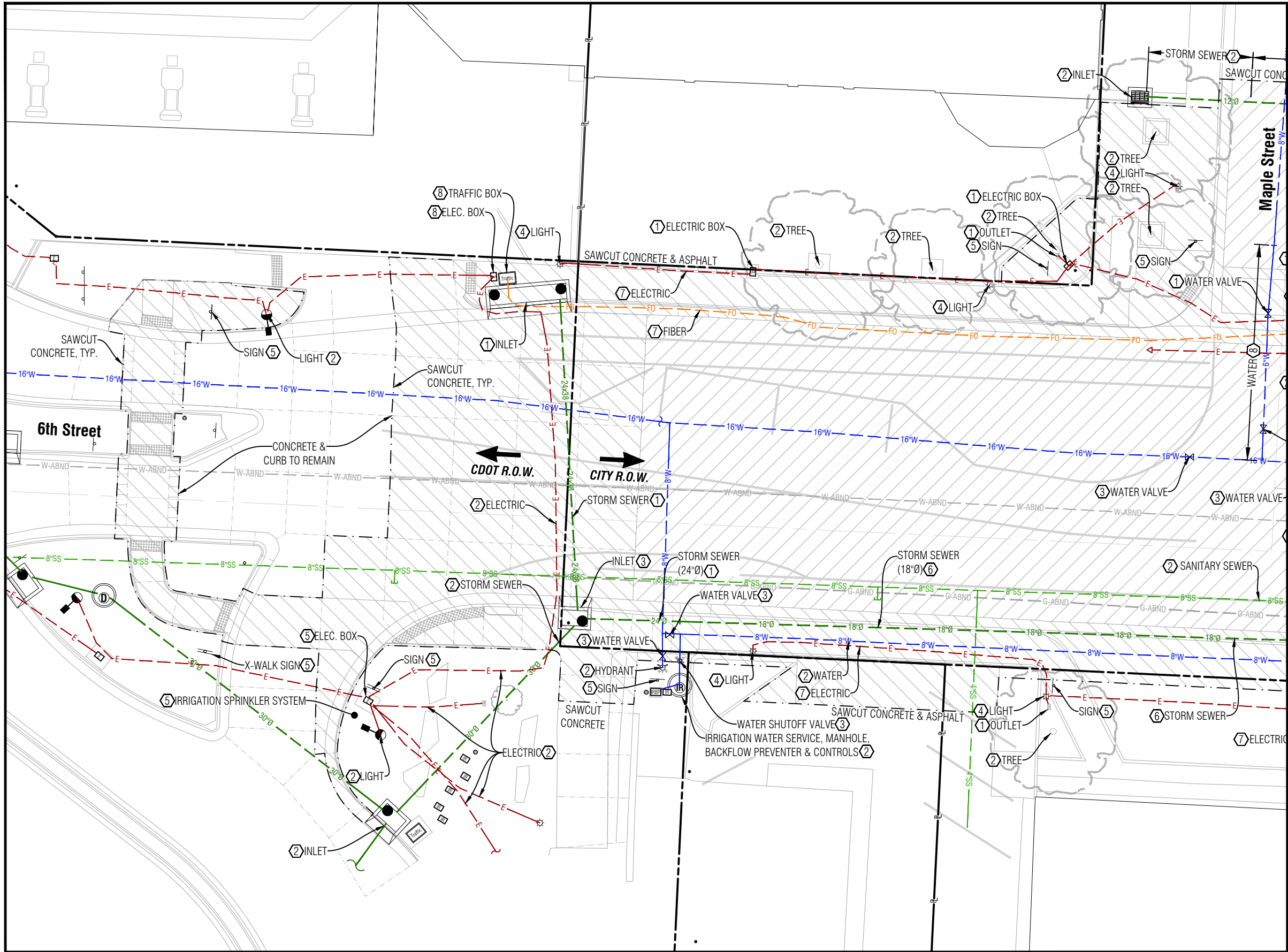
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Project No./Code

RMS M535-010

STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: C.0.9

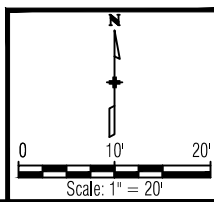


- NOTES:
1. UNLESS NOTED OTHERWISE, REMOVAL EXTENDS SHALL NOT EXTEND PAST THE REMOVAL LINE AS SHOWN.
 2. SEE UTILITY, STORM SEWER AND SIGNAGE & STRIPING PLANS FOR RESETS.
 3. CONTRACTOR TO REMOVE CURB AND CUTTER TO THE NEAREST JOINT.
 4. CONTRACTOR SHALL TRIM THE EXISTING TREES FOR 10-FOOT CLEARANCE ABOVE THE PROPOSED SIDEWALKS.
 5. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.

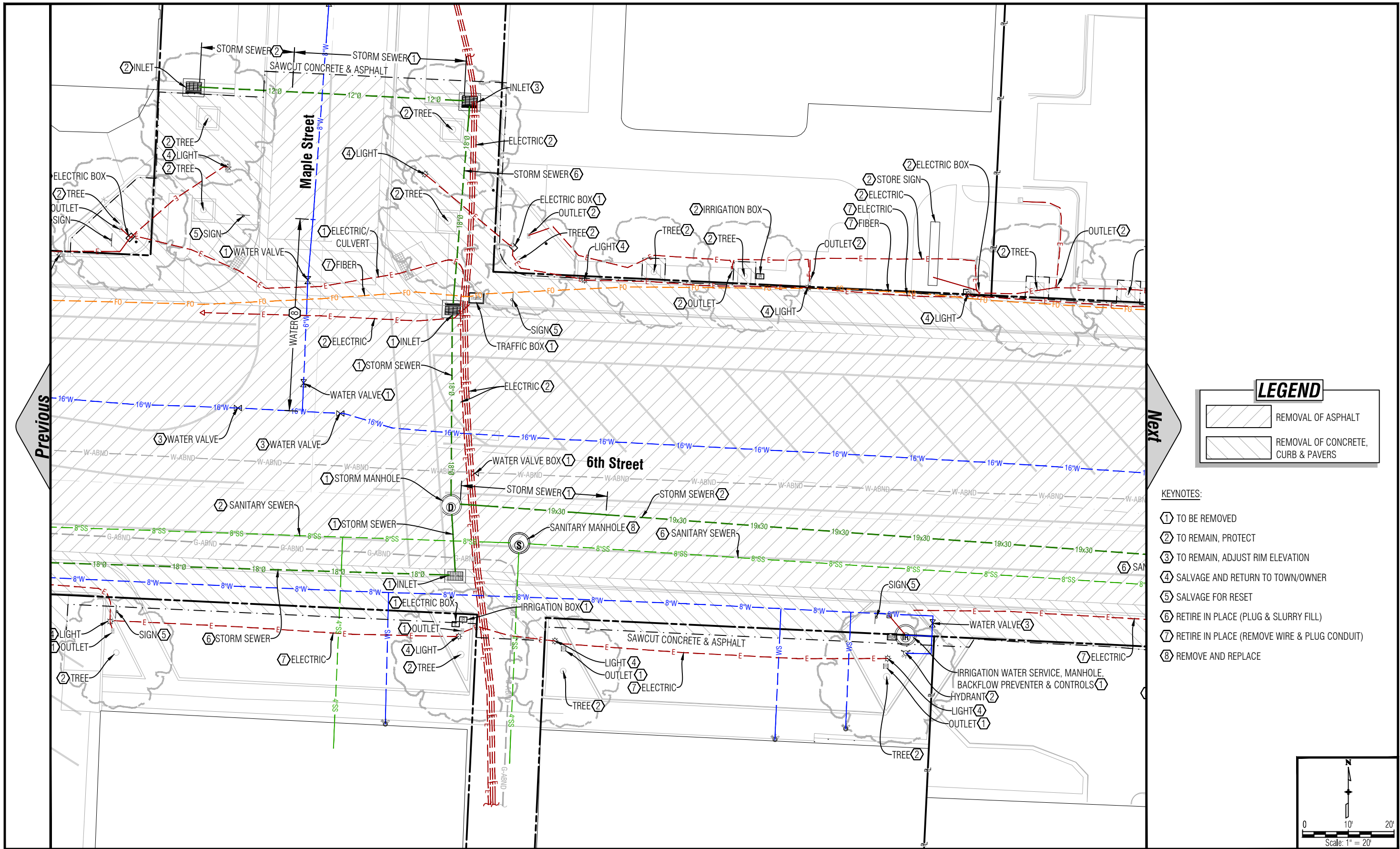
LEGEND

	REMOVAL OF ASPHALT
	REMOVAL OF CONCRETE, CURB & PAVERS

- KEYNOTES:
- ① TO BE REMOVED
 - ② TO REMAIN, PROTECT
 - ③ TO REMAIN, ADJUST RIM ELEVATION
 - ④ SALVAGE AND RETURN TO TOWN/OWNER
 - ⑤ SALVAGE FOR RESET
 - ⑥ RETIRE IN PLACE (PLUG & SLURRY FILL)
 - ⑦ RETIRE IN PLACE (REMOVE WIRE & PLUG CONDUIT)
 - ⑧ REMOVE AND REPLACE



Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Removal Plan - Sta. 1+00 to 3+00 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:	PROJECT STARTED: - ACCEPTED: -		006K / W 6th Street	
Drawing File Name: 22021-c-demo		☐	4.							Comments: -		Sheet Number:	C.1.1
Acad Ver.: 2022	Scale: N/A	Units: English	5.										



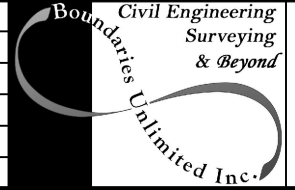
LEGEND

	REMOVAL OF ASPHALT
	REMOVAL OF CONCRETE, CURB & PAVERS

- KEYNOTES:
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Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
Drawing File Name: 22021-c-demo		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
3.		
4.		
5.		



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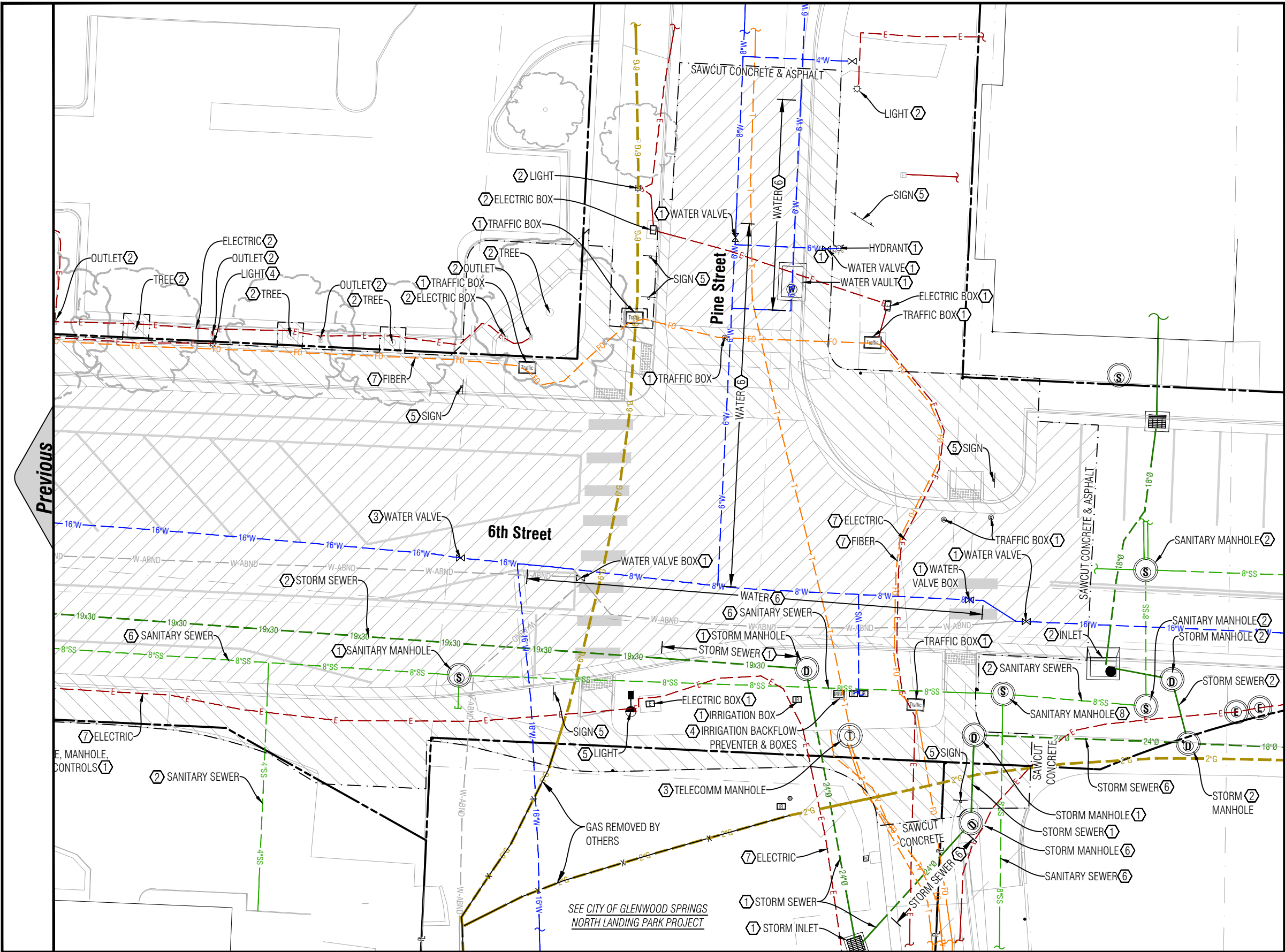


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No Revisions:
Revised:
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6th Street Improvements Project
Removal Plan - Sta. 3+00 to 5+25
100% Construction Documents

Project Engineer: Deric J. Walter, PE
PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.1.2

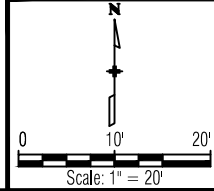


LEGEND

REMOVAL OF ASPHALT

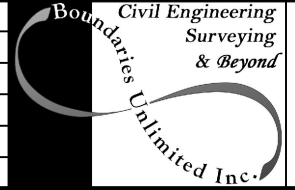
REMOVAL OF CONCRETE, CURB & PAVERS

- KEYNOTES:
- ① TO BE REMOVED
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Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
Drawing File Name: 22021-c-demo		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
3.		
4.		
5.		



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BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project
Removal Plan - Sta. 5+25 to End
100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.1.3

SWMP TEMPLATE (PLAN SHEETS) FOR PROJECTS WITH 1 ACRE OR MORE OF DISTURBANCE 2/25/2022 UPDATE

1. SITE DESCRIPTION

The Contractor shall comply with all CDOT contractual requirements, and all requirements associated with the CDPS-SCP on this project. The SWMP Administrator for Construction shall update the SWMP to reflect current project site conditions.

A. PROJECT SITE LOCATION:

Location or address of construction office:
Glenwood Springs, Colorado. The project site is accessed via Highway 006K.

B. PROJECT SITE DESCRIPTION:

The project includes the reconstruction of 6th street from laurel street to 50' east of pine street requiring demolition of existing infrastructure, export of excess soils, import of construction materials, install of utilities (potable water, storm sewer, electric, telecommunications), hardscape improvements (curbs, sidewalks, trails, asphalt), landscaping and signage.

C. PROPOSED SCHEDULE FOR SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES:

Stabilize all areas that are not paved or landscaped through establishment of vegetation cover. In general, the SWMP Administrator and the Contractor will identify the precise schedule to be used during the term of this project and modify this schedule as needed. Approximate sequence of major construction activities:

- Installation of initial bmps, protections and traffic controls
- Demolition
- Storm sewer
- Potable water and sanitary sewer
- Electric, telecommunications and conduit sleeves
- Concrete (curb, walks and trails)
- Paving
- Signage
- Irrigation distribution system
- Landscaping and irrigation systems
- Final stabilization

D. ACRES OF DISTURBANCE:

1. Total area of construction site (LOC (PERMITTED AREA)): 1.576 acres
2. Total area of proposed disturbance (LDA): 1.280 acres
3. Total area of seeding: 0.089 acres
4. Total area of pre-project impervious surface: 59050 sq. ft.
5. Total area of final impervious surface: 54620 sq. ft.

E. EXISTING SOIL DATA:

See "Subsoil Study For Pavement Section Design, 6th Street, Laurel To Pine Streets, Glenwood Springs, Colorado" (Kumar & Associates, Project No. 21-7-619.01, dated 3/6/23) and "results Of Laboratory Testing For Corrosion Potential Evaluation, Proposed 6th Street Improvements, Glenwood Springs, Colorado" (Kumar & Associates, Project No. 21-7-619.01, dated 3/13/23).
Data Source(s): See above.

F. EXISTING VEGETATION, INCLUDING PERCENT OF VEGETATIVE COVER:

During design, the SWMP Administrator for Design in consultation with the Engineer will determine if the SWMP Administrator for Design or the SWMP Administrator for Construction will conduct the Vegetation Transects. If the site is disturbed, an Adequate Reference Site(s) may be utilized, refer to the permit. Vegetation Transect instruction is located on CDOT Landscape Architecture website. <https://www.codot.gov/programs/environmental/landscape-architecture/swmp/vegetative-transect-procedure.pdf>
SWMP Administrator for Construction is to conduct a survey including general description of existing vegetation prior to any ground disturbance on the project. The SWMP Administrator for Construction shall photo-document existing vegetation where all work will be occurring. The SWMP Administrator for Construction shall perform the vegetation survey transect(s) and include photo documentation.]

Pre-Construction Date of survey: _____ Percent Existing Vegetative Cover: _____
Description of existing vegetation: _____
Method for determining percent vegetative cover: _____

Include a map or table showing transect locations, photos documenting pre-Construction vegetative cover, and methodology used to determine existing vegetative cover to SWMP tab 17:

Post-Construction Date of survey: _____ Percent Vegetative Cover: _____
Description of vegetation: _____

The method used to determine pre-construction percent cover shall be used to determine post construction percent cover.
Include map or table showing transect locations, photos documenting post-Construction vegetative cover, and methodology used to determine existing vegetative cover to SWMP tab 17:

G. POTENTIAL POLLUTANTS SOURCES:

Refer to Potential Pollutant Sources in SWMP Section 4A. The SWMP Administrator for Construction shall prepare a list of all potential pollutants and their locations in accordance with subsection 107.25.

H. DRAINAGE PATTERNS AND RECEIVING WATER(S):

1. Description of drainage patterns from the Site:
In general, runoff from within the project limits and from offsite areas to the north flows into 6th Street where it is conveyed by curbs and pans to city storm sewer inlets. The city storm sewer then conveys runoff to the west where it combines with the Highway 006K Roundabout storm sewer system for treatment and conveyance to the Colorado River.

2. Names of immediate and ultimate receiving water(s) on site:
City of Glenwood Springs Streets (6th Street) and associated storm sewers which ultimately discharge into the Colorado River.
Does the on-site receiving water(s) have 303d impaired designation: No.

3. Description of all stream crossings located within the Construction Site Boundary:

Location [Station or Mile Post]	Stream Name	Description Of Any Disturbed Upland Areas
None		

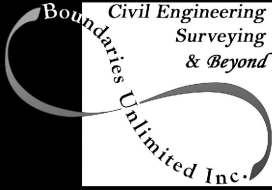
I. ALLOWABLE NON-STORMWATER DISCHARGES:

SWMP Administrator for Construction shall provide a method statement of how discharge will be handled and applicable control measures installed. See SWMP Sections 11 and 13B in the SWMP.

Discharge Description	Site Map #	Method Statement (Location)
Uncontaminated Springs		
Concrete Washout Water (in-ground washout structure)#		
Landscape Irrigation Return Flows		
Discharges from Diversions of State Waters		
Emergency Fire Fighting		

#Concrete washout water associated with the washing of concrete tools and concrete mixer chutes can be discharged to the ground if site is managed accordingly to prevent the water from leaving the site as surface runoff or reaching receiving waters.

Template Revised: 2.25.2022

Computer File Information			Index of Revisions					As Constructed	6th Street Improvements Project SWMP (1+ Ac) Sections 1.A to 1.I 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.							RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.							STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.							PROJECT STARTED: - ACCEPTED: -	
Drawing File Name: 22021-c-erosion		☐	4.							Comments: -	
Acad Ver.: 2022	Scale: N/A	☐	5.							Sheet Number: C.2.1	

- J. DIVERSION CRITERIA:
1. Is a diversion planned for the Site? Yes _____ No X
2. If yes, complete information below:
a. What is the 2-year peak flow for the waterway being diverted (cubic feet per second)?
b. What are the monthly averages if available? (provide averages for Jan- Dec if available)
c. What is the upstream contributing drainage area and imperviousness?
d. A method statement must be prepared by the Contractor and approved by CDOT for each diversion. Diversion structures must minimize soil transport and erosion within the entire diversion, minimize erosion during discharge, and minimize run-on into the diversion and meet the conditions in the SCP.
e. If the conditions in the SCP cannot be met and an alternative is required, CDOT must approve the alternative and then it must be submitted and approved by CDPHE's Water Quality Control Division prior to implementation.

- K. ALTERNATIVE TEMPORARY STABILIZATION SCHEDULE:
[If applicable, provide a description of the alternative temporary stabilization schedule. If temporary stabilization exceeds the 14-day schedule, then the SWMP must document the constraints necessitating the alternative schedule, provide the alternative schedule, and identify all the locations where the alternative schedule is applicable on the site map. Alternative temporary stabilization schedules must be approved by CDOT prior to implementation]

2. SITE MAP COMPONENTS:

Pre-construction [The SWMP Administrator for Construction will update the SWMP Site Map as necessary for the Contractor's anticipated construction phasing.

will show the following items on the SWMP Site Map and label on the SWMP Site Map. For items A through M, the SWMP Administrator for Design must reference the sheet(s) where they are shown and can be readily accessed. Use CDOT line types for the Limits of Disturbance Area (LDA) and the Limits of Construction (LOC). For a definition of LDA and LOC refer to 107.25. Locations of components are shown in the plan set, e.g. "See SWMP Site Maps"]

- A. PROJECT CONSTRUCTION POTENTIAL SITE BOUNDARIES:
See SWMP Site Map Sheet #EC.10
- B. FLOW ARROWS THAT DEPICT STORMWATER FLOW DIRECTIONS ON-SITE, RUN-ON AND RUNOFF DIRECTION:
See SWMP Site Map Sheet #EC.10
- C. ALL AREAS OF GROUND SURFACE DISTURBANCE:
See SWMP Site Map Sheet #EC.10
- D. AREAS OF CUT AND FILL:
This is a streetscape improvements project which involves the removal of existing infrastructure and replacement of in-kind with insignificant cut and fill.
- E. AREAS USED FOR STORING AND STOCKPILING OF MATERIALS, STAGING AREAS (field trailer, fueling, etc.) and LOCATIONS OF ALL WASTE ACCUMULATION and BATCH PLANTS INCLUDING MASONRY MIXING STATIONS:
See SWMP Site Map Sheet #EC.10
- F. LOCATION OF ALL STRUCTURAL CONTROL MEASURES IDENTIFIED IN THE SWMP:
See SWMP Site Map Sheet #EC.10
- G. LOCATION OF NON-STRUCTURAL CONTROL MEASURES AS APPLICABLE IN THE SWMP:
See SWMP Site Map Sheet #EC.10
- H. SPRINGS, STREAMS, WETLANDS, DIVERSIONS, AND OTHER STATE WATERS, INCLUDING AREAS THAT REQUIRE PRE-EXISTING VEGETATION BE MAINTAINED WITHIN 50 FEET OF A RECEIVING WATER:
None

- I. LOCATIONS OF ALL STREAM CROSSING LOCATED WITHIN THE CONSTRUCTION SITE BOUNDARY:
None

- J. PROTECTION OF TREES, SHRUBS, SENSITIVE HABITAT, AND CULTURAL RESOURCES:
See SWMP Site Map Sheet #EC.10

- K. LOCATIONS WHERE ALTERNATIVE TEMPORARY STABILIZATION SCHEDULES APPLY:
None

3. QUALIFIED STORMWATER MANAGERS:

- A. SWMP ADMINISTRATOR FOR DESIGN:
CDOT Certified Individual responsible for developing SWMP Plan Sheets and SWMP Site Maps during the design phase.

Name/Title	Contact Information [phone & email]	Certification #

- B. SWMP ADMINISTRATOR FOR CONSTRUCTION: (As defined in Section 208) The Contractor shall designate a SWMP Administrator for Construction upon accepting co-permittee of the permit. The SWMP Administrator for Construction shall become the operator for the SWMP and assume responsibility for all design changes to the SWMP implementation and maintenance in accordance to 208.03, the SWMP shall remain the property of CDOT. The SWMP Administrator for Construction shall be responsible for implementing, maintaining and revising SWMP, including the title and contact information. The activities and responsibilities of the SWMP Administrator for Construction shall address all aspects of the project's SWMP. (Update the information below for each new SWMP Administrator for Construction) (A copy of TECS Certification must be included in the SWMP.)

Name/Title	Contact Information (phone & email)	Certification #	Start Date	Engineer Approval

- C. EROSION CONTROL INSPECTOR: (As defined in Section 208) The Contractor may designate an Erosion Control Inspector. The Erosion Control Inspector shall complete duties in accordance with subsection 208.03 (c) (Copy of TECS Certification must also be included in the SWMP.)

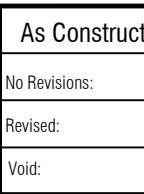
Name/Title	Contact Information (phone & email)	TECS Certification #	Start Date	Engineer Approval

- D. PERMANENT STABILIZATION SUBJECT MATTER EXPERT: This qualified individual will be either a Regional Environmental Staff member, or an Independent Contractor Controller (Independent Assurance Program). This expert is a project team leader responsible for ensuring project adherence to requirements of the 207 and 212 Project Special Provisions as follows and will be available for questions regarding permanent stabilization requirements.

1. Review the Topsoil Management Plan and the Permanent Stabilization Site Maps.
2. Attend the Environmental Pre-Construction Conference.
3. Coordinate the Site Pre-Vegetation Conference.
4. Review and recommend approval of products.
5. Review and recommend approval of the Quantities Verification Prerequisite.
6. Attend the Partial Landscape Completion Walkthrough.
7. Attend the Final Landscape Completion Walkthrough.

Name/Title	Contact Information [phone & email]

Template Revised: 2.25.2022

Computer File Information			Index of Revisions				Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project SWMP (1+ Ac) Sections 1.J to 3.D 100% Construction Documents	Project No./Code
Creation Date: 11/15/23	Initials: DJW	☐	1.						RMS M535-010		
Last Modification Date: 11/15/23	Initials: -	☐	2.						STATE HWY NO./MP/SIDE 006K / W 6th Street		
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						PROJECT STARTED: - ACCEPTED: -		
Drawing File Name: 22021-c-erosion		☐	4.						Comments: -		
Acad Ver.: 2022	Scale: N/A	Units: English	☐	5.							Sheet Number: C.2.2

THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

Evaluate, identify, locate and describe all potential sources of pollutants at the site in accordance with subsection 107.25, CDPS-SCP and place in the SWMP. All control measures related to potential pollutants shall be shown on the SWMP Site Map by the Contractor's SWMP Administrator for Construction.

Describe and record control measures on the SWMP Site Map that have been implemented to address off site run-on water in accordance with subsection 208.03.

Control measures shall be implemented in accordance with subsection 208.04.

1. Perimeter control shall be established as the first item on the SWMP to prevent the potential for pollutants leaving the construction site boundaries, entering the stormwater drainage system, or discharging to state waters. Perimeter control shall be in accordance with subsection 208.04
2. Perimeter control may consist of berms, silt fence, erosion logs, existing landforms, or other control measures as approved.

RESPONSIBILITIES OF THE SWMP ADMINISTRATOR FOR CONSTRUCTION: Considered a "living document", the SWMP is continuously reviewed and modified throughout the construction phases. During construction, SWMP Administrator for Construction shall add, update, or amend the items A-G below as needed in accordance with subsection 208.03.

During construction, indicate how items that were not addressed during design are being handled in construction. If items are covered in other sections of the SWMP, indicate below what section the discussion takes place.

F. STREET SWEEPING: Shall be done in accordance with subsection 208.04.

A. Water Quality Inspections shall be in accordance with subsection 208.03(c).

B. Permanent Stabilization Inspections shall be in accordance with subsections 208.04(e)4 and 208.10.

Maintenance shall be in accordance with subsection 208.04(f).

Records shall be kept in accordance with subsection 208.03(d).

The Contractor shall comply with all interim stabilization and permanent stabilization requirements in accordance with subsection 208.04(e).

The following seed mix(es) and rates are for drill seeding method as shown on the Permanent Stabilization Site Maps shall be used:

COMMON NAME	BOTANICAL NAME	LBS. PLS PER ACRE
<i>See Project Landscape Plans and Project Special Provisions</i>		
	Total	

The following seeding methods shall be used for all areas shown on the Permanent Stabilization Site Maps. Soil compaction shall be minimized for areas where permanent stabilization will be achieved through vegetative cover.

Pay Item	Seeding Method (subsection 212.05)	Acre
212-00706	Seeding (Native) Drill	<i>See Project Landscape Plans and Project Special Provisions</i>
212-00707	Seeding (Native) Hydraulic	
212-00708	Seeding (Native) Broadcast	
212-00709	Seeding (Wetland) Drill	
212-00710	Seeding (Wetland) Hydraulic	
212-00711	Seeding (Wetland) Broadcast	
	Total	

Minimum soil stabilization methods (attached mulch) for all disturbances to receive seeding. All soil stabilization, revegetation and plantings shall be completed in accordance with the Project Landscape Plans and Project Special Provisions.

Prior to winter shutdown or the summer seeding window closure: Uncompleted slopes shall be mulched with 2 tons of mulching (weed free) per acre, mechanically crimped into the topsoil in combination with an organic mulch tackifier in accordance with Sections 208 and 213.

1. Apply Spray-on Mulch Blanket hydraulically in accordance with Section 213.
2. Apply Bonded Fiber Matrix hydraulically accordance with Section 213.
3. Install Soil Retention Blankets in accordance with Standard Plan M-216-1 and Section 216.

1. Soil amendments, seedbed preparation, and permanent stabilization mulching shall be accomplished within four working days of placing the topsoil on the de-compacted civil subgrades. If placed topsoil is not mulched with permanent stabilization mulch within four working days, the Contractor shall complete interim stabilization methods in accordance with subsection 208.04(e) at no additional cost to the Department.
2. Complete permanent stabilization mulching within 24 hours of hydraulic application of native seed.
3. The Contractor shall submit a proposed Permanent Stabilization Phasing Plan to the Engineer for approval showing how implementation of SWMP Permanent Stabilization Plans will minimize damage to seeded areas.

All soil stabilization, revegetation and plantings shall be completed in accordance with the Project Landscape Plans and Project Special Provisions.

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Computer File Information			Index of Revisions			 Know what's below. Call before you dig.	6th Street Improvements Project SWMP (1+ Ac) Sections 4.A to 9.E 100% Construction Documents			Project No./Code	
Creation Date: 11/15/23 Initials: DJW			1.				No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23 Initials: -			2.				Revised:			STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.				Void:			PROJECT STARTED: - ACCEPTED: -	
Drawing File Name: 22021-c-erosion			4.							Comments: -	
Acad Ver.: 2022 Scale: N/A Units: English			5.							Sheet Number: C.2.3	
 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021					

0.00 Total Acres of Seeding (Native) Drill With Topsoil Generated From See Project Landscape Plans and Project Special Provisions)

Seeding (Native) Drill Pay Item 212-00706	Pay Item	Description	Amount/Acre	Units	Total For This Method
	212-00700	Organic Fertilizer		Pounds	
	212-00701	Compost (Mechanically Applied)		CY	
	212-00703	Humate		Pounds	
	212-00704	Mycorrhizae		Pounds	
	212-00705	Elemental Sulfur		Pounds	

0.00 Total Acres of Seeding (Native) Hydraulic With Topsoil Generated From See Project Landscape Plans and Project Special Provisions)

Seeding (Native) Hydraulic Pay Item 212-00707	Pay Item	Description	Amount/Acre	Units	Total For This Method
	212-00700	Organic Fertilizer		Pounds	
	212-00702	Biotic Soil Amendments (Hydraulically Applied)		Pounds	
	212-00703	Humate		Pounds	
	212-00704	Mycorrhizae		Pounds	

0.00 Total Acres of Seeding (Native) Broadcast With Topsoil Generated From See Project Landscape Plans and Project Special Provisions)

Seeding (Native) Broadcast Pay Item 212-00708	Pay Item	Description	Amount/Acre	Units	Total For This Method
	212-00700	Organic Fertilizer		Pounds	
	212-00701	Compost (Mechanically Applied)		CY	
	212-00703	Humate		Pounds	
	212-00704	Mycorrhizae		Pounds	
	212-00705	Elemental Sulfur		Pounds	

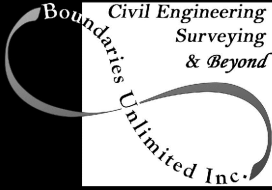
- F. Permanent Stabilization Application Under Structures:
Under structures shade patterns should be considered and the use of Median Cover Material (Stone) or other stabilized options with an approved Project Special Provision should be used. See SWMP Site Map for locations. Not Applicable.
- G. RESEEDING OPERATIONS/CORRECTIVE STABILIZATION:
Prior to stormwater construction work partial acceptance.
1. All seeded areas shall be reviewed by the SWMP Administrator for Construction and or Erosion Control Inspector for bare soils caused by surface or wind erosion. Bare areas caused by surface or gully erosion, blown away mulch, etc. shall be re-graded, seeded, and have the designated mulching applied as necessary, at no additional cost to the project.
2. The Contractor shall maintain seeding/mulch/tackifier/blanket/TRM, mow to control weeds or apply herbicide to control weeds in the seeded areas, at no additional cost to the project.
- H. LOCATION AND DESCRIPTION OF PLANNED PERMANENT CONTROL MEASURES: Is Permanent Water Quality Required. Yes X No .
The existing storm sewer contains a hydrodynamic separator downstream of the Project Limits. Not additional permanent control measures are required.

10. PRIOR TO PROJECT FINAL ACCEPTANCE

- A. When directed by the Engineer, removal and disposal of temporary control measures shall be included in the cost of work.

- B. At the end of the project, all ditch checks shall consist of either temporary erosion logs (or equivalent) or permanent riprap.
- C. All storm drains shall be cleaned prior to the Final Acceptance of the project. If required, include work in 202-04002 Clean Culvert. [**Check with Region Water Quality staff to see if CLEAN CULVERT PSP is needed and what Pay Item to use.**]
- D. Refer to subsection 208.10 for Items to be completed prior to requesting partial acceptance of water quality work.

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Computer File Information			Index of Revisions					As Constructed	6th Street Improvements Project SWMP (1+ Ac) Sections 9.E to 10.D 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.							RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.							STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.							006K / W 6th Street	
Drawing File Name: 22021-c-erosion		☐	4.							Sheet Number: C.2.4	
Acad Ver.: 2022	Scale: N/A	Units: English	5.								

923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021

PROJECT ENGINEER: Deric J. Walter, PE
PROJECT STARTED: - ACCEPTED: -
Comments: -

11. NARRATIVES

Control Measure Matrixes During Construction:

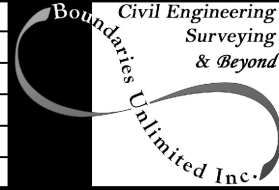
- 1. Control measure narratives have been included for the CDOT Standard Specifications and Standard Plan M-208 and M-216 along with any non-standard control measures approved during the design process. If a Non-Standard Control Measure not included in the SWMP is proposed and approved by the Engineer the SWMP Administrator for Construction shall do the following: Place an "X" in the column for non-standard and complete a Non-Standard Control Measure Specification and Narrative covering the what, when, where and why the control measure is being used shall be add to the SWMP. The appropriate "X" shall also be added to the implementation phase(s).
- 2. The SWMP Administrator for Construction shall place an "X" in the column In Use On Site when the control measure has been installed.
- 3. A "B" in the Initial Activities Column indicates that the control measure shall be installed **before** construction activity starts. Locations and quantities will be discussed during the Environmental Pre-Construction Conference with the Regional Water Pollution Control Manager.

STRUCTURAL Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to the following:

APPLICATION, CONTROL MEASURE	NARRATIVE	M- 208 STANDARD or "X" for NON- STANDARD	IN USE ON SITE	CONTROL MEASURE IMPLEMENTATION PHASE		
				INITIAL ACTIVITIES	INTERIM ACTIVITIES	PERMANENT STABILIZATION
PROTECTION OF EXISTING WETLANDS Fence (plastic) and erosion logs	Fence (plastic) shall be placed in combination with erosion logs to prevent encroachment of construction traffic and sediment into state waters prior to start of construction disturbances. Fence (plastic) shall be placed adjacent to the wetlands; erosion logs shall be placed between the plastic fence and disturbance area. Logs shall be placed to direct flows away from or filter water running into wetlands from disturbance areas.					
PROTECTION OF EXISTING TREES/LANDSCAPING Fence (plastic)	Fence (plastic) shall be used in areas indicated in the plans to prevent encroachment of construction traffic and sediment for the protection of sensitive habitat, mature trees and/or existing landscaping prior to start of construction disturbances.			B	X	
CHECK DAM/DITCH CHECK Erosion log, silt berm, silt dike, rock check dam	Placed in ditches immediately upon completion of ditch grading to reduce velocity of runoff in ditch. For existing ditches, place prior to start of construction disturbances.	M-208				
Storm Drain Inlet Protection In Paved Roadways (Type 1, 2 and 3 as shown on M-208-1, sheet 5 of 11)	Manufactured storm drain inlet protection placed prior to construction disturbances as detailed in M-208-1, to protect existing inlets or immediately upon completion of new inlets to prevent sediment from entering the inlet throughout construction.	M-208		B	X	
Storm Drain Inlet Protection In Native Seed Areas (M-604 Standard Inlets Type C and D)	Erosion logs or aggregate bags placed around inlet grate to prevent sediment from entering inlet. Place prior to construction disturbances to protect existing inlets or immediately upon completion of new inlets.	M-208				
CULVERT INLET/OUTLET PROTECTION Erosion logs, aggregate bags	Placed at mouth of culvert inlets and over top of culvert at inlet and outlet where disturbance may be occurring adjacent to pipe to prevent sediment laden water from entering pipe or drainage. Place prior to the start of construction disturbances.	M-208				
TYPE C, TYPE D AND TYPE 13 PROTECTION Erosion logs, aggregate bags, erosion bales	Placed around inlet grate or slope and ditch paving to prevent sediment from entering inlet. Place prior to the start of construction disturbances.	M-208		B	X	
STOCKPILE PROTECTION Temporary berm, erosion logs, aggregate bags*	Placed within specified distance, in accordance with subsection 208.06, from toe to contain sediment around stockpile. *Aggregate bags are easily moved and replaced for access during the work day. Place prior to start of stockpiling, increase control as the stockpile increases size.	M-208				
TOE OF FILL PROTECTION Erosion logs, temporary berm, silt fence, topsoil windrow*	Place prior to slope/embankment work to capture sediment and protect and delineate undisturbed areas. *Can be used to stockpile topsoil for salvage.	M-208				
PERIMETER CONTROL Erosion logs, silt fence, temporary berm, topsoil windrow*	Placed prior to construction commencing to address potential run-on water from off site, and to divert around disturbed area. *Can be used to stockpile topsoil for salvage.	M-208				
SLOPE CONTROL Silt fence, erosion logs	Placed on the contour of a slope to contain and slow down construction runoff. Place prior to the start of construction disturbances.	M-208				
TEMPORARY SEDIMENT TRAP	Used to capture sediment laden runoff from disturbed areas < 5 acres during construction. Place prior to the start of construction disturbances. Outlets that withdraw water from or near the surface may be installed when discharging from basins and impoundments.	M-208				
TEMPORARY SLOPE DRAIN OUTLET PROTECTION	Placed as a conduit or chute to drain runoff down slope and to prevent erosion of slope.	M-208				
Riprap, or approved other	Material placed as an energy dissipater to prevent erosion at outlet structure.	M-601-12				
CONCRETE WASHOUT In-ground or fabricated	Construction control, used for waste management of concrete and concrete equipment cleaning. Place prior to the start of concrete activities.	M-208		X	X	

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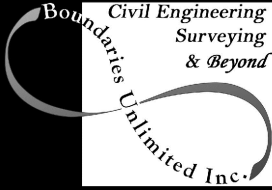
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Creation Date: 11/15/23	Initials: DJW	☐	1.				No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -	☐	2.				Revised:		STATE HWY NO./MP/SIDE
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923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021

APPLICATION, CONTROL MEASURE	NARRATIVE	M- 208 STANDARD or "X" for NON- STANDARD	IN USE ON SITE	CONTROL MEASURE IMPLEMENTATION PHASE		
				INITIAL ACTIVITIES	INTERIM ACTIVITIES	PERMANENT STABILIZATION
VEHICLE TRACKING PAD	Source control, placed to prevent tracking of sediment from disturbed area to offsite surface. Place prior to the start of construction disturbances.	M-208		B	X	
Engineered SEDIMENT BASIN	Constructed early in the project, prior to storm sewer/ditches and in accordance with 208.05(p) to capture storm flow. Outlet structure and/or outfall shall be modified for temporary sediment control using an approved non-standard detail. Outlets that withdraw water from or near the surface shall be installed when discharging from basins and impoundments, unless infeasible					
DEWATERING (Contractor is responsible for obtaining a permit from Colorado Department of Health and Environment.)	Shall be done in such a manner to prevent potential pollutants from entering state waters.					
TEMPORARY STREAM CROSSING	Constructed over stream or drainage to prevent discharge of pollutants from construction equipment into water.					
CLEAN WATER DIVERSION	Placed to divert clean surface or groundwater around the disturbance area to prevent it from mixing with construction runoff.					
OTHER						

Template Revised: 2.25.2022

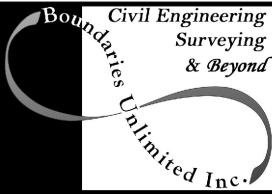
Computer File Information			Index of Revisions				Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project SWMP (1+ Ac) Section 11 (continued) 100% Construction Documents Project Engineer: Deric J. Walter, PE PROJECT STARTED: - ACCEPTED: - Comments: -	Project No./Code
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:		Sheet Number: C.2.6
Drawing File Name: 22021-c-erosion		☐	4.								
Acad Ver.: 2022	Scale: N/A	Units: English	5.								

NON-STRUCTURAL Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to:
Erosion control devices are used to limit the amount of soil loss on site. Sediment control devices are designed to capture sediment on the project site. Construction controls are control measures related to construction access and staging. Control Measure locations are indicated on the SWMP Site Map.

*** Use of vegetative buffer strip requirements.** The CDPHE Water Quality Control Division Technical Memorandum dated August 27, 2015 clarifies the requirements for utilization of existing vegetation as a buffer type of sediment control measure, while maintaining compliance with the CDPS permit for Stormwater Discharges Associated with Construction Activity – CDPS Permit No. COR4000000. In general, the division does not recommend that vegetated buffers be implemented as a sediment removal control measure for runoff from disturbed areas at construction sites, unless implemented as a “finishing” component of a treatment train comprised of additional, adequate up-gradient Control Measures. The entire memorandum can be found at: <https://www.colorado.gov/pacific/sites/default/files/Vegetative%20Buffer%20Memo.pdf>

APPLICATION, CONTROL MEASURE	NARRATIVE	M- STANDARD or “For NON- STANDARD	IN USE ON SITE	CONTROL MEASURE IMPLEMENTATION PHASE		
				INITIAL ACTIVITY	INTERIM ACTIVITIES	PERMANENT STABILIZATION
* VEGETATIVE BUFFER STRIP	Finishing component for filtering sediment-laden runoff from disturbance area. Area within CDOT ROW or temporary easement to be identified on SWMP prior to construction starting.					
GRADING APPLICATIONS (LANDFORM)	Existing or created landforms may be used as a control measure if they prevent sediment from entering or leaving the disturbance area. If a landform directs flow of water to a concentrated outfall point, the outfall point shall be protected to prevent erosion. Area to be identified on SWMP prior to construction starting.	M-208				
TOPSOIL MANAGEMENT STOCKPILE/SALVAGE Stockpile	Prior to any site disturbance work commencing, existing topsoil shall be scraped to a depth six inches or as specified, and placed in stockpiles or windrows. Upon completion of final grading, topsoil shall be evenly distributed over embankment to a depth of six inches or as specified.	M-208				
SURFACE ROUGHENING / GRADING TECHNIQUES	Temporary stabilization of disturbance and to minimize wind and erosion.					
SEEDING (TEMPORARY)	Temporary stabilization used for over wintering of disturbance or used to control erosion for areas scheduled for future construction.					
BONDED FIBER MATRIX or MULCHING (HYDRAULIC)	Not to be used in areas of concentrated flows, i.e. ditch lines. To be for either Interim or Permanent Stabilization placed as a surface cover for erosion control. May be used as surface cover when work is temporarily halted and as approved by the Engineer for stockpiles.					
Straw or Hay MULCH/MULCH TACKIFIER	Interim or Permanent Stabilization placed as a surface cover for erosion control and or seeding establishment. To be installed as Interim Stabilization as a surface cover when work is temporarily halted and as approved by the Engineer				X	X
SPRAY-ON MULCH BLANKET (Not to be used in areas of concentrated flows, i.e. ditch lines.)	Interim or Permanent Stabilization placed as a surface cover for erosion control and or seeding establishment. To be installed as temporary surface cover when work is temporarily halted and as approved by the Engineer					
SEEDING PERMANENT (PERENNIAL) See Project Landscape Plans	Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas.					X
SOIL RETENTION BLANKET (SRB)	Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas.	M-216				
TURF REINFORCEMENT MAT (TRM)	Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas. Placed in channels or on slopes for erosion control, channel liner and seeding establishment.	M-216				
Sweeping	Source control, used to remove sediment tracked onto paved surfaces and to prevent sediment from entering drainage system. Sweep daily and at the end of the construction shift as needed. Kick brooms shall not be permitted.			X	X	X
OTHER						

Template Revised: 2.25.2022

Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project SWMP (1+ Ac) Section 11 (continued) 100% Construction Documents		Project No./Code
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Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:			STATE HWY NO./MP/SIDE 006K / W 6th Street
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Drawing File Name: 22021-c-erosion		☐	4.							Comments: -		
Acad Ver.: 2022	Scale: N/A	Units: English	☐	5.								

12. TABULATION OF STORMWATER QUANTITIES

- A. Control Measure sediment removal and disposal shall be paid for as: 208 Removal and Disposal of Sediment (Equipment) and 208 Removal and Disposal of Sediment (Labor). All other control measure maintenance shall be included in the cost of the control measure.
- B. Work shall be paid for as: LUMP SUM.
- C. This project includes pay items 214-00008 Extended Landscape Preservation. Refer the project special provision for all work to be performed during the extended landscape maintenance period for this project.

PSP Spec.	Pay Item	Description	Pay Unit	Initial Const.	Interim Const.	Permanent Stabilization	*Total Quantity
	207-00700	Topsoil (See Project Landscape Plan)	CY	-	-		Per Plans
	207-00706	Seeding Media (See Project Landscape Plan)	CY	-	-		Per Plans
	208-00035	Aggregate Bag	LS	-	-		
	208-00046	Pre-fabricated Concrete Washout Structure (Type I)	Each	1	-		
	208-00051	Storm Drain Inlet Protection (Type I)	Each	7	-		
	208-00052	Storm Drain Inlet Protection (Type II)	Each	4	-		
	208-00056	Storm Drain Inlet Protection (Type III)	Each	2	-		
	208-00075	Pre-fabricated Vehicle Tracking Pad (Allowance)	Each	4	-		
	208-00103	Removal and Disposal of Sediment (Labor)	LS	-	-		
	208-00105	Removal and Disposal of Sediment (Equipment)	LS	-	-		
	208-00106	Sweeping (Sediment Removal)	LS	-	-		
	208-00107	Removal of Trash	LS	-	-		
	208-00207	Erosion Control Management (ECM)	LS	-	-		
	212-00708	Seeding Broadcast	SY	-	-		Per Plans
	213-00007	Mulching Wood Strand	SY	-	-		Per Plans
	610-00050	Median Cover Material (Stone)	SF	-	-		Per Plans
	607-11525	Fence (Plastic)	LS	-	-		

*It is anticipated that additional control measures and control measure quantities not shown on the SWMP Site Maps shall be required on the project for unforeseen conditions and replacement of items that are beyond their useful service life, see subsections 208.03 and 208.04. **Quantities for all control measures shown above are estimated and have been increased for unforeseen conditions and normal control measure life expectancy.** Quantities shall be adjusted according to the conditions encountered in the field as directed and approved by the Engineer. Payment shall be for the actual work completed and material used.

**Pay Item 208-00071 is included for anticipated maintenance of vehicle tracking pads based on the service life of the control measure in the field. The use of the material shall be directed and approved by the Engineer.

*** F/A refers to CDOT's Force Account Pay Items.

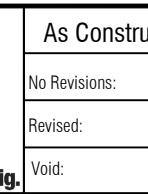
13. BIOLOGICAL IMPACTS and DEWATERING

- A. ENVIRONMENTAL IMPACTS:
1. Wetland Impacts: NO
2. Stream Impacts: NO
3. Threatened and Endangered Species: "No species are anticipated to be impacted by the project."
- B. DEWATERING:
- (Not covered under the CDPHE guidance document Low Risk Discharge Guidance Discharges of Uncontaminated Groundwater to Land):
- <https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20GW.pdf>
1. Dewatering: Refer to other environmental permits in accordance with subsection 107.02 and the permits contained in Tab 16 of the SWMP.
2. If groundwater does not meet water quality standards for receiving water a separate CDPS Dewatering Permit shall be obtained by the Contractor from CDPHE in accordance with subsections 107.02 and 107.25.

14. NOTES

See Project Special Provisions.

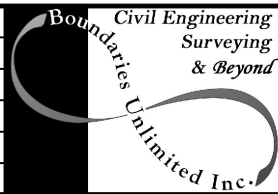
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						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833					
						BUI Project No.: BUI #22021					



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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



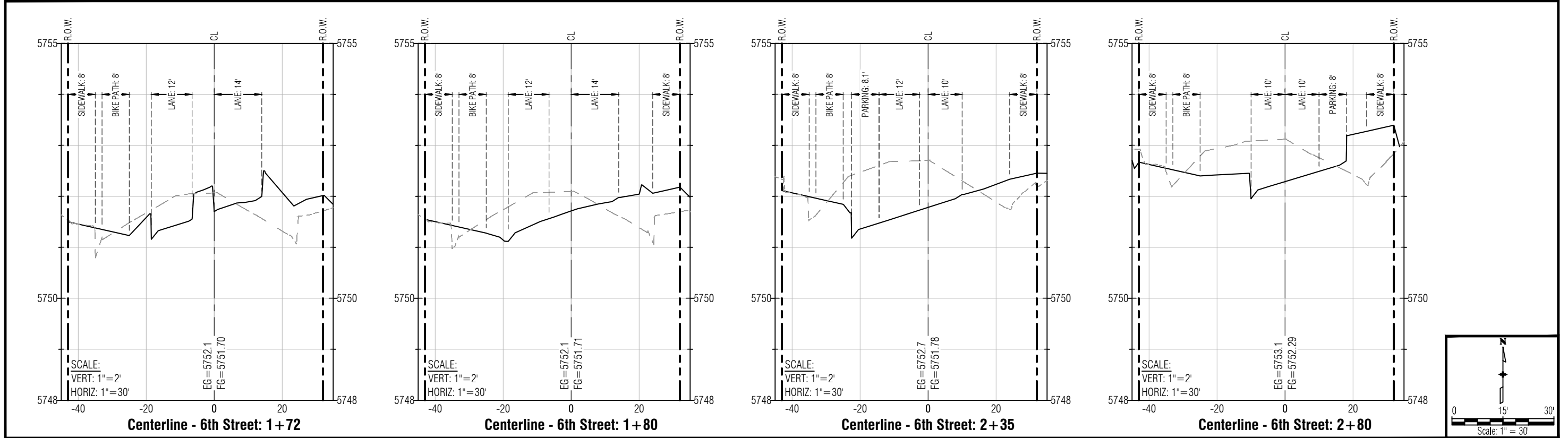
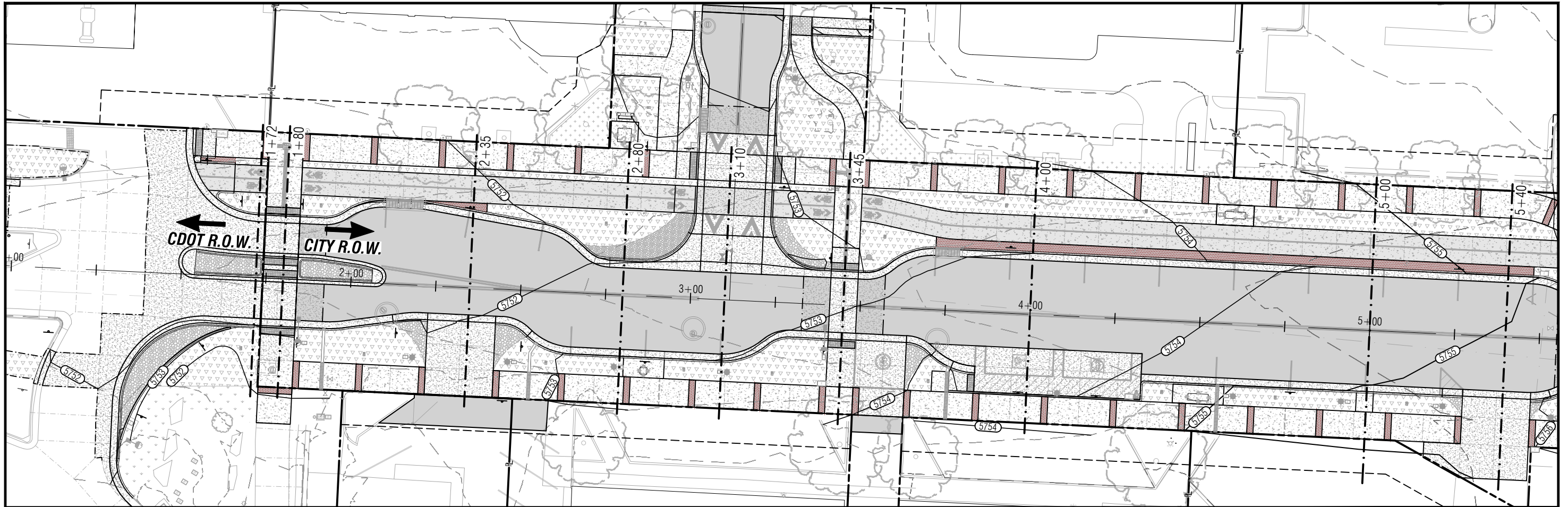
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fax: 970.384.2833
BUI Project No.: BUI #22021



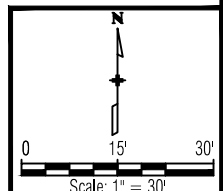
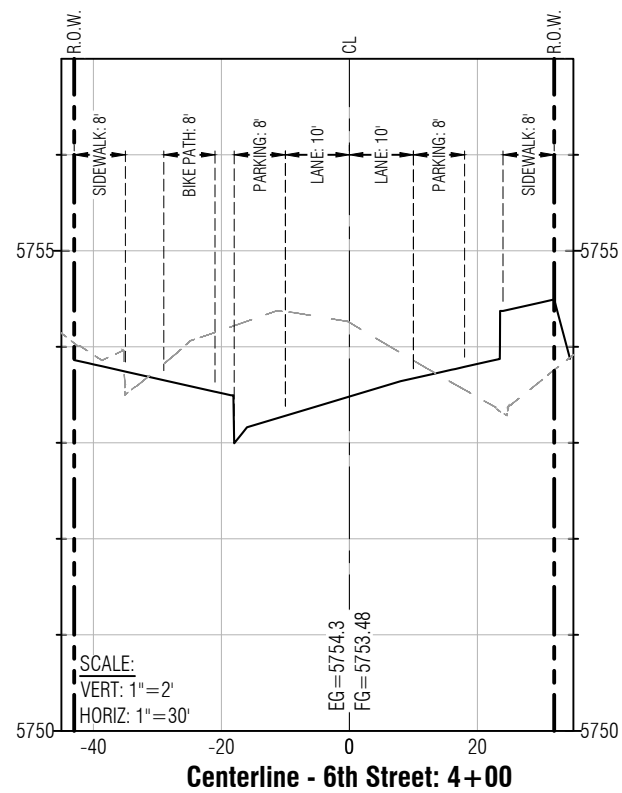
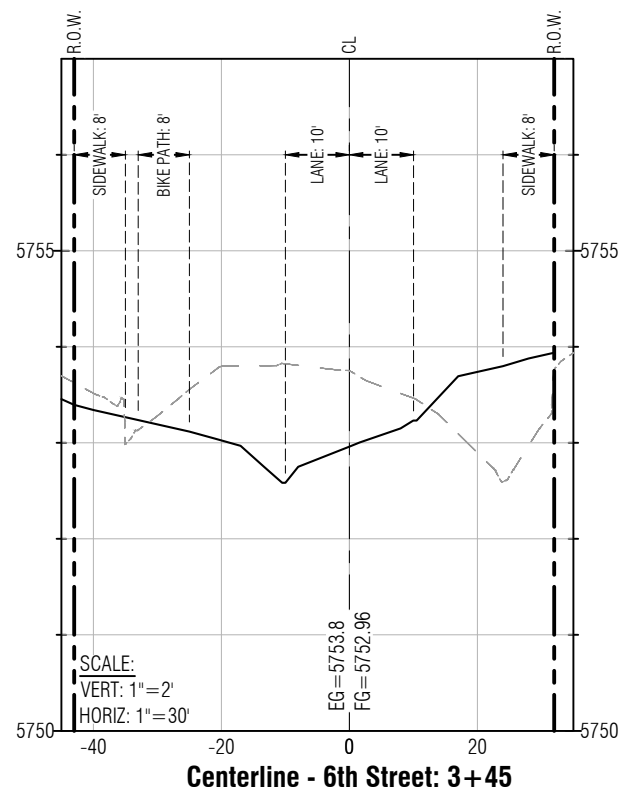
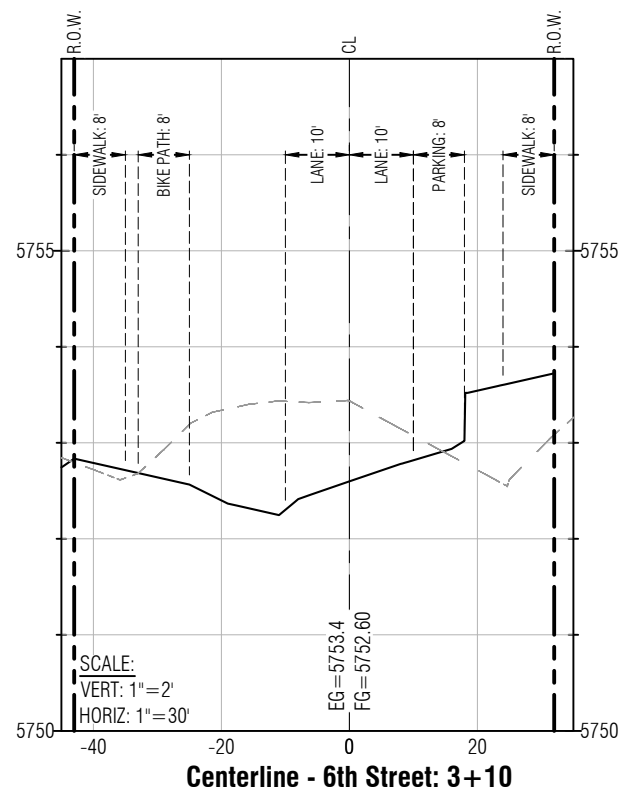
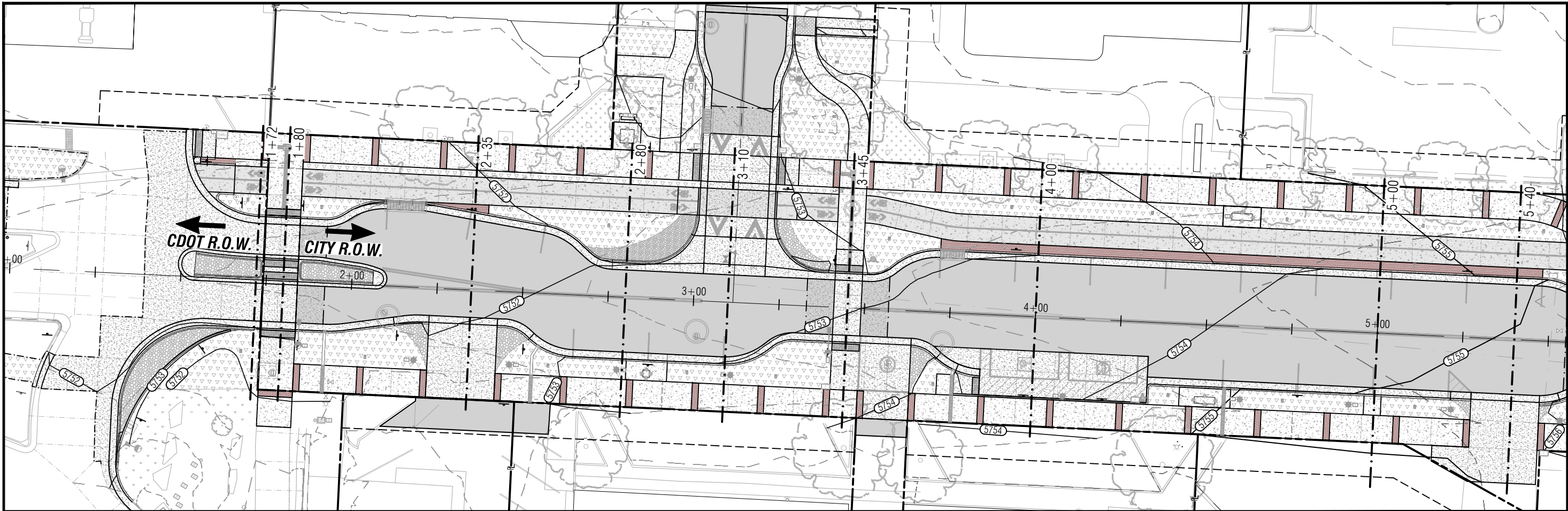
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PROJECT STARTED: -	ACCEPTED: -
Comments: -	

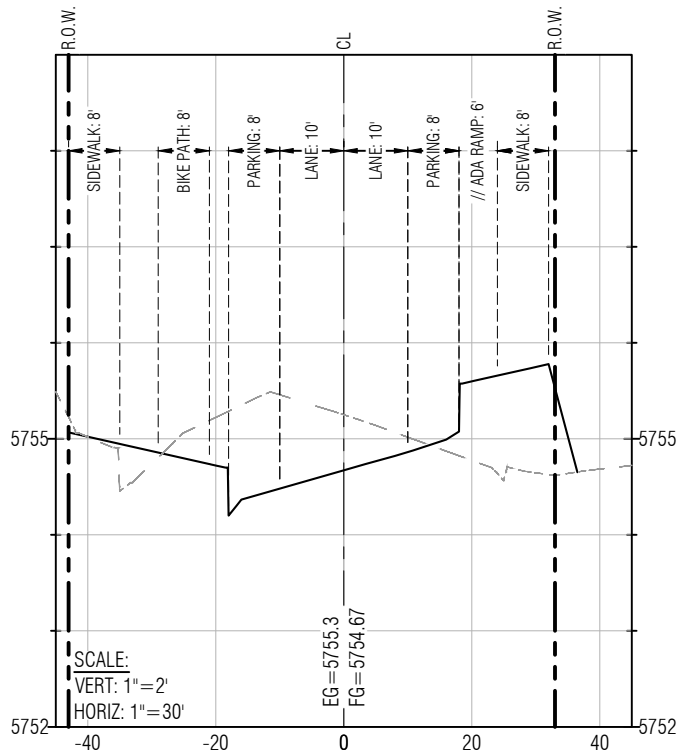
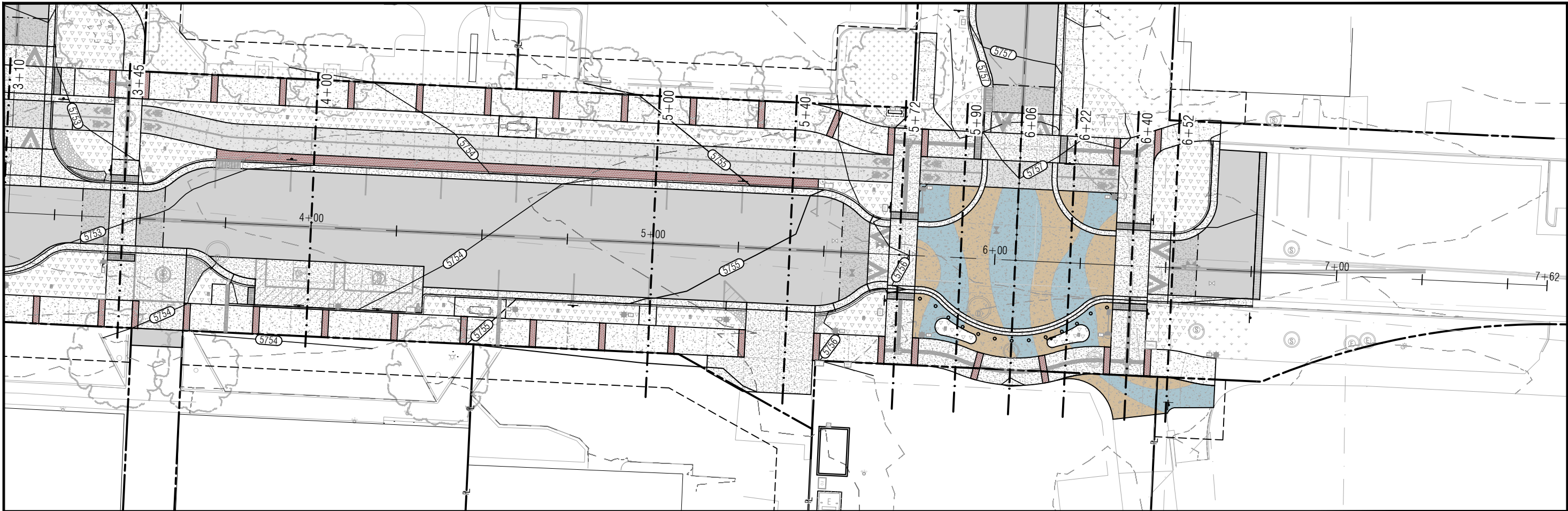
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STATE HWY NO./MP/SIDE 006K / W 6th Street
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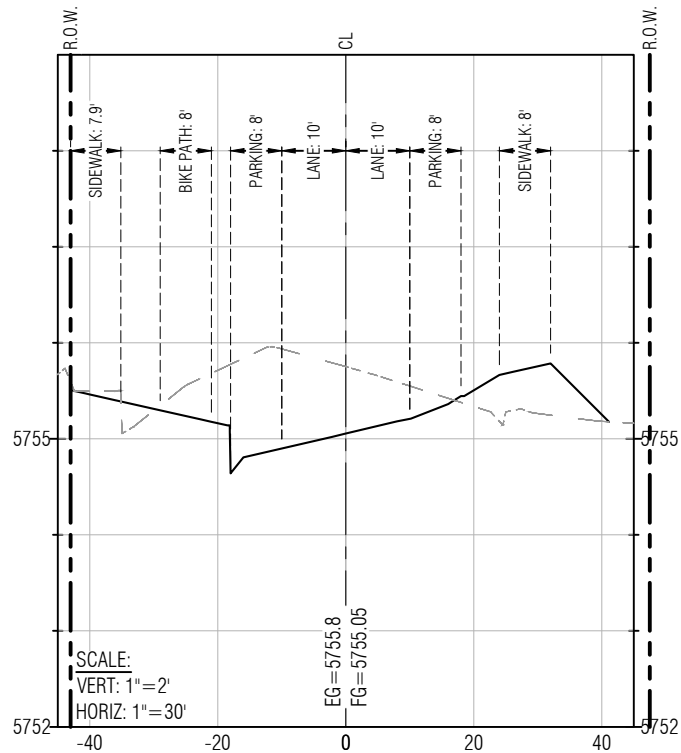
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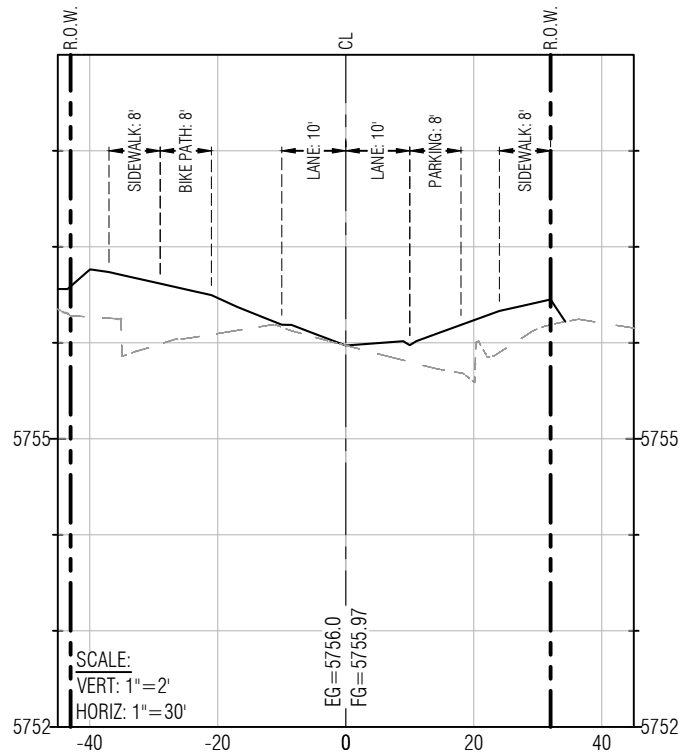
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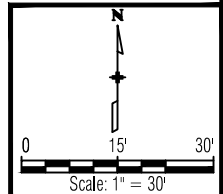
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Centerline - 6th Street: 5+40

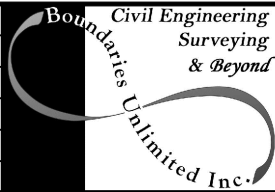


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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



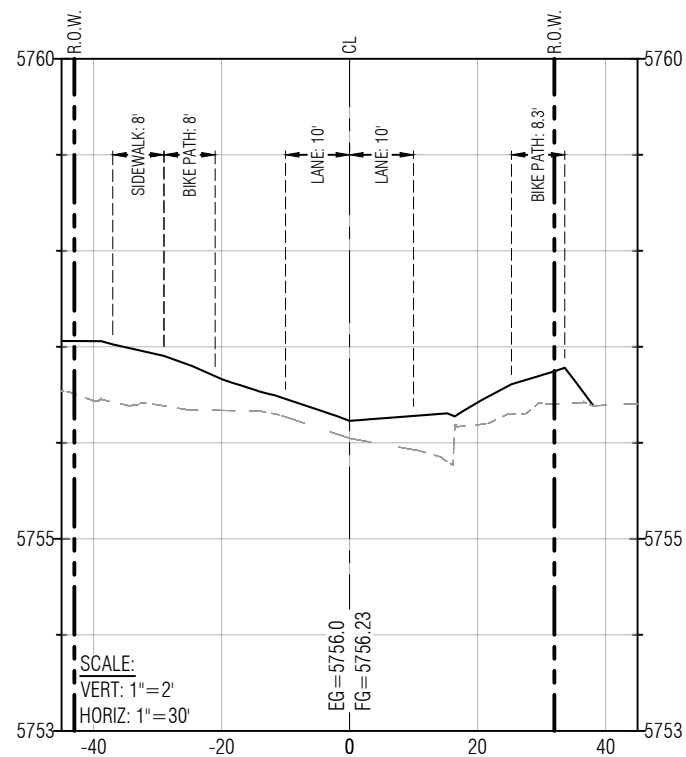
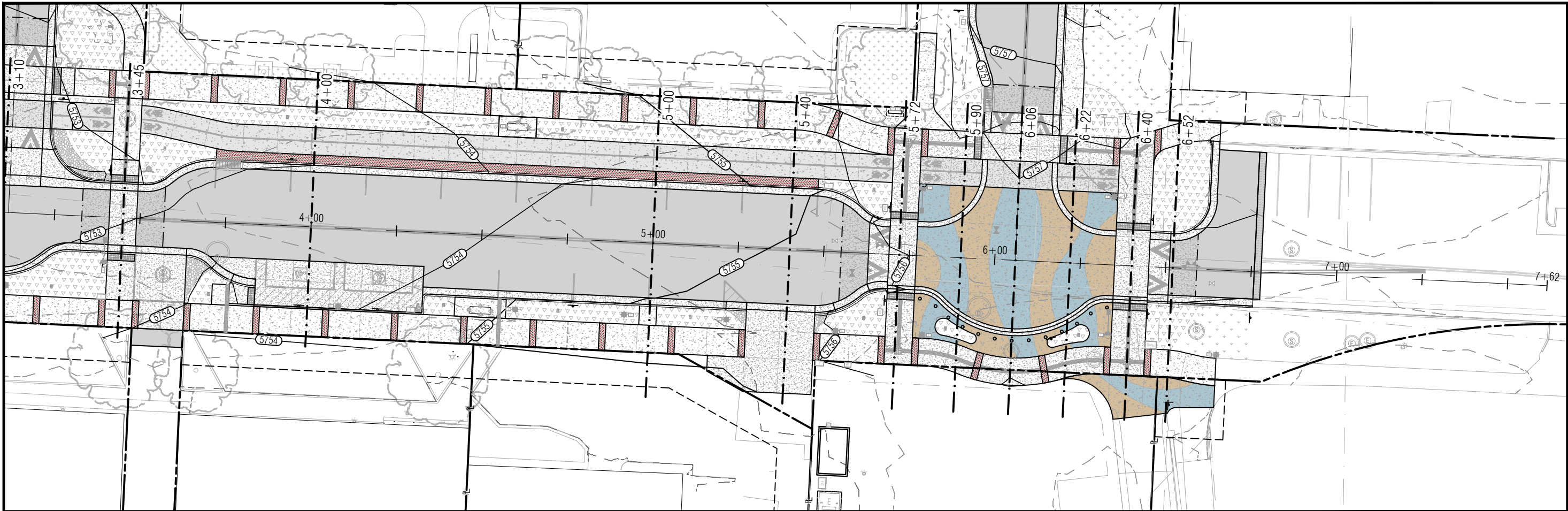
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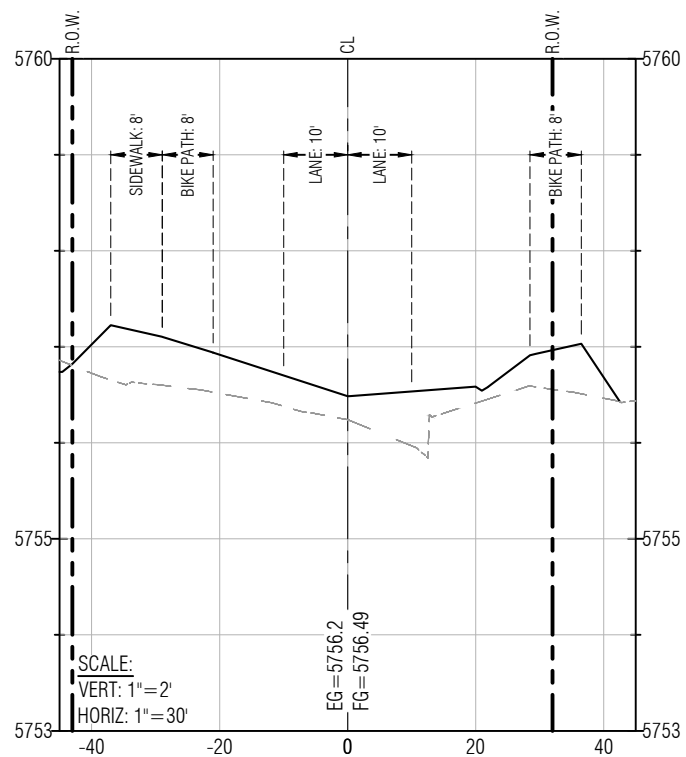
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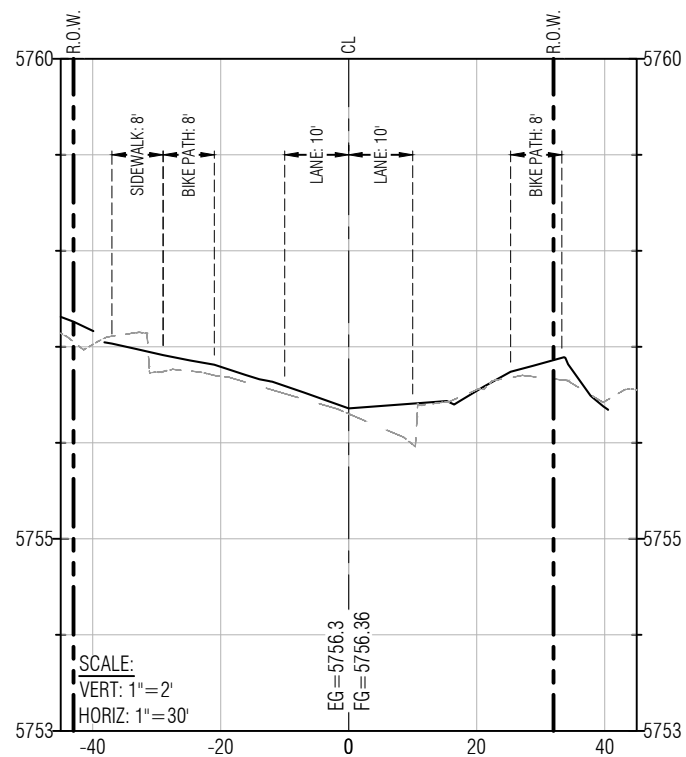
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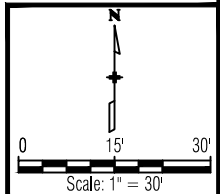
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Centerline - 6th Street: 6+06

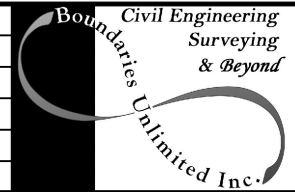


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1.		
2.		
3.		
4.		
5.		



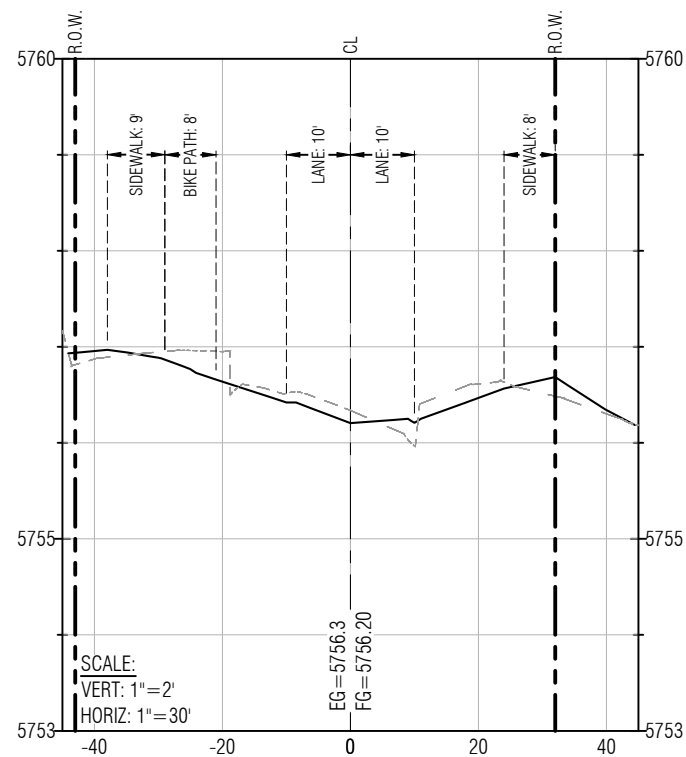
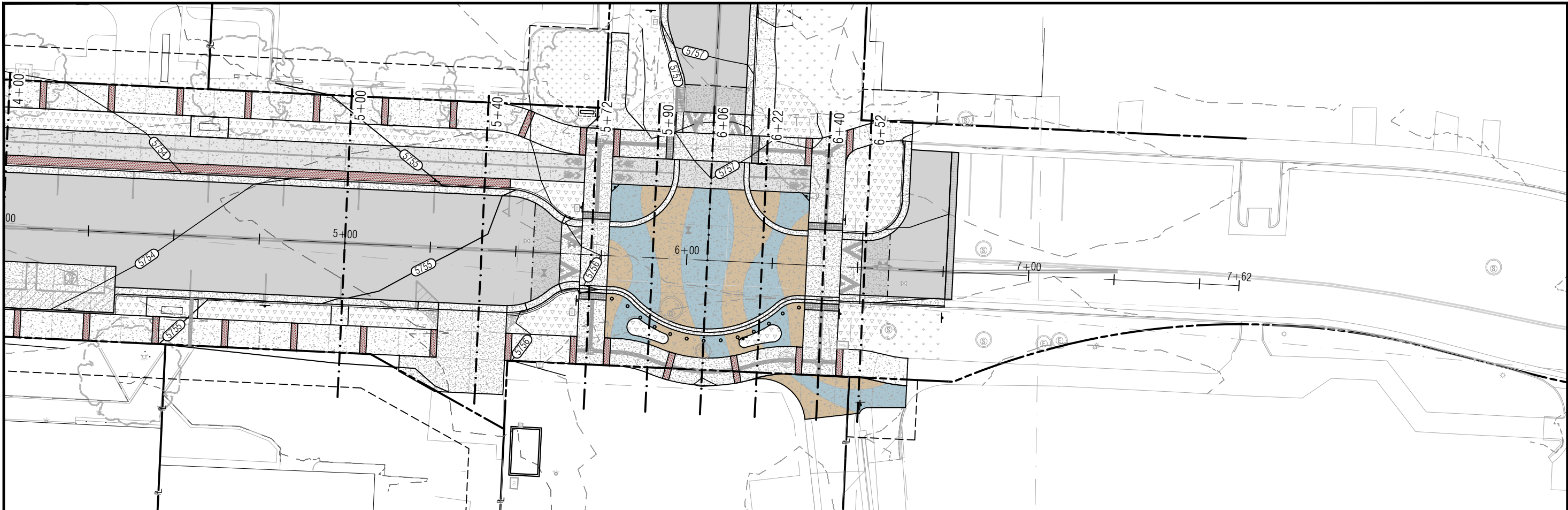
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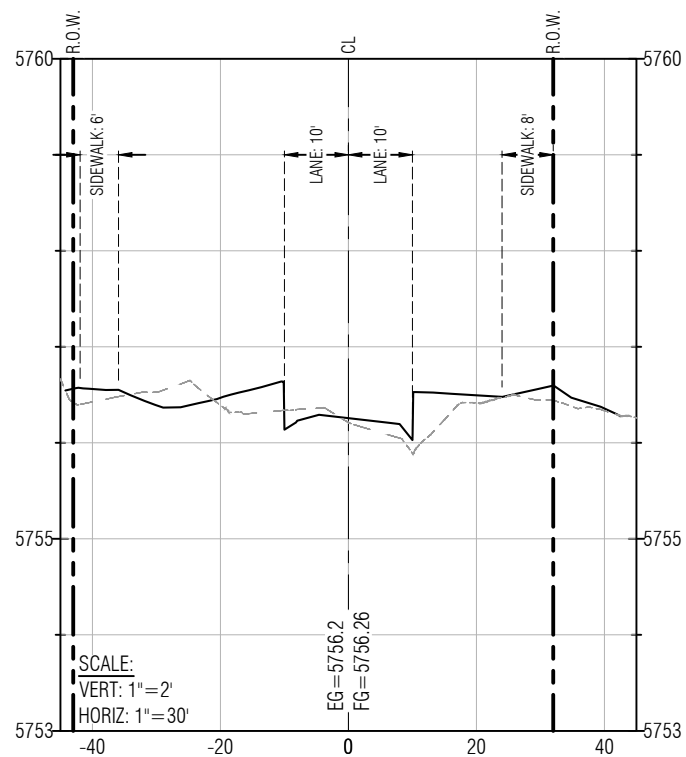
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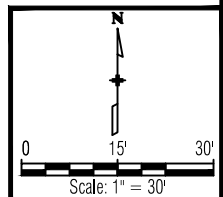
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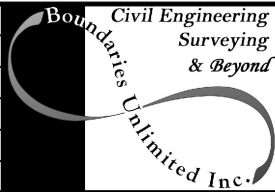


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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



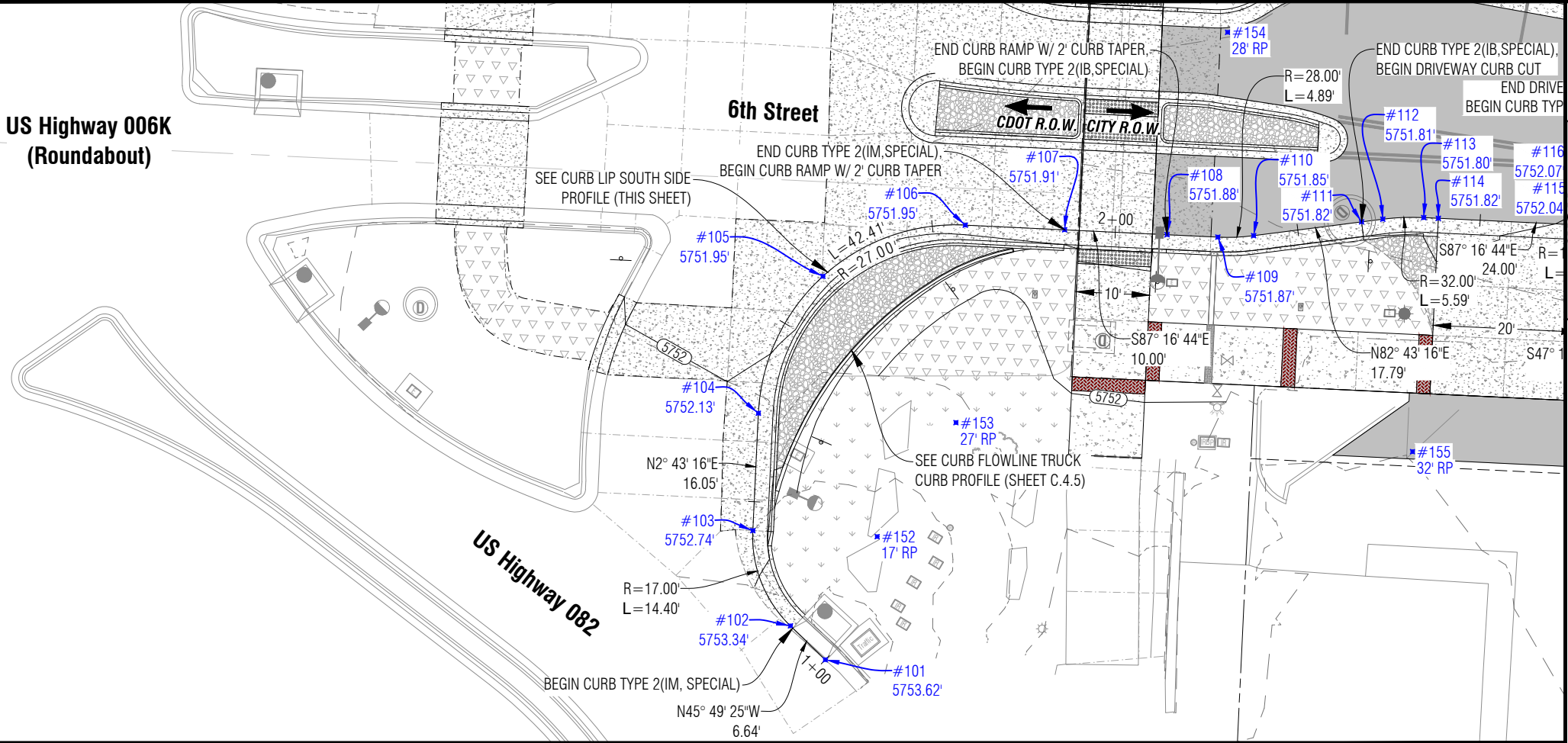
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& Beyond
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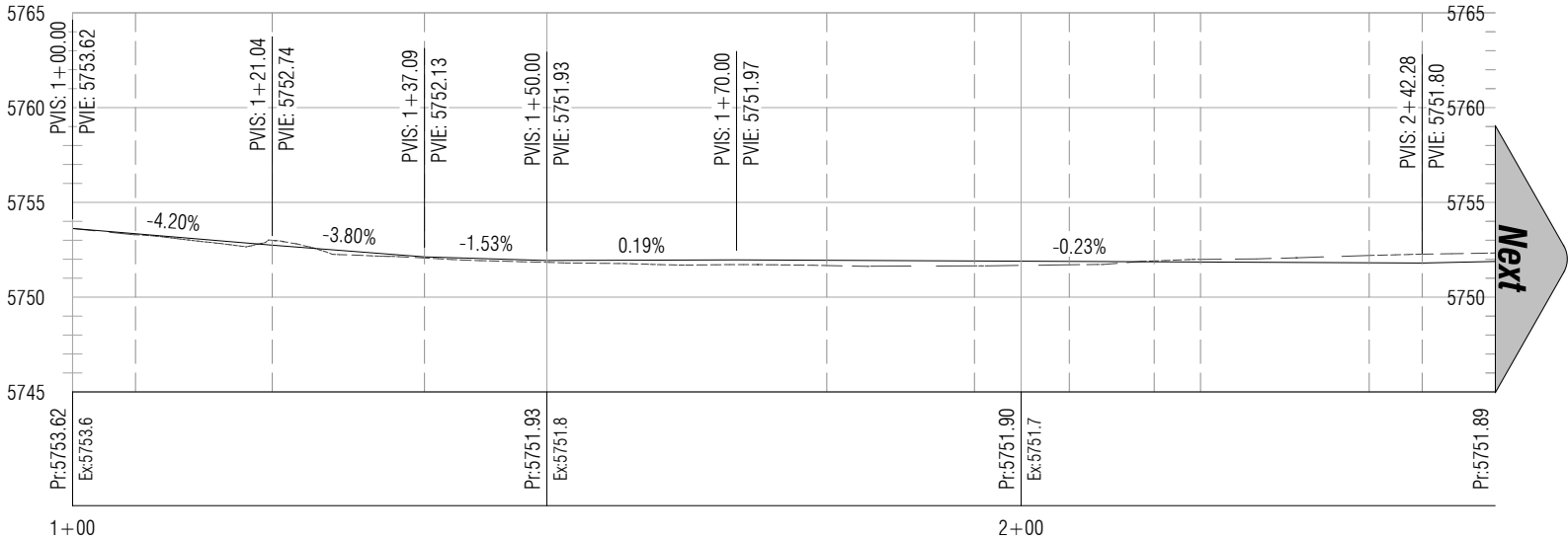
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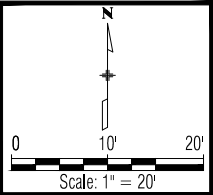


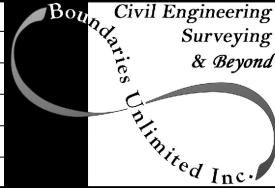
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 2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

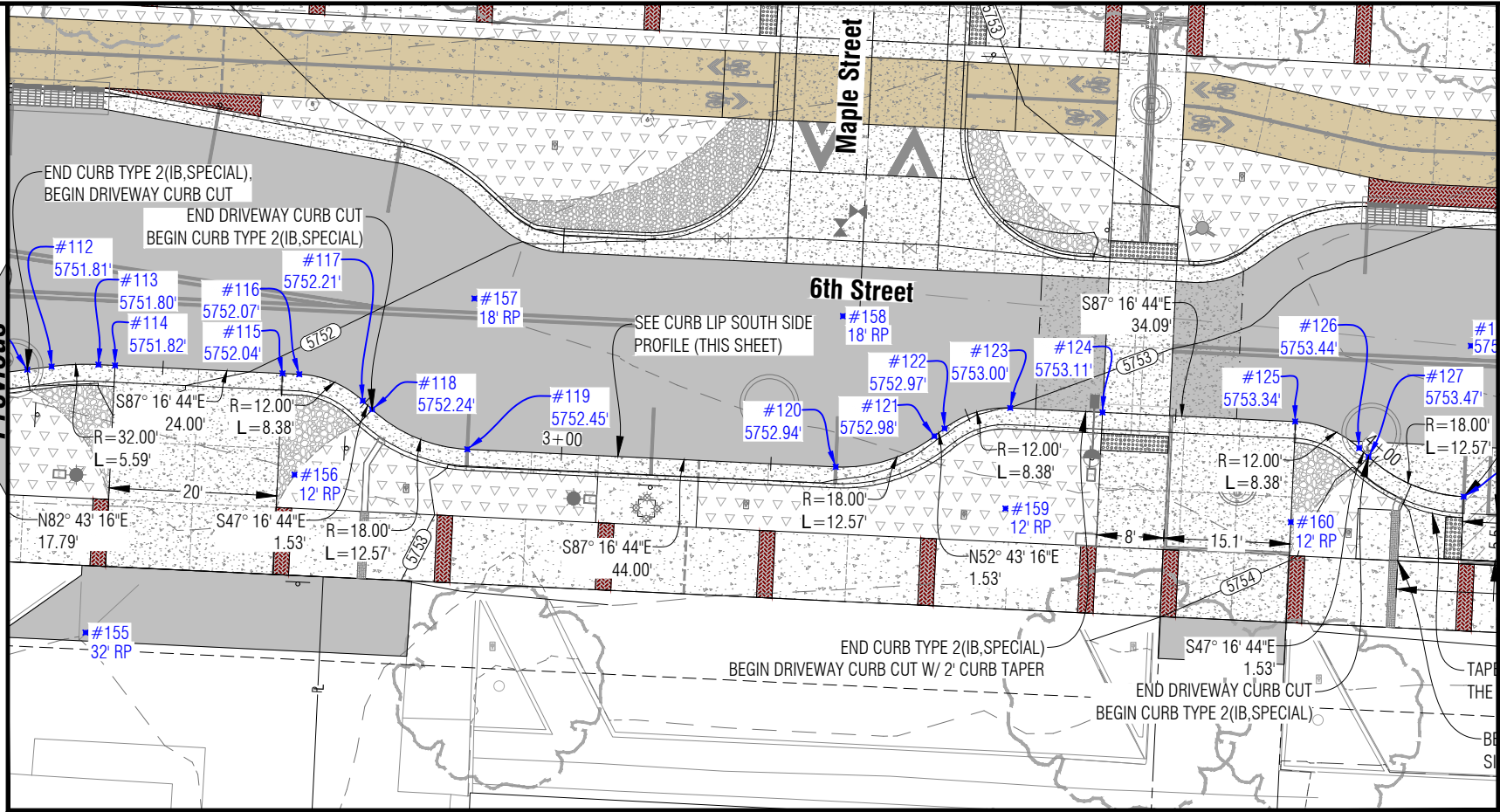
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103	1+21.04 PT	5752.74'	1630422.92	2484954.22
104	1+37.09 PC	5752.13'	1630438.96	2484954.99
105	1+58.30 POC	5751.95'	1630457.65	2484963.79
106	1+79.50 PT	5751.95'	1630464.64	2484983.24
107	1+93.07 POL	5751.91'	1630464.00	2484996.79
108	2+07.07 POL	5751.88'	1630463.33	2485010.77
109	2+14.02 PC	5751.87'	1630463.00	2485017.71
110	2+18.91 PT	5751.85'	1630463.20	2485022.59
111	2+33.77 POL	5751.82'	1630465.08	2485037.33
112	2+36.69 PC	5751.81'	1630465.45	2485040.23
113	2+42.28 PT	5751.80'	1630465.67	2485045.81
114	2+44.28 POL	5751.82'	1630465.58	2485047.80
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153	27' RP	0.00'	1630437.67	2484981.95
154	28' RP	5751.23'	1630490.97	2485019.04
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Profile: Curb Lip-South Side, Sta:1+00 to Sta:2+50
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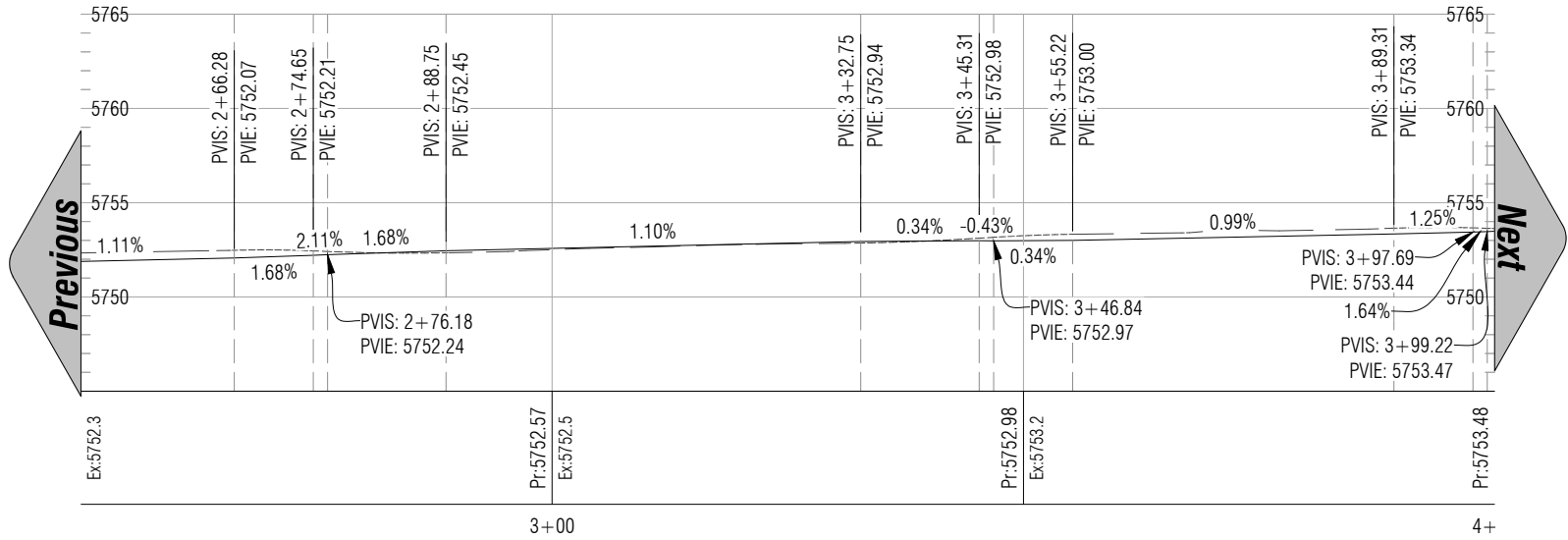


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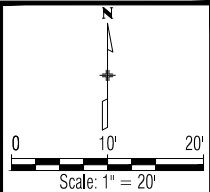


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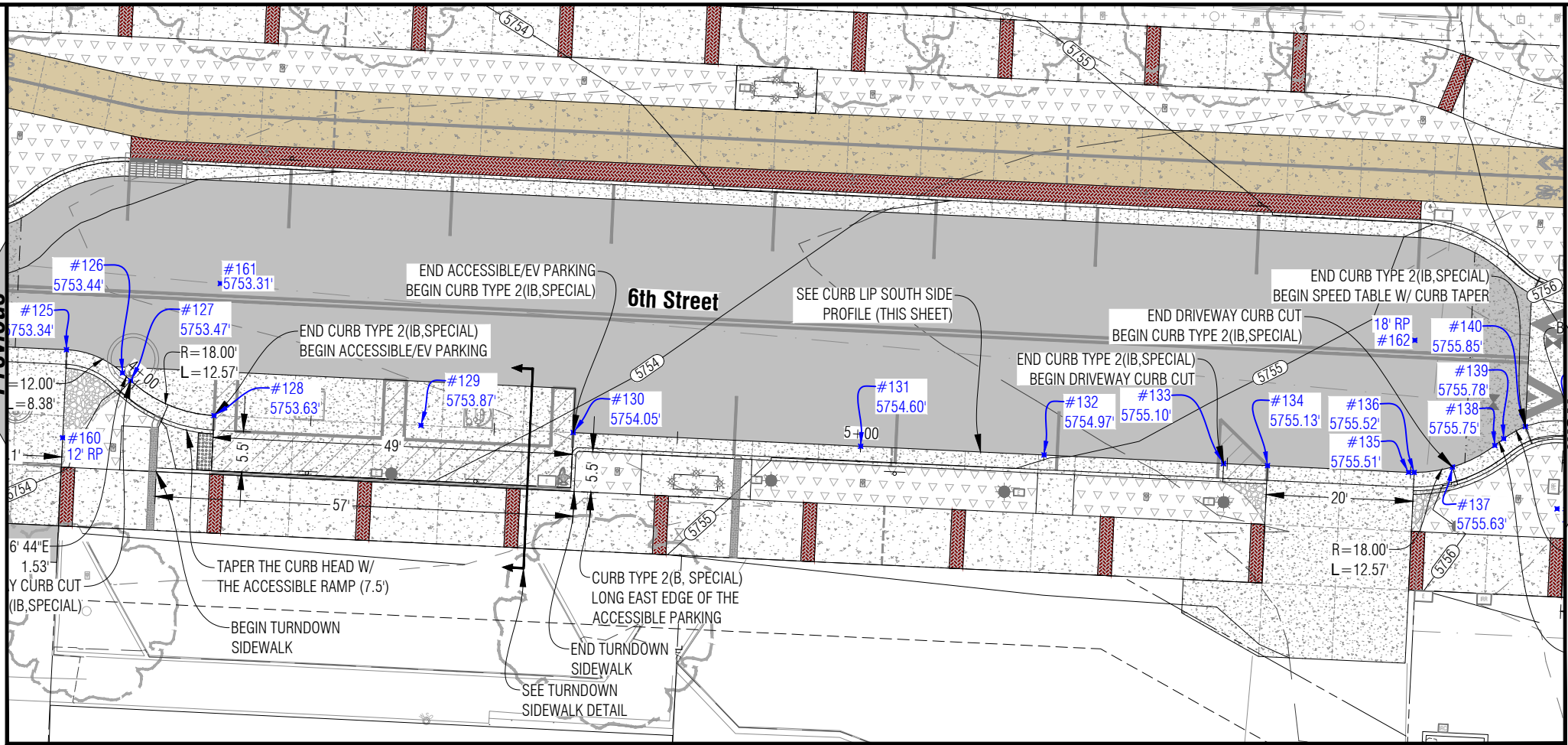
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113	2+42.28 PT	5751.80'	1630465.67	2485045.81
114	2+44.28 POL	5751.82'	1630465.58	2485047.80
115	2+64.28 POL	5752.04'	1630464.63	2485067.78
116	2+66.28 PC	5752.07'	1630464.53	2485069.78
117	2+74.65 PT	5752.21'	1630461.36	2485077.35
118	2+76.18 PC	5752.24'	1630460.33	2485078.47
119	2+88.75 PT	5752.45'	1630455.57	2485089.83
120	3+32.75 PC	5752.94'	1630453.48	2485133.78
121	3+45.31 PT	5752.98'	1630457.14	2485145.54
122	3+46.84 PC	5752.97'	1630458.07	2485146.75
123	3+55.22 PT	5753.00'	1630460.50	2485154.59
124	3+66.26 POL	5753.11'	1630459.98	2485165.61
125	3+89.31 PC	5753.34'	1630458.89	2485188.59
126	3+97.69 PT	5753.44'	1630455.71	2485196.22
127	3+99.22 PC	5753.47'	1630454.68	2485197.34
155	32' RP	0.00'	1630433.71	2485044.29
156	12' RP	5752.44'	1630452.55	2485069.21
157	18' RP	5752.09'	1630473.55	2485090.68
158	18' RP	5752.55'	1630471.46	2485134.63
159	12' RP	5753.67'	1630448.52	2485154.02
160	12' RP	5753.93'	1630446.90	2485188.07



Profile: Curb Lip-South Side, Sta:2+50 to Sta:4+00
Scale: Vert.=10', Horiz.=20'

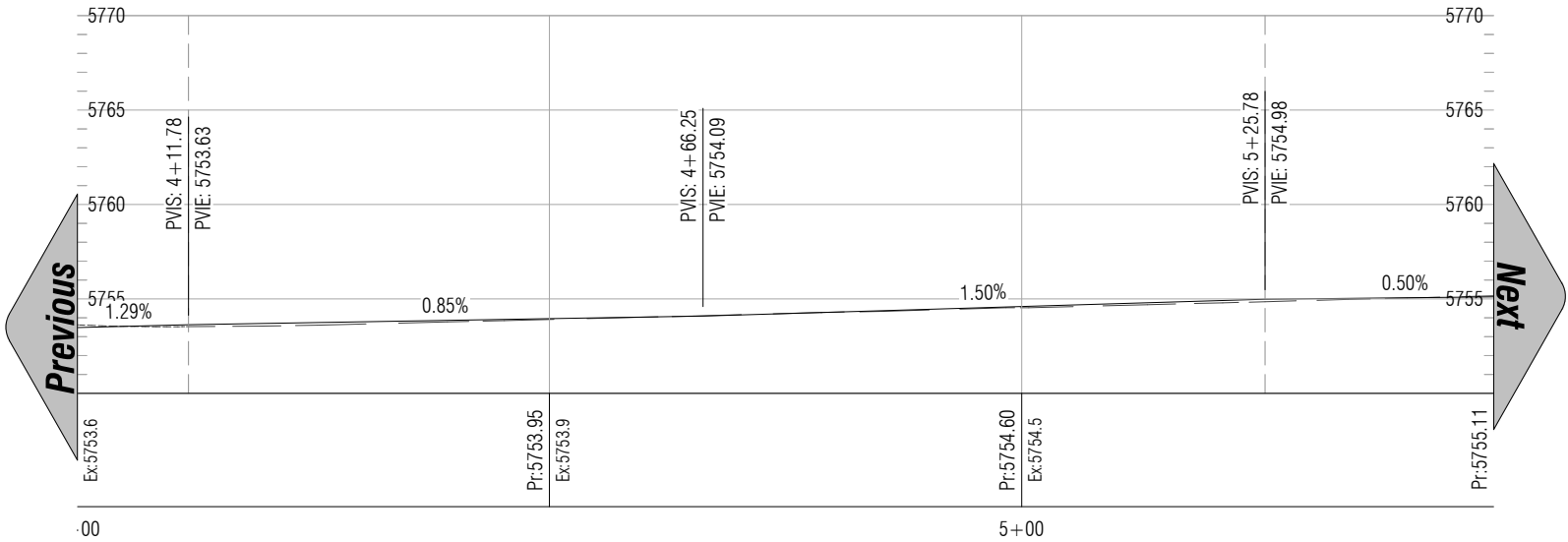


Computer File Information			Index of Revisions			As Constructed	6th Street Improvements Project Curb P&P-6th Street South Side, Sta. 2+50 to 4+00 100% Construction Documents	Project No./Code
Creation Date: 11/15/23	Initials: DJW		1.					
Last Modification Date: 11/15/23	Initials: -		2.			No Revisions:		RMS M535-010
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.			Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street
Drawing File Name: 22021-c-site-pp			4.			Void:	PROJECT STARTED: - ACCEPTED: -	Sheet Number: C.4.2
Acad Ver.: 2022	Scale: N/A	Units: English	5.				Comments: -	

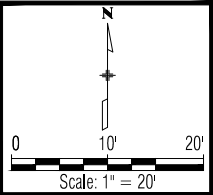


- NOTES
1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
 2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

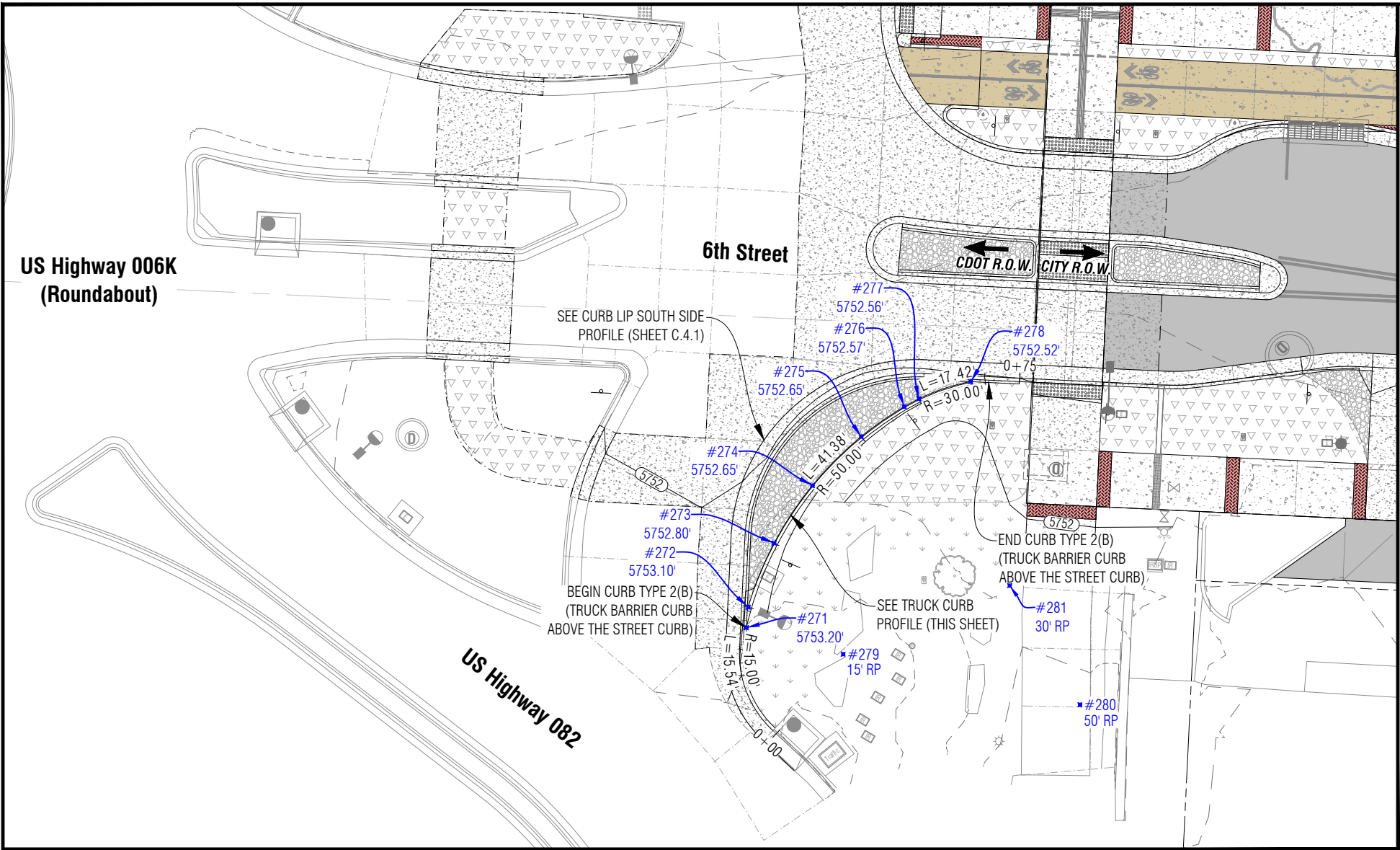
Point Table				
Point #	Desc.	Elev.	North	East
125	3+89.31 PC	5753.34'	1630458.89	2485188.59
126	3+97.69 PT	5753.44'	1630455.71	2485196.22
127	3+99.22 PC	5753.47'	1630454.68	2485197.34
128	4+11.78 PT	5753.63'	1630449.92	2485208.69
129	4+40 POL	5753.87'	1630448.58	2485236.88
130	4+60.78 POL	5754.05'	1630447.60	2485257.64
131	5+00 POL	5754.60'	1630445.73	2485296.81
132	5+25 POL	5754.97'	1630444.55	2485321.78
133	5+49.50 POL	5755.10'	1630443.38	2485346.25
134	5+55.50 POL	5755.13'	1630443.10	2485352.24
135	5+74.73 PC	5755.51'	1630442.19	2485371.45
136	5+75.50 POC	5755.52'	1630442.17	2485372.22
137	5+80.78 POC	5755.63'	1630442.91	2485377.44
138	5+87.29 PT	5755.75'	1630445.84	2485383.21
139	5+88.82 PC	5755.78'	1630446.77	2485384.43
140	5+92.20 PT	5755.85'	1630448.42	2485387.37
160	12' RP	5753.93'	1630446.90	2485188.07
161	18' RP	5753.31'	1630467.90	2485209.55
162	18' RP	5755.25'	1630460.17	2485372.31



Profile: Curb Lip-South Side, Sta:4+00 to Sta:5+50
Scale: Vert. = 10', Horiz. = 20'



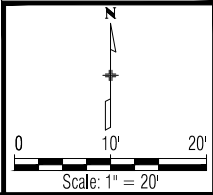
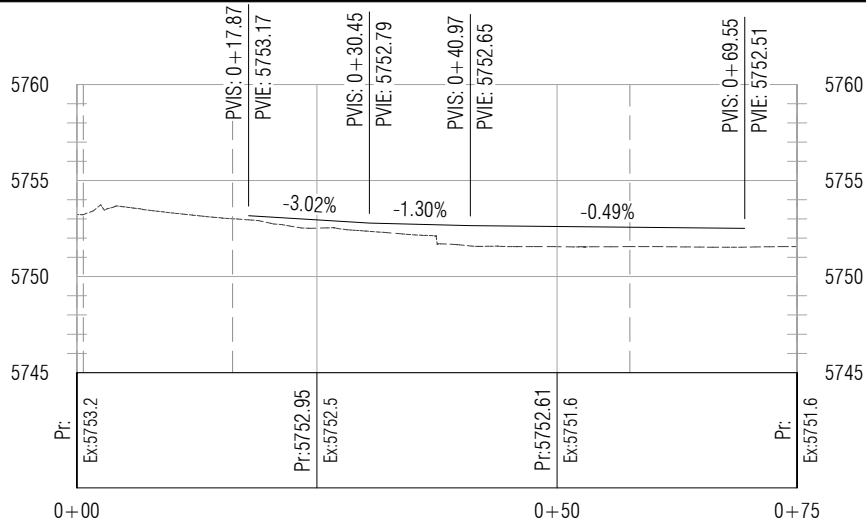
Computer File Information			Index of Revisions			 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Curb P&P-6th Street South Side, Sta. 4+00 to 5+50 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.						RMS M535-010					
Last Modification Date: 11/15/23	Initials: -		2.								STATE HWY NO./MP/SIDE 006K / W 6th Street			
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.											
Drawing File Name: 22021-c-site-pp			4.											
Acad Ver.: 2022	Scale: N/A	Units: English		5.									Sheet Number: C.4.3	



NOTES

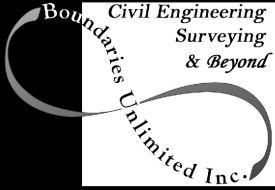
1. TIE BAR//DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

Point Table				
Point #	Desc.	Elev.	North	East
271	0+19.5 BEGIN	5753.20'	1630425.95	2484957.20
272	0+20 POC	5753.10'	1630428.92	2484957.46
273	0+30 POC	5752.80'	1630438.17	2484961.22
274	0+40 POC	5752.65'	1630446.48	2484966.75
275	0+50 POC	5752.65'	1630453.54	2484973.81
276	0+57.59 PCC	5752.57'	1630457.87	2484980.03
277	0+60 POC	5752.56'	1630459.01	2484982.15
278	0+67.91 POC	5752.52'	1630461.50	2484989.64
279	15' RP	0.00'	1630422.11	2484971.20
280	50' RP	0.00'	1630414.81	2485005.43
281	30' RP	0.00'	1630432.03	2484995.27



Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
Drawing File Name: 22021-c-site-pp		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
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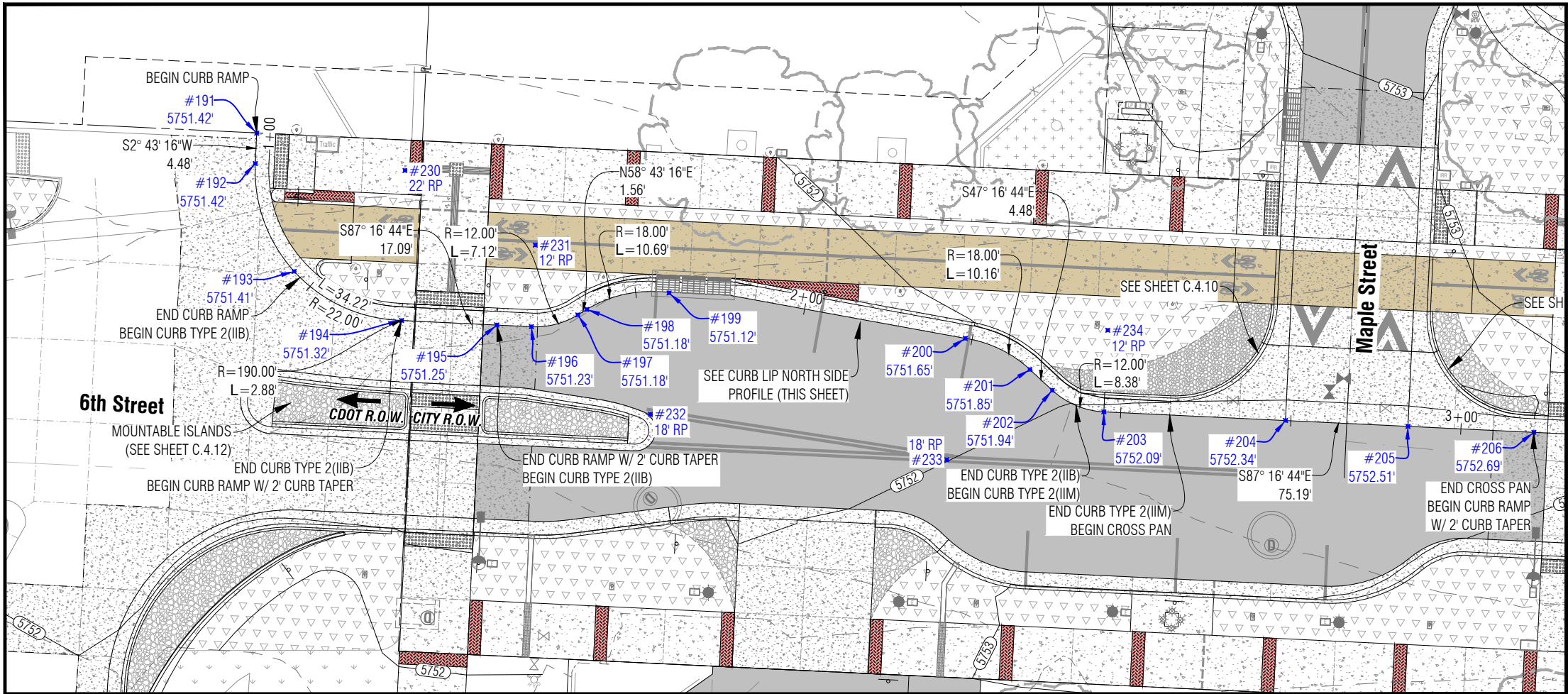
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project Curb P&P-6th Street South Side, Truck Apron 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

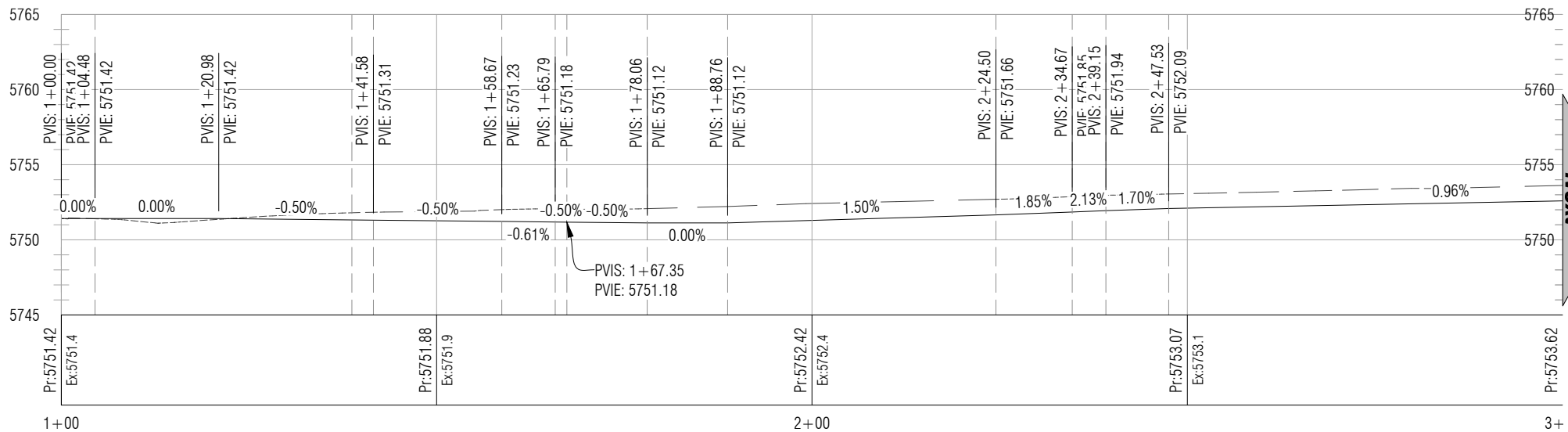
Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.4.5



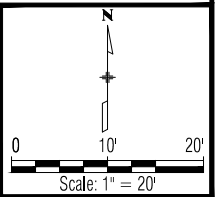
NOTES

1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

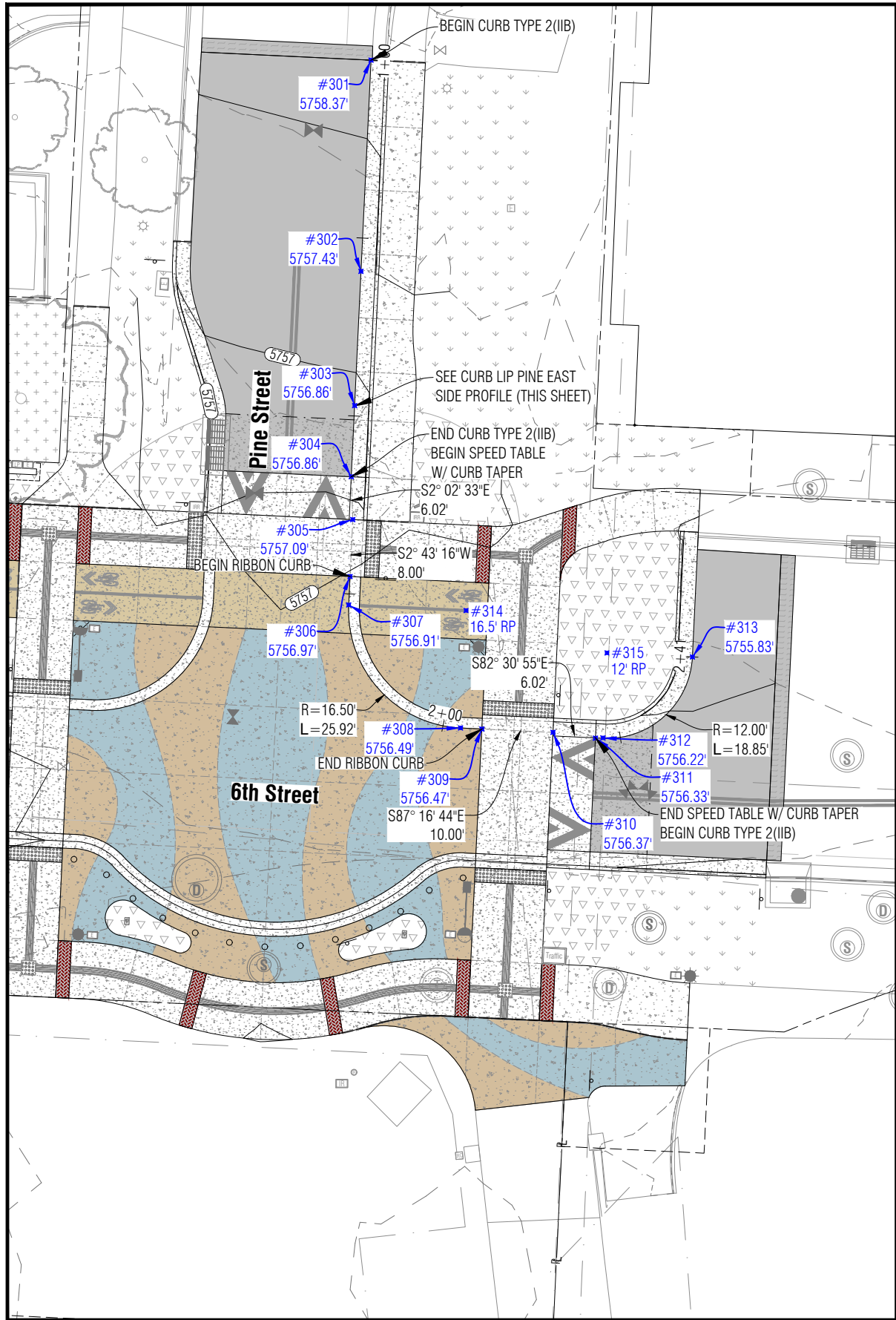
Point Table				
Point #	Desc.	Elev.	North	East
205	2+92.17 PAN	5752.51'	1630476.93	2485145.90
206	3+10.67 POL	5752.69'	1630476.06	2485164.37
207	3+22.67 PC	5752.81'	1630475.49	2485176.36
208	3+31.05 PT	5752.85'	1630477.92	2485184.20
209	3+32.57 PC	5752.86'	1630478.85	2485185.41
210	3+45.14 PT	5752.92'	1630482.51	2485197.17
211	4+00 POL	5753.38'	1630479.90	2485251.93
212	4+50 POL	5754.06'	1630477.53	2485301.91
213	5+00 POL	5754.66'	1630475.15	2485351.86
235	12' RP	5753.16'	1630487.47	2485176.93
236	18' RP	5753.28'	1630464.53	2485196.32



Profile: Curb Lip-North Side, Sta:1+00 to Sta:3+00
Scale: Vert.= 10', Horiz.= 20'



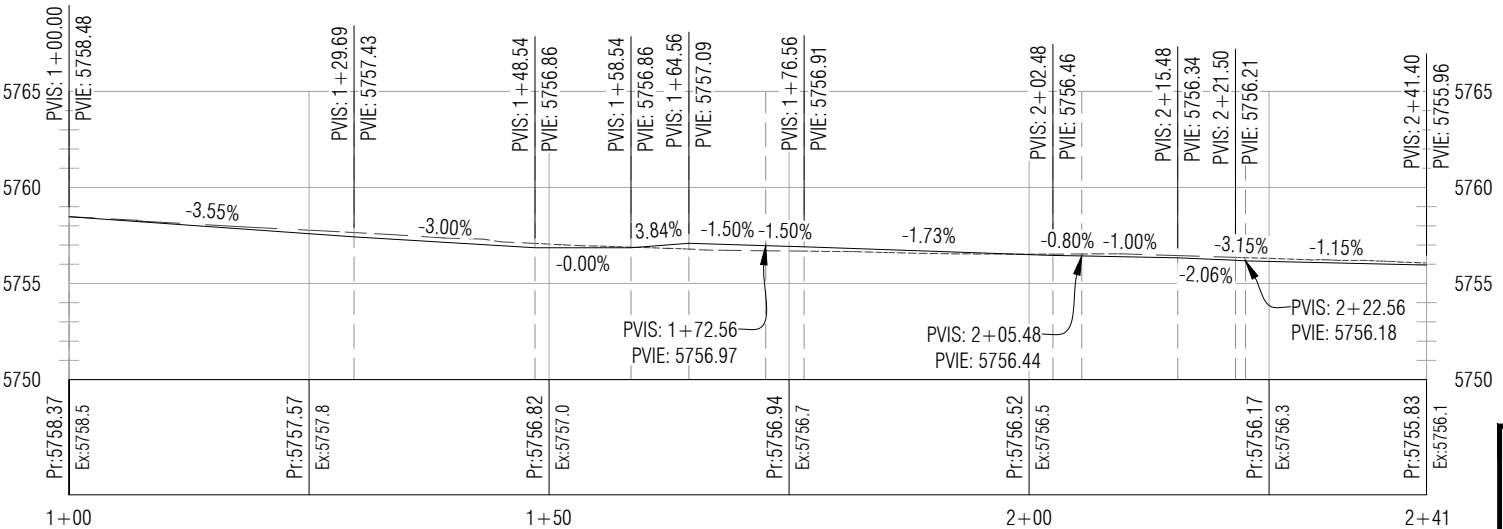
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Creation Date: 11/15/23	Initials: DJW		1.				No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -		2.				Revised:			STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.				Void:			006K / W 6th Street	
Drawing File Name: 22021-c-site-pp			4.							Sheet Number:	C.4.6
Acad Ver.: 2022	Scale: N/A	Units: English	5.								



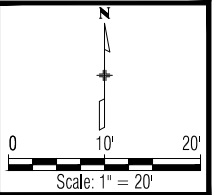
NOTES

1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

Point Table				
Point #	Desc.	Elev.	North	East
301	1+00 MATCH	5758.37'	1630556.39	2485444.57
302	1+29.68	5757.43'	1630526.74	2485443.15
303	1+48.54	5756.86'	1630507.90	2485442.26
304	1+58.54 PI	5756.86'	1630497.91	2485441.78
305	1+64.56 PI	5757.09'	1630491.89	2485442.00
306	1+72.56 XING	5756.97'	1630483.90	2485441.62
307	1+76.56 PC	5756.91'	1630479.91	2485441.43
308	2+02.48 PC	5756.49'	1630462.64	2485457.13
309	2+05.48 XING	5756.47'	1630462.50	2485460.12
310	2+15.48 PI	5756.37'	1630462.03	2485470.11
311	2+21.50 PI	5756.33'	1630461.22	2485476.08
312	2+22.56 PC	5756.22'	1630461.24	2485477.13
313	2+41.40 MATCH	5755.83'	1630472.61	2485489.69
314	16.5' RP	5756.81'	1630479.12	2485457.91
315	12' RP	5756.47'	1630473.18	2485477.70

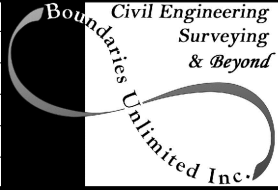


Profile: Curb Lip - Pine Street - East Side, Sta:1+00 to Sta:2+41
Scale: Vert.= 10', Horiz.= 20'



Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
Drawing File Name: 22021-c-site-pp		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
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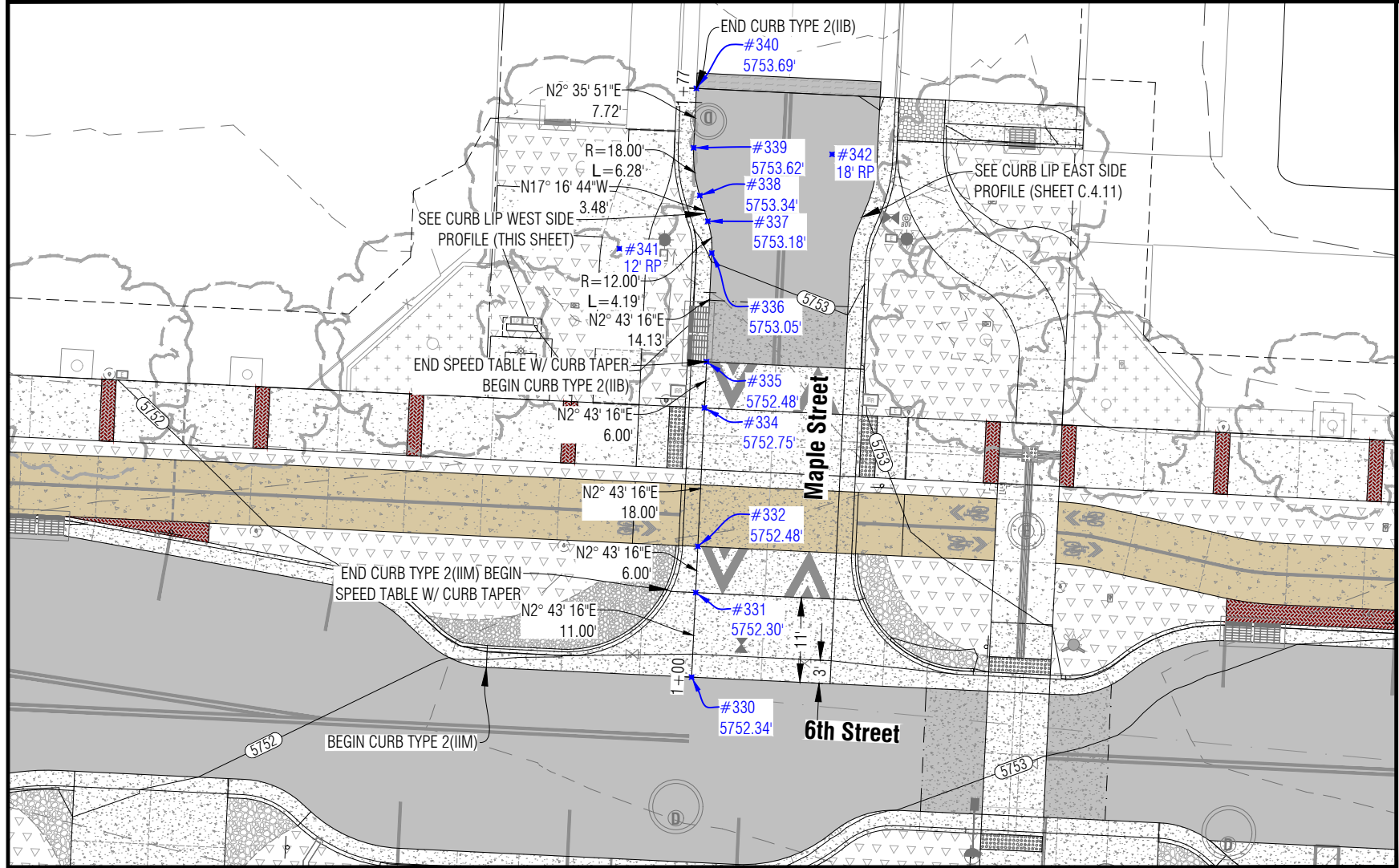
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

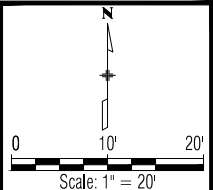
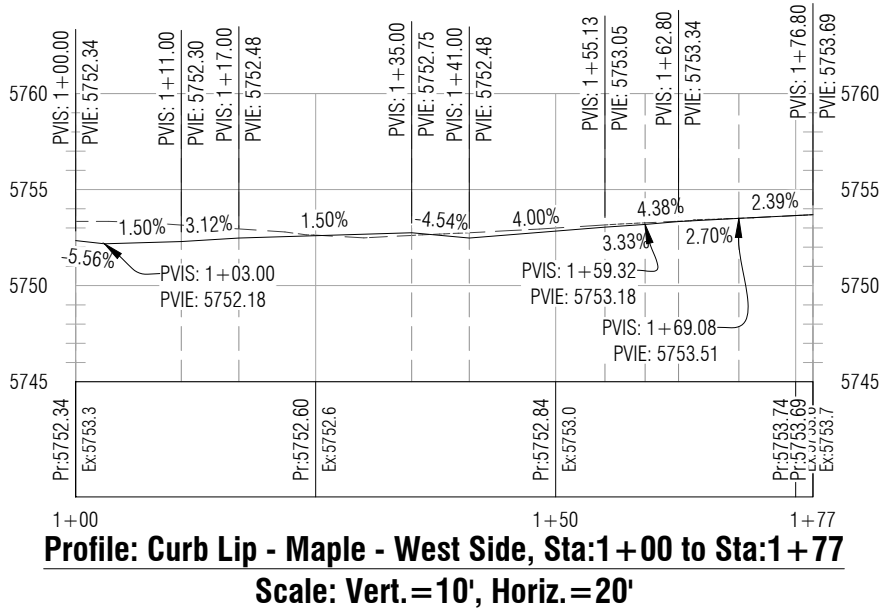
6th Street Improvements Project Curb P&P-Pine Street East Side 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.4.9

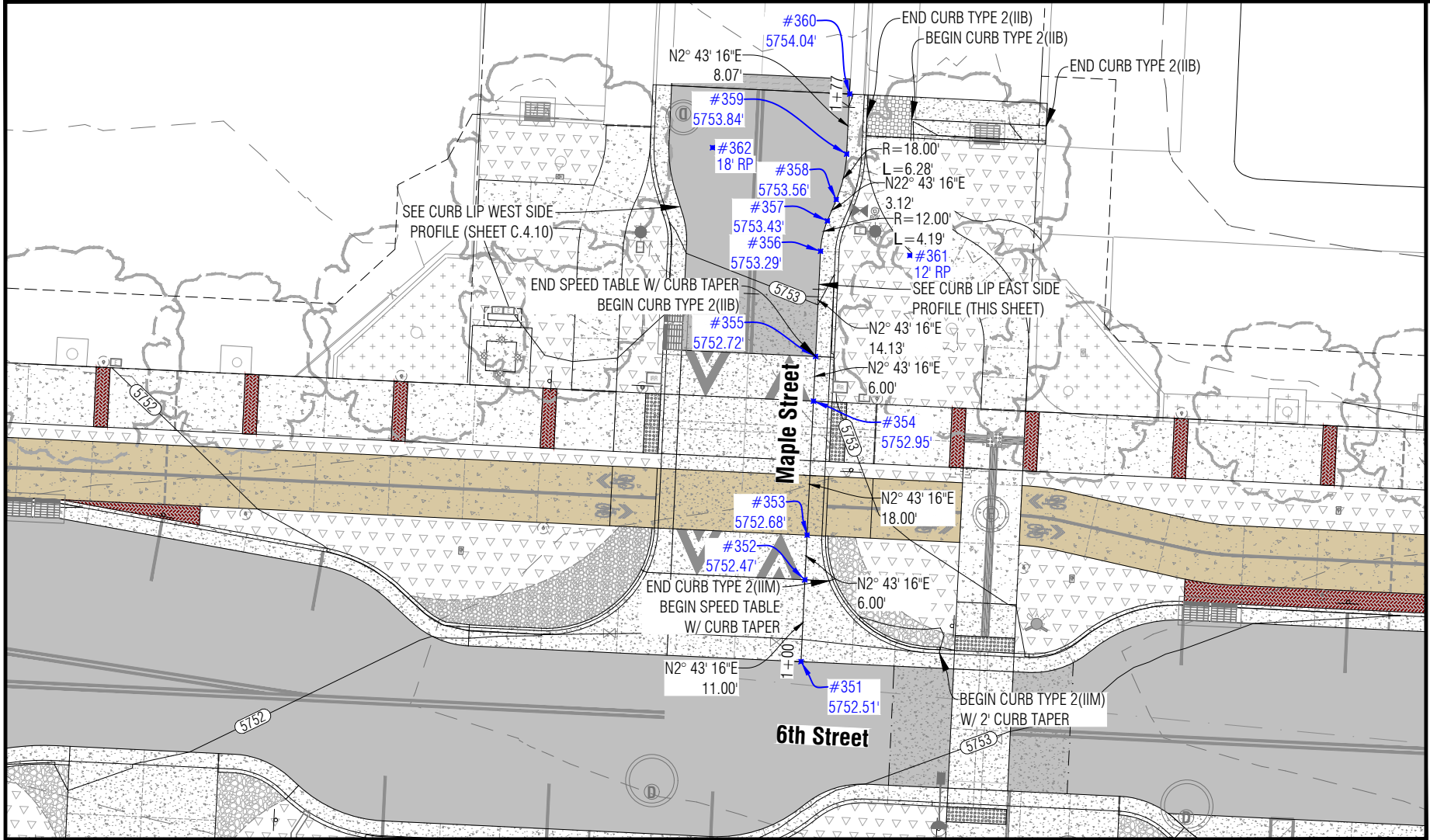


- NOTES
1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
 2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

Point Table				
Point #	Desc.	Elev.	North	East
330	1+00 LIP	5752.34'	1630477.79	2485127.92
331	1+11.00 PI	5752.30'	1630488.78	2485128.44
332	1+17.00 PI	5752.48'	1630494.77	2485128.72
334	1+35.00 PI	5752.75'	1630512.75	2485129.58
335	1+41.00 PI	5752.48'	1630518.74	2485129.86
336	1+55.13 PC	5753.05'	1630532.86	2485130.53
337	1+59.32 PT	5753.18'	1630536.99	2485130.00
338	1+62.80 PC	5753.34'	1630540.31	2485128.97
339	1+69.08 PT	5753.62'	1630546.52	2485128.18
340	1+76.80 MATCH	5753.69'	1630554.23	2485128.53
341	12' RP	5753.61'	1630533.43	2485118.55
342	18' RP	5753.79'	1630545.66	2485146.16

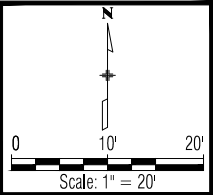
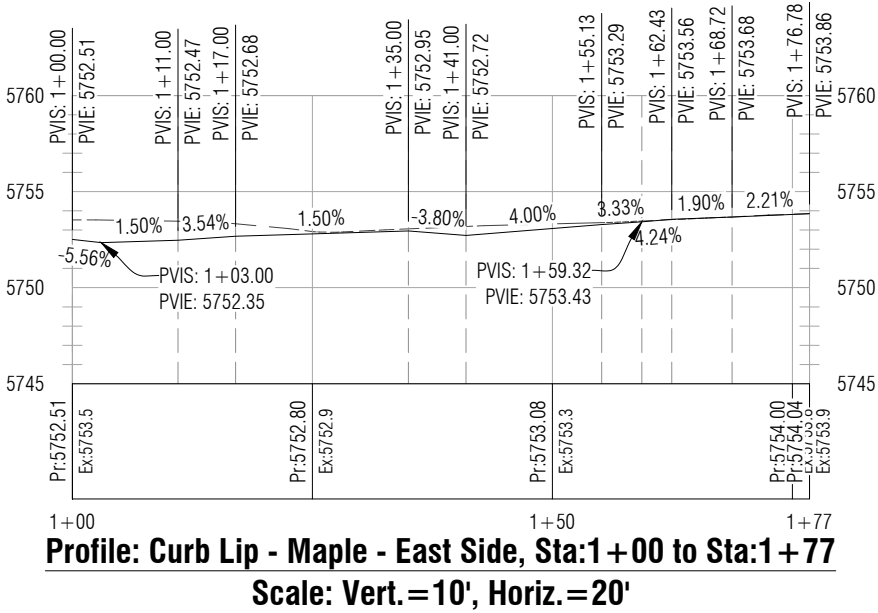


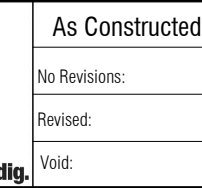
Computer File Information			Index of Revisions			 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Curb P&P-Maple Street West Side, Sta. 1+00 to 1+77 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.				No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.				Revised:			STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.				Void:			PROJECT STARTED: - ACCEPTED: -	
Drawing File Name: 22021-c-site-pp		☐	4.							Sheet Number: C.4.10	
Acad Ver.: 2022	Scale: N/A	Units: English	5.						Comments: -		

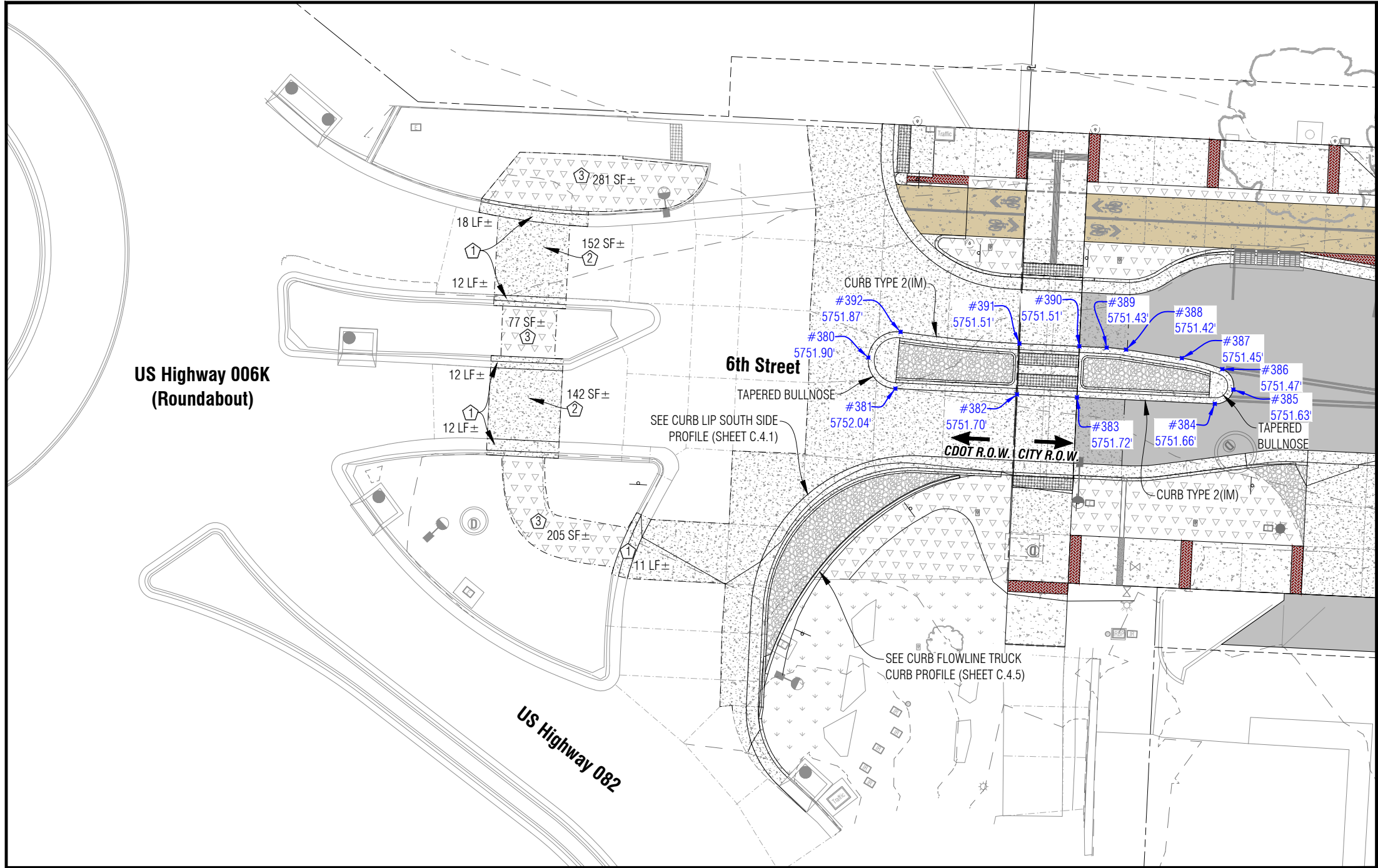


- NOTES
1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
 2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

Point Table				
Point #	Desc.	Elev.	North	East
351	1+00 LIP	5752.51'	1630476.93	2485145.90
352	1+11.00 PI	5752.47'	1630487.92	2485146.42
353	1+17.00 PI	5752.68'	1630493.92	2485146.70
354	1+35.00 PI	5752.95'	1630511.90	2485147.56
355	1+41.00 PI	5752.72'	1630517.89	2485147.84
356	1+55.13 PC	5753.29'	1630532.00	2485148.51
357	1+59.32 PT	5753.43'	1630536.07	2485149.43
358	1+62.43 PC	5753.56'	1630538.94	2485150.63
359	1+68.72 PT	5753.84'	1630545.04	2485152.01
360	1+76.78 MATCH	5754.04'	1630553.09	2485152.43
361	12' RP	5753.84'	1630531.43	2485160.50
362	18' RP	5753.66'	1630545.89	2485134.03



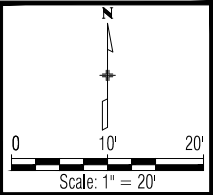
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Creation Date: 11/15/23	Initials: DJW	☐	1.									No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.													
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.									Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street	
Drawing File Name: 22021-c-site-pp		☐	4.									Void:	PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.4.11	
Acad Ver.: 2022	Scale: N/A	Units: English	☐	5.								Comments: -				

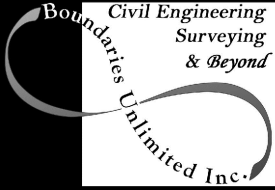


- NOTES
- 1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
 - 2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

- KEYNOTES:
- 1 REMOVE CURB TRANSITIONS AND REPLACE WITH CURB AND GUTTER TYPE 2 (SECTION 1B).
 - 2 REMOVE COLORED CONCRETE AND REPLACE WITH STANDARD CONCRETE.
 - 3 REMOVE EXISTING ISLAND RAMP AND PATH AND REPLACE WITH LANDSCAPE.

Point Table				
Point #	Desc.	Elev.	North	East
380	LIP	5751.90'	1630481.03	2484974.54
381	LIP	5752.04'	1630475.85	2484979.05
382	LIP	5751.70'	1630474.89	2484999.31
383	LIP	5751.72'	1630474.42	2485009.30
384	LIP	5751.66'	1630473.32	2485032.27
385	LIP	5751.63'	1630475.69	2485035.35
386	LIP	5751.47'	1630479.11	2485033.52
387	LIP	5751.45'	1630480.94	2485026.78
388	LIP	5751.42'	1630482.37	2485017.48
389	LIP	5751.43'	1630482.69	2485014.25
390	LIP	5751.51'	1630482.91	2485009.70
391	LIP	5751.51'	1630483.38	2484999.71
392	LIP	5751.87'	1630485.31	2484979.92



Computer File Information			Index of Revisions				Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Roundabout Island Renovations 100% Construction Documents	Project No./Code
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:		Project Engineer: Deric J. Walter, PE
Drawing File Name: 22021-c-site-pp		☐	4.								PROJECT STARTED: - ACCEPTED: -
Acad Ver.: 2022	Scale: N/A	Units: English	5.								Comments: -
											Sheet Number: C.4.12

NOTES:

1. SEE CURB PLAN AND PROFILE SHEETS FOR CURB TYPES, LOCATIONS AND ELEVATIONS.

2. CONCRETE AND HOT MIX ASPHALT (HMA) PAVEMENTS, DRIVEWAYS, RAMPS AND SIDEWALKS SHALL CONFORM TO CDOT M-STANDARDS AND DETAILS CONTAINED HEREIN.

3. THE CONTRACTOR SHALL COORDINATE WITH THE GLENWOOD SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY (DDA) TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE STONES AND PAVERS ARE INSTALLED AND FOR A 2ND MEETING ONCE THE FIRST BAND OF PAVERS ARE INSTALLED TO ENSURE THAT THE INSTALLATION MEETS DDA EXPECTATION AND JOINT SPACING IS ADA COMPLIANT.

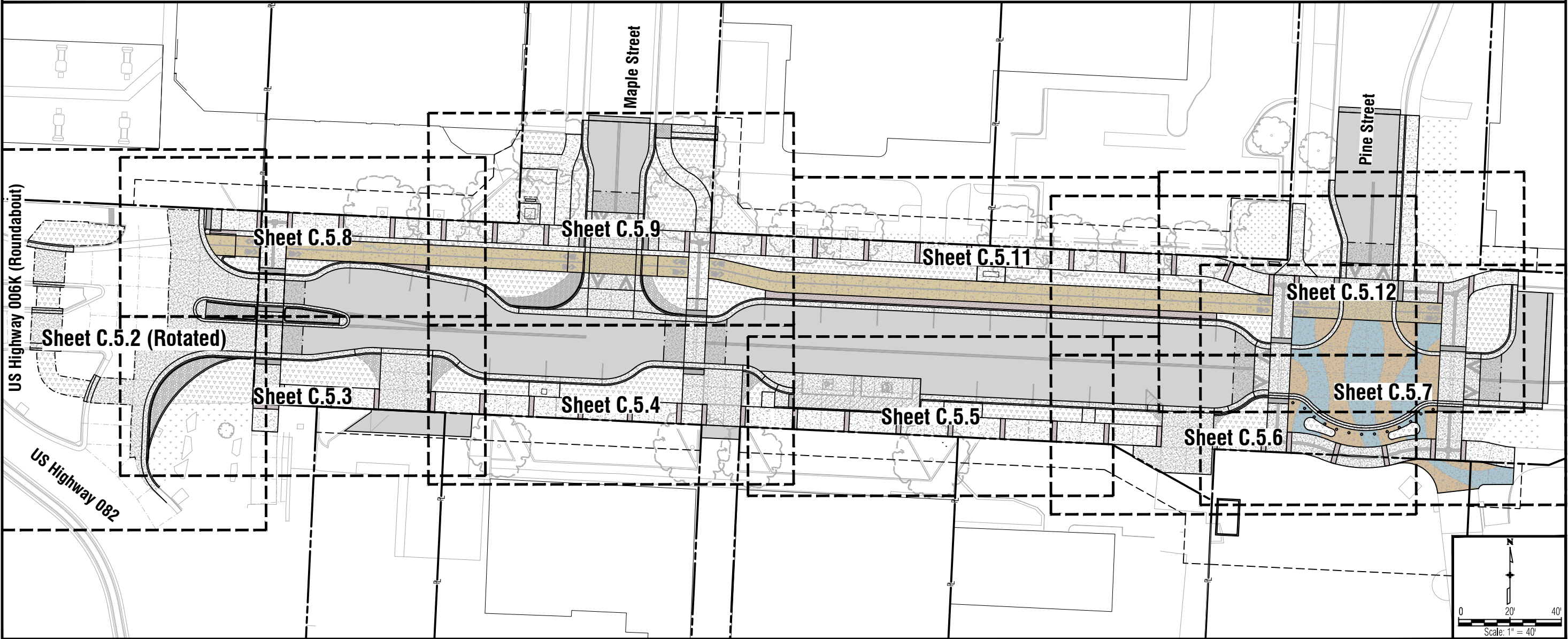
4. ALL STONE AND PAVER INSTALLATIONS SHALL BE TRAFFIC RATED.

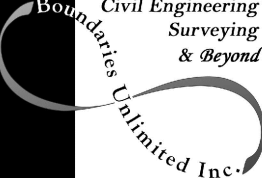
5. PAVER BANDS SHALL BE SAND SET OVER A CONCRETE SUBSTRATE (SEE DETAILS)
6. 1"Ø MIN. WEEP HOLES SHALL BE INSTALLED THROUGH THE SAND SET PAVER CONCRETE SUBSTRUCTURE IN A GRID PATTERN A 12" x 18" GRID PATTERN.

7. PAVER PATTERNS SHALL BE 45° HERRINGBONE.

8. ALL CONCRETE PAVEMENT, CURB AND GUTTER AND SIDEWALK PREFORMED JOINT FILLER MATERIAL SHALL BE FLEXIBLE FOAM EXPANSION JOINT FILLER, SEE SPECS.

9. ALL REINFORCING SHALL BE EPOXY COATED.



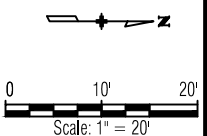
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Creation Date: 11/15/23	Initials: DJW	☐	1.				No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -	☐	2.				Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.				Void:	PROJECT STARTED: -	006K / W 6th Street
Drawing File Name: 22021-c-site		☐	4.					ACCEPTED: -	Sheet Number:
Acad Ver.: 2022	Scale: N/A	☐	5.					Comments: -	C.5.1
	Units: English								

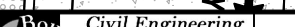
1	CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)	10	CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)
2	CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)	11	CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)
3	ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)	12	HMA PAVEMENT (4 INCH)
4	CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)	13	HMA PAVEMENT (5 INCH)
5	CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)	14	HMA PAVEMENT REPLACEMENT/T-TOP
6	CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)	15	SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)
7	CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)	16	SAND SET PAVERS (INFILL AREAS)
8	COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)	17	ACCESSIBLE DOME PLATES
9	CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)	18	ACCESSIBLE WAYFINDING PLATES

	SLAB REPLACEMENT JOINT, DOWELED (M-412-2, PG 6)
	SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
	DOWELED EXPANSION JOINT
	DOWELED TRANSVERSE CONTRACTION JOINT
	LONGITUDINAL TIED JOINT
	SAW JOINT (CONTROL-ROADWAY)
	DOWELED SIDEWALK JOINT
	DOWELED SIDEWALK EXPANSION JOINT
	TROWEL JOINT
	EXPANSION JOINT
	ASPHALT TO CONCRETE TRANSITION

1. CONCRETE PAVEMENT ON THIS SHEET SHALL MATCH THE AS-BUILT FOR THE "DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, RIGHT-OF-WAY PROJECT NO. FBR 0821-094, STATE HIGHWAY NO. 82, GARFIELD COUNTY" WHICH WAS 8" MIN. PORTLAND CEMENT CONCRETE PAVEMENT (STANDARD GRAY) OVER 4" MIN. CLASS 6 AGGREGATE BASE COURSE.

**THIS SHEET HAS
BEEN ROTATED**



Computer File Information			Index of Revisions			 Civil Engineering Surveying & Beyond	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project		Project No./Code	
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Last Modification Date: 11/15/23 Initials: -			2.						Revised:		Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE	
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Acad Ver.: 2022 Scale: N/A Units: English			5.			BUI Project No.: BUI #22021								

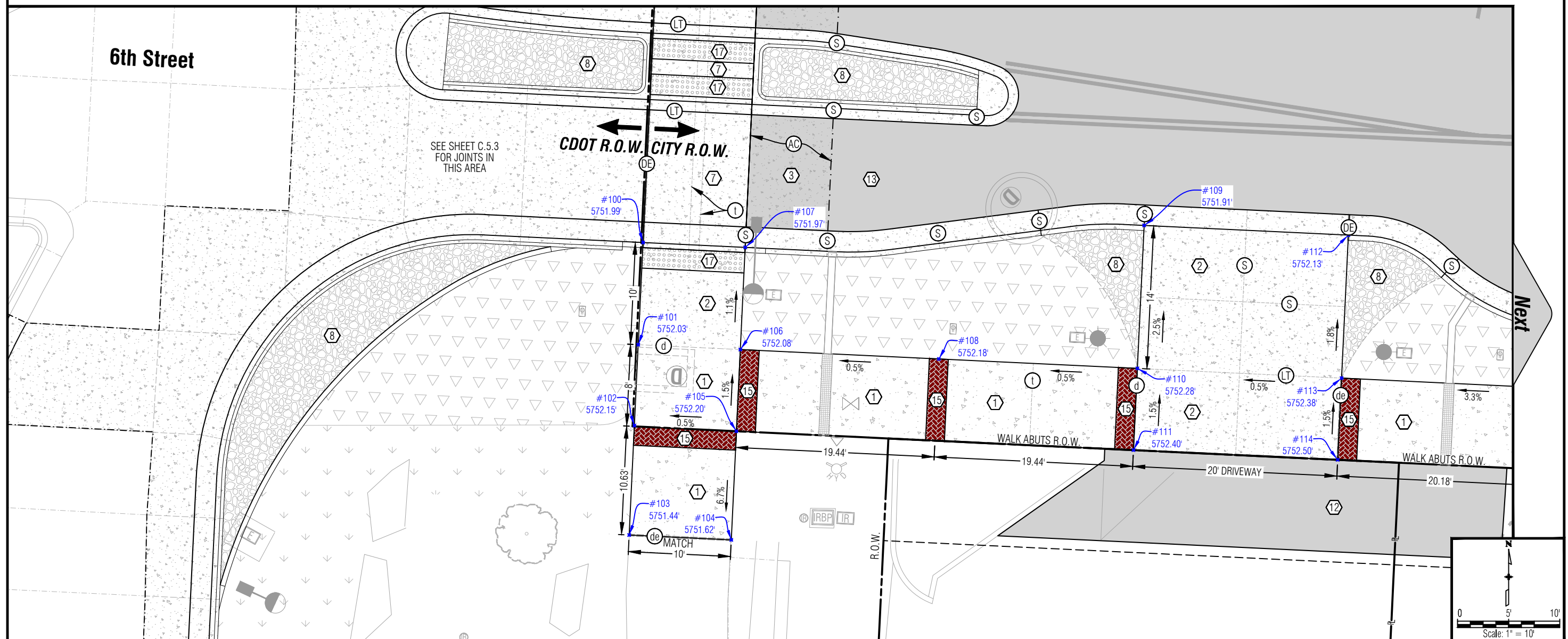
- ① CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)
- ② CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)
- ③ ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)
- ④ CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)
- ⑤ CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)
- ⑥ CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)
- ⑦ CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)
- ⑧ COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)
- ⑨ CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)

- 10 CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)
- 11 CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)
- 12 HMA PAVEMENT (4 INCH)
- 13 HMA PAVEMENT (5 INCH)
- 14 HMA PAVEMENT REPLACEMENT/T-TOP
- 15 SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)
- 16 SAND SET PAVERS (INFILL AREAS)
- 17 ACCESSIBLE DOME PLATES
- 18 ACCESSIBLE WAYFINDING PLATES

	SLAB REPLACEMENT JOINT, DOWELED (M-412-2, PG 6)
	SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
	DOWELED EXPANSION JOINT
	DOWELED TRANSVERSE CONTRACTION JOINT
	LONGITUDINAL TIED JOINT
	SAW JOINT (CONTROL-ROADWAY)
	DOWELED SIDEWALK JOINT
	DOWELED SIDEWALK EXPANSION JOINT
	TROWEL JOINT
	EXPANSION JOINT
	ASPHALT TO CONCRETE TRANSITION

Point Table				
Point #	Desc.	Elev.	North	East
100	FG	5751.99'	1630461.91	2484998.6
101	FG	5752.03'	1630451.92	2484998.2
102	FG	5752.15'	1630444.00	2484997.8
103	FG	5751.44'	1630433.30	2484997.3
104	FG	5751.62'	1630432.83	2485007.3
105	FG	5752.20'	1630443.45	2485007.8
106	FG	5752.08'	1630451.44	2485008.2
107	FG	5751.97'	1630461.43	2485008.6
108	FG	5752.18'	1630450.52	2485027.6

Point Table				
Point #	Desc.	Elev.	North	East
109	FG	5751.91'	1630463.58	2485047.71
110	FG	5752.28'	1630449.60	2485047.04
111	FG	5752.40'	1630441.61	2485046.66
112	FG	5752.13'	1630462.63	2485067.69
113	FG	5752.38'	1630448.65	2485067.02
114	FG	5752.50'	1630440.66	2485066.64



Computer File Information			Index of Revisions			 811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Site Plan - South Side Sta. 1+25 to 2+50 100% Construction Documents		Project No./Code	
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Last Modification Date: 11/15/23 Initials: -			2.				Revised:		Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street	
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 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833						
						BUI Project No.: BUI #22021						

KEYNOTES:

- 1

CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)
- 2

CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)
- 3

ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)
- 4

CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)
- 5

CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)
- 6

CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)
- 7

CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)
- 8

COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)
- 9

CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)

10

CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)

11

CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)

12

HMA PAVEMENT (4 INCH)

13

HMA PAVEMENT (5 INCH)

14

HMA PAVEMENT REPLACEMENT/T-TOP

15

SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)

16

SAND SET PAVERS (INFILL AREAS)

17

ACCESSIBLE DOME PLATES

18

ACCESSIBLE WAYFINDING PLATES

LEGEND

- R

SLAB REPLACEMENT JOINT, DOWELED (M-412-2, PG 6)
- RE

SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
- DE

DOWELED EXPANSION JOINT
- TD

DOWELED TRANSVERSE CONTRACTION JOINT
- LT

LONGITUDINAL TIED JOINT
- S

SAW JOINT (CONTROL-ROADWAY)
- d

DOWELED SIDEWALK JOINT
- de

DOWELED SIDEWALK EXPANSION JOINT
- t

TROWEL JOINT
- E

EXPANSION JOINT
- AC

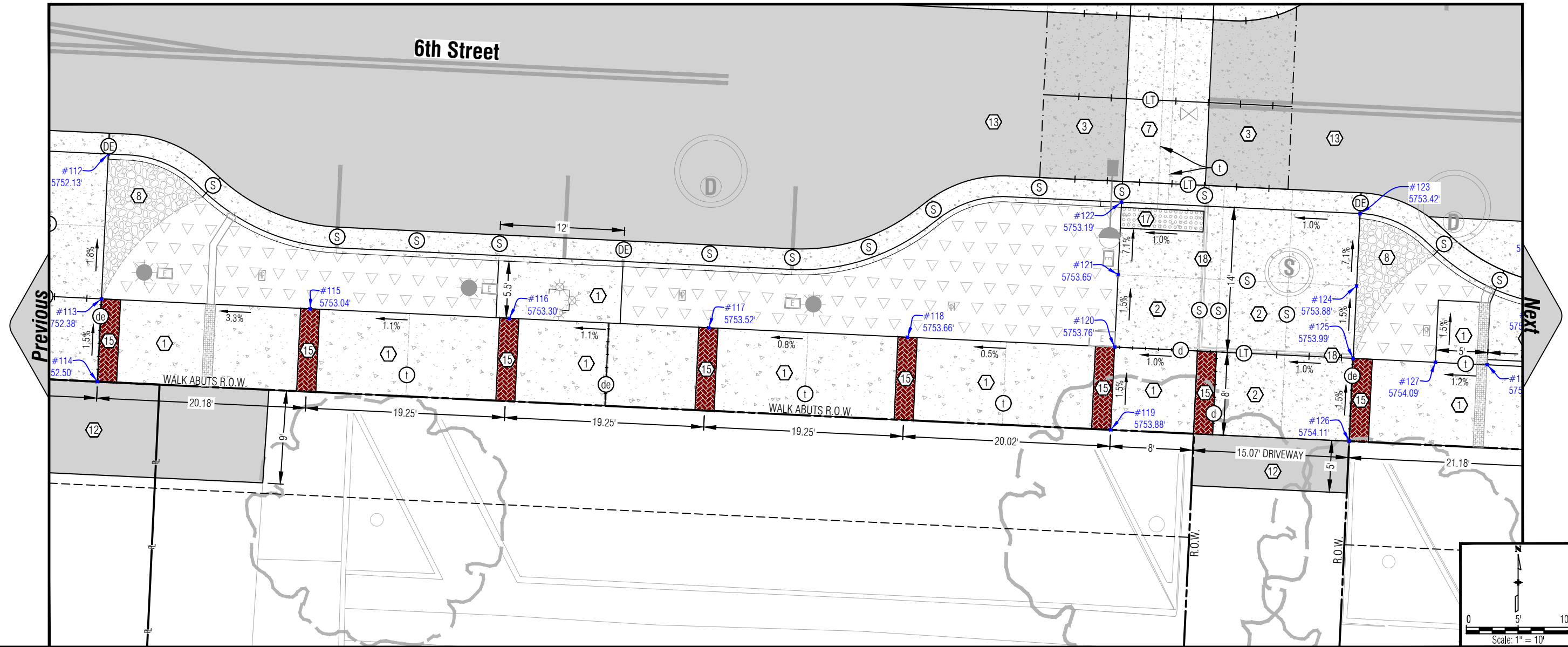
ASPHALT TO CONCRETE TRANSITION

Point Table

Point #	Desc.	Elev.	North	East
112	FG	5752.13'	1630462.63	2485067.69
113	FG	5752.38'	1630448.65	2485067.02
114	FG	5752.50'	1630440.66	2485066.64
115	FG	5753.04'	1630447.69	2485087.18
116	FG	5753.30'	1630446.78	2485106.40
117	FG	5753.52'	1630445.86	2485125.66
118	FG	5753.66'	1630444.95	2485144.86
119	FG	5753.88'	1630436.01	2485164.47
120	FG	5753.76'	1630444.00	2485164.85

Point Table

Point #	Desc.	Elev.	North	East
121	FG	5753.65'	1630450.99	2485165.19
122	FG	5753.19'	1630457.98	2485165.52
123	FG	5753.42'	1630456.89	2485188.55
124	FG	5753.88'	1630449.89	2485188.22
125	FG	5753.99'	1630442.90	2485187.88
126	FG	5754.11'	1630434.91	2485187.50
127	FG	5754.09'	1630442.53	2485195.83



Computer File Information			Index of Revisions			As Constructed	6th Street Improvements Project Site Plan - South Side Sta. 2+50 to 3+75 100% Construction Documents		Project No./Code
Creation Date: 11/15/23	Initials: DJW		1.						RMS M535-010
Last Modification Date: 11/15/23	Initials: -		2.			No Revisions:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE
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Drawing File Name: 22021-c-site			4.			Void:	Comments: -		Sheet Number:
Acad Ver.: 2022	Scale: N/A	Units: English	5.						C.5.4

KEYNOTES:

- 1

CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)
- 2

CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)
- 3

ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)
- 4

CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)
- 5

CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)
- 6

CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)
- 7

CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)
- 8

COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)
- 9

CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)

10

CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)

11

CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)

12

HMA PAVEMENT (4 INCH)

13

HMA PAVEMENT (5 INCH)

14

HMA PAVEMENT REPLACEMENT/T-TOP

15

SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)

16

SAND SET PAVERS (INFILL AREAS)

17

ACCESSIBLE DOME PLATES

18

ACCESSIBLE WAYFINDING PLATES

LEGEND

- R

SLAB REPLACEMENT JOINT, DOWELED (M-412-2, PG 6)
- RE

SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
- DE

DOWELED EXPANSION JOINT
- TD

DOWELED TRANSVERSE CONTRACTION JOINT
- LT

LONGITUDINAL TIED JOINT
- S

SAW JOINT (CONTROL-ROADWAY)
- d

DOWELED SIDEWALK JOINT
- de

DOWELED SIDEWALK EXPANSION JOINT
- t

TROWEL JOINT
- E

EXPANSION JOINT
- AC

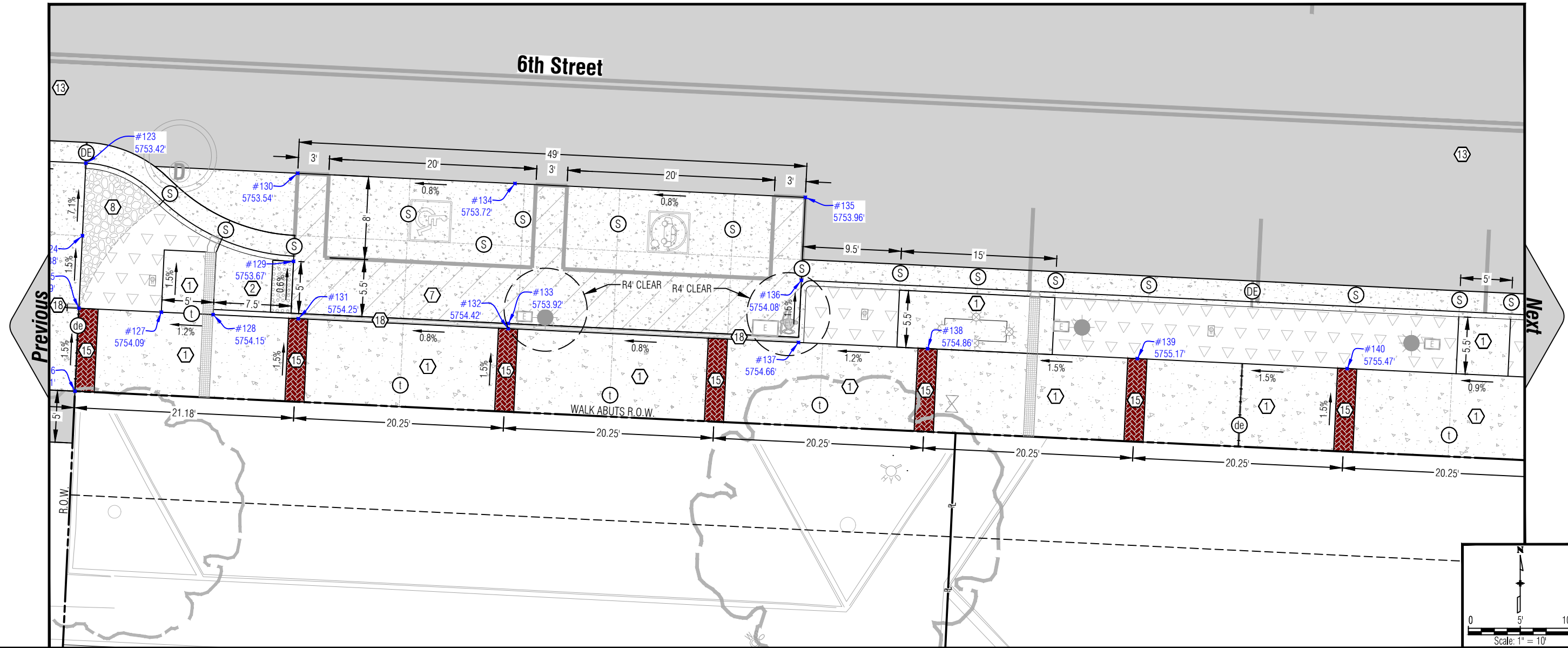
ASPHALT TO CONCRETE TRANSITION

Point Table

Point #	Desc.	Elev.	North	East
123	FG	5753.42'	1630456.89	2485188.55
124	FG	5753.88'	1630449.89	2485188.22
125	FG	5753.99'	1630442.90	2485187.88
126	FG	5754.11'	1630434.91	2485187.50
127	FG	5754.09'	1630442.53	2485195.83
128	FG	5754.15'	1630442.29	2485200.82
129	FG	5753.67'	1630447.43	2485208.58
130	FG	5753.54'	1630455.92	2485208.98
131	FG	5754.25'	1630441.90	2485209.04
132	FG	5754.42'	1630440.94	2485229.26

Point Table

Point #	Desc.	Elev.	North	East
133	FG	5753.92'	1630441.44	2485229.29
134	FG	5753.72'	1630454.92	2485229.93
135	FG	5753.96'	1630453.59	2485257.92
136	FG	5754.08'	1630445.60	2485257.54
137	FG	5754.66'	1630439.61	2485257.26
138	FG	5754.86'	1630439.01	2485269.72
139	FG	5755.17'	1630438.05	2485289.95
140	FG	5755.47'	1630437.09	2485310.17



Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Site Plan - South Side Sta. 3+75 to 5+00 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -		2.						Revised:			STATE HWY NO./MP/SIDE 006K / W 6th Street	
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KEYNOTES:

- 1

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ACCESSIBLE DOME PLATES

18

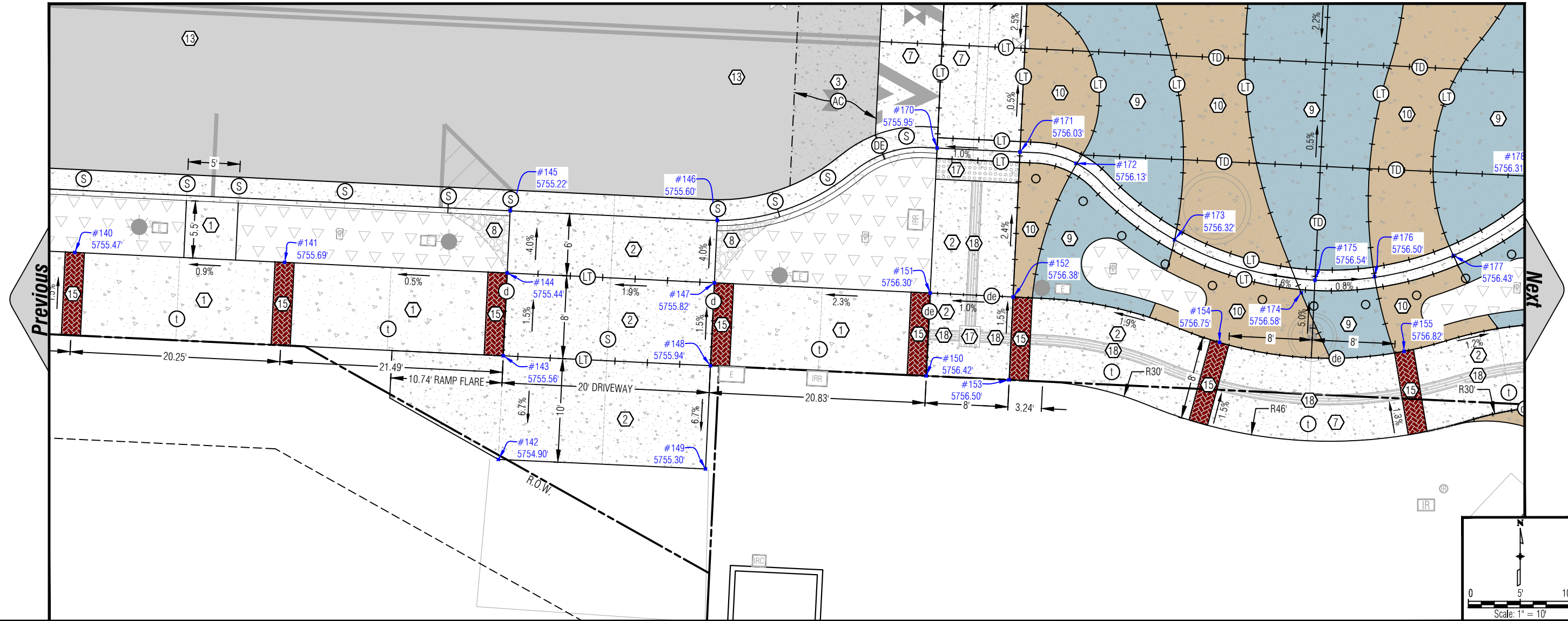
ACCESSIBLE WAYFINDING PLATES

LEGEND

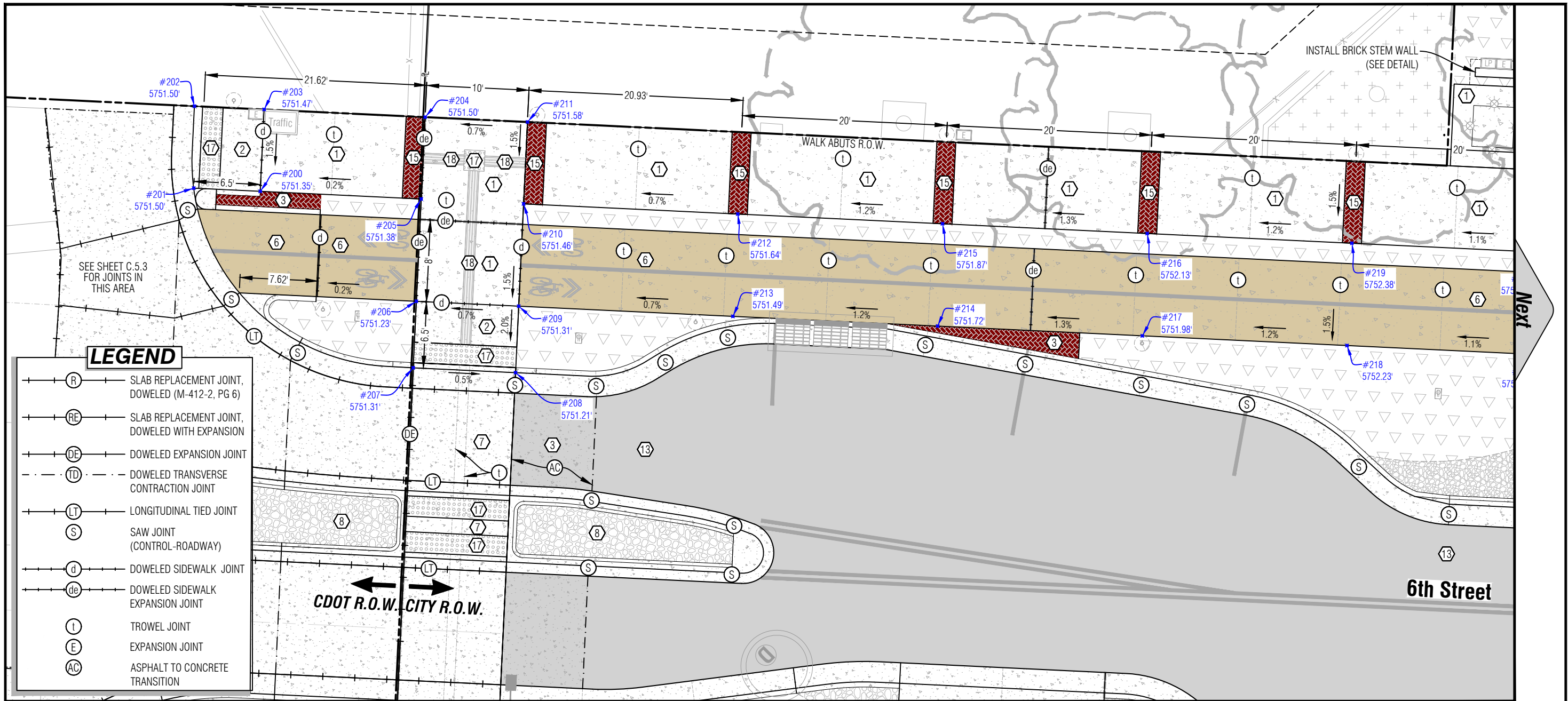
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- SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
- DOWELED EXPANSION JOINT
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- TROWEL JOINT
- EXPANSION JOINT
- ASPHALT TO CONCRETE TRANSITION

Point Table				
Point #	Desc.	Elev.	North	East
140	FG	5755.47'	1630437.09	2485310.17
141	FG	5755.69'	1630436.13	2485330.40
142	FG	5754.90'	1630417.13	2485351.01
143	FG	5755.56'	1630427.12	2485351.49
144	FG	5755.44'	1630435.11	2485351.87
145	FG	5755.22'	1630441.10	2485352.15
146	FG	5755.60'	1630440.17	2485372.13
147	FG	5755.82'	1630434.16	2485371.84
148	FG	5755.94'	1630426.17	2485371.46
149	FG	5755.30'	1630416.21	2485370.99
150	FG	5756.42'	1630425.18	2485392.27
151	FG	5756.30'	1630433.17	2485392.65

Point Table				
Point #	Desc.	Elev.	North	East
152	FG	5756.38'	1630432.79	2485400.64
153	FG	5756.50'	1630424.80	2485400.25
154	FG	5756.75'	1630428.40	2485420.55
155	FG	5756.82'	1630427.55	2485438.34
170	FL	5755.95'	1630447.15	2485393.32
171	FL	5756.03'	1630446.77	2485401.31
172	FL	5756.13'	1630445.68	2485406.70
173	FL	5756.32'	1630438.31	2485416.21
174	FL	5756.58'	1630433.19	2485428.42
175	FL	5756.54'	1630434.41	2485429.75
176	FL	5756.50'	1630434.75	2485435.49
177	FL	5756.43'	1630436.79	2485443.10



Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Site Plan - South Side Sta. 4+75 to 5+75 100% Construction Documents	Project No./Code	
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Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:	PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.5.6	
Drawing File Name: 22021-c-site			4.							Comments: -			
Acad Ver.: 2022	Scale: N/A	Units: English	5.										



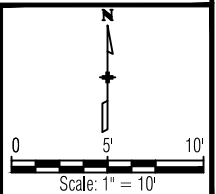
KEYNOTES:

- | | |
|--|---|
| ① CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004) | ⑩ CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803) |
| ② CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600) | ⑪ CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804) |
| ③ ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801) | ⑫ HMA PAVEMENT (4 INCH) |
| ④ CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602) | ⑬ HMA PAVEMENT (5 INCH) |
| ⑤ CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603) | ⑭ HMA PAVEMENT REPLACEMENT/T-TOP |
| ⑥ CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604) | ⑮ SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS) |
| ⑦ CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800) | ⑯ SAND SET PAVERS (INFILL AREAS) |
| ⑧ COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801) | ⑰ ACCESSIBLE DOME PLATES |
| ⑨ CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802) | ⑱ ACCESSIBLE WAYFINDING PLATES |

Point Table				
Point #	Desc.	Elev.	North	East
200	FG	5751.35'	1630511.60	2484985.31
201	FG	5751.50'	1630511.91	2484978.82
202	FG	5751.50'	1630519.91	2484978.88
203	FG	5751.47'	1630519.59	2484985.69
204	FG	5751.50'	1630518.84	2485001.40
205	FG	5751.38'	1630510.85	2485001.02
206	FG	5751.23'	1630500.86	2485000.54

Point Table				
Point #	Desc.	Elev.	North	East
207	FG	5751.31'	1630494.37	2485000.24
208	FG	5751.21'	1630493.89	2485010.22
209	FG	5751.31'	1630500.39	2485010.53
210	FG	5751.46'	1630510.38	2485011.01
211	FG	5751.58'	1630518.37	2485011.39
212	FG	5751.64'	1630509.38	2485031.91
213	FG	5751.49'	1630499.39	2485031.44

Point Table				
Point #	Desc.	Elev.	North	East
214	FG	5751.72'	1630498.44	2485051.41
215	FG	5751.87'	1630508.43	2485051.89
216	FG	5752.13'	1630507.48	2485071.87
217	FG	5751.98'	1630497.49	2485071.39
218	FG	5752.23'	1630496.55	2485091.37
219	FG	5752.38'	1630506.53	2485091.84



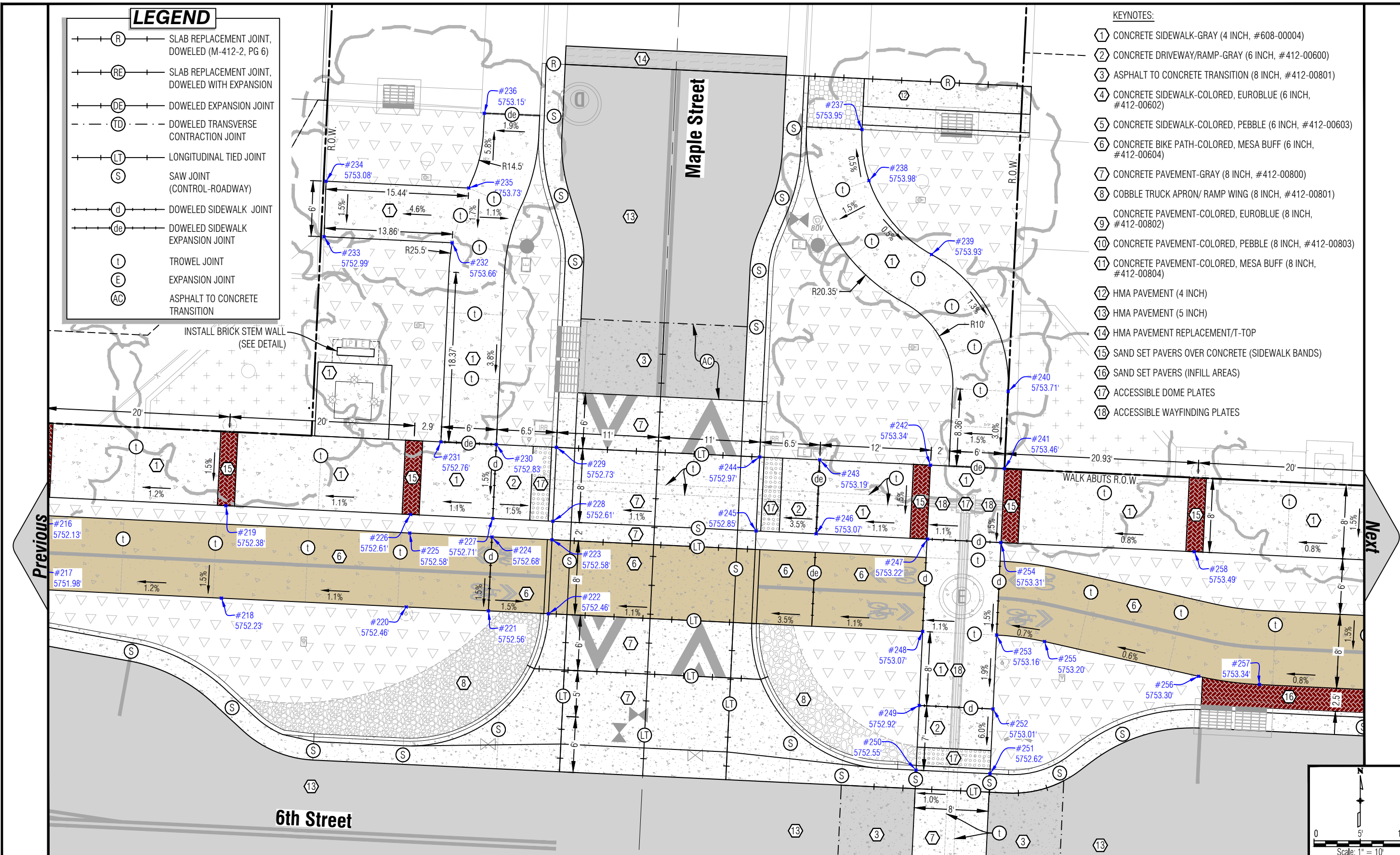
Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Site Plan - North Side Sta. 1+50 to 2+75 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -		2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:	PROJECT STARTED: -	ACCEPTED: -	006K / W 6th Street	
Drawing File Name: 22021-c-site			4.							Comments: -		Sheet Number:	C.5.8
Acad Ver.: 2022	Scale: N/A	Units: English	5.										

LEGEND

- SLAB REPLACEMENT JOINT, DOWELED (M-412-2, PG 6)
- SLAB REPLACEMENT JOINT, DOWELED WITH EXPANSION
- DOWELED EXPANSION JOINT
- DOWELED TRANSVERSE CONTRACTION JOINT
- LONGITUDINAL TIED JOINT
- SAW JOINT (CONTROL-ROADWAY)
- DOWELED SIDEWALK JOINT
- DOWELED SIDEWALK EXPANSION JOINT
- TROWEL JOINT
- EXPANSION JOINT
- ASPHALT TO CONCRETE TRANSITION

KEYNOTES:

- CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)
- CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)
- ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)
- CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)
- CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)
- CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)
- CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)
- COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)
- CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)
- CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)
- CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)
- HMA PAVEMENT (4 INCH)
- HMA PAVEMENT (5 INCH)
- HMA PAVEMENT REPLACEMENT/T-TOP
- SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)
- SAND SET PAVERS (INFILL AREAS)
- ACCESSIBLE DOME PLATES
- ACCESSIBLE WAYFINDING PLATES



Computer File Information			Index of Revisions			As Constructed			6th Street Improvements Project			Project No./Code		
Creation Date: 11/15/23	Initials: DJW		1.			No Revisions:			Site Plan - North Side Sta. 2+75 to 4+00			RMS M535-010		
Last Modification Date: 11/15/23	Initials: -		2.			Revised:			100% Construction Documents			STATE HWY NO./MP/SIDE		
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.			Void:			Project Engineer: Deric J. Walter, PE			006K / W 6th Street		
Drawing File Name: 22021-c-site			4.						PROJECT STARTED: -			ACCEPTED: -		
Acad Ver.: 2022	Scale: N/A	Units: English	5.						Comments: -			Sheet Number: C.5.9		

Point Table				
Point #	Desc.	Elev.	North	East
216	FG	5752.13'	1630507.48	2485071.87
217	FG	5751.98'	1630497.49	2485071.39
218	FG	5752.23'	1630496.55	2485091.37
219	FG	5752.38'	1630506.53	2485091.84
220	FG	5752.46'	1630495.60	2485111.35
221	FG	5752.56'	1630495.17	2485120.23
222	FG	5752.46'	1630494.86	2485126.73
223	FG	5752.58'	1630502.86	2485127.10
224	FG	5752.68'	1630503.16	2485120.61
225	FG	5752.58'	1630503.59	2485111.73
226	FG	5752.61'	1630505.58	2485111.82
227	FG	5752.71'	1630505.16	2485120.71
228	FG	5752.61'	1630504.85	2485127.20
229	FG	5752.73'	1630512.84	2485127.58
230	FG	5752.83'	1630513.15	2485121.09

Point Table				
Point #	Desc.	Elev.	North	East
231	FG	5752.76'	1630513.44	2485115.09
232	FG	5753.66'	1630534.95	2485116.32
233	FG	5752.99'	1630535.61	2485102.47
234	FG	5753.08'	1630541.60	2485102.68
235	FG	5753.73'	1630540.87	2485118.10
236	FG	5753.15'	1630548.94	2485119.78
237	FG	5753.95'	1630547.20	2485160.62
238	FG	5753.98'	1630541.67	2485161.37
239	FG	5753.93'	1630533.69	2485168.13
240	FG	5753.71'	1630518.90	2485176.42
241	FG	5753.46'	1630510.54	2485176.02
242	FG	5753.34'	1630510.92	2485168.03
243	FG	5753.19'	1630511.49	2485156.05
244	FG	5752.97'	1630511.80	2485149.55
245	FG	5752.85'	1630503.81	2485149.18

Point Table				
Point #	Desc.	Elev.	North	East
246	FG	5753.07'	1630503.50	2485155.67
247	FG	5753.22'	1630502.93	2485167.71
248	FG	5753.07'	1630492.94	2485167.18
249	FG	5752.92'	1630484.95	2485166.80
250	FG	5752.55'	1630477.96	2485166.47
251	FG	5752.62'	1630477.58	2485174.46
252	FG	5753.01'	1630484.57	2485174.79
253	FG	5753.16'	1630492.56	2485175.17
254	FG	5753.31'	1630502.55	2485175.63
255	FG	5753.20'	1630491.86	2485180.35
256	FG	5753.30'	1630488.10	2485197.02
257	FG	5753.34'	1630487.21	2485203.58
258	FG	5753.49'	1630501.56	2485196.55

Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Site Plan - North Side Sta. 2+75 to 4+00-Points 100% Construction Documents	Project No./Code
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -		2.						Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:		PROJECT STARTED: - ACCEPTED: -
Drawing File Name: 22021-c-site			4.								Sheet Number: C.5.10
Acad Ver.: 2022	Scale: N/A	Units: English	5.								Comments: -

Point Table				
Point #	Desc.	Elev.	North	East
171	FL	5756.03'	1630446.77	2485401.31
172	FL	5756.13'	1630445.68	2485406.70
178	FL	5756.31'	1630443.33	2485453.51
183	FL	5756.26'	1630444.02	2485459.24
273	FG	5755.28'	1630493.96	2485356.37
274	FG	5755.07'	1630479.98	2485355.71
275	FG	5755.39'	1630493.45	2485367.06
276	FG	5755.18'	1630479.47	2485366.39
277	FG	5755.54'	1630479.15	2485373.16
278	FG	5755.88'	1630491.50	2485376.36
279	FG	5756.20'	1630488.41	2485383.88
280	FG	5756.06'	1630478.67	2485383.31
281	FG	5756.69'	1630494.10	2485395.55
282	FG	5756.57'	1630486.11	2485395.17
283	FG	5756.45'	1630478.12	2485394.79

Point Table				
Point #	Desc.	Elev.	North	East
284	FG	5756.26'	1630467.13	2485394.27
285	FG	5756.38'	1630466.75	2485402.26
286	FG	5756.57'	1630477.74	2485402.78
287	FG	5756.69'	1630485.73	2485403.16
288	FG	5756.81'	1630493.72	2485403.54
289	FG	5756.85'	1630501.41	2485401.85
290	FG	5756.90'	1630521.91	2485402.82
291	FG	5756.99'	1630493.30	2485412.42
292	FG	5757.00'	1630492.87	2485421.52
293	FG	5756.88'	1630484.88	2485421.14
294	FG	5758.96'	1630556.02	2485452.20
295	FG	5757.95'	1630519.86	2485450.48
296	FG	5757.61'	1630509.74	2485450.85
297	FG	5757.02'	1630491.51	2485449.99
298	FG	5757.09'	1630491.82	2485443.50

Point Table				
Point #	Desc.	Elev.	North	East
299	FG	5756.97'	1630483.83	2485443.12
300	FG	5757.04'	1630490.97	2485461.47
301	FG	5756.92'	1630482.98	2485461.09
302	FG	5756.79'	1630474.99	2485460.72
303	FG	5756.61'	1630464.00	2485460.19
304	FG	5756.46'	1630463.52	2485470.18
305	FG	5756.64'	1630474.51	2485470.70
306	FG	5756.77'	1630482.50	2485471.08
307	FG	5756.89'	1630493.31	2485471.60
308	FG	5756.48'	1630495.75	2485480.53
309	FG	5756.36'	1630489.84	2485481.54
310	FG	5755.92'	1630490.12	2485490.53
311	FG	5756.17'	1630496.12	2485490.81

Computer File Information

Creation Date: 11/15/23Initials: DJW

Last Modification Date: 11/15/23Initials: -

Full Path: n:\projects\2022\22021-gws 6th street\dwg

Drawing File Name: 22021-c-site

Acad Ver.: 2022Scale: N/AUnits: English

Index of Revisions

1.

2.

3.

4.

5.

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021

811

Know what's below.
Call before you dig.

As Constructed

No Revisions:

Revised:

Void:

6th Street Improvements Project

Site Plan - North Side Sta. 5+25 to End-Points

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -ACCEPTED: -

Comments: -

Project No./Code

RMS M535-010

STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: C.5.13

Packet Page 156

LEGEND

R

SLAB REPLACEMENT JOINT,
DOWELED (M-412-2, PG 6)

RE

SLAB REPLACEMENT JOINT,
DOWELED WITH EXPANSION

DE

DOWELED EXPANSION JOINT

TD

DOWELED TRANSVERSE
CONTRACTION JOINT

LT

LONGITUDINAL TIED JOINT

S

SAW JOINT
(CONTROL-ROADWAY)

d

DOWELED SIDEWALK JOINT

de

DOWELED SIDEWALK
EXPANSION JOINT

t

TROWEL JOINT

E

EXPANSION JOINT

AC

ASPHALT TO CONCRETE
TRANSITION

KEYNOTES:

- 1

CONCRETE SIDEWALK-GRAY (4 INCH, #608-00004)
- 2

CONCRETE DRIVEWAY/RAMP-GRAY (6 INCH, #412-00600)
- 3

ASPHALT TO CONCRETE TRANSITION (8 INCH, #412-00801)
- 4

CONCRETE SIDEWALK-COLORED, EUROBLUE (6 INCH, #412-00602)
- 5

CONCRETE SIDEWALK-COLORED, PEBBLE (6 INCH, #412-00603)
- 6

CONCRETE BIKE PATH-COLORED, MESA BUFF (6 INCH, #412-00604)
- 7

CONCRETE PAVEMENT-GRAY (8 INCH, #412-00800)
- 8

COBBLE TRUCK APRON/ RAMP WING (8 INCH, #412-00801)
- 9

CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)

10

CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)

11

CONCRETE PAVEMENT-COLORED, MESA BUFF (8 INCH, #412-00804)

12

HMA PAVEMENT (4 INCH)

13

HMA PAVEMENT (5 INCH)

14

HMA PAVEMENT REPLACEMENT/T-TOP

15

SAND SET PAVERS OVER CONCRETE (SIDEWALK BANDS)

16

SAND SET PAVERS (INFILL AREAS)

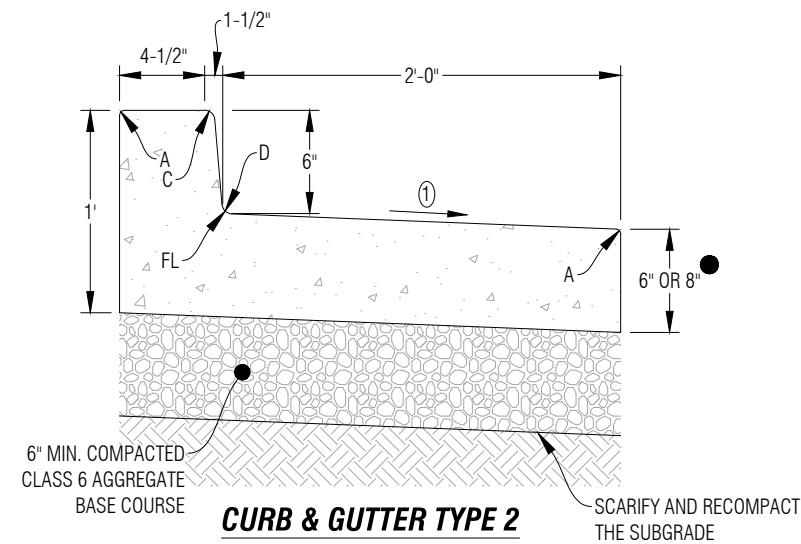
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ACCESSIBLE DOME PLATES

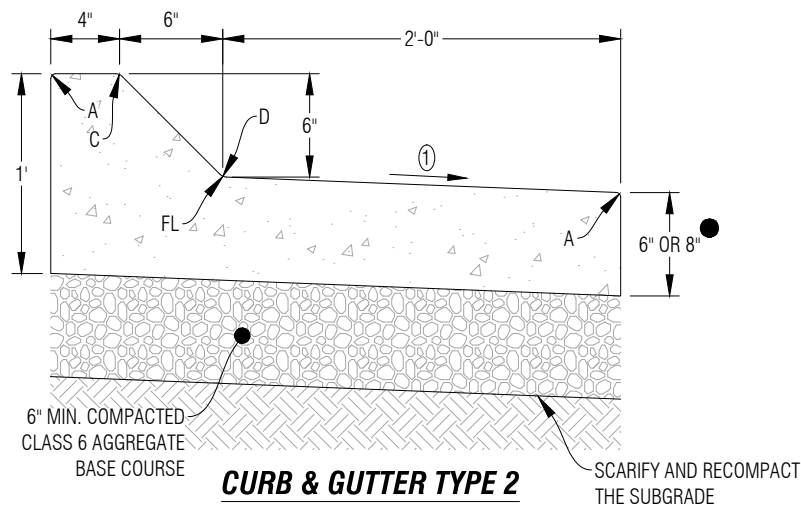
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ACCESSIBLE WAYFINDING PLATES

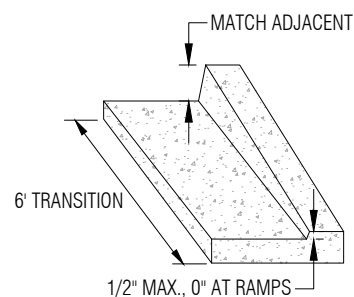
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Creation Date: 11/15/23	Initials: DJW		1.				No Revisions:		RMS M535-010
Last Modification Date: 11/15/23	Initials: -		2.			Revised:		Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.			Void:		PROJECT STARTED: -	ACCEPTED: -
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Acad Ver.: 2022	Scale: N/A	Units: English	5.						



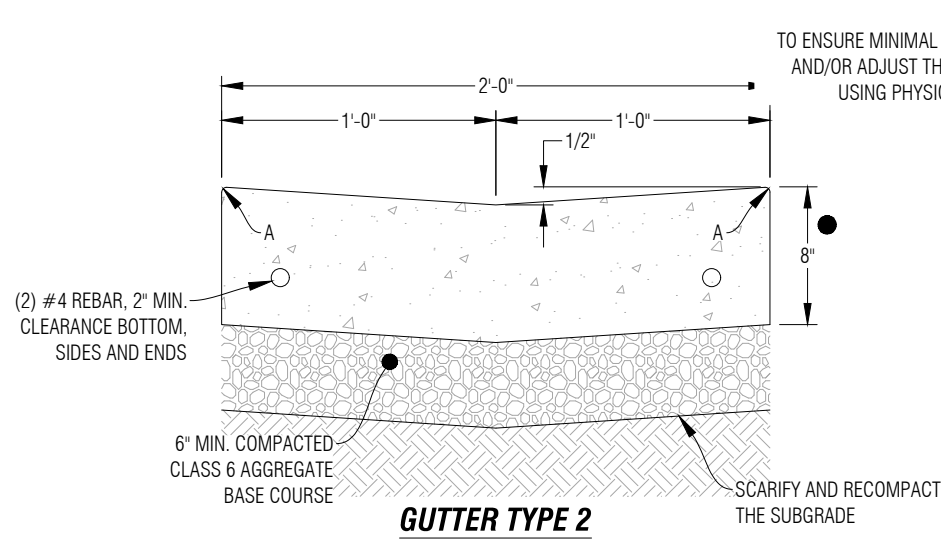
CURB & GUTTER TYPE 2
(SECTION IB, SPECIAL)
(6 IN. BARRIER - 2 FT. GUTTER)



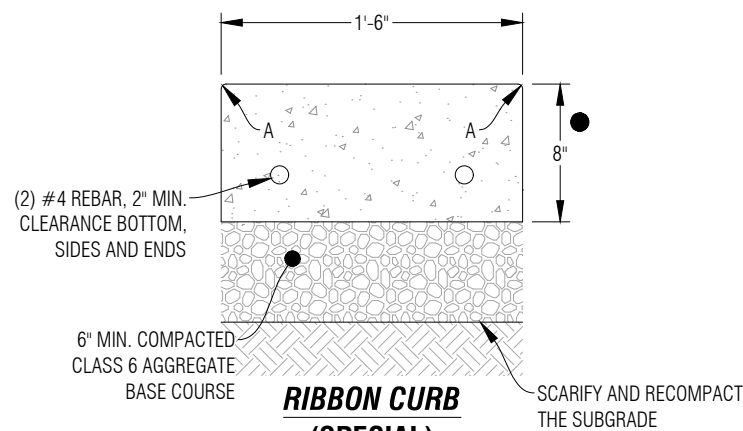
CURB & GUTTER TYPE 2
(SECTION IM, SPECIAL)
(6 IN. MOUNTABLE - 2 FT. GUTTER)



CURB END



GUTTER TYPE 2
(SPECIAL)
(2 FT. VALLEY PAN)

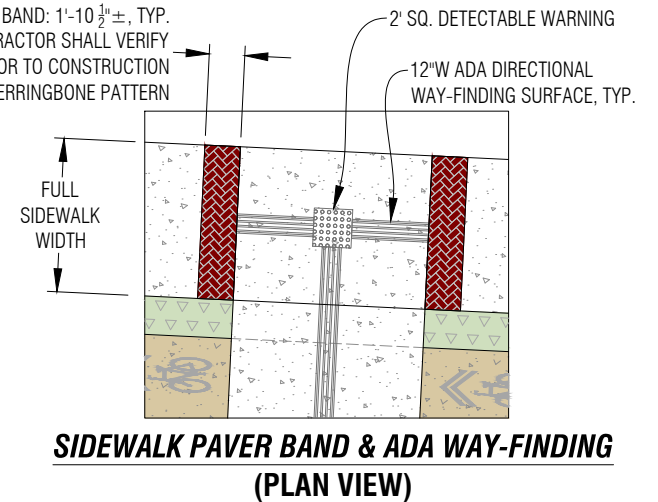


RIBBON CURB
(SPECIAL)
(18 IN. GUTTER)

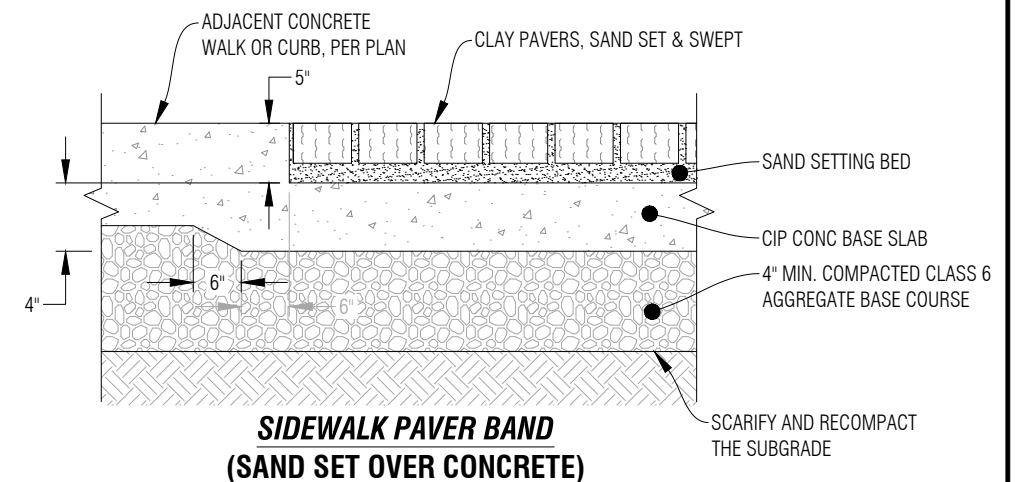
NOTE:

1. SEE CONCRETE NOTES AND CDOT M-STANDARDS M-608 & M-609 FOR COMPLETE DETAILS AND REQUIREMENTS
2. TIE BAR/DOWEL JOINTS ARE REQUIRED BETWEEN ADJACENT CONCRETES. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.

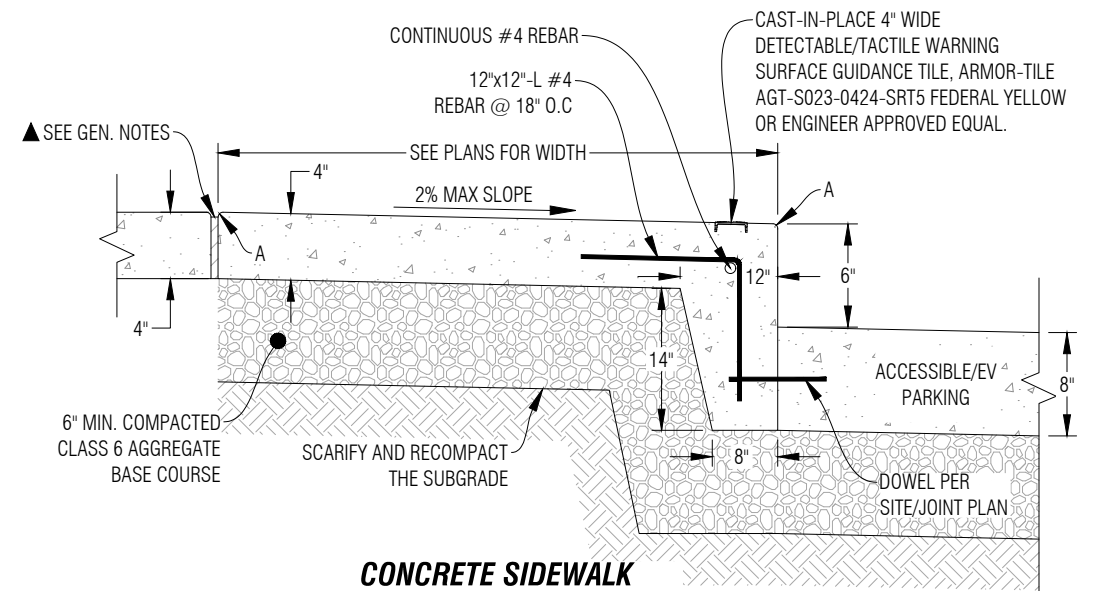
CLAY PAVER BAND: 1'-10 1/2" ±, TYP.
TO ENSURE MINIMAL WASTE, THE CONTRACTOR SHALL VERIFY AND/OR ADJUST THE BAND WIDTH PRIOR TO CONSTRUCTION USING PHYSICAL PAVERS IN A HERRINGBONE PATTERN



SIDEWALK PAVER BAND & ADA WAY-FINDING
(PLAN VIEW)



SIDEWALK PAVER BAND
(SAND SET OVER CONCRETE)



CONCRETE SIDEWALK
(TURN-DOWN EDGE, SPECIAL)

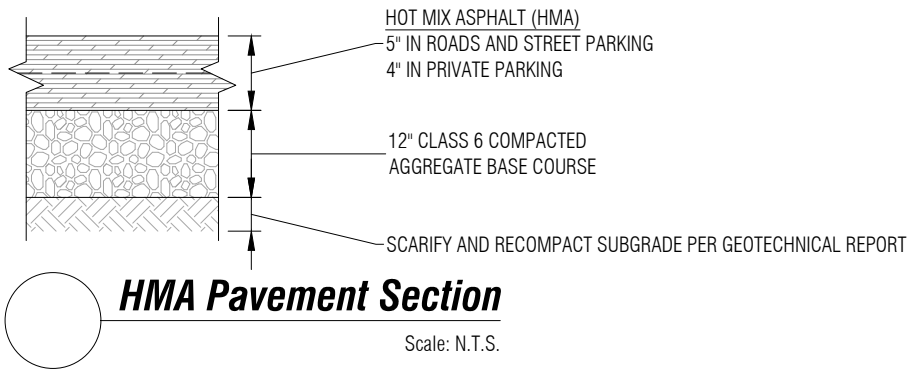
Special - Curb, Gutters and Sidewalks

Scale: N.T.S.

Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021		As Constructed		6th Street Improvements Project Details-Civil Site 100% Construction Documents	Project No./Code	
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Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:			STATE HWY NO./MP/SIDE	
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Drawing File Name: 22021-c-site		☐	4.									Sheet Number: C.5.15	
Acad Ver.: 2022	Scale: N/A	Units: English	5.										

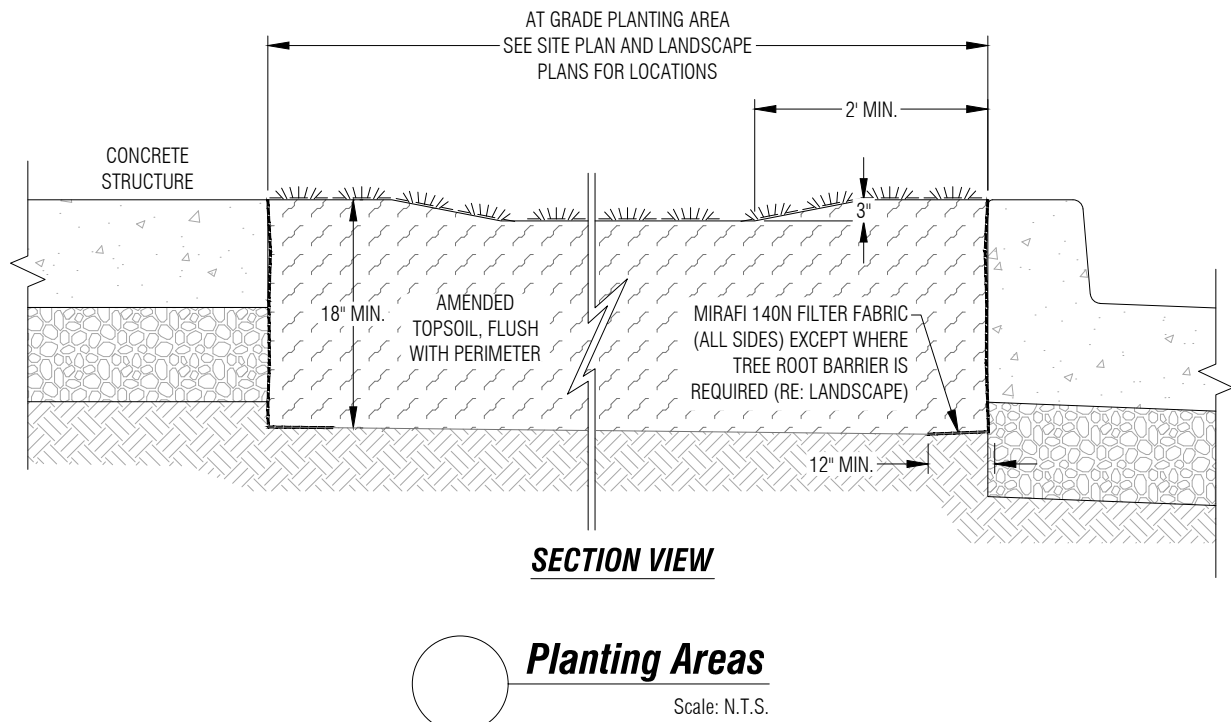
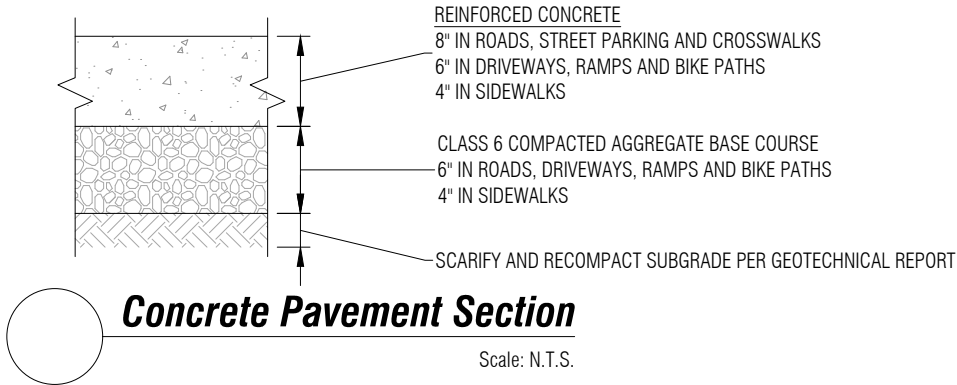
NOTES:

1. THIS SECTION AND MATERIALS SHALL BE CONSTRUCTED IN CONFORMANCE WITH RECOMMENDATIONS PROVIDED PER THE GEOTECHNICAL REPORT.
2. ALL HOT-MIX ASPHALTIC PAVEMENT TO CONFORM PROJECT SPECIAL PROVISIONS.
3. PROOF ROLL ALL AREAS TO VERIFY SUBGRADE STABILITY PRIOR TO PAVEMENT INSTALLATION.
4. WHEN STORMWATER FLOWS FROM ASPHALT ONTO CONCRETE, THE ASPHALT FINISH GRADE SHALL BE SET 1/4" ABOVE THE ADJACENT CONCRETE.



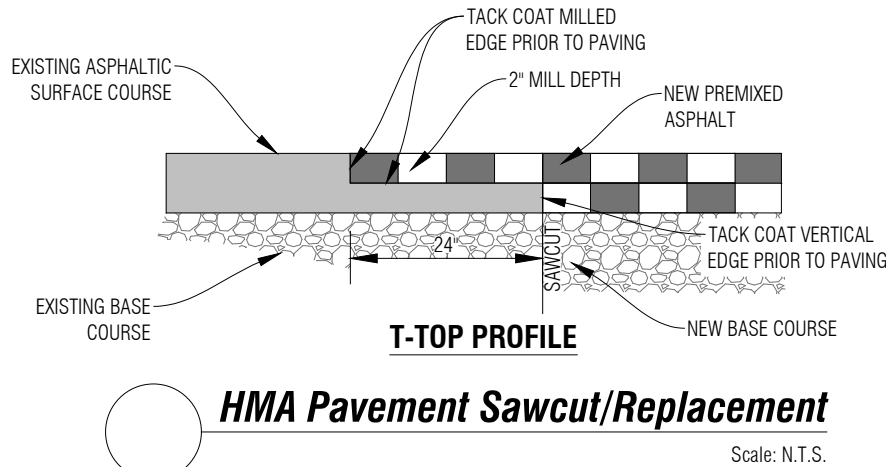
NOTE:

1. THIS SECTION AND MATERIALS SHALL BE CONSTRUCTED IN CONFORMANCE WITH RECOMMENDATIONS PROVIDED PER THE GEOTECHNICAL REPORT.
2. ALL STANDARD GRAY SIDEWALK, BIKEWAY, RAMP AND CURB CONCRETE SHALL CONTAIN CDOT APPROVED FIBER MESH REINFORCEMENT AT 3.5 LBS PER CUBIC YARD.
3. ALL STANDARD GRAY ROADWAY CONCRETE SHALL BE REINFORCED PER CDOT STANDARDS AND SPECIFICATIONS.
4. ALL INTEGRALLY COLORED CONCRETE SIDEWALK, BIKEWAY AND RAMP SHALL BE REINFORCED WITH EPOXY COATED REBAR.
5. ALL INTEGRALLY COLORED CONCRETE ROADWAY SHALL BE REINFORCED PER CDOT STANDARDS AND SPECIFICATIONS.
6. SEE CONCRETE NOTES, SITE PLANS,CDOT M-STANDARD M-412 AND PROJECT SPECIAL PROVISIONS FOR COMPLETE DETAILS AND REQUIREMENTS FOR CONCRETE PAVEMENT & JOINTS.
7. PROOF ROLL ALL AREAS TO VERIFY SUBGRADE STABILITY PRIOR TO PAVEMENT INSTALLATION.

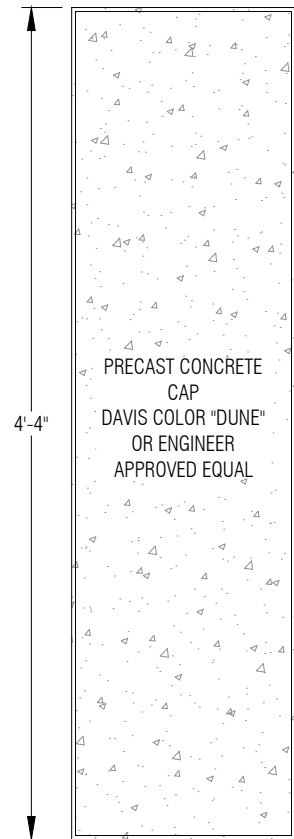
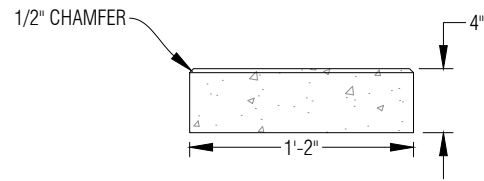


NOTES:

1. A HMA PAVEMENT T-TOP IS REQUIRED WHENEVER THE MATCHING ASPHALT EDGE GREATER THAN OR EQUAL TO 2.5-INCHES. A CLEAN SAWCUT AND TACK COAT ALONG THE VERTICAL EDGE IS ACCEPTABLE ONLY WHEN THE MATCHING ASPHALT EDGE IS CONFIRMED BY THE PROJECT ENGINEER TO BE LESS THAN 2.5-INCHES.
2. THE LONGITUDINAL PAVEMENT SEAM CREATED BETWEEN THE EXISTING ASPHALT AND THE NEW ASPHALT SHALL NOT BE LOCATED IN THE WHEEL PATH.
3. AT THE LOCATIONS WHERE NEW ASPHALT IS TO ABUT EXISTING ASPHALT, SAW CUT THE EXISTING PAVEMENT 24-INCHES BACK FROM THE EXISTING EDGE AND REMOVE PAVEMENT. FROM THE SAW CUT LINE, MILL EXISTING PAVEMENT BACK 24-INCHES TO A DEPTH OF 2-INCHES. TACK EXPOSED VERTICAL ASPHALT EDGE PRIOR TO PAVING. THE SAW CUTTING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE REMOVAL OF THE ASPHALT ITEM.
4. TEMPORARY REPAIR TO BE PLACED THE SAME DAY AS COMPLETION OF BACKFILL. CONTRACTOR WILL MAINTAIN THE TEMPORARY REPAIR UNTIL THE PERMANENT REPAIR HAS BEEN COMPLETED.

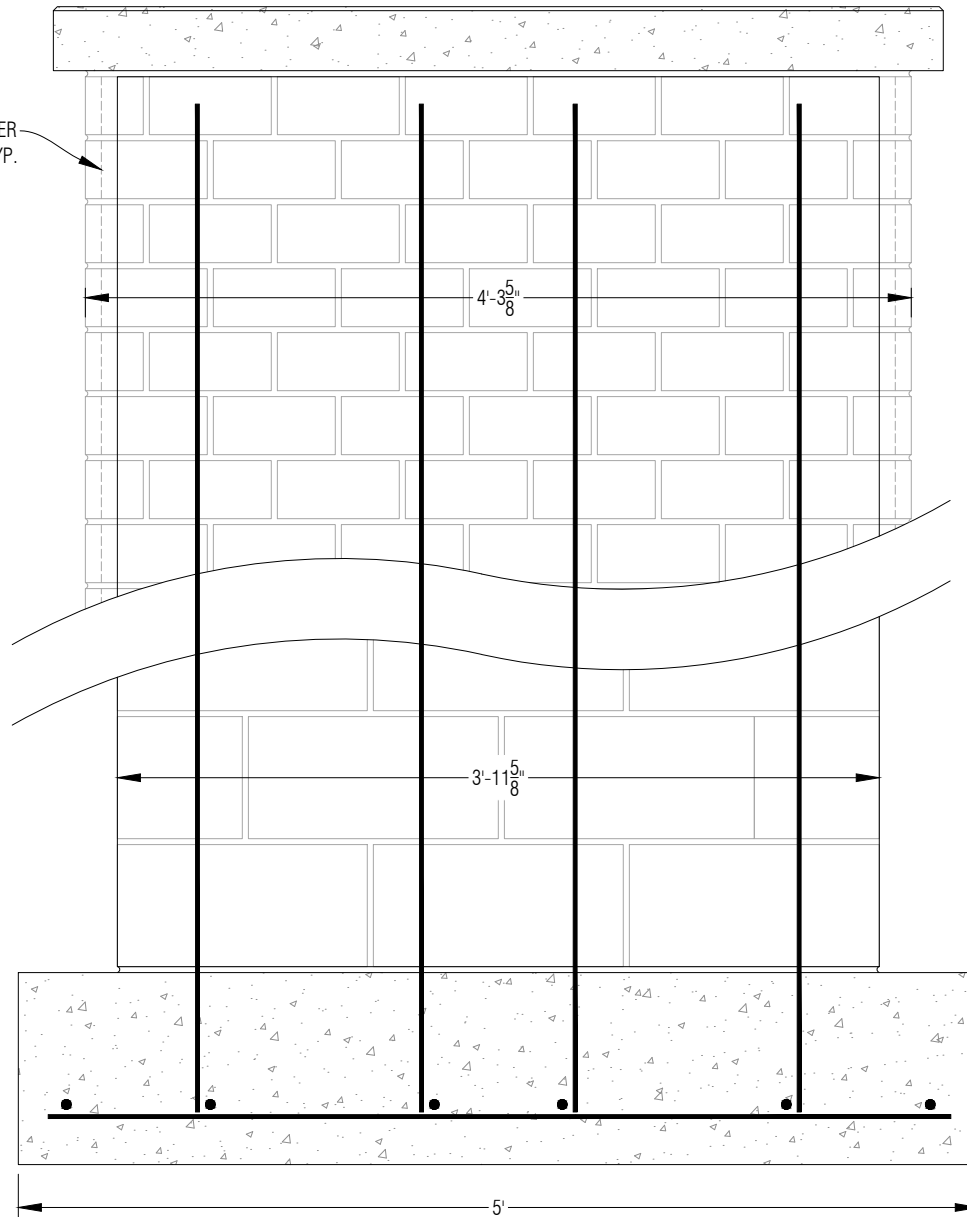


Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Details-Civil Site 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:				RMS M535-010
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:	PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.5.17	
Drawing File Name: 22021-c-site		☐	4.							Comments: -			
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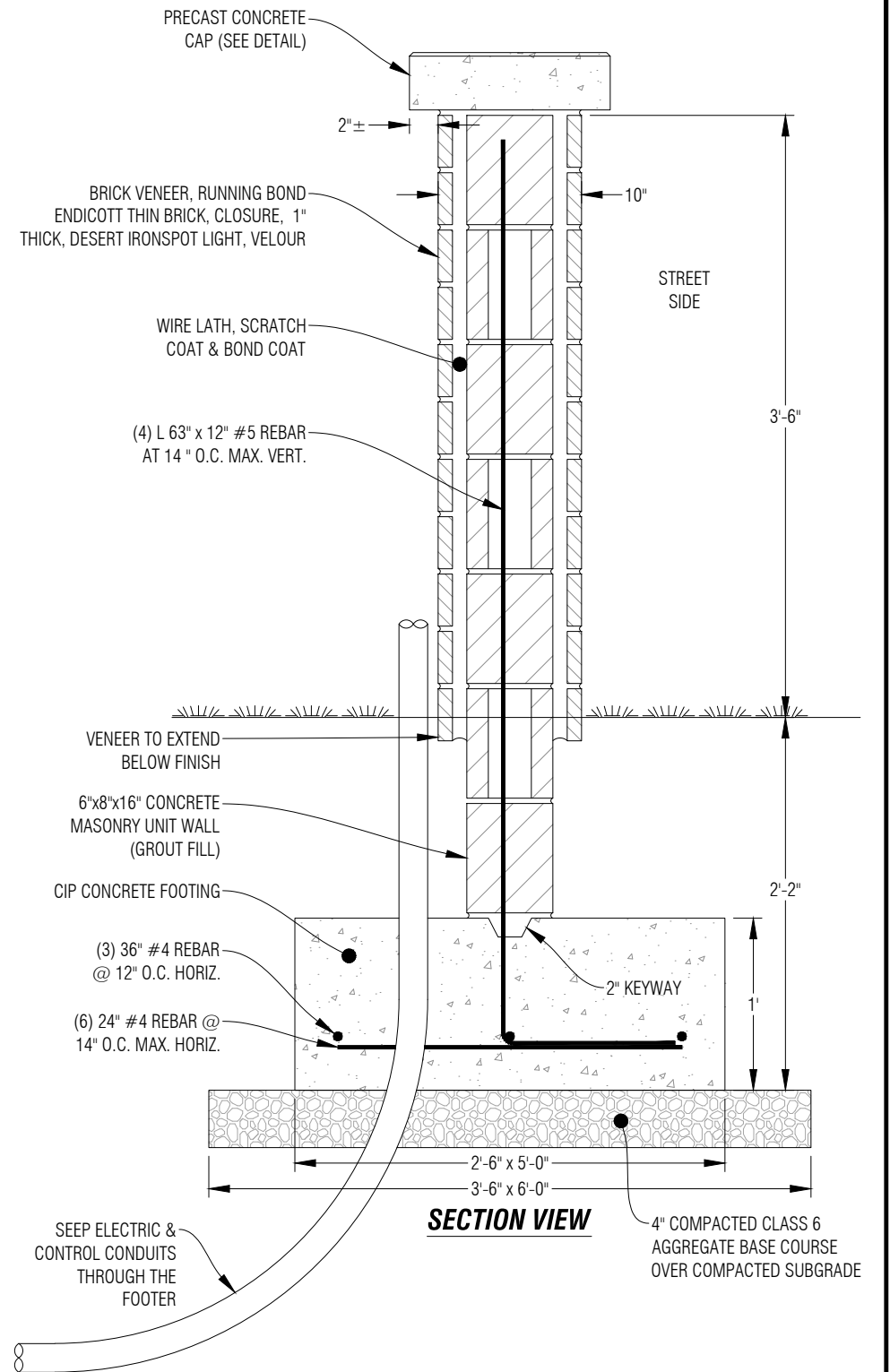


WALL CAP

BRICK VENEER
CORNERS, TYP.



PROFILE VIEW

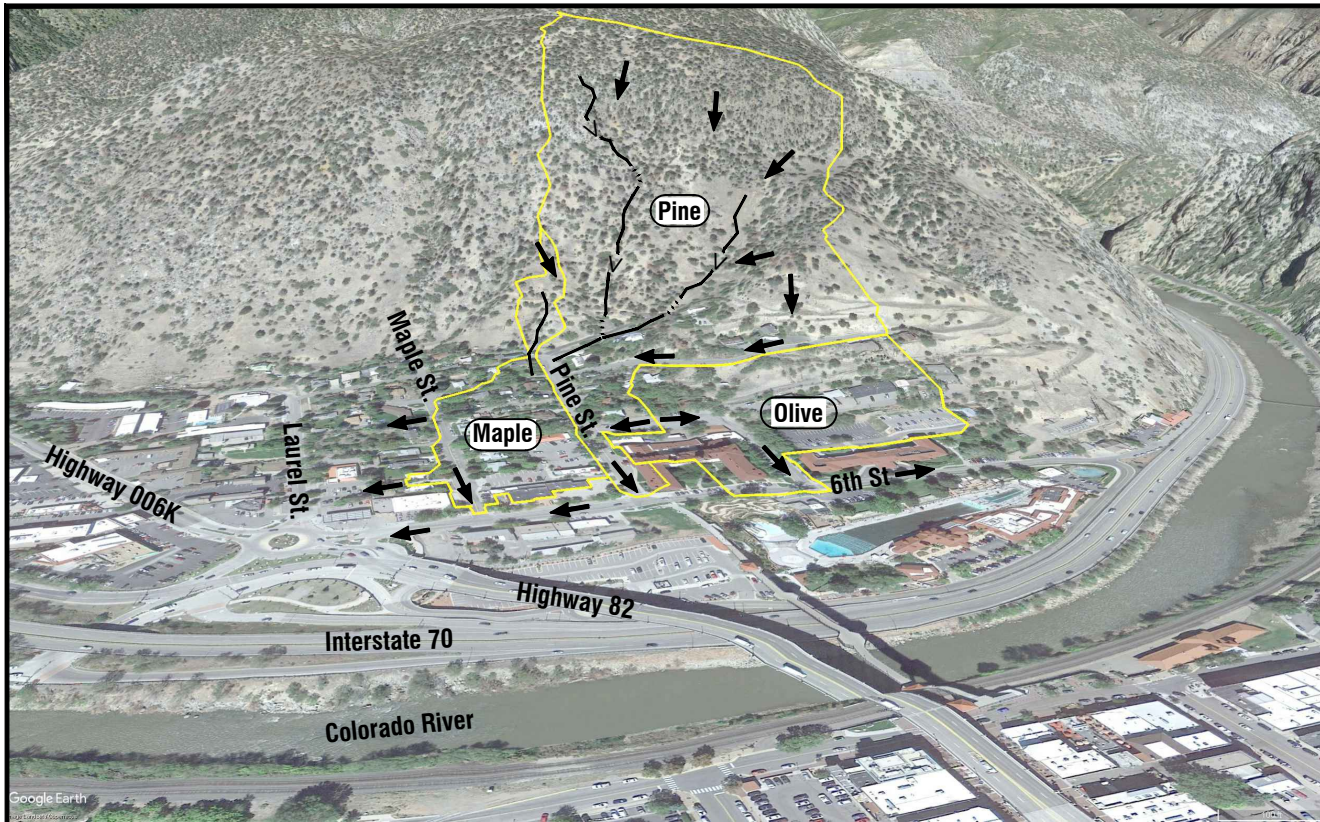


SECTION VIEW

Brick Stem Wall (Electrical Panel Support)

Scale: N.T.S.

Computer File Information			Index of Revisions			Boundaries Unlimited Inc. Civil Engineering Surveying & Beyond	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Details-Civil Site 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street	
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1 Offsite Basins

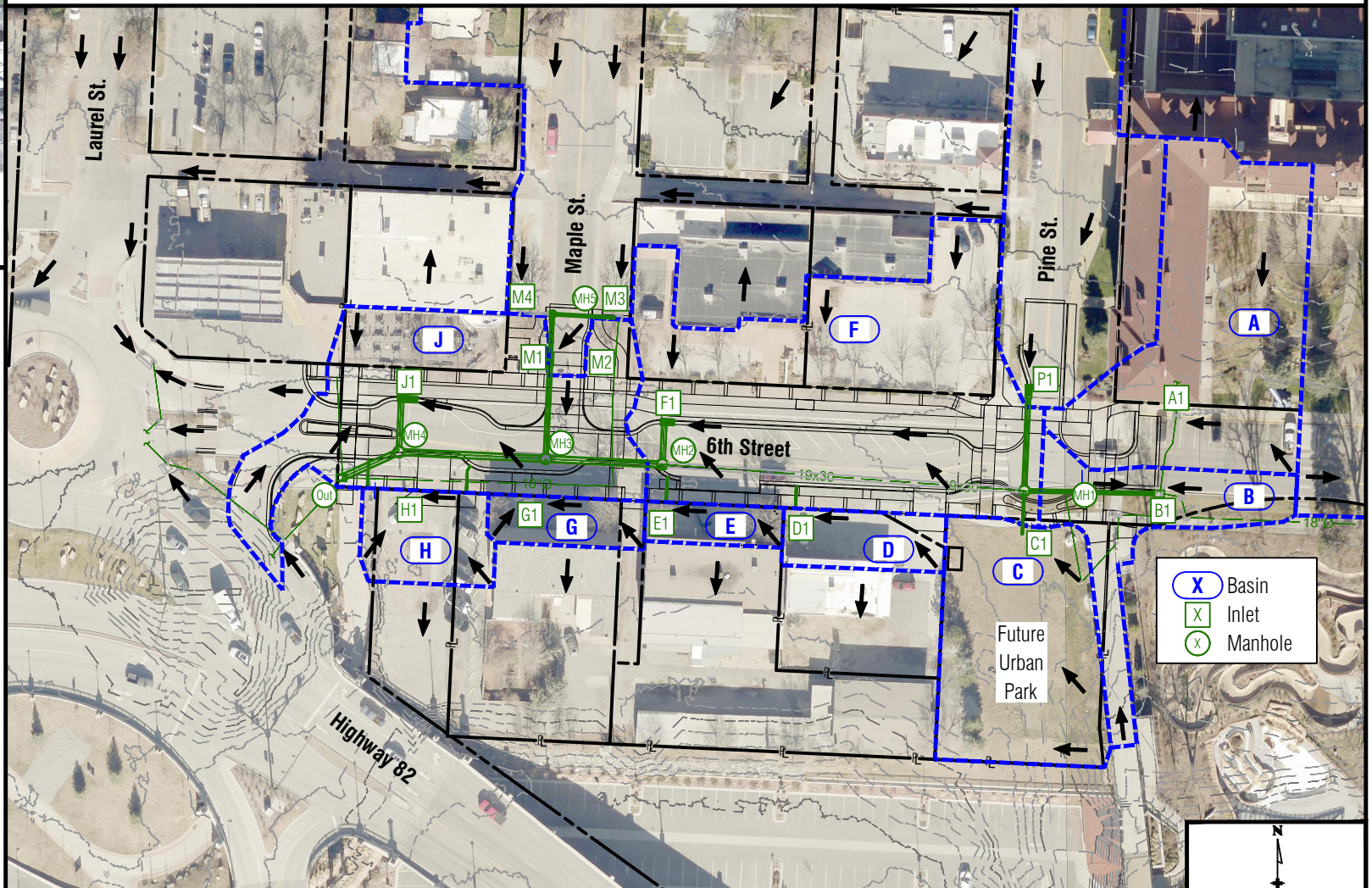
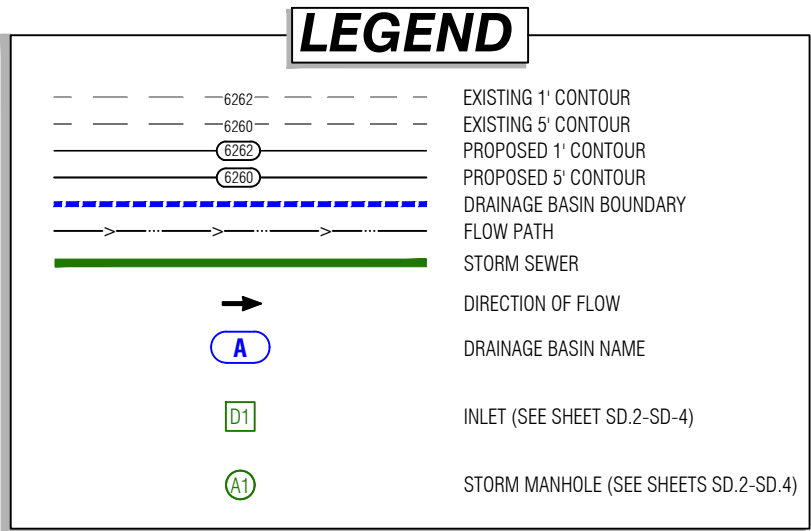
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Drainage Basin Summary Glenwood Springs 6th Street - Phase 1								
Basin	Area (sf)	Area (Ac)	Soil Type B					
			Residential 1/8 Acre		Residential 1/4 Acre		Commercial	
			Area (sf)	%	Area (sf)	%	Area (sf)	%
A	21100	0.484	-	-	21100	100.0%	-	-
B	8410	0.193	-	-	-	-	8410	100.0%
C	14440	0.331	-	-	-	-	14440	100.0%
D	3520	0.081	-	-	-	-	3520	100.0%
E	2080	0.048	-	-	-	-	2080	100.0%
F	33590	0.771	-	-	-	-	33590	100.0%
G	2850	0.065	-	-	-	-	2850	100.0%
H	4550	0.104	-	-	-	-	4550	100.0%
J	23160	0.532	-	-	-	-	23160	100.0%
Maple St	265050	6.085	105520	39.8%	-	-	115720	43.7%
Olive St	372560	8.553	-	-	197630	53.0%	174930	47.0%
Pine St	1842200	42.291	-	-	307070	16.7%	41570	2.3%

Basin	Soil Type D		Runoff C (SSA)	Tc (min.)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	Natural Vegetation						
	Area (sf)	%					
A	-	-	0.89	8.3	0.73	1.74	2.26
B	-	-	0.89	5.0	0.36	0.87	1.13
C	-	-	0.89	5.0	0.62	1.49	1.93
D	-	-	0.89	5.0	0.15	0.37	0.47
E	-	-	0.89	5.0	0.09	0.22	0.28
F	-	-	0.89	5.0	1.45	3.47	4.50
G	-	-	0.89	5.0	0.12	0.29	0.38
H	-	-	0.89	5.0	0.20	0.47	0.61
J	-	-	0.89	5.0	1.00	2.40	3.11
Maple St	43810	16.5%	0.60	15.9	4.52	10.78	13.94
Olive St	-	-	0.64	11.2	8.02	19.20	24.88
Pine St	1493560	81.1%	0.29	22.6	12.00	27.88	35.82

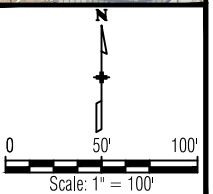
Peak Flow Summary Inlets						
Inlet ID	25-yr			100-yr		
	Peak Inflow (cfs)	Peak Flow Intercepted (cfs)	Peak Flow Bypassing (cfs)	Peak Inflow (cfs)	Peak Flow Intercepted (cfs)	Peak Flow Bypassing (cfs)
A1(Type16)	1.74	1.740	-	2.25	2.250	-
B1(TypeR)	0.87	0.870	-	1.13	1.130	-
E1(12in)	0.22	0.220	-	0.28	0.280	-
F1(Type16)(2)	20.28	10.330	9.950	25.7	12.390	13.320
G1(12in)	0.29	0.290	-	0.38	0.380	-
H1(12in)	0.47	0.470	-	0.61	0.610	-
J1(Type16)(3)	14.8	10.940	3.860	15.3	11.250	4.050
M1(Type16)(4)	10.78	7.700	3.080	13.94	9.520	4.420
O1(Type-16)	19.88	11.100	8.780	25.79	13.620	12.170
P1(Type16)(2)	27.88	8.700	19.170	35.81	10.210	25.600

Peak Flow Summary Manholes & Outfall Points			
MH/Point ID	25-yr		100-yr
	Peak Inflow (cfs)	Peak Inflow (cfs)	
ExTypeR	36.89	45.31	-
MH(1)	15.49	17.19	-
MH(2)	22.23	25.63	-
MH(3)	29.55	34.68	-
MH(4)	36.93	45.31	-
Out-East (Surface)	8.74	12.21	-
Out-SW (Storm Sewer)	36.89	45.04	-
Out-West (Surface)	3.28	3.53	-



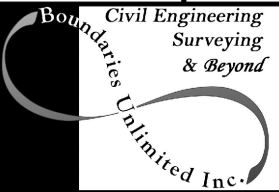
2 Site Basins

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1.			
2.			
3.			
4.			
5.			



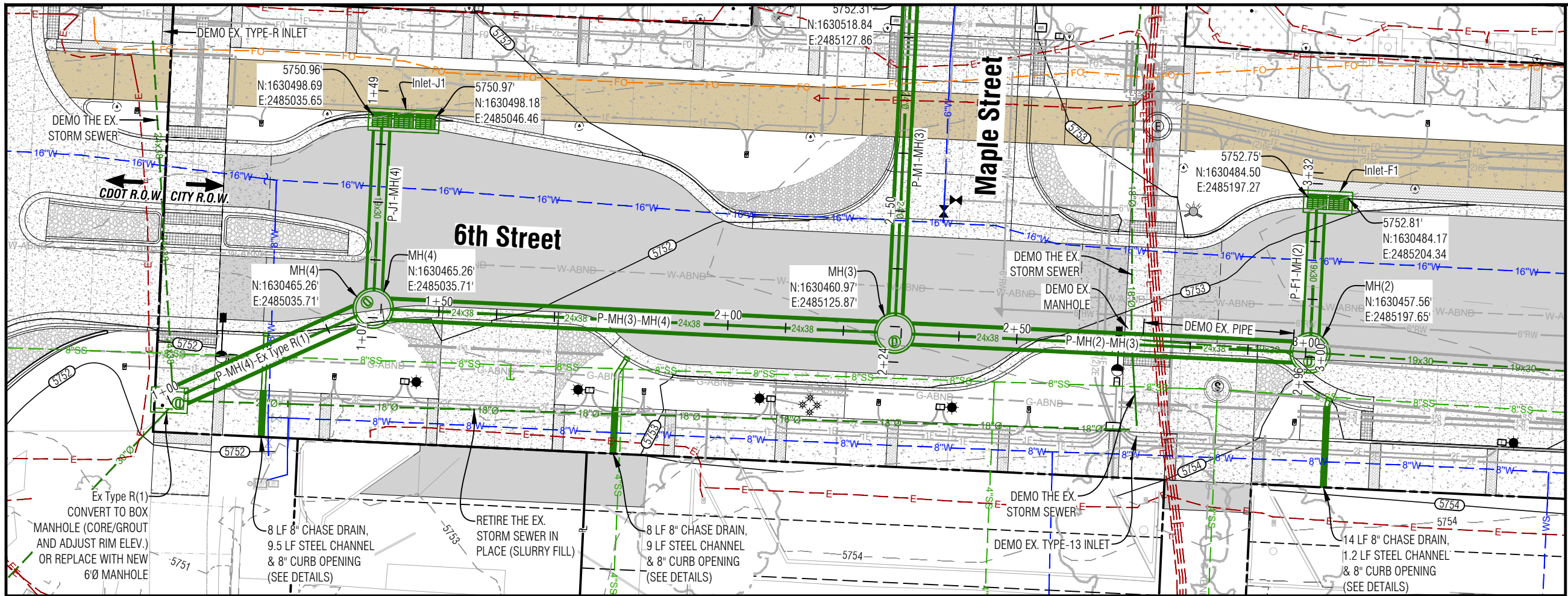
923 Cooper Ave., Ste 201
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BUI Project No.: BUI #22021



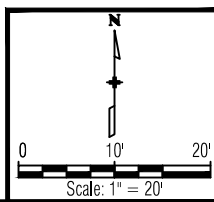
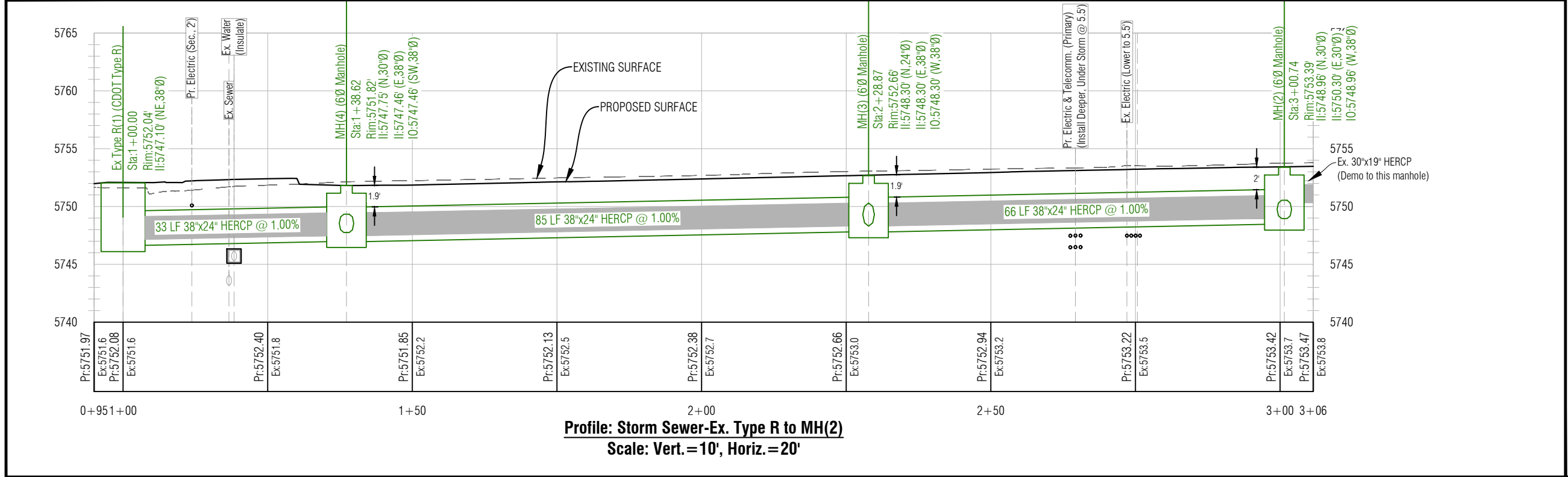
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Revised:
Void:

6th Street Improvements Project Drainage Basins 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.1



- NOTES:
1. PROPOSED SHALLOW UTILITIES (ELECTRIC, TELECOMM, FIBER & IRRIGATION) HAVE BEEN SHADED BACK ON THIS PLAN.
 2. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
 3. SEE UTILITY PLANS FOR ADDITIONAL INFORMATION.
 4. SEE STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.
 5. REFERENCE POINTS FOR EACH TYPE OF STRUCTURE ARE AS FOLLOWS:
 - 5.1. INLET TYPE 16: END POINT OF GRATE AT CURB FLOWLINE
 - 5.2. INLET TYPE R: END POINT OF CURB OPENING AT CURB FLOWLINE
 - 5.3. MANHOLE CENTER OF STRUCTURE



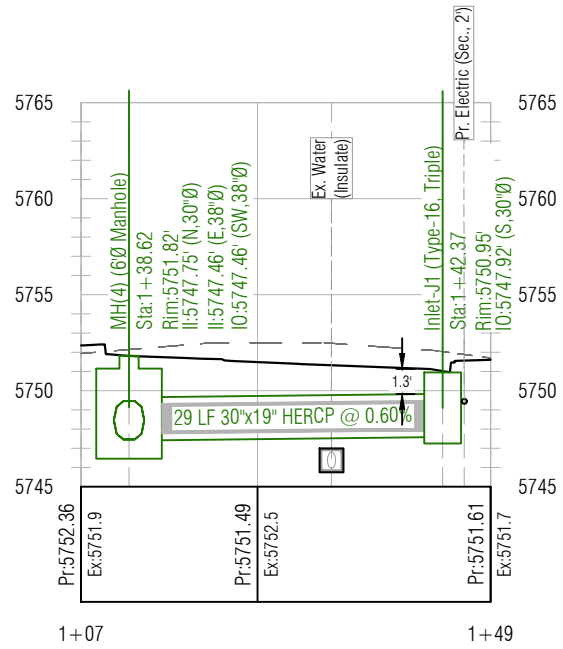
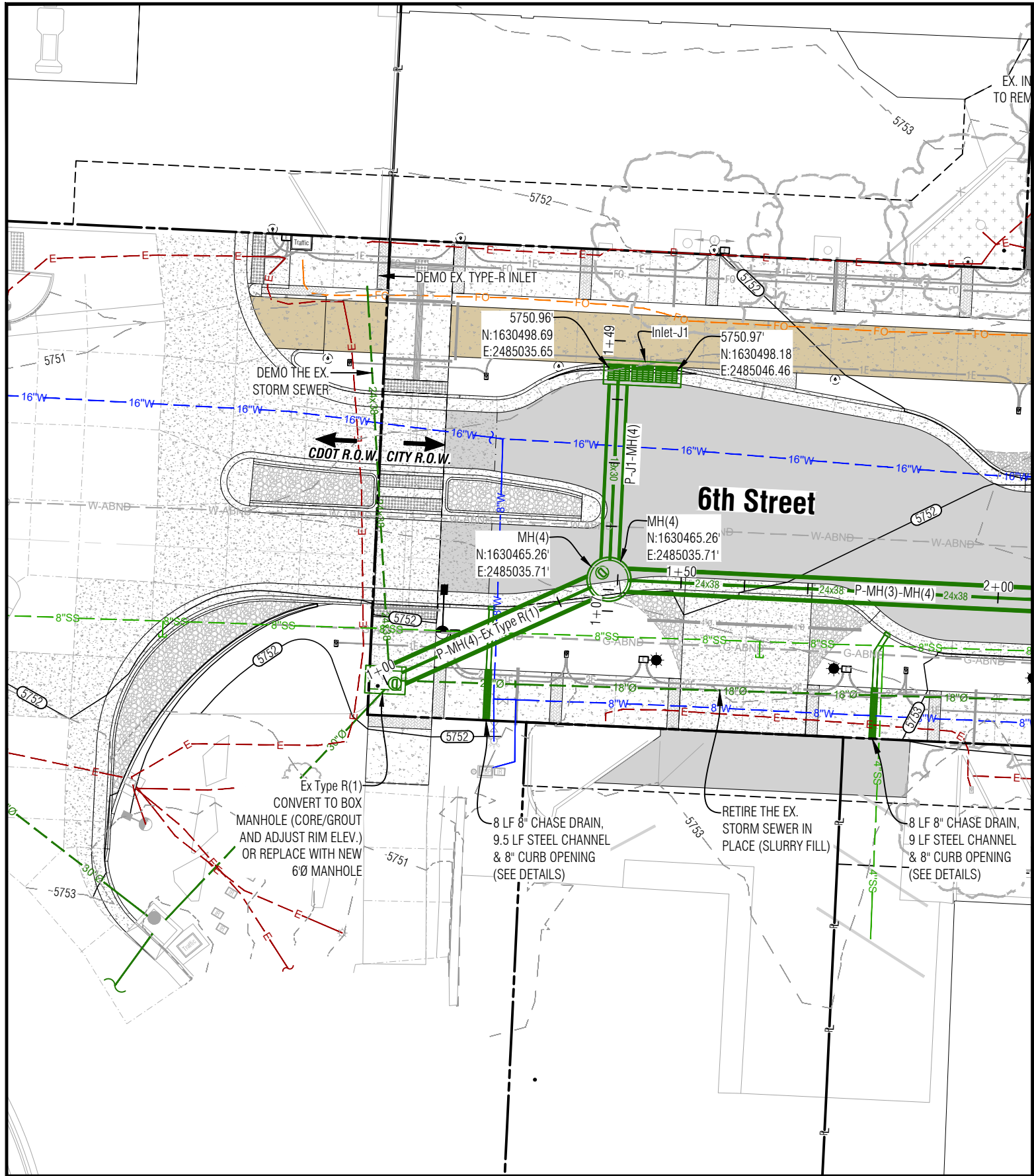
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Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
3.		
4.		
5.		

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BUI Project No.: BUI #22021

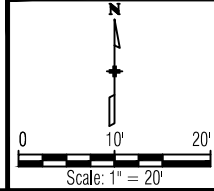
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No Revisions:	Project Engineer: Deric J. Walter, PE	
Revised:	PROJECT STARTED: -	ACCEPTED: -
Void:	Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.2



Profile: Storm Sewer-MH(4) to J1
Scale: Vert.=10', Horiz.=20'

- NOTES:
1. PROPOSED SHALLOW UTILITIES (ELECTRIC, TELECOMM, FIBER & IRRIGATION) HAVE BEEN SHADED BACK ON THIS PLAN.
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Index of Revisions			
1.			
2.			
3.			
4.			
5.			

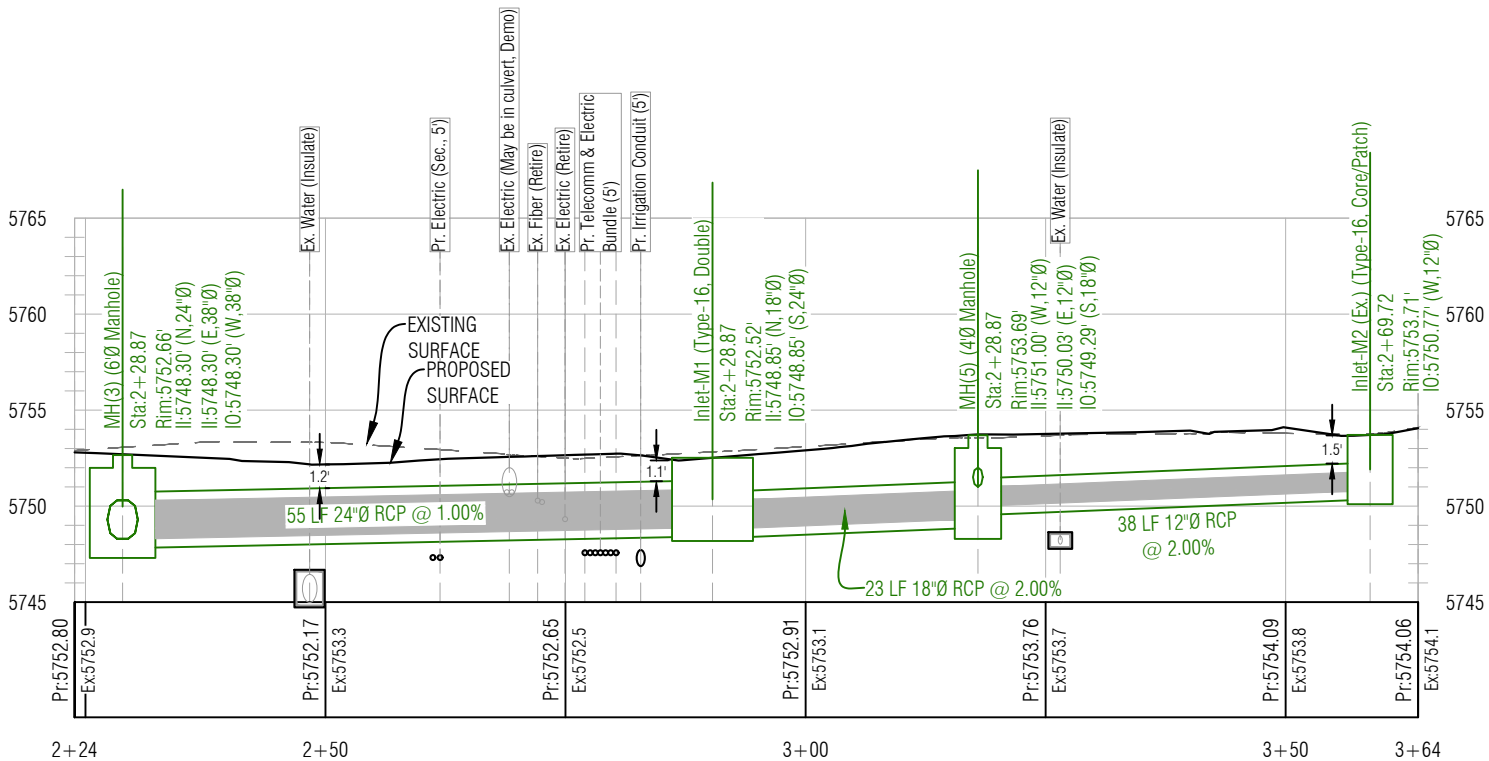
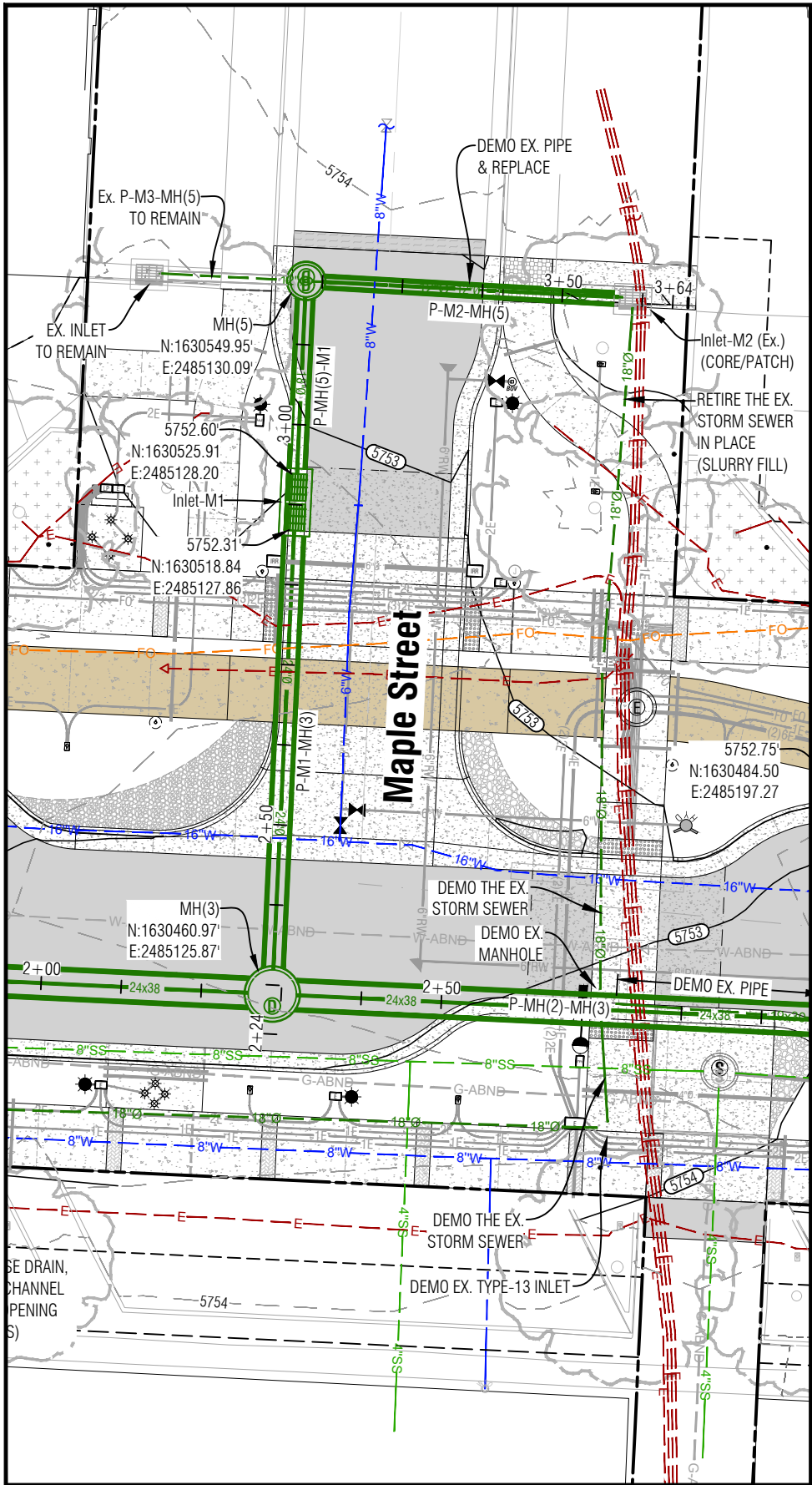
923 Cooper Ave., Ste 201
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fax: 970.384.2833
BUI Project No.: BUI #22021

As Constructed
No Revisions:
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6th Street Improvements Project
Storm Sewer - Laterals MH(4) to J1
100% Construction Documents

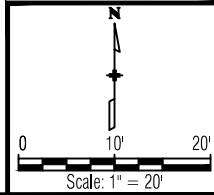
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PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.3



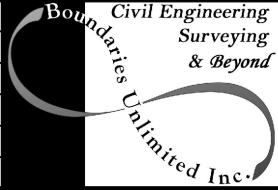
Profile: Storm Sewer-MH(3) to M2 (Maple St.)
Scale: Vert. = 10', Horiz. = 20'

- NOTES:
1. PROPOSED SHALLOW UTILITIES (ELECTRIC, TELECOMM, FIBER & IRRIGATION) HAVE BEEN SHADED BACK ON THIS PLAN.
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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



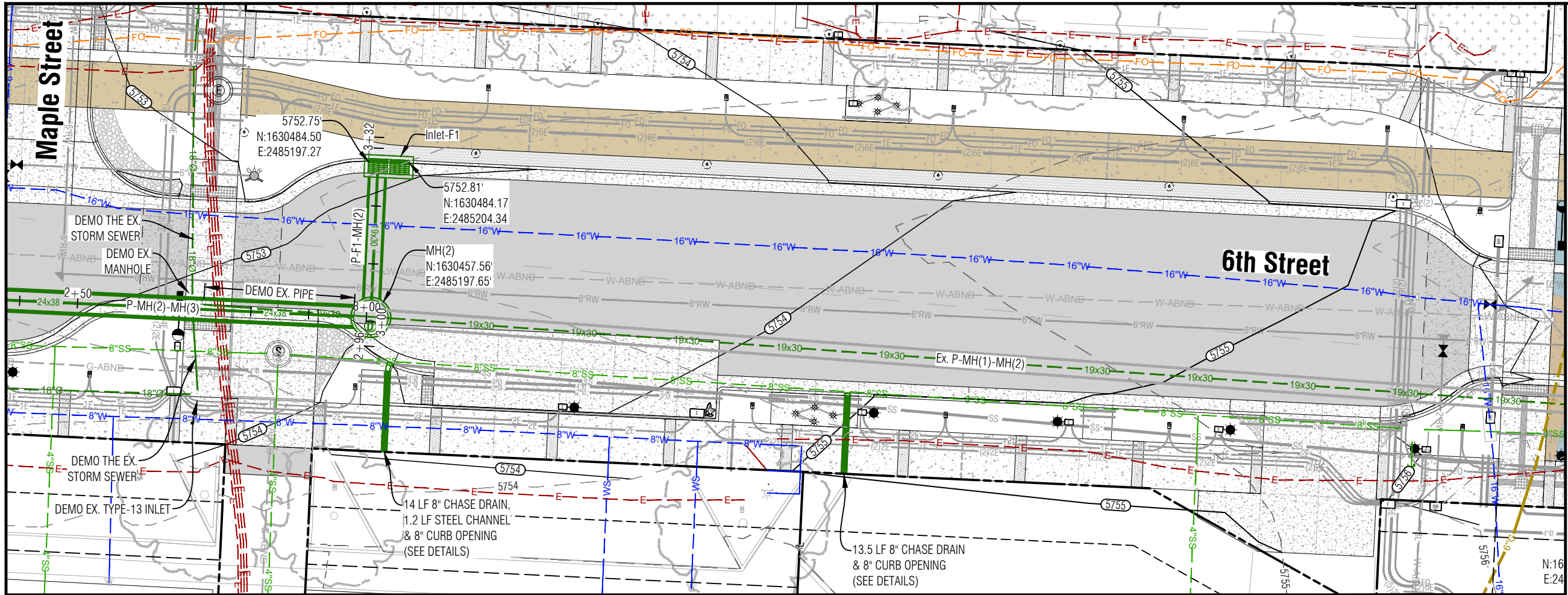
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fax: 970.384.2833
BUI Project No.: BUI #22021



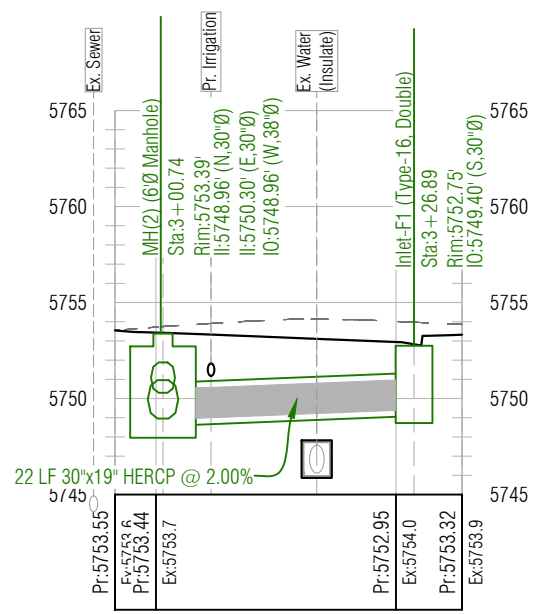
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6th Street Improvements Project Storm Sewer - Lateral MH(3) to M2 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

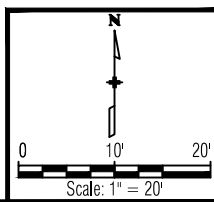
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STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.4



- NOTES:
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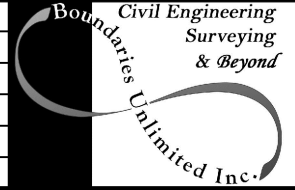


Profile: Storm Sewer-MH(2) to F1
Scale: Vert. = 10', Horiz. = 20'



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Index of Revisions		
1.		
2.		
3.		
4.		
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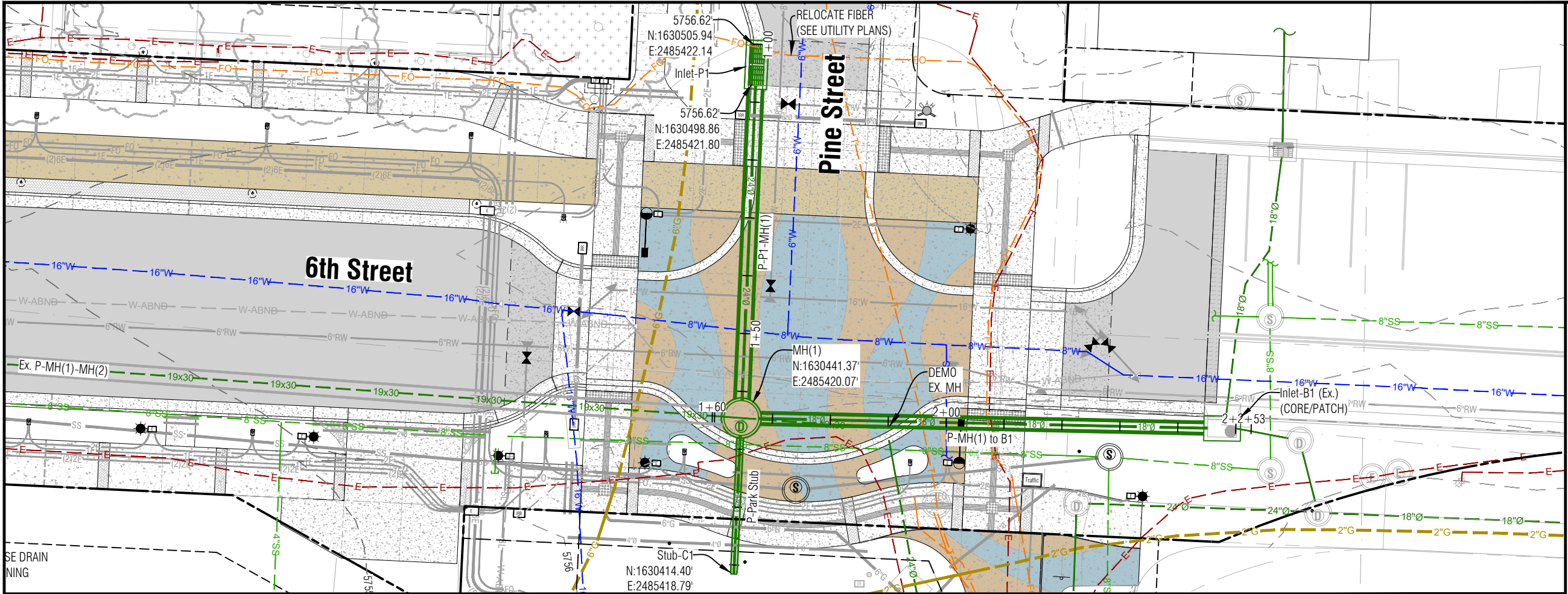
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tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



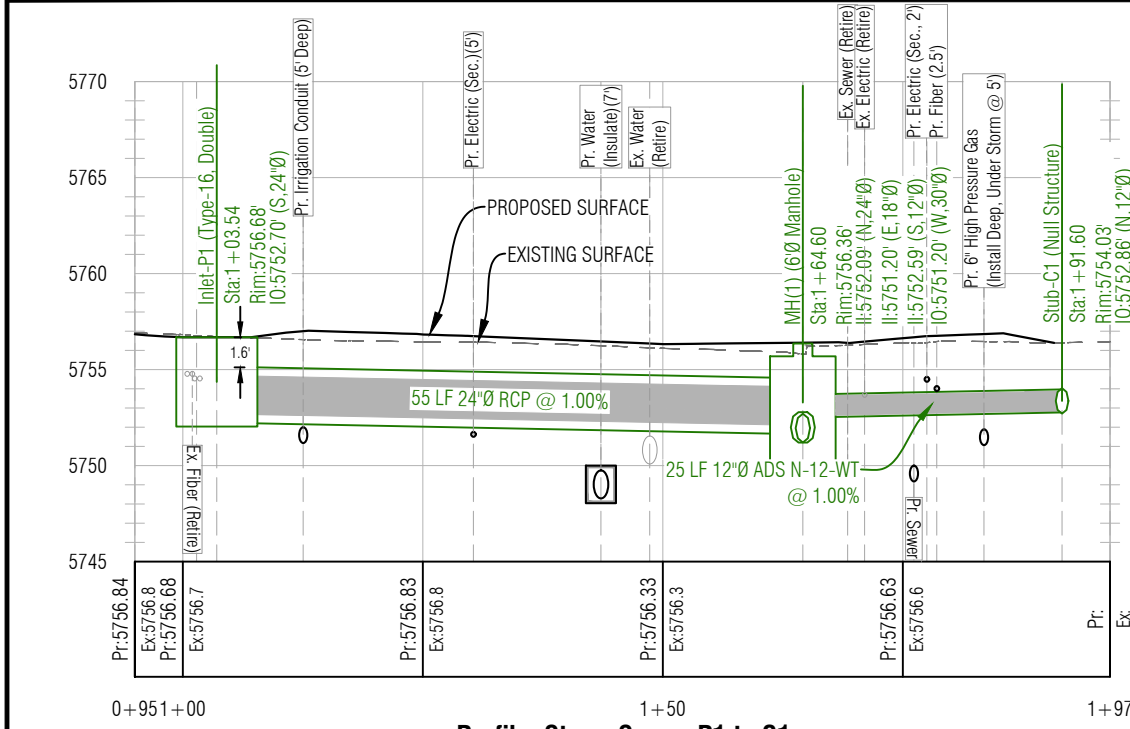
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No Revisions:
Revised:
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Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

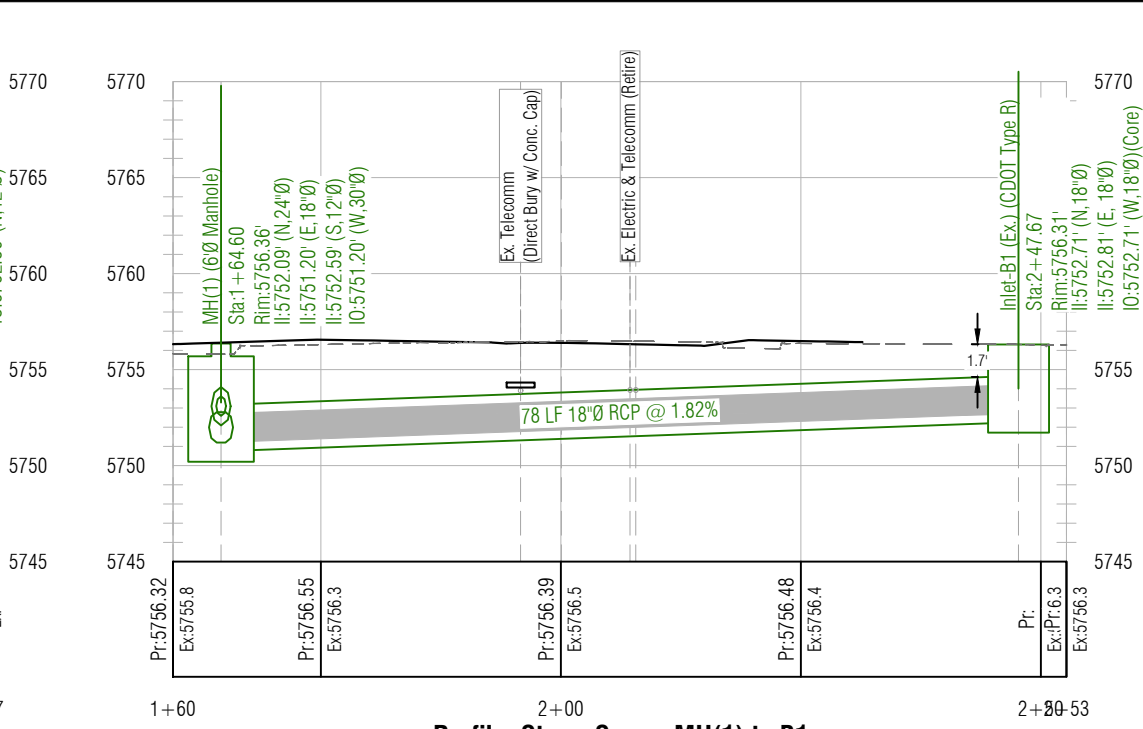
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Sheet Number: C.6.5



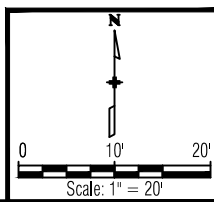
- NOTES:
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 2. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
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 - 5.2. INLET TYPE R: END POINT OF CURB OPENING AT CURB FLOWLINE
 - 5.3. MANHOLE CENTER OF STRUCTURE



Profile: Storm Sewer-P1 to C1
Scale: Vert. = 10', Horiz. = 20'

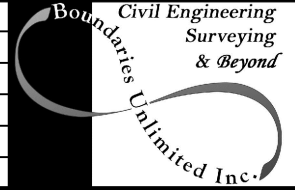


Profile: Storm Sewer-MH(1) to B1
Scale: Vert. = 10', Horiz. = 20'



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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



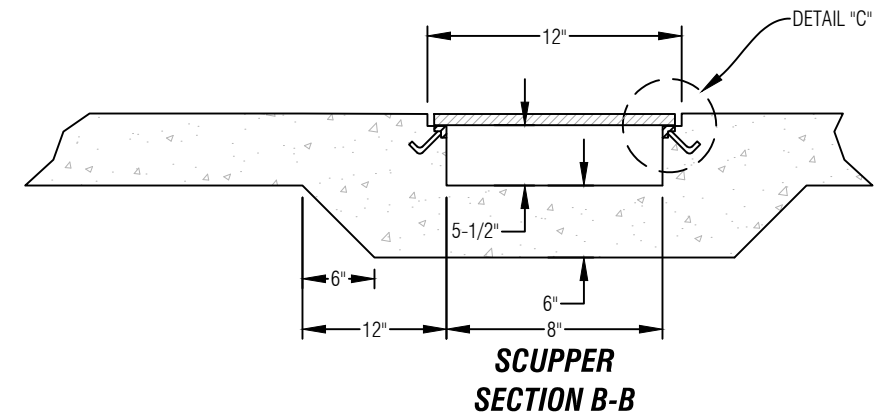
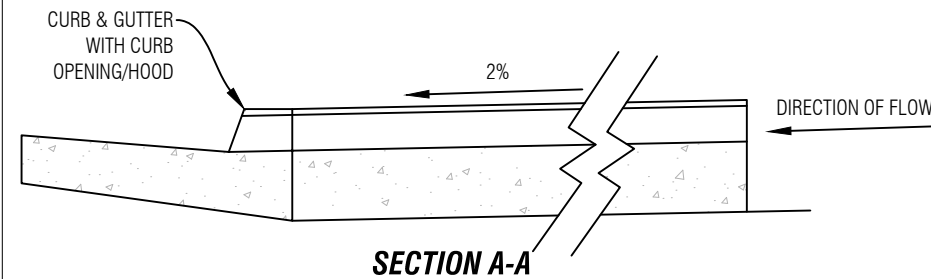
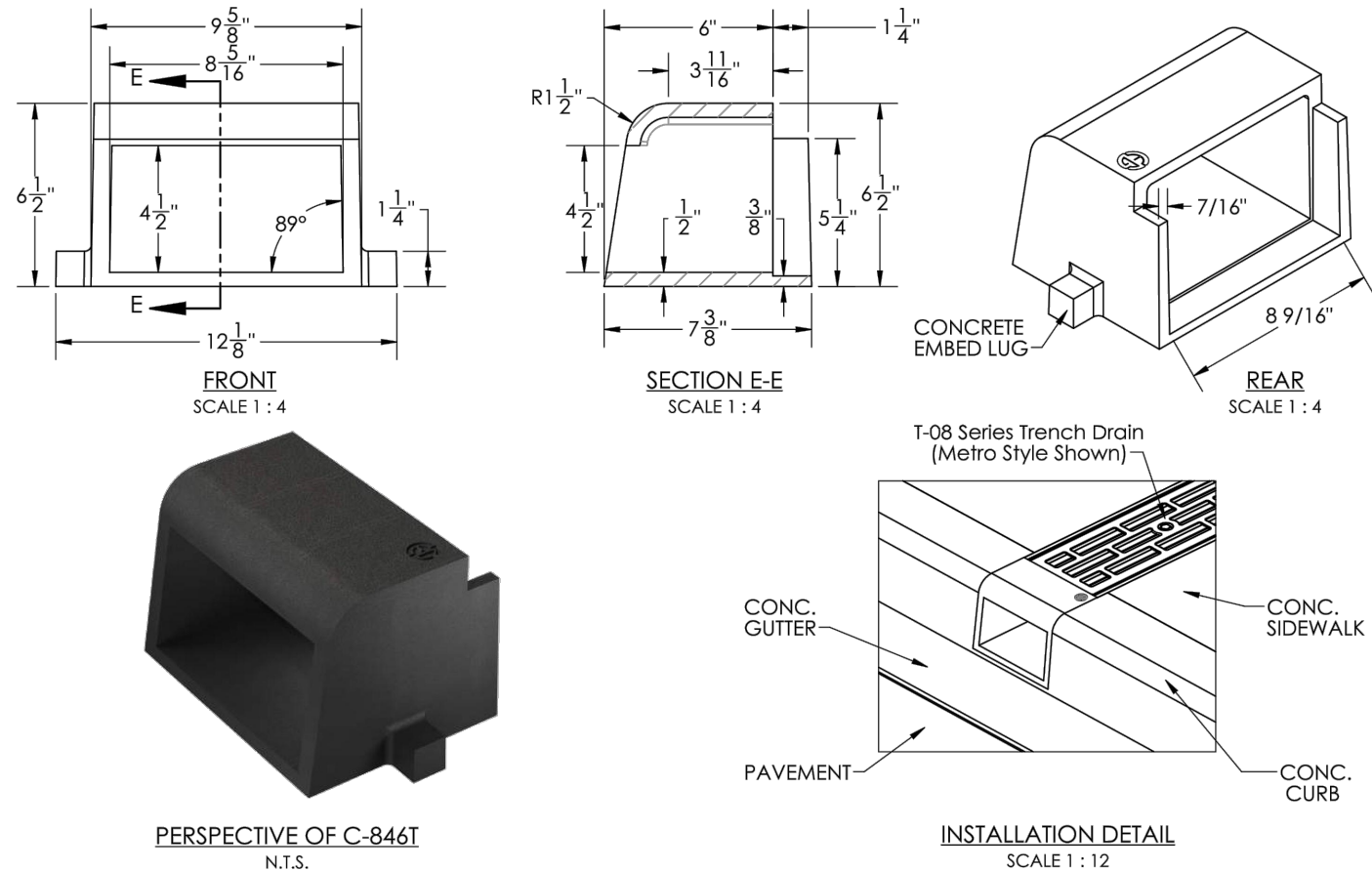
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project Storm Sewer - P1 to C1 and MH(1) to B1 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.6

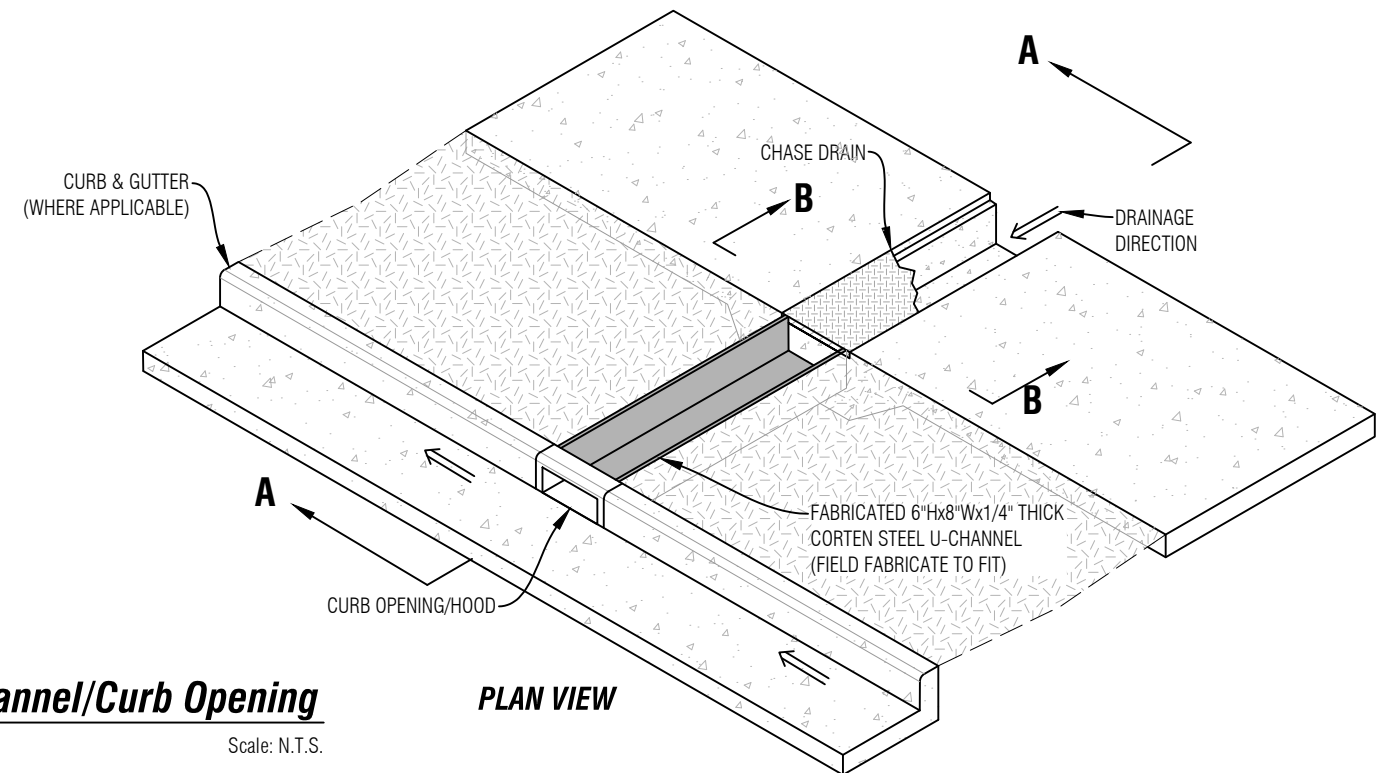
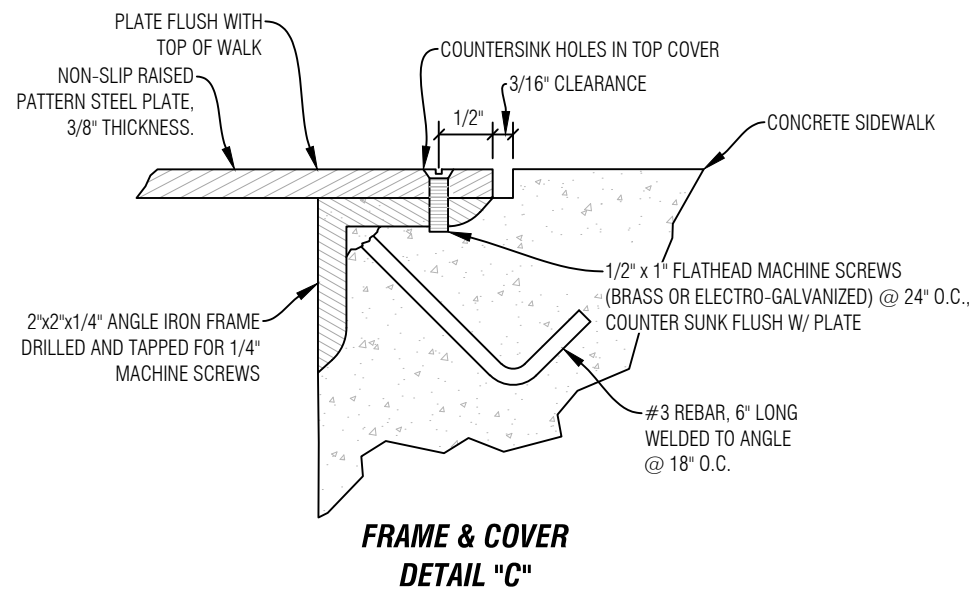


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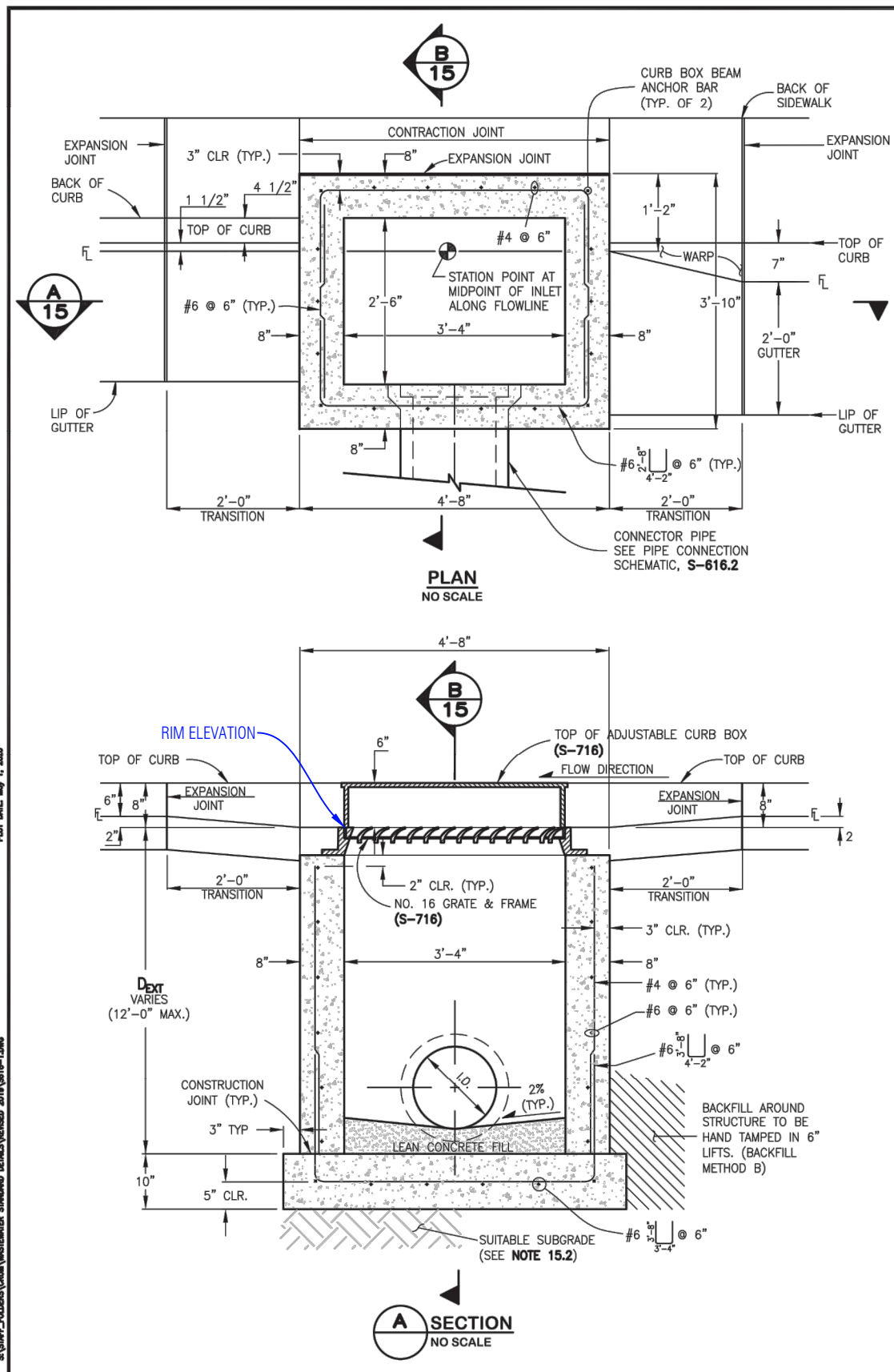
Material: ASTM-A48 Class 30B Gray Iron

Weight: 28.5 lbs. ea.

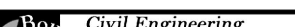
Made in USA

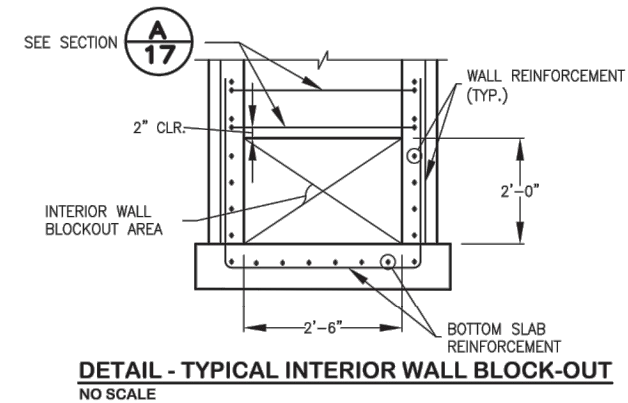


Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Detail-Drain Basin 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:			RMS M535-010	
Last Modification Date: 11/15/23	Initials: -		2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:	PROJECT STARTED: - ACCEPTED: -		006K / W 6th Street	
Drawing File Name: 22021-c-storm			4.							Comments: -		Sheet Number:	C.6.7
Acad Ver.: 2022	Scale: N/A	Units: English	5.										



STANDARD DETAILS		CITY AND COUNTY OF DENVER 2000 W. 3RD AVE, DENVER, CO 80223 www.denvergov.org		NO.	DESCRIPTION OF REVISIONS	DATE	BY
SINGLE NUMBER 16 INLET							
S-616.1							
DRAWN BY:							
DESIGNED BY:							
APPROVED BY:							
DRAWING NAME:							
DATE:							
SHEET NO.:							

Computer File Information			Index of Revisions			 Civil Engineering Surveying & Beyond 923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	 Know what's below. Call before you dig.		As Constructed		6th Street Improvements Project Detail-Inlet Type 16 (Single) 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23 Initials: DJW			1.				No Revisions:		RMS M535-010					
Last Modification Date: 11/15/23 Initials: -			2.				Revised:		Project Engineer: Deric J. Walter, PE					
Full Path: n:\projects\2022\22021-gws 6th street.dwg			3.				Void:		PROJECT STARTED: - ACCEPTED: -					
Drawing File Name: 22021-c-storm			4.						Comments: -					
Acad Ver.: 2022 Scale: N/A Units: English			5.						Sheet Number: C.6.8					



DETAIL - TYPICAL INTERIOR WALL BLOCK-OUT
NO SCALE



- 17.1 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
- 17.2 SEE GENERAL NOTES ON **S-616.1**
- 17.3 EXPANSION JOINT MATERIAL SHALL BE PLACED FULL DEPTH OF THE CURB AND GUTTER, SIDEWALK, CONCRETE PAVEMENT, AS APPLICABLE. THE TOP PORTION OF THE JOINT SHALL BE SEALED WITH SILICONE SEALANT.
- 17.4 SEE **S-616.2** FOR REBAR PLACEMENT AROUND CONNECTOR PIPE.

* STANDARD DETAIL S-716 APPLIES TO ALL OF THE GRATE & FRAME GEOMETRIC DIMENSIONS FOR THE TRIPLE NUMBER 16 INLET EXCEPT FOR THE FRAME LENGTH. FRAME LENGTH SHOULD BE MANUFACTURED FOR THE DIMENSIONS CALLED OUT ON THIS SHEET.

TABLE 10. NO. 16 TOTAL INLET LENGTH	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
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89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

INLET CONFIGURATION	L_6 OR L_{14} INLET LENGTH	E_6 OR E_{14} TOTAL BOTTOM SLAB LENGTH
TRIPLE NO. 16	10'-11"	12'-9"
NO. 16 3-3-2 (EXAMPLE CONFIGURATION)	10'-11", 10'-11", 7'-1"	32'-1"
NO. 16 _____ (CONFIGURATION TEMPLATE)	<u> </u> <u> </u> <u> </u>	=3'+8"+ L_6 +8"+ L_6 +8"+ L_6 +8"+3"

■ MAX. BOTTOM SLAB LENGTH = 75'-0"

[illegible]

Computer File Information		
Creation Date:	11/15/23	Initials: DJW
Last Modification Date:	11/15/23	Initials: -
Full Path:	n:\projects\2022\22021-gws 6th street\dwg	
Drawing File Name:	22021-c-storm	
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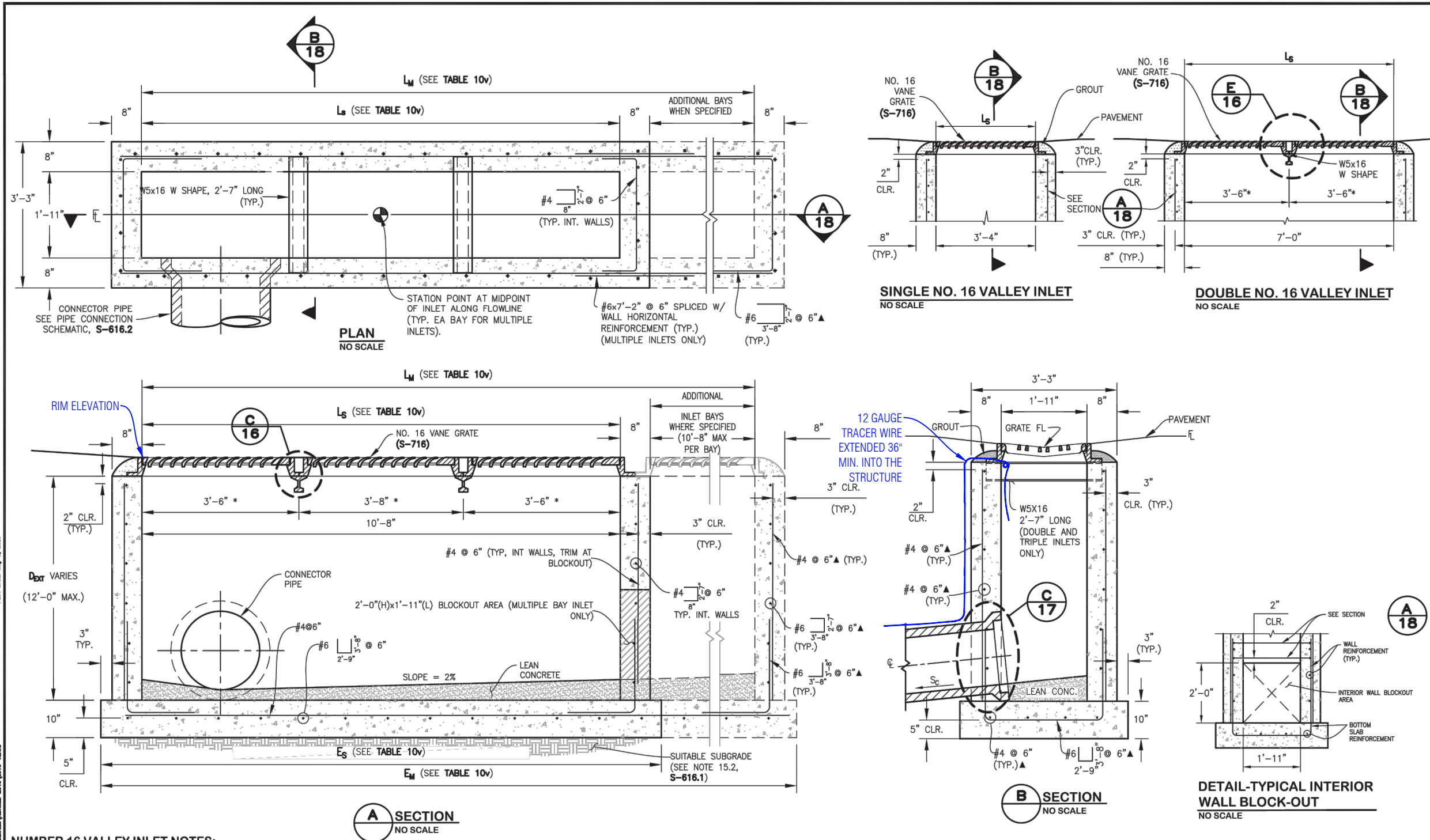
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	1.		
	2.		
	3.		
	4.		
	5.		

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed	<i>6th Street Improvements Project</i>	
No Revisions:	<i>Detail-Inlet Type 16 (Triple)</i>	
	<i>100% Construction Documents</i>	
Revised:	Project Engineer: <i>Deric J. Walter, PE</i>	
Void:	PROJECT STARTED: -	ACCEPTED: -
	Comments: -	

Project No./Code
<i>RMS M535-010</i>
STATE HWY NO./MP/SIDE <i>006K / W 6th Street</i>
Sheet Number: <i>C.6.10</i>



NUMBER 16 VALLEY INLET NOTES:

- 18.1 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.05 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAILS WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
- 18.2 SEE GENERAL NOTES ON S-616.1
- 18.3 SEE STANDARD DETAIL S-716 FOR FRAME AND GRATE DETAILS.
- 18.4 SEE STANDARD DETAIL S-616.1 FOR ADDITIONAL STRUCTURE AND BACKFILL NOTES.
- * STANDARD DETAIL S-716 APPLIES TO ALL OF THE GRATE AND FRAME GEOMETRIC DIMENSIONS FOR THE NUMBER 16 VALLEY INLET EXCEPT FOR THE FRAME LENGTH, FRAME LENGTH SHOULD BE MANUFACTURED FOR THE DIMENSIONS CALLED OUT ON THIS SHEET.
- ▲ REINFORCEMENT ALSO APPLICABLE TO SINGLE AND DOUBLE NO. 16 VALLEY INLETS.

TABLE 10v. NO. 16 VALLEY TOTAL INLET LENGTH		
INLET CONFIGURATION	Ls OR Lm INLET LENGTH	Es OR Em TOTAL BOTTOM SLAB LENGTH
TRIPLE NO. 16 VALLEY	10'-8"	12'-6"
NO. 16 VALLEY 3-3-2 (EXAMPLE CONFIGURATION)	10'-8", 10'-8", 7'-0"	31'-6"
NO. 16 VALLEY (CONFIGURATION TEMPLATE)	L_s L_s L_s	$= 3' + 8" + L_s + 8" + L_s + 8" + L_s + 8" + 3'$
■ MAX. BOTTOM SLAB LENGTH = 75'-0"		

BY	
DATE	
DESCRIPTION OF REVISIONS	
NO.	

DENVER
THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
2000 W. 3RD AVE. DENVER, CO 80223
www.denvergov.org

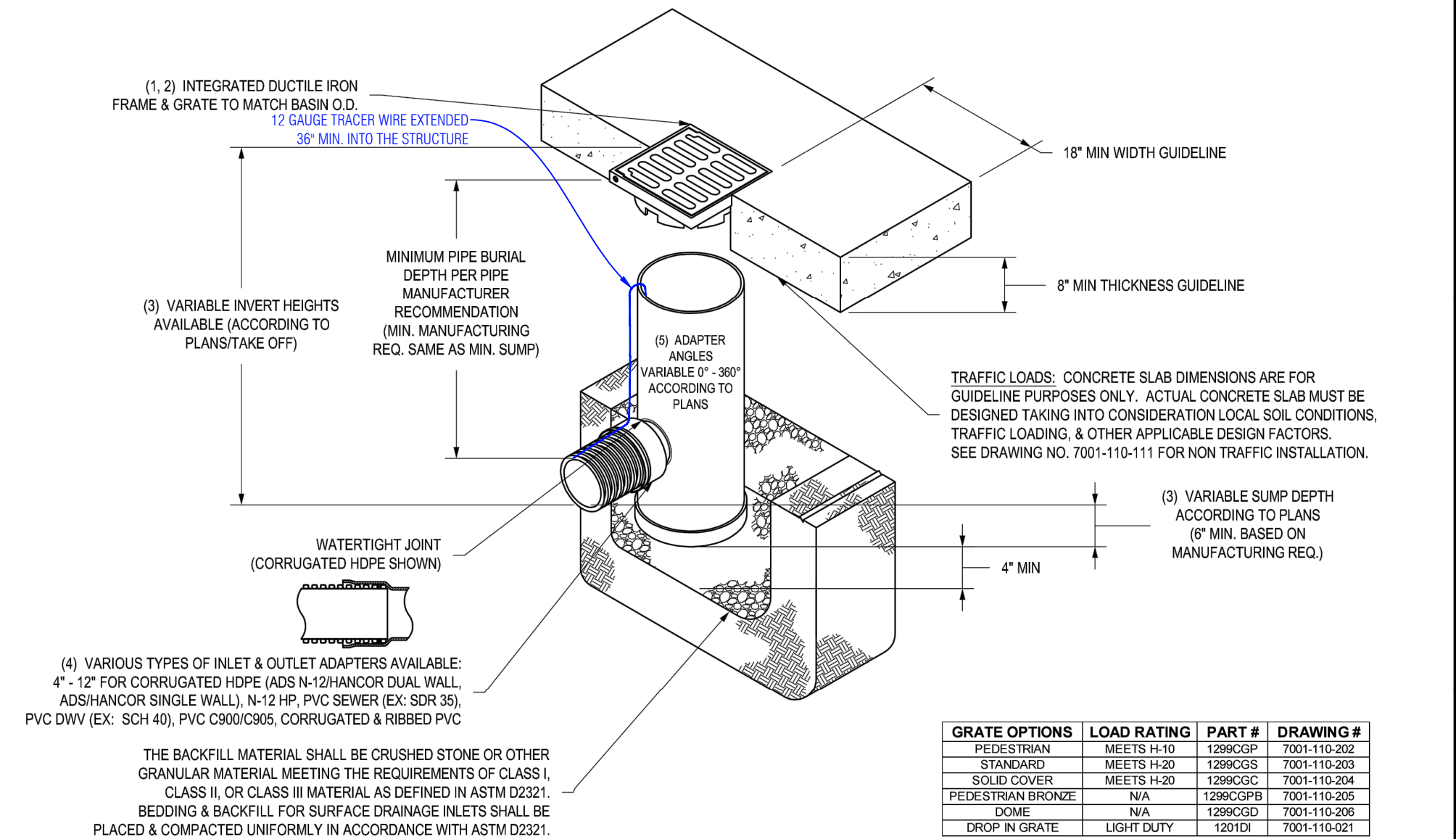
STANDARD DETAILS
SINGLE-DOUBLE-TRIPLE
NUMBER 16 INLET VALLEY

S-616V

DRAWN BY: APD
DESIGNED BY: ASP/JDMT
APPROVED BY: _____
DRAWING NAME: S616-V.dwg
DATE: JUNE 2020
SHEET NO.: 18

Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond			811			As Constructed			6th Street Improvements Project			Project No./Code		
Creation Date: 11/15/23	Initials: DJW		1.			 Know what's below. Call before you dig.			 Know what's below. Call before you dig.			No Revisions:			Detail-Inlet Type 16 100% Construction Documents			RMS M535-010		
Last Modification Date: 11/15/23	Initials: -		2.																	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.																	
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Acad Ver.: 2022	Scale: N/A	Units: English	5.																	
						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021						Project Engineer: Deric J. Walter, PE			Project No. 22021-010			STATE HWY NO./MP/SIDE 006K / W 6th Street		
												PROJECT STARTED: - ACCEPTED: -						Sheet Number: C.6.11		
												Comments: -								

NYLOPLAST 12" DRAIN BASIN: 2812AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

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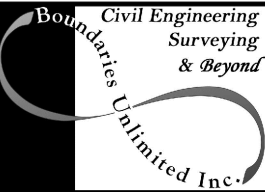
DRAWN BY	EBC
DATE	03-29-06
REVISED BY	NMH
DATE	03-11-16
DWG SIZE	A

MATERIAL
PROJECT NO./NAME
SCALE 1:20 SHEET 1 OF 1

 Nyloplast®	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com		
	TITLE 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL		
DWG NO.	7001-110-189	REV	E

Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
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Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			



923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833

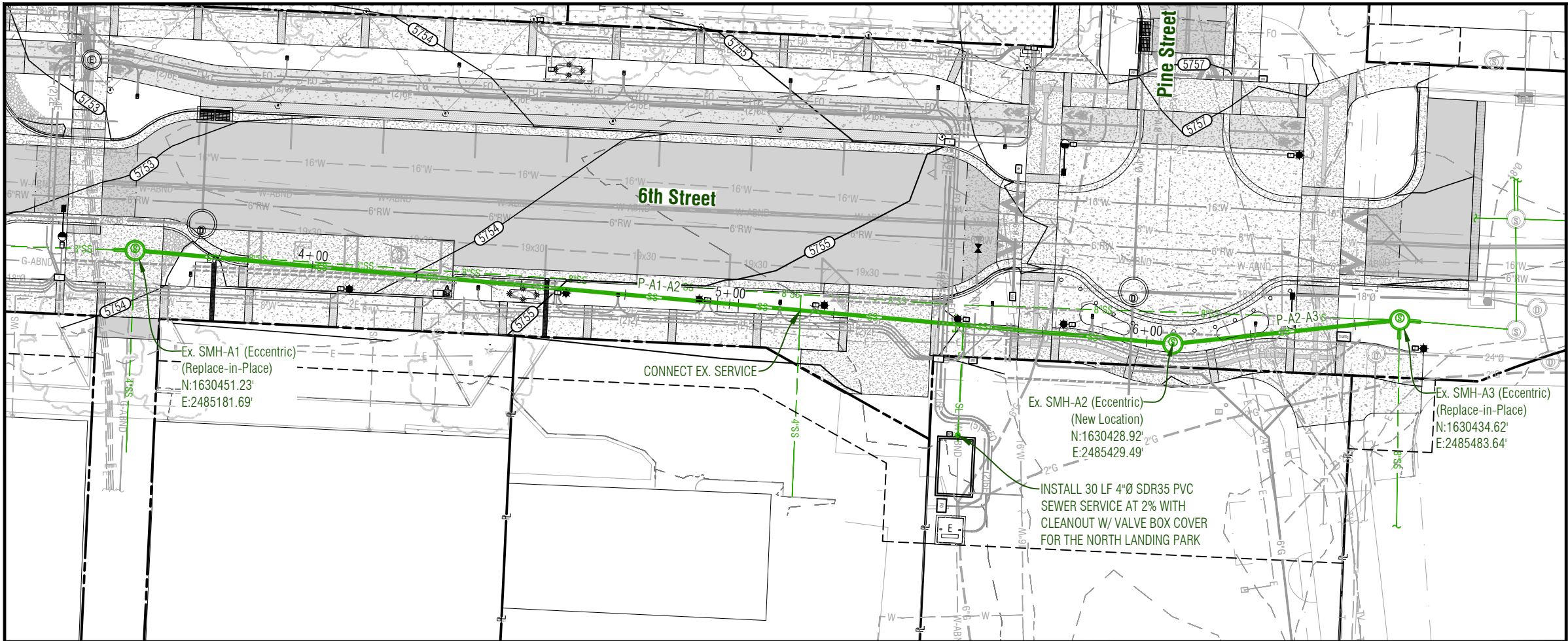
BUI Project No.: BUI #22021



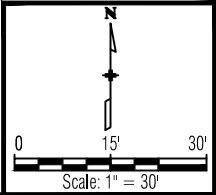
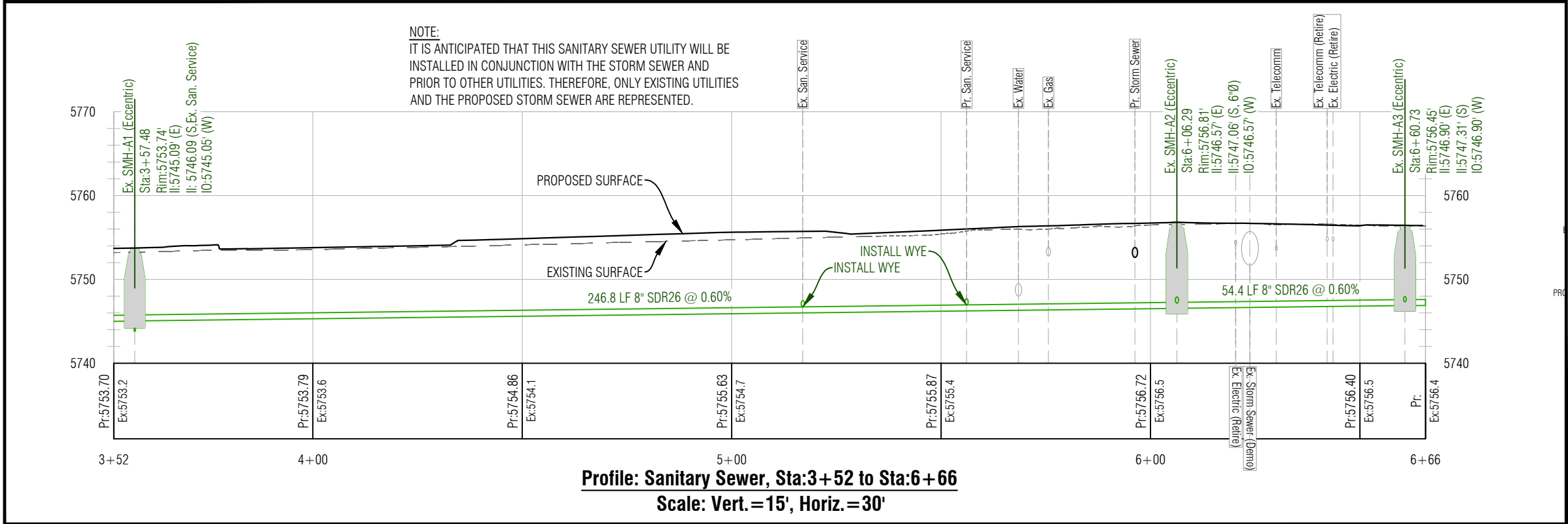
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No Revisions:
Revised:
Void:

6th Street Improvements Project Detail-Area Inlet 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.6.13

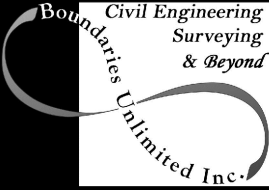


- NOTES:
1. ALL SANITARY SEWER SHALL BE INSTALLED PER CITY STANDARDS
 2. SEE CITY SPECIFICATIONS AND DETAILS FOR TYPICAL STRUCTURE AND PIPE REQUIREMENTS.
 3. SEE PROJECT NOTES, DEMOLITION PLANS AND UTILITY DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS.
 4. UTILITIES OTHER THAN SANITARY SEWER HAVE BEEN SHADED BACK.



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Last Modification Date: 11/15/23	Initials: -	
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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



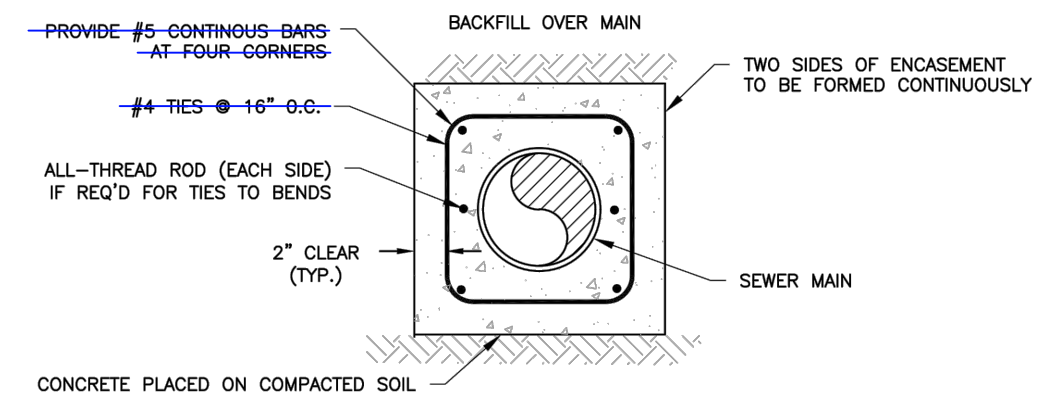
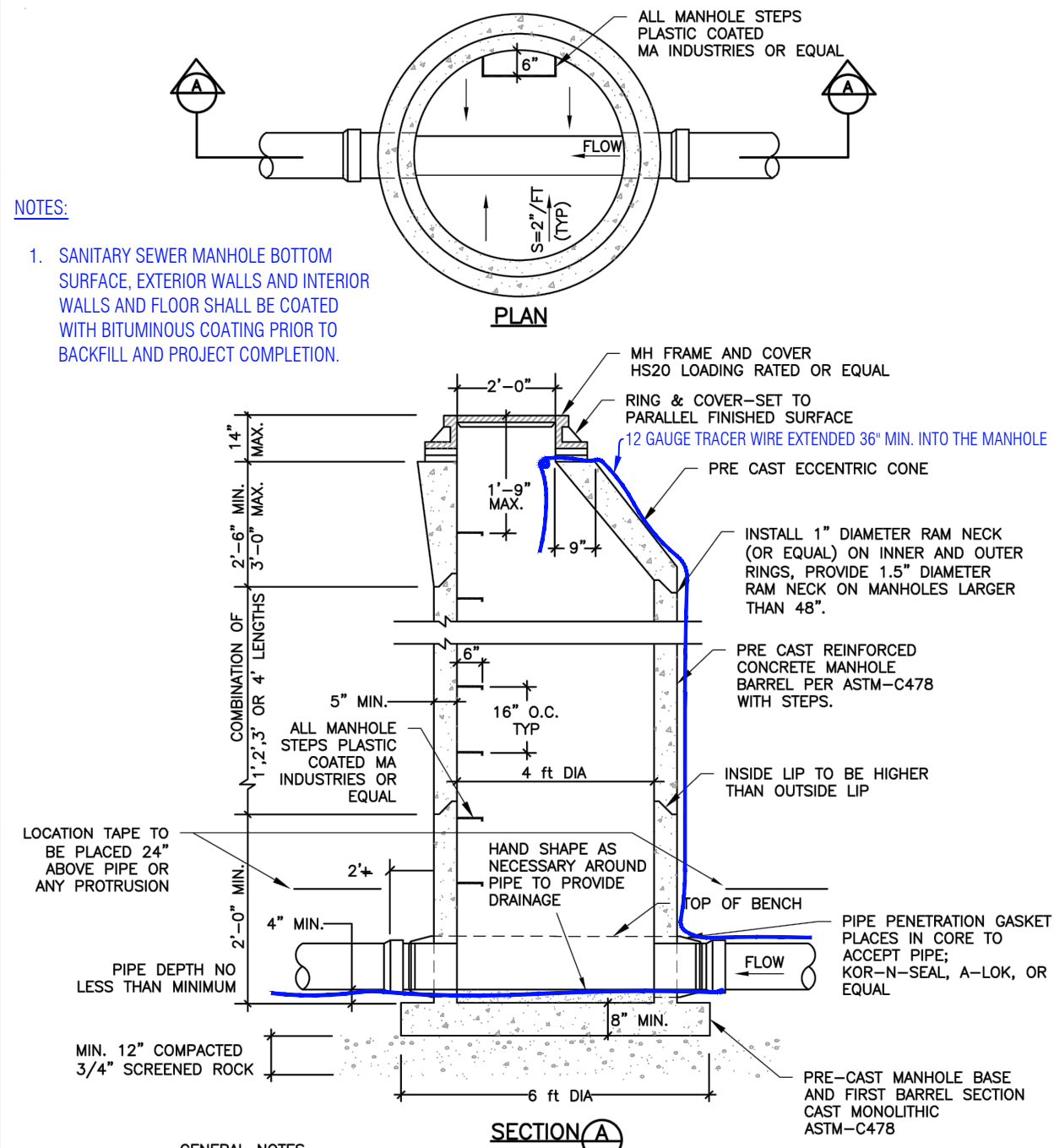
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project Sanitary Sewer - Sta. 3+57 to 6+60 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

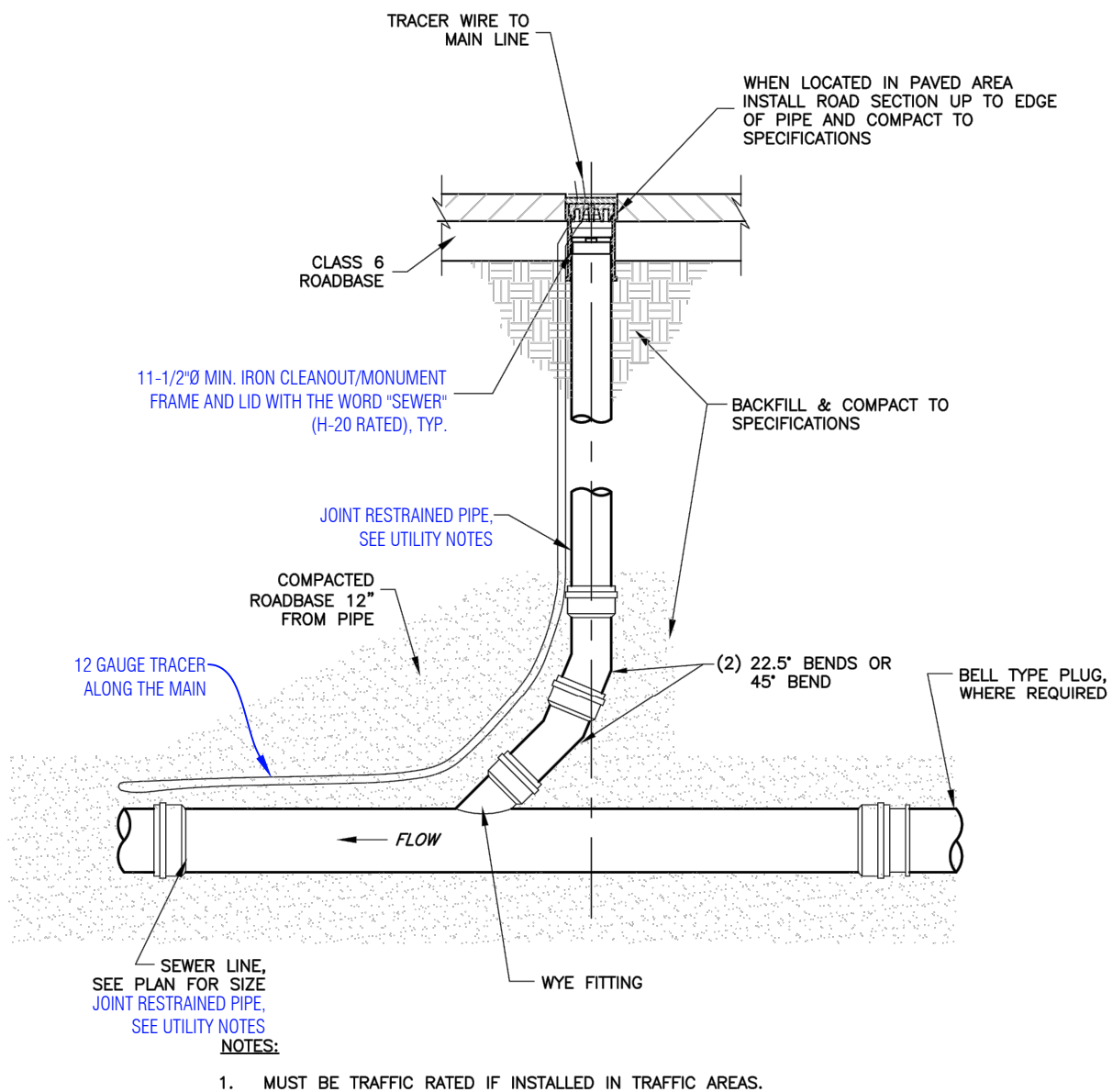
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RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.7.1



 City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Standard Manhole Detail		Approved: XX	Drawing # S01
	Date: 3/22/16	Modified: 3/22/16	File: StandardManhole	
Division:	Sewer Standard Details			

 City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Concrete Encasement Detail		Approved: XX	Drawing # S03
	Sewer Standard Details		Date: 3/22/16	
Division:			Modified: 3/22/16	
			File: EncasementDetail	

Computer File Information			Index of Revisions			 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Sanitary Sewer - Details 100% Construction Documents		Project No./Code		
Creation Date: 11/15/23 Initials: DJW			1.				No Revisions:		RMS M535-010				
Last Modification Date: 11/15/23 Initials: -			2.				Revised:		Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street		
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.				Void:		PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.7.2		
Drawing File Name: 22021-c-utility			4.						Comments: -				
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 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833							
						BUI Project No.: BUI #22021							



SEWER CLEAN-OUT

N.T.S.



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

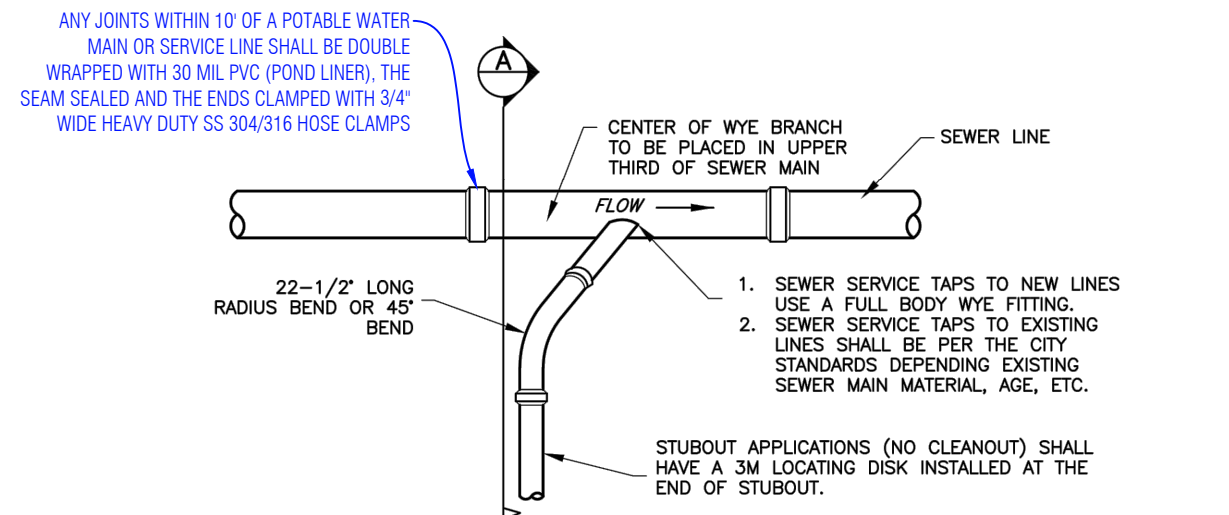
Sewer Clean-Out

Division:

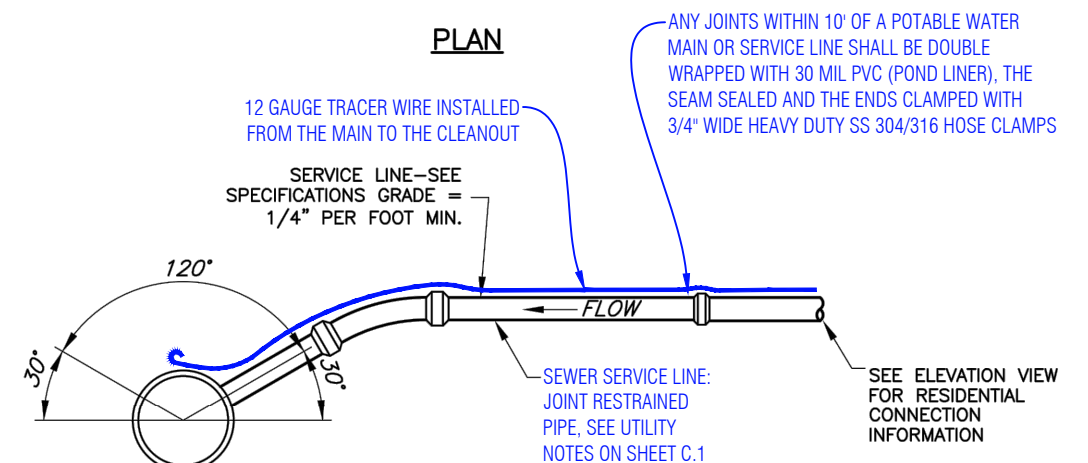
Sewer Standard Details

Approved: XX
Date: 3/22/16
Modified: 3/22/16
File: SewerCleanOutDetail

Drawing #
S05



PLAN



SECTION A

NOTES:

1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE.
95% COMPACTION DENSITY PER ASTM D-698.

SEWER SERVICE CONNECTION

N.T.S.



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Sewer Service Connection Detail

Division:

Sewer Standard Details

Approved: XX
Date: 3/22/16
Modified: 3/22/16
File: SewerServiceDetail

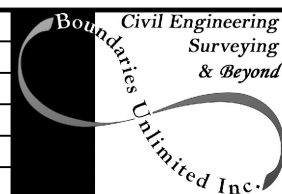
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Drawing File Name: 22021-c-utility
Acad Ver.: 2022 Scale: N/A Units: English

Index of Revisions

1.			
2.			
3.			
4.			
5.			



923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
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fax: 970.384.2833

BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project Sanitary Sewer - Details 100% Construction Documents

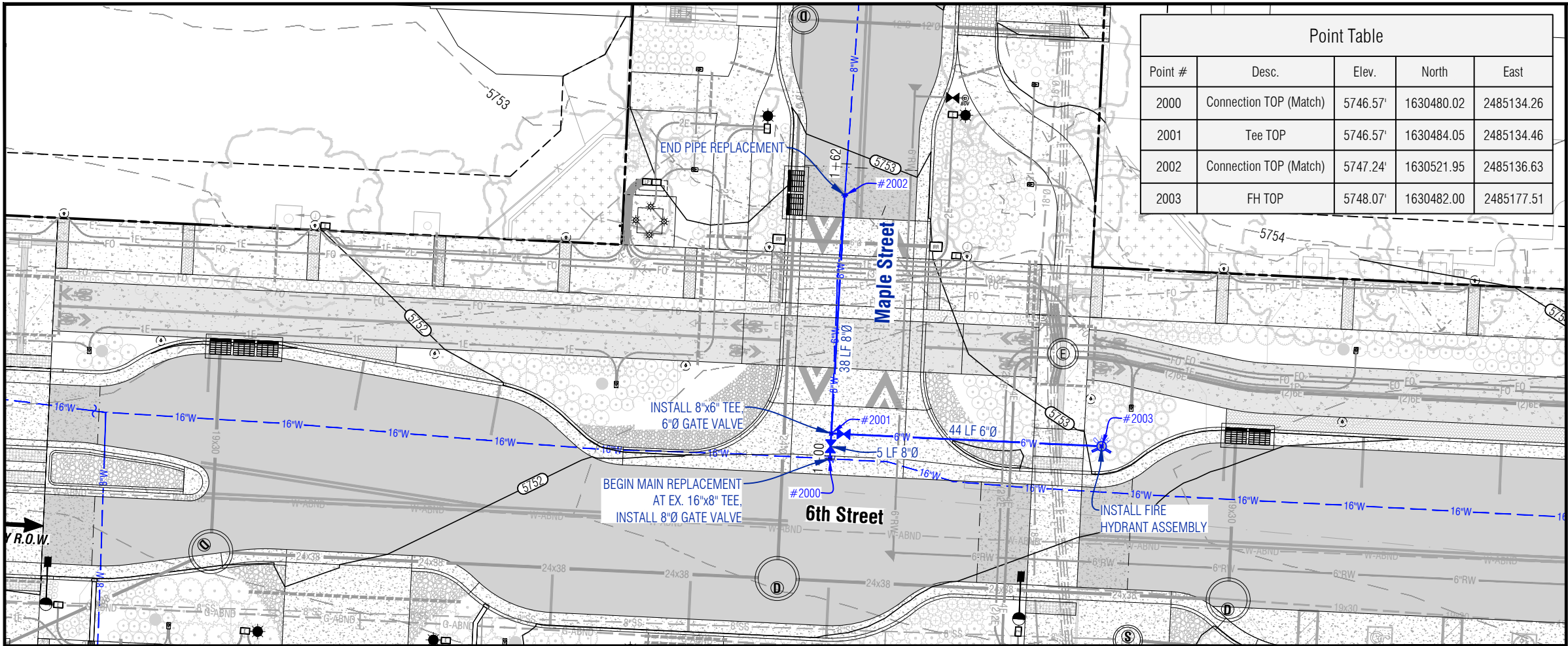
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PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code

RMS M535-010

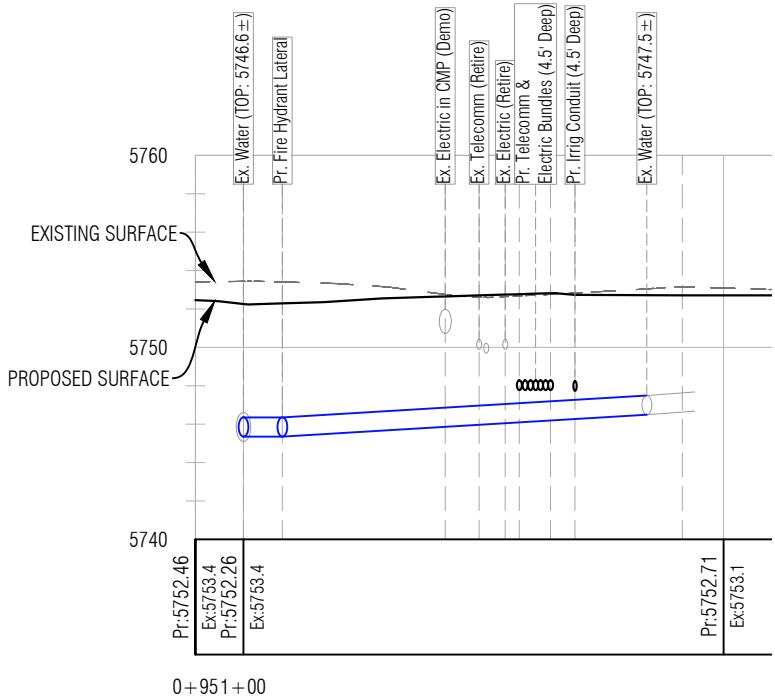
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006K / W 6th Street

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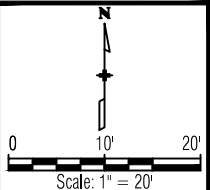


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2001	Tee TOP	5746.57'	1630484.05	2485134.46
2002	Connection TOP (Match)	5747.24'	1630521.95	2485136.63
2003	FH TOP	5748.07'	1630482.00	2485177.51

- NOTES:
1. ALL POTABLE WATER MAINS, STRUCTURES, APPURTENANCES AND SERVICES SHALL BE INSTALLED PER CITY STANDARDS, SPECIFICATIONS AND DETAILS. ALL PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED.
 2. SEE CITY SPECIFICATIONS AND DETAILS FOR TYPICAL STRUCTURE AND PIPE REQUIREMENTS.
 3. SEE PROJECT NOTES, DEMOLITION PLANS AND UTILITY DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS.
 4. UTILITIES OTHER THAN POTABLE WATER HAVE BEEN SHADED BACK.

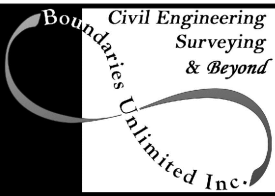


Profile: Water-Maple, Sta:0+95 to Sta:1+6
Scale: Vert. = 10', Horiz. = 20'



Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



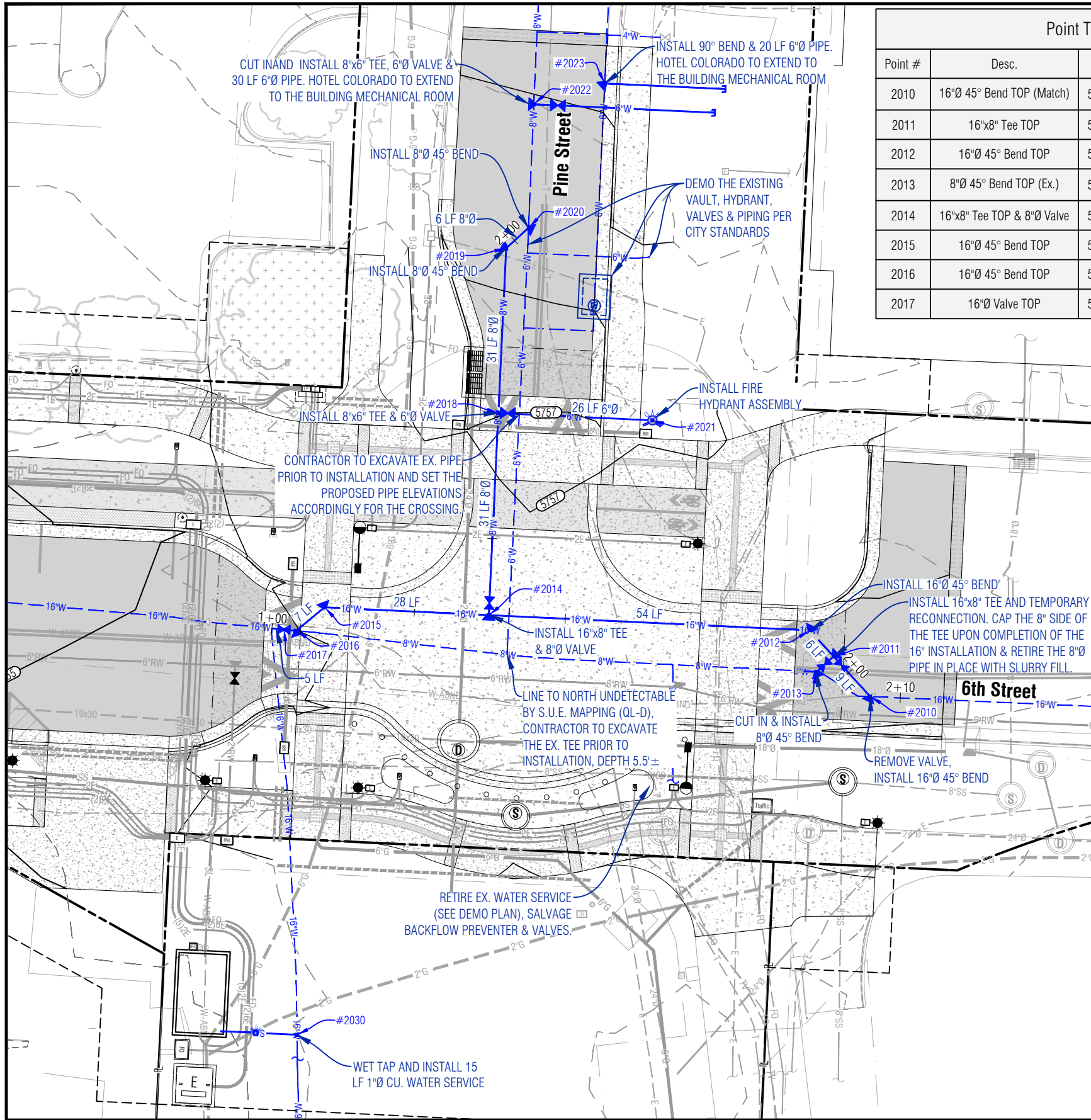
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Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

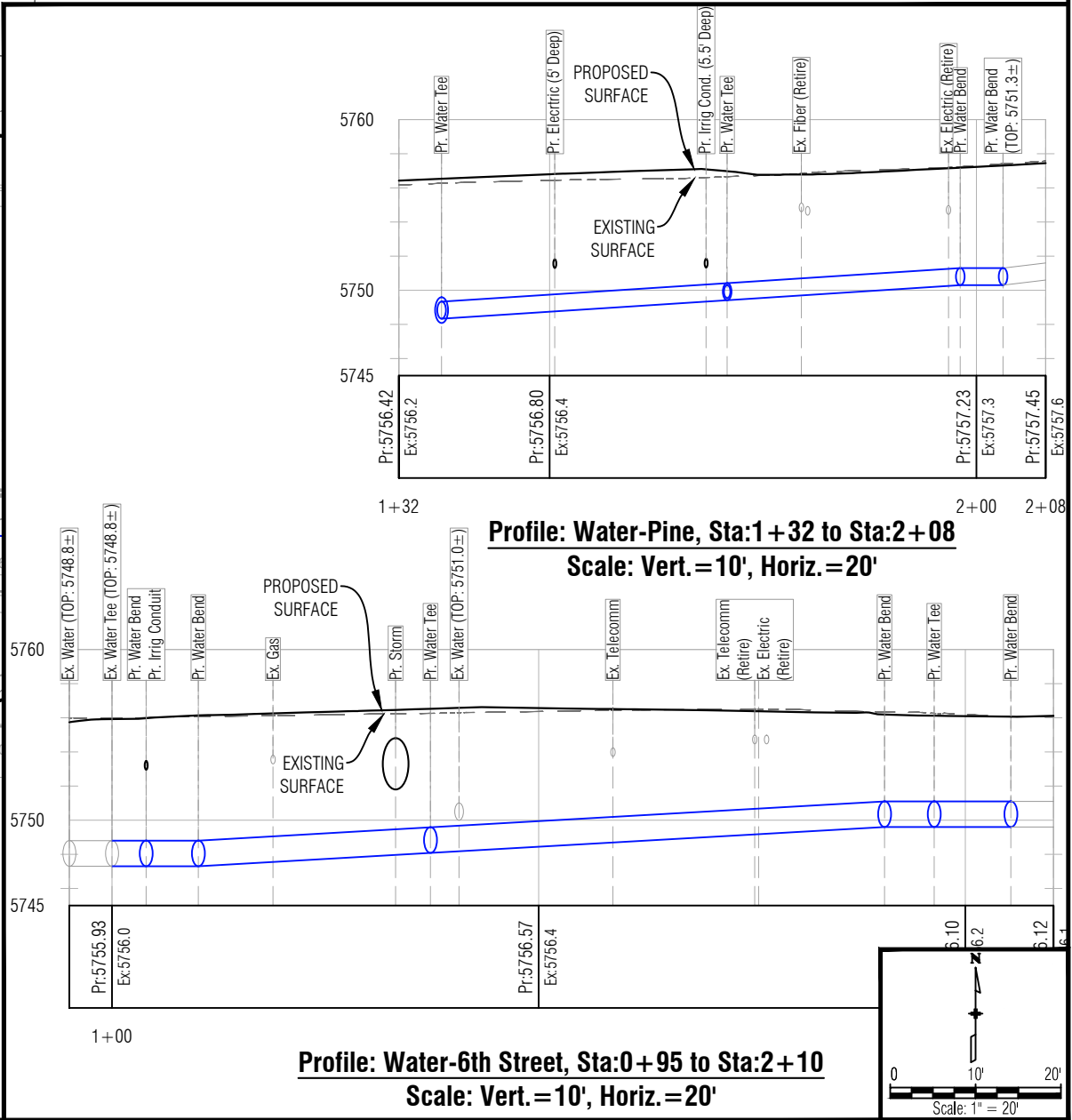
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PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.7.4



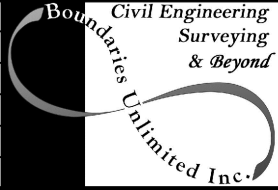
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2011	16"x8" Tee TOP	5751.00'	1630455.36	2485482.12
2012	16"Ø 45° Bend TOP	5751.00'	1630459.67	2485478.21
2013	8"Ø 45° Bend TOP (Ex.)	5751.00'	1630452.81	2485479.32
2014	16"x8" Tee TOP & 8"Ø Valve	5749.60'	1630462.19	2485425.07
2015	16"Ø 45° Bend TOP	5748.70'	1630463.49	2485397.89
2016	16"Ø 45° Bend TOP	5748.73'	1630459.60	2485393.16
2017	16"Ø Valve TOP	5748.70'	1630459.80	2485391.17

Point Table				
Point #	Desc.	Elev.	North	East
2018	8"x6" Tee & 6"Ø Valve	5751.00'	1630495.63	2485426.66
2019	8"Ø 45° Bend TOP	5751.30'	1630522.91	2485427.95
2020	8"Ø 45° Bend (Match)	5751.30'	1630526.28	2485431.66
2021	FH-Top	5751.02'	1630494.42	2485452.13
2022	6"Ø Tee (Match)	5752.49'	1630546.73	2485432.51
2023	6"Ø 90° Bend (Match)	5752.82'	1630550.17	2485444.25
2030	1"Ø Water Service TOP	5750.50'	1630392.73	2485393.34



Computer File Information		
Creation Date: 11/15/23	Initials: DJW	
Last Modification Date: 11/15/23	Initials: -	
Full Path: n:\projects\2022\22021-gws 6th street\dwg		
Drawing File Name: 22021-c-utility		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
3.		
4.		
5.		



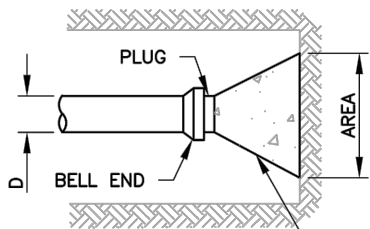
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
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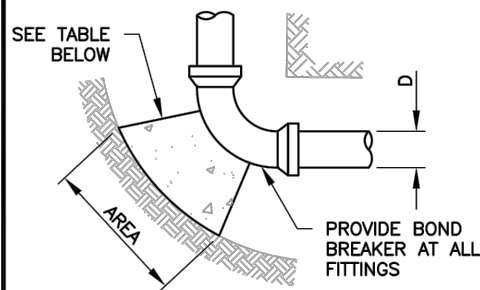
6th Street Improvements Project Potable Water - Pine Street 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.7.5

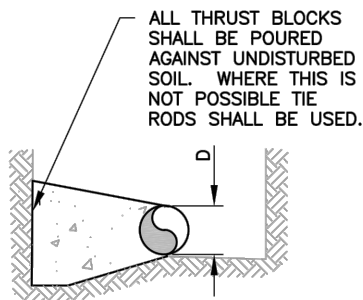


DEAD END LINE

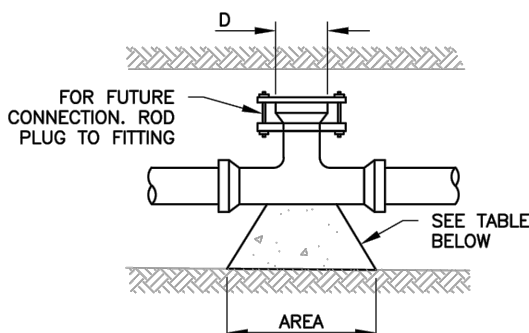
SEE TABLE SHEET W2



BENDS & ELBOWS

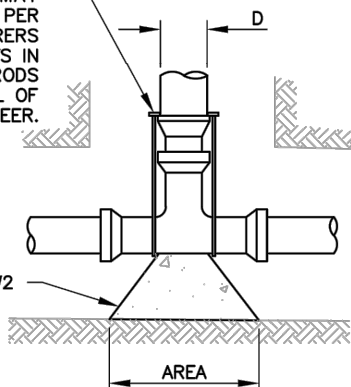


SECTION



PLUGGED TEE

WHERE REDUCER IS USED, ROD BACK TO TEE. MEG-A-LUG MAY BE USED PER MANUFACTURERS REQUIREMENTS IN PLACE OF TIE RODS UPON APPROVAL OF ENGINEER.



TEE

SEE TABLE SHEET W2



City of Glenwood Springs
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Concrete Thrust Block Details

Division: Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterThrustBlocks

Drawing #
W01

BEARING AREAS (IN SQ. FT.)					THE MINIMUM INSTALLED THRUST BEARING AREA SHALL BE 2.0 SF.
SIZE	BENDS				TEES, DEAD ENDS, AND CROSS w DEAD END BRANCHES
	90°	45°	22 1/2°	11 1/2°	
3	1.0	0.6	0.3	0	0.7
4	1.8	1.0	0.5	0	1.3
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
15	25.0	13.5	7.0	3.5	17.6
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4
20	44.2	24.0	12.2	6.1	31.4
21	49.0	26.5	13.5	6.8	34.6
22	54.0	29.0	14.8	7.4	38.0
24	64.0	34.5	17.7	8.8	45.0
30	100.0	54.0	27.6	13.8	71.0
36	144.0	78.0	40.0	20.0	102.0

THE MINIMUM INSTALLED THRUST
BEARING AREA SHALL BE 2.0 SF.

NOTE: TEE SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON INTERNAL STATIC PRESSURE OF 100 P.S.I.
AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED
BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

F = $\frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.}}$

SOIL BEARING CAPACITIES SHALL BE DETERMINED BY THE ENGINEER

ALL WATER LINE PLANS SHALL CONTAIN THE FOLLOWING TABLE, WITH THE VALUES
FILLED IN BY THE ENGINEER:

SOIL BEARING CAPACITY - 2000 LBS/SQ. FT. (PER GEOTECH. REPORT)
TEST PRESSURE - 150 P.S.I. (1.5* 100 PSI) (PER CITY)
BEARING AREA MULTIPLIER (F) - 0.75

CONCRETE THRUST BLOCK DETAILS

N.T.S.



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Concrete Thrust Block Details

Division: Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterThrustBlocksW02

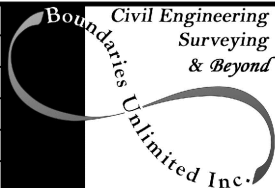
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Drawing File Name: 22021-c-utility
Acad Ver.: 2022 Scale: N/A Units: English

Index of Revisions

1.			
2.			
3.			
4.			
5.			



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BUI Project No.: BUI #22021



As Constructed

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6th Street Improvements Project
Potable Water - Details
100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

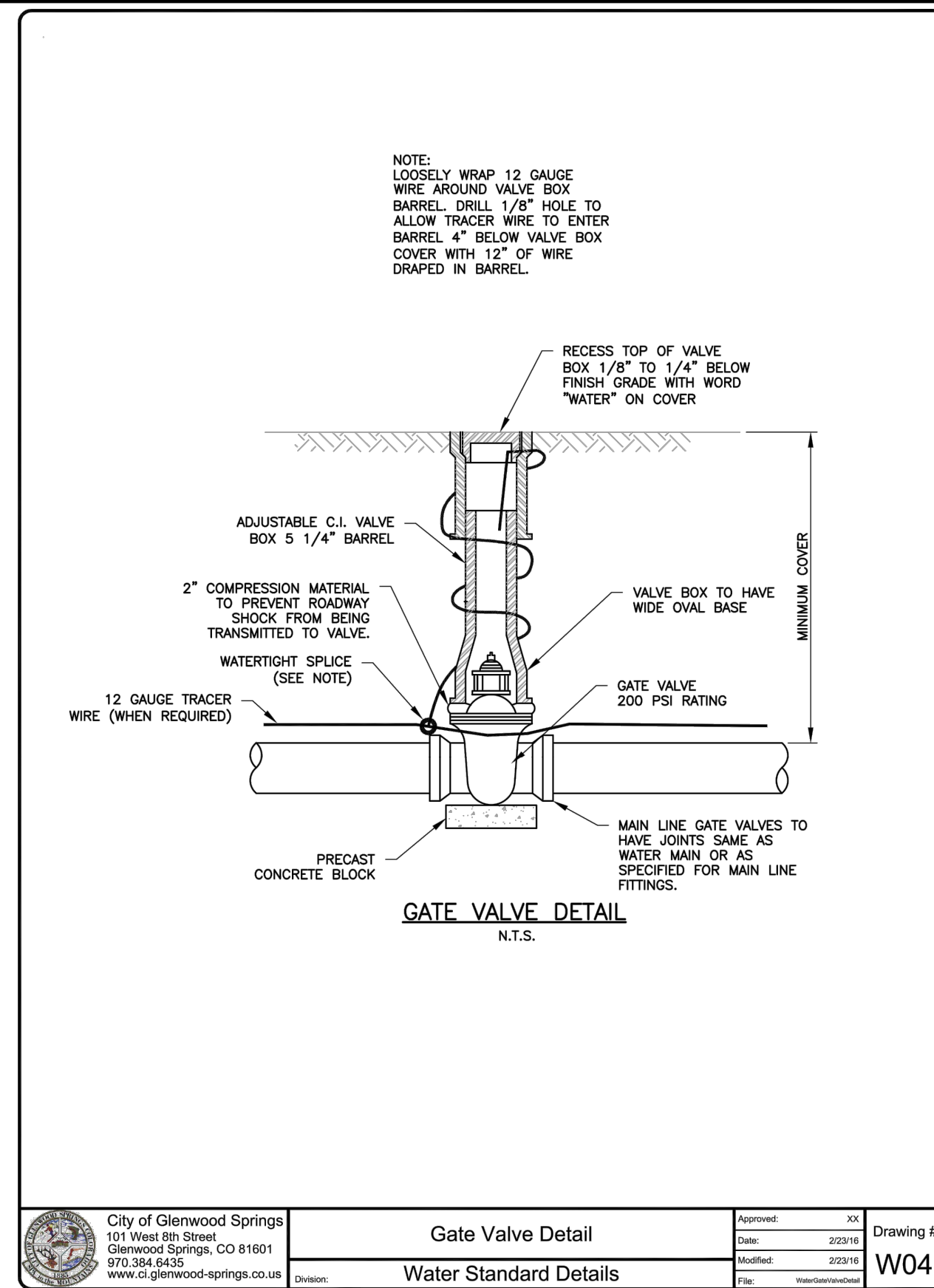
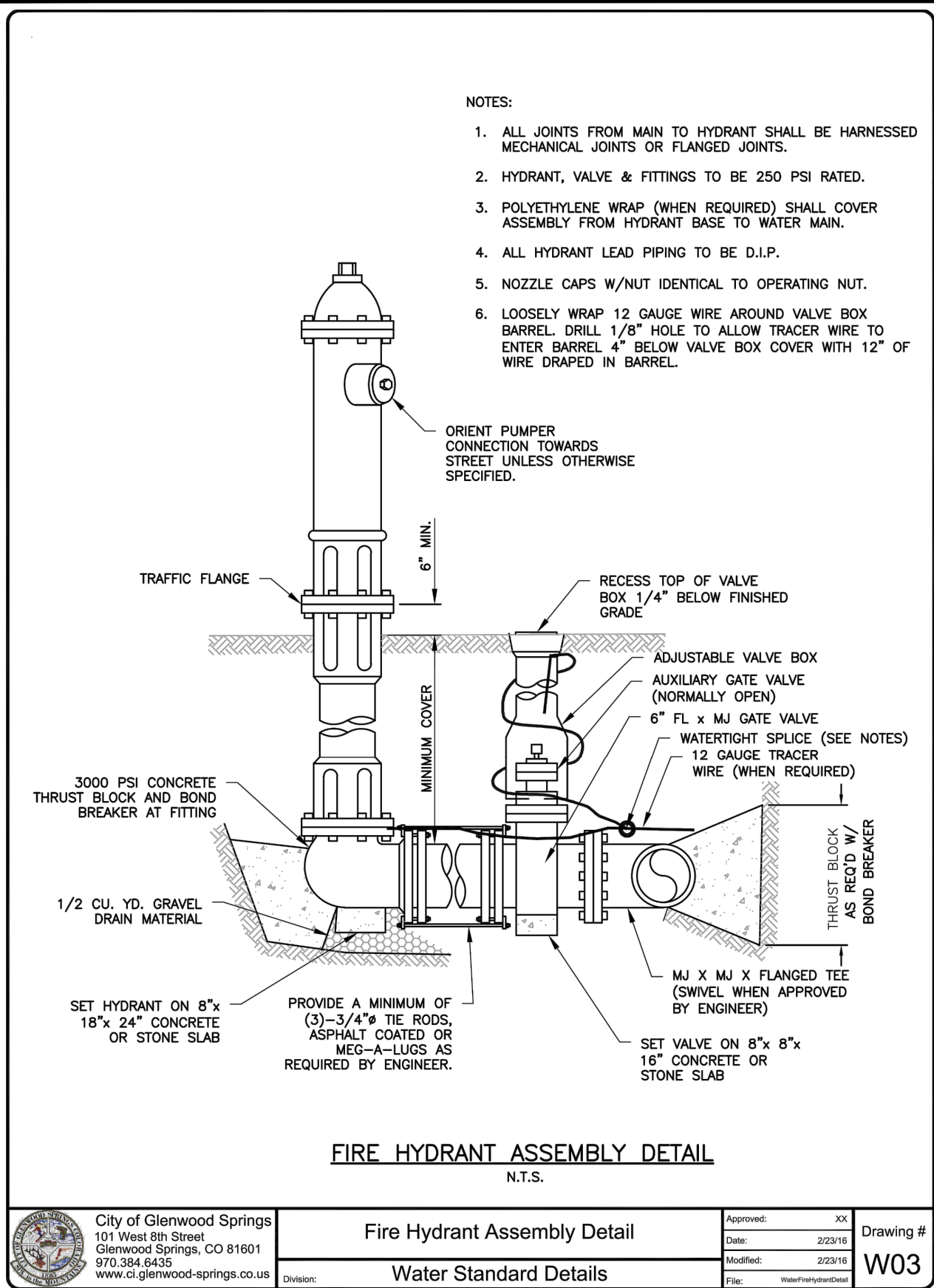
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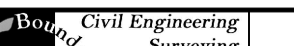
Project No./Code

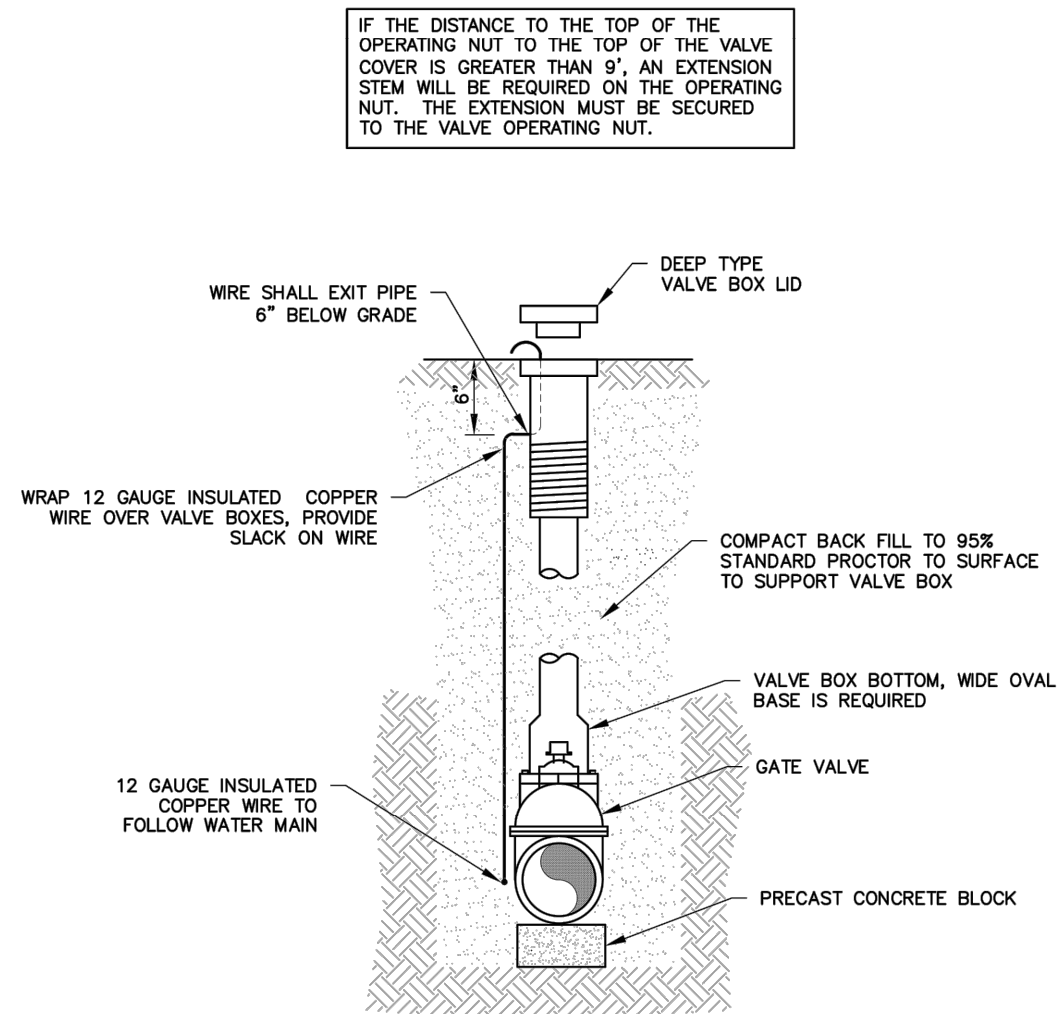
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STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: C.7.6



Computer File Information			 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	Index of Revisions		 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project		Project No./Code		
Creation Date: 11/15/23	Initials: DJW			1.				No Revisions:		Potable Water - Details		RMS M535-010	
Last Modification Date: 11/15/23	Initials: -			2.				Revised:	Project Engineer: Deric J. Walter, PE	100% Construction Documents		STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg				3.				Void:	PROJECT STARTED: -	ACCEPTED: -	006K / W 6th Street		Sheet Number: C.7.7
Drawing File Name: 22021-c-utility				4.					Comments: -				
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						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021							



GENERAL NOTE
1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT

GATE VALVE & BOX ASSEMBLY DETAIL
N.T.S.



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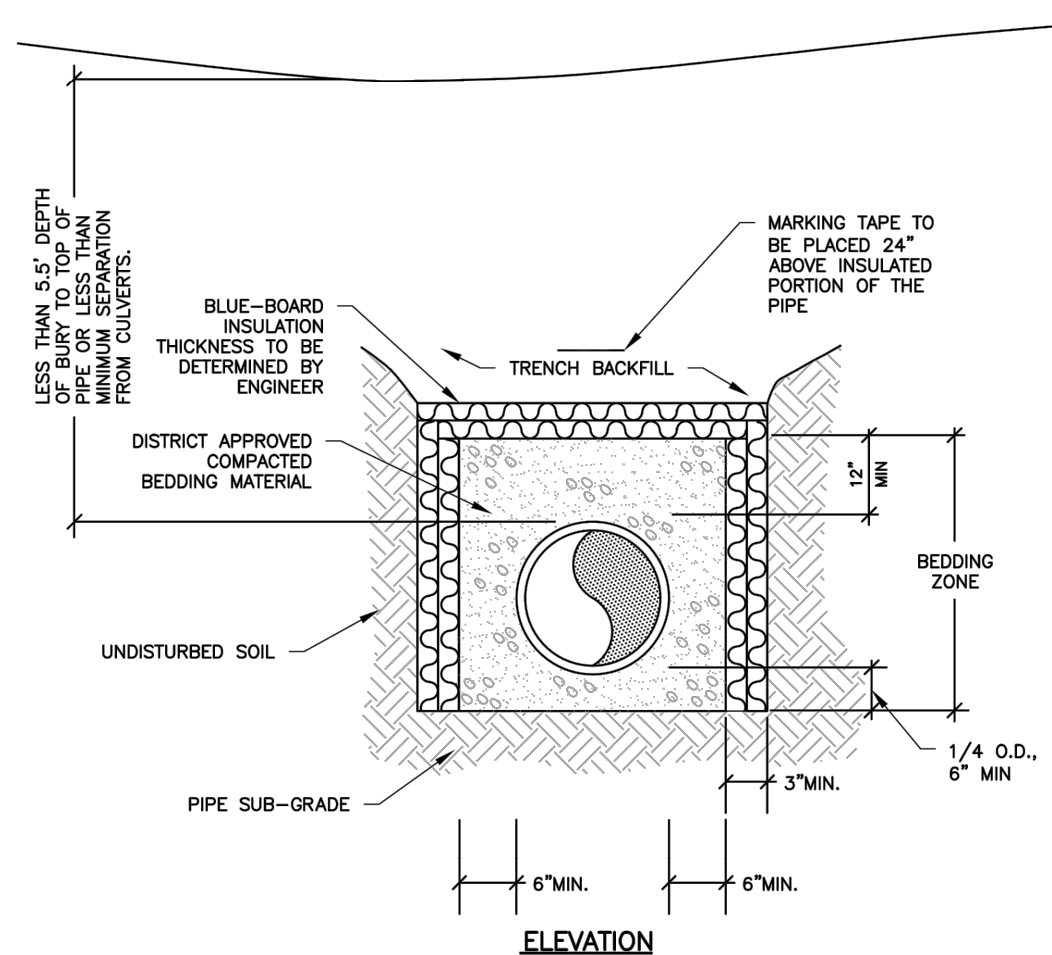
Gate Valve And Box Assembly

Division:

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: GateValveAndBoxAssembly

Drawing #
W05



GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE CITY PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL FOR BACKFILL MATERIAL AND COMPACTION SPECS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN TWO FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO THE BOTTOM OF THE PIPE IF IT CROSSES OVER TOP OF THE CULVERT.

WATER PIPE INSULATION DETAIL
N.T.S.



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Water Pipe Insulation Detail

Division:

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterPipeInsulationDetail

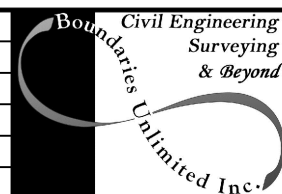
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W06

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Drawing File Name: 22021-c-utility
Acad Ver.: 2022 Scale: N/A Units: English

Index of Revisions

1.		
2.		
3.		
4.		
5.		



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BUI Project No.: BUI #22021



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6th Street Improvements Project
Potable Water - Details
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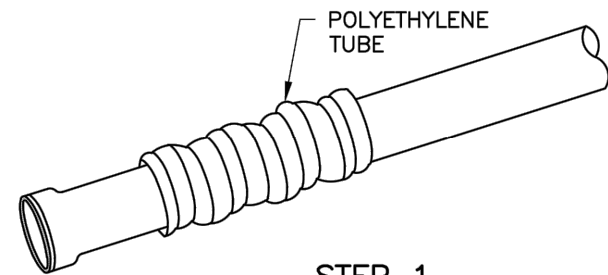
Project Engineer: Deric J. Walter, PE
PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code

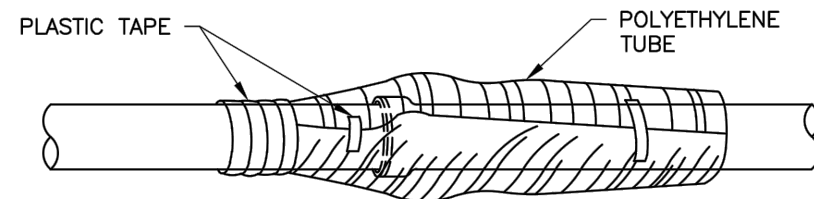
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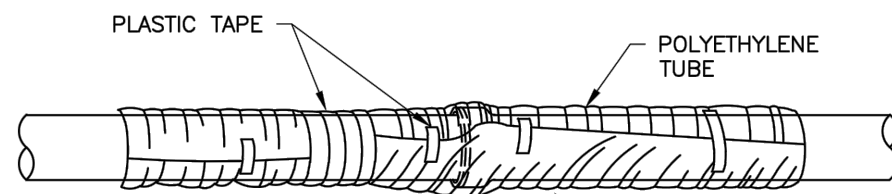
Sheet Number: **C.7.8**



STEP 1



STEP 2



STEP 3

EXERCISE CARE TO PREVENT PENETRATION OF PE WRAP WITH GRAVEL, ROCKS, ETC. WHEN BACKFILLING TRENCH.

FIELD INSTALLATION – POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

STEP 1 – PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

POLYWRAP DETAIL

N.T.S.



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Polywrap Detail

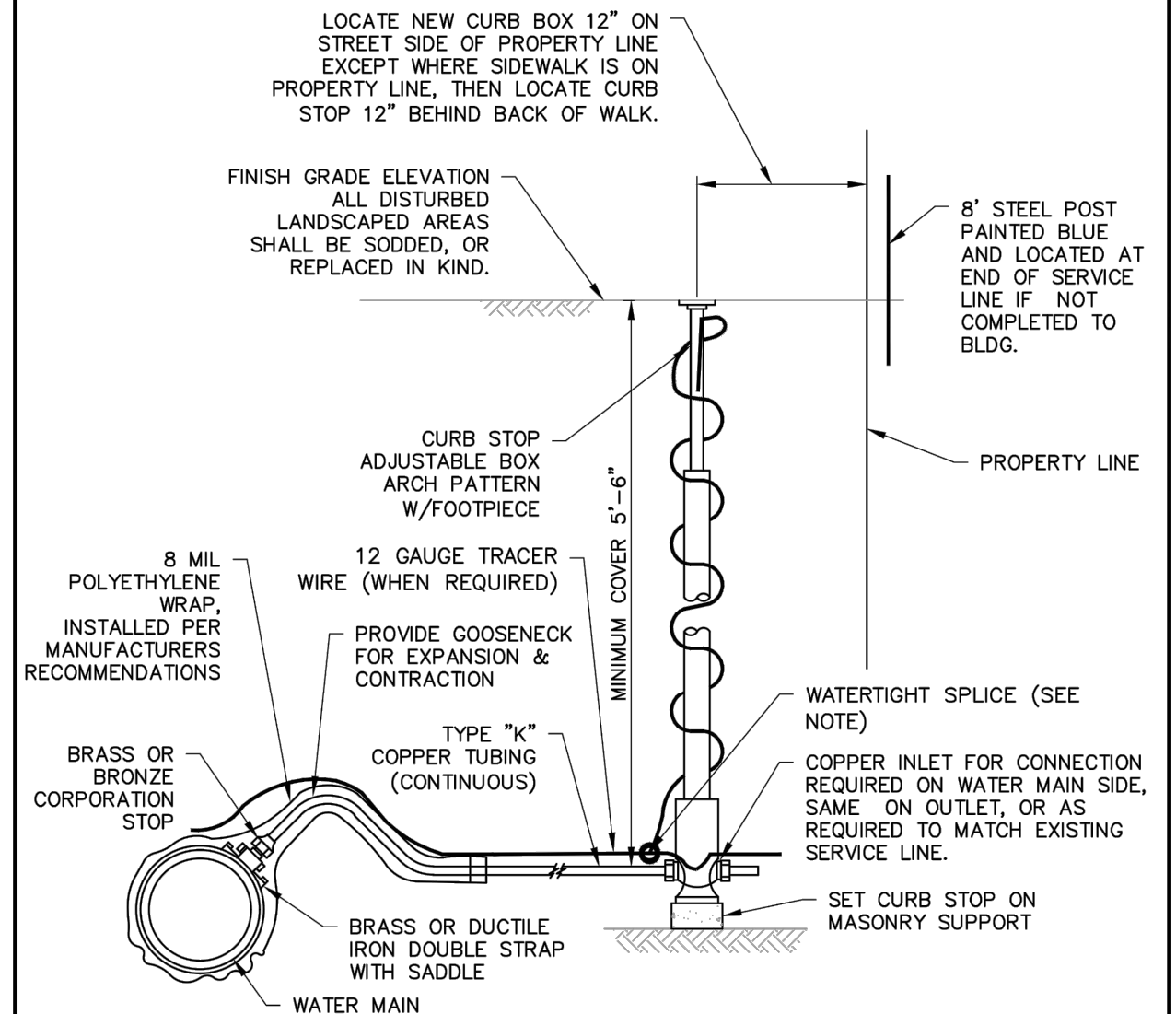
Division:

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterPolywrapDetail

Drawing #
W07

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.



WATER SERVICE CONNECTION DETAIL

N.T.S.



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Water Service Connection Detail

Division:

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterServiceDetail

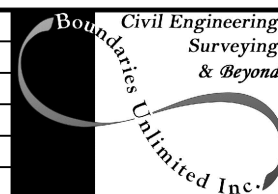
Drawing #
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Drawing File Name: 22021-c-utility
Acad Ver.: 2022 Scale: N/A Units: English

Index of Revisions

1.		
2.		
3.		
4.		
5.		



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Potable Water - Details
100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

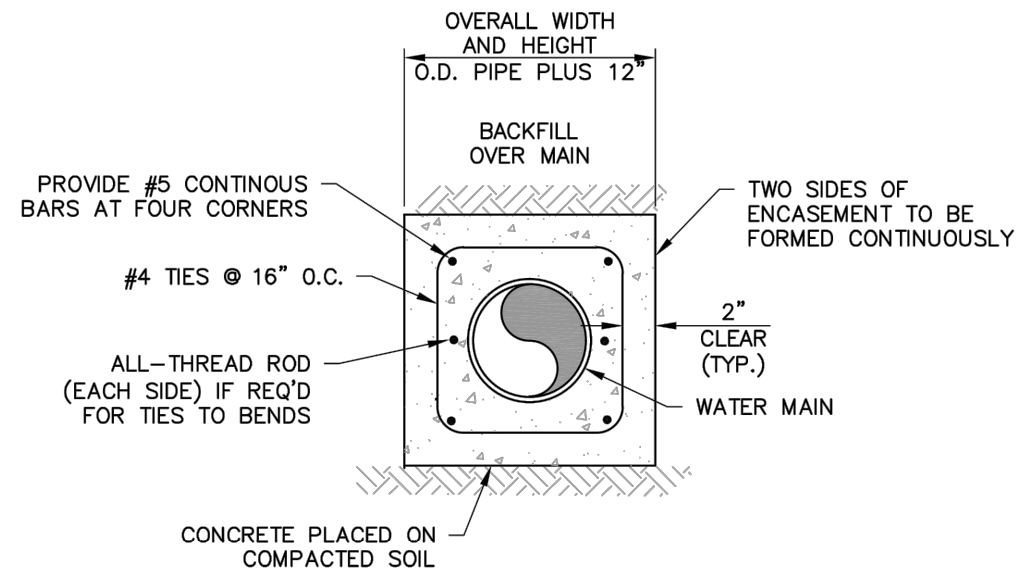
Comments: -

Project No./Code

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006K / W 6th Street

Sheet Number: **C.7.9**



WATER MAIN CONCRETE ENCASEMENT DETAIL
N.T.S.



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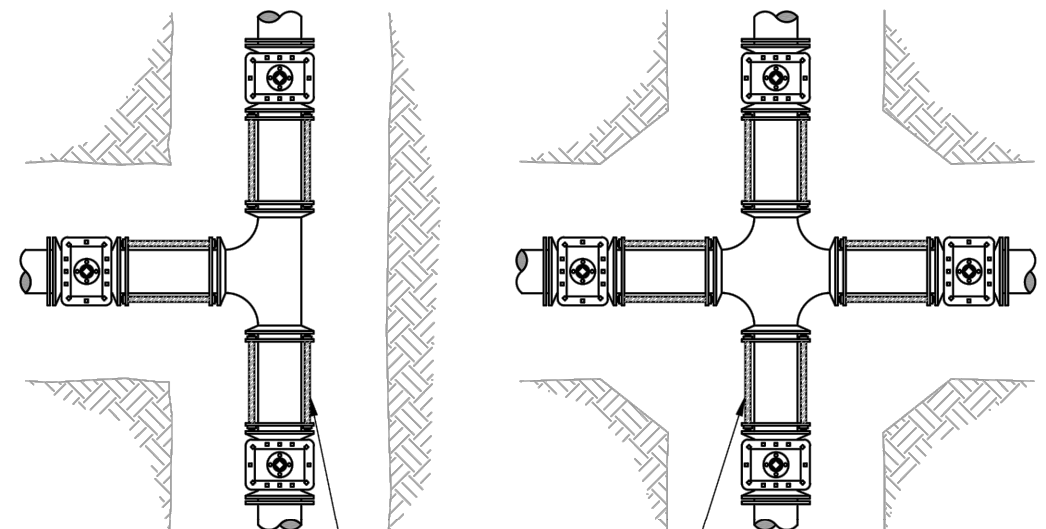
Water Main Concrete Encasement Detail

Division:

Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterEncaseDetail

Drawing #
W09



LINE VALVES AT TEES AND CROSSES
N.T.S.



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Line Valves at Tees and Crosses

Division:

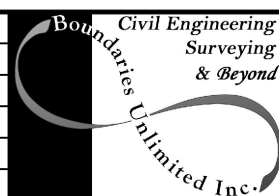
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Modified:	2/23/16
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Drawing #
W10

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Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			



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BUI Project No.: BUI #22021



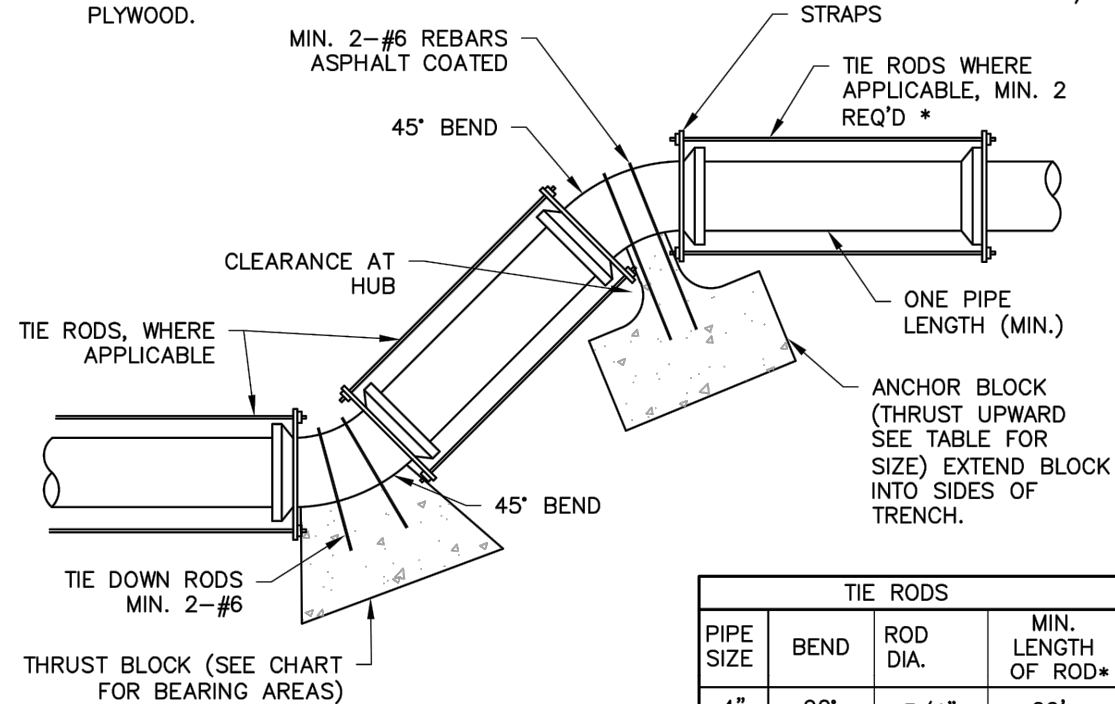
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No Revisions:
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6th Street Improvements Project Potable Water - Details 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
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Sheet Number: C.7.10

NOTES

1. USE CONCRETE THRUST BLOCKS & ANCHOR BLOCK FOR PLASTIC PIPE, (NO TIERODS).
2. FOR CAST IRON PIPE USE EITHER TIE RODS OR CONCRETE BLOCKS.
3. ANCHOR BLOCK WEIGHTS AND TIE ROD SIZE & LENGTH BASED ON 200 PSI PRESSURE & 4-1/2 FT. OF COVER. WHERE WORKING PRESSURE EXCEEDS ABOVE, ANCHORS TO BE SPECIAL CONSTRUCTION.
4. MEGA-LUG MAY BE USED PER MANUFACTURERS REQUIREMENTS IN PLACE OF TIE RODS UPON APPROVAL OF ENGINEER.
5. PIPE LARGER THAN TO BE SPECIFICALLY DESIGNED BY ENGINEER. FORMS SHALL BE 3/8" PLYWOOD.



MIN WEIGHT OF ANCHOR BLOCK			
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND
2"	150#	150#	150#
3"	900#	450#	150#
4"	1600#	900#	450#
6"	6050#	2400#	700#
8"	12,300#	5750#	2000#
10"	22,500#	12,100#	6200#
12"	32,100#	17,400#	8900#

NOTE:

WEIGHT OF CONCRETE EQUALS
150#/CU. FT.

TIE RODS			
PIPE SIZE	BEND	ROD DIA.	MIN. LENGTH OF ROD*
4"	90°	3/4"	22'
	45°	3/4"	7'
	22 1/2°	3/4"	2'
6"	90°	3/4"	35'
	45°	3/4"	10'
	22 1/2°	3/4"	3'
8"	90°	1"	48'
	45°	3/4"	14'
	22 1/2°	3/4"	4'
12"	90°	1 1/4"	78'
	45°	3/4"	22'
	22 1/2°	3/4"	6'

* ACTUAL LENGTH OF ROD TO BE SUCH THAT STRAP CAN BE PLACED BEYOND FIRST COLLAR OR HUB AT OR BEYOND THE MINIMUM LENGTH SHOWN.

VERTICAL BEND ANCHOR DETAIL

N.T.S.



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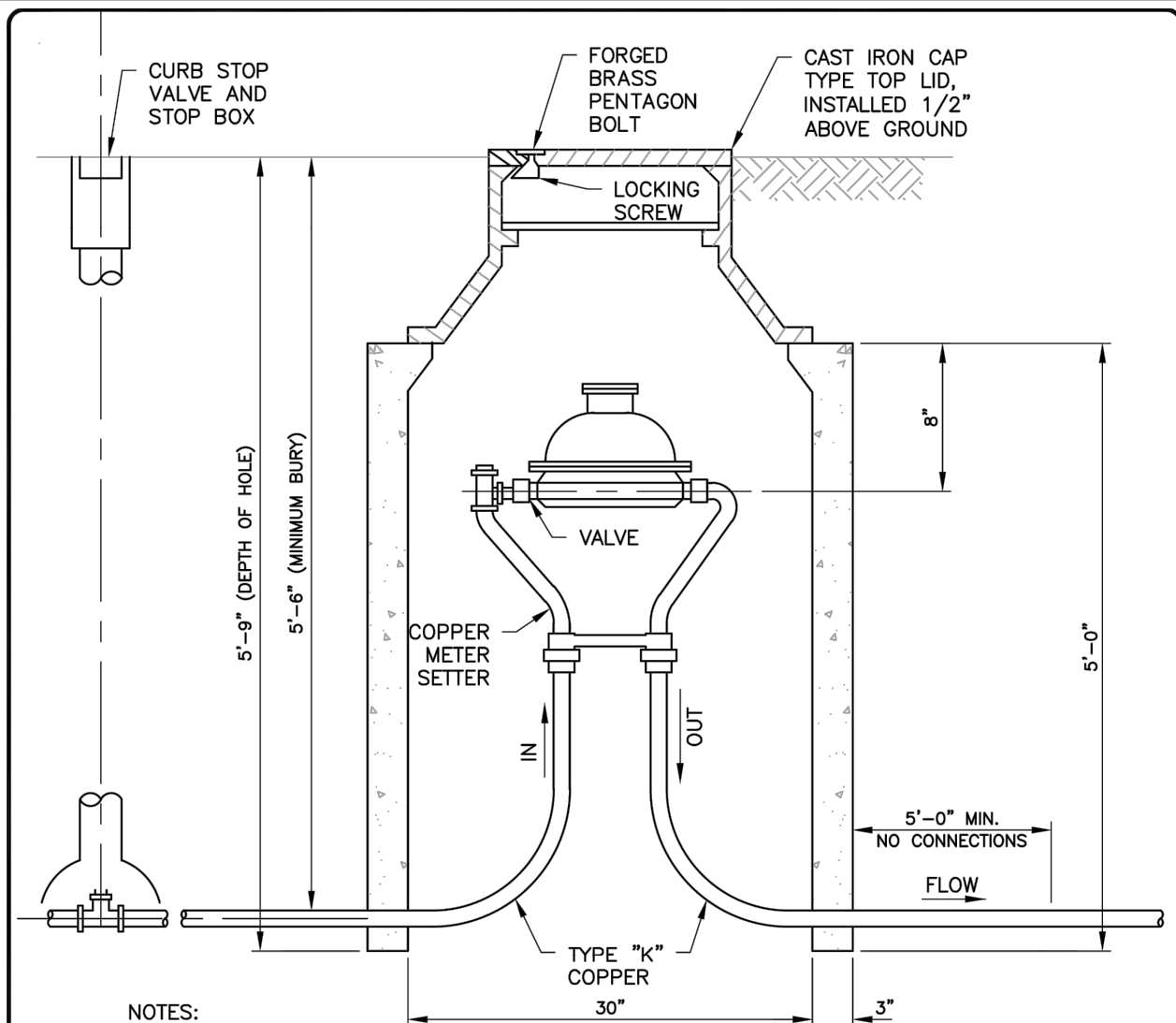
Vertical Bend Anchor Detail

Division:

Water Standard Details

Approved: XX
Date: 2/23/16
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File: WaterVerticalBendAnchorDetail

Drawing #
W11



NOTES:

1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
2. NO CONCRETE FLOOR TO BE LAID IN METER PIT.
3. ADJUSTMENT RINGS SHALL BE 2", 3", 4" OR 6" IN HEIGHT, USE AS NECESSARY.
4. NO CONNECTIONS OR CHANGES IN PIPE DIAMETER SHALL BE MADE IN THE METER PIT OR IN THE DISTANCE OF FIVE FEET BEYOND THE METER PIT WALL ON THE OUTLET SIDE.
5. LAWN SPRINKLER CONNECTIONS SHALL BE A MINIMUM OF FIVE FEET FROM THE METER PIT WALL ON THE OUTLET SIDE.

WATER METER PIT

N.T.S.



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Water Meter Pit

Division:

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterMeterPit

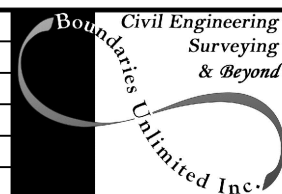
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Full Path: n:\projects\2022\22021-gws 6th street\dwg
Drawing File Name: 22021-c-utility
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Index of Revisions

1.		
2.		
3.		
4.		
5.		



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BUI Project No.: BUI #22021



As Constructed

No Revisions:

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6th Street Improvements Project
Potable Water - Details
100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

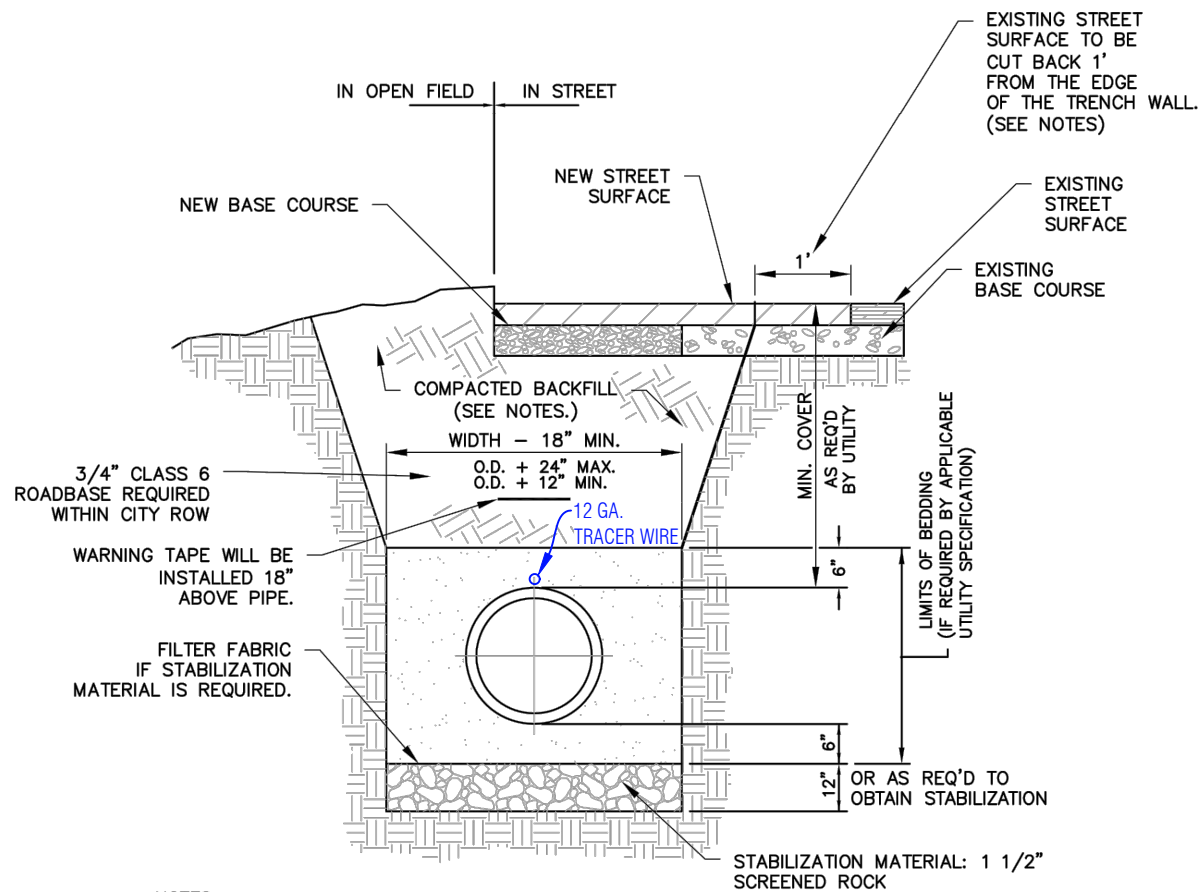
Comments: -

Project No./Code

RMS M535-010

STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: **C.7.11**



NOTES:

- RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/-0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
- BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D-698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
- TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
- FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
- A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.
- TRACER WIRE IS REQUIRED ON ALL POTABLE WATER, SANITARY SEWER, STORM SEWER AND IRRIGATION MAINS AND SERVICE LATERALS. IT IS NOT REQUIRED ON IRRIGATION SPRINKLER SYSTEM LINES.

TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.



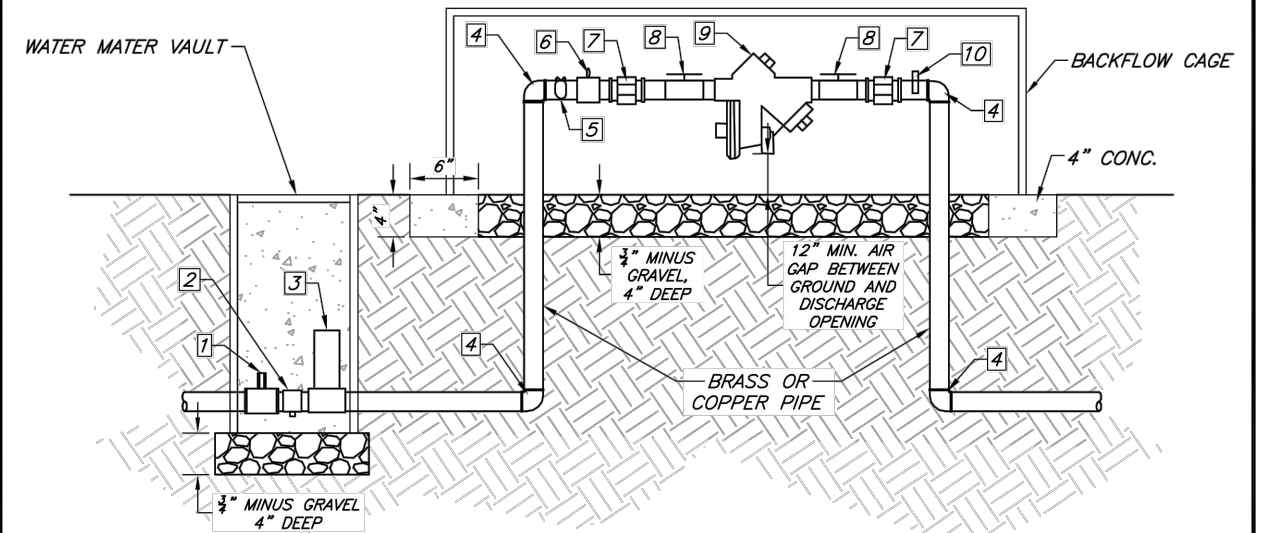
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Trench Excavation & Backfill Detail

Potable/Raw Water, Sanitary Sewer & Storm Sewer

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: Trench Excavation & Backfill Detail

Drawing #
W13



NOTES:

- CURBSTOP
- CURBSTOP DRAIN
- WATER METER
- 90° ELBOW
- Y-STRAINER
- PRESSURE REDUCING VALVE (PRV) WATTS BRAND OR APPROVED EQUAL
- BRASS UNION
- ISOLATION VALVE (COMES WITH BACKFLOW)
- BACKFLOW Febco RP LF 825Y SERIES PREFERRED
- STANDARD LOOSE KEY HOSE BIB FOR BLOWOUT

- GALVANIZED UNIONS NOT NECESSARY ON ABOVE 2" SIZE UNITS WHERE FLANGED PIPE FITTINGS ARE USED. 2" OR SMALLER BACKFLOW DEVICES MAY HAVE FLANGED FITTINGS. IN THAT CASE, UNIONS ARE NOT REQUIRED.
- A CEMENT STRIP 6"x4" SHALL BE POURED ALL WAY AROUND THE BACK FLOW DEVICES SO THAT THE STRONG BOX SITS CENTERED ON IT AND CAN BE SECURED TO THE CEMENT.
- PREFERRED IRRIGATION VALVES: RAINBIRD VALVES WITH A PVC BALL VALVE PLACE VALVE PLACE DIRECTLY IN FRONT OF VALVE.
- PREFERRED CLOCK: RME EAGLE
- ALL PIPE AND FITTINGS ARE TO BE LEAD-FREE.
- WATER METER VAULT TO BE APPROVED ON A CASE-BY-CASE BASIS.

IRRIGATION CONNECTION DETAIL

Irrigation Setup For City Maintained Properties
N.T.S.



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Irrigation Connection Detail

Division: Water Standard Details

Approved: XX
Date: 7/30/18
Modified: 7/30/18
File: Irr-Connection W14

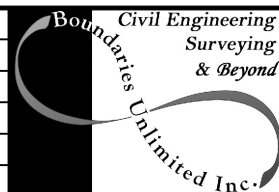
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W14

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Drawing File Name: 22021-c-utility
Acad Ver.: 2022 Scale: N/A Units: English

Index of Revisions

1.			
2.			
3.			
4.			
5.			



923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833

BUI Project No.: BUI #22021



As Constructed
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Revised:
Void:

**6th Street Improvements Project
Potable Water - Details
100% Construction Documents**

Project Engineer: Deric J. Walter, PE
PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code

RMS M535-010

STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: **C.7.12**

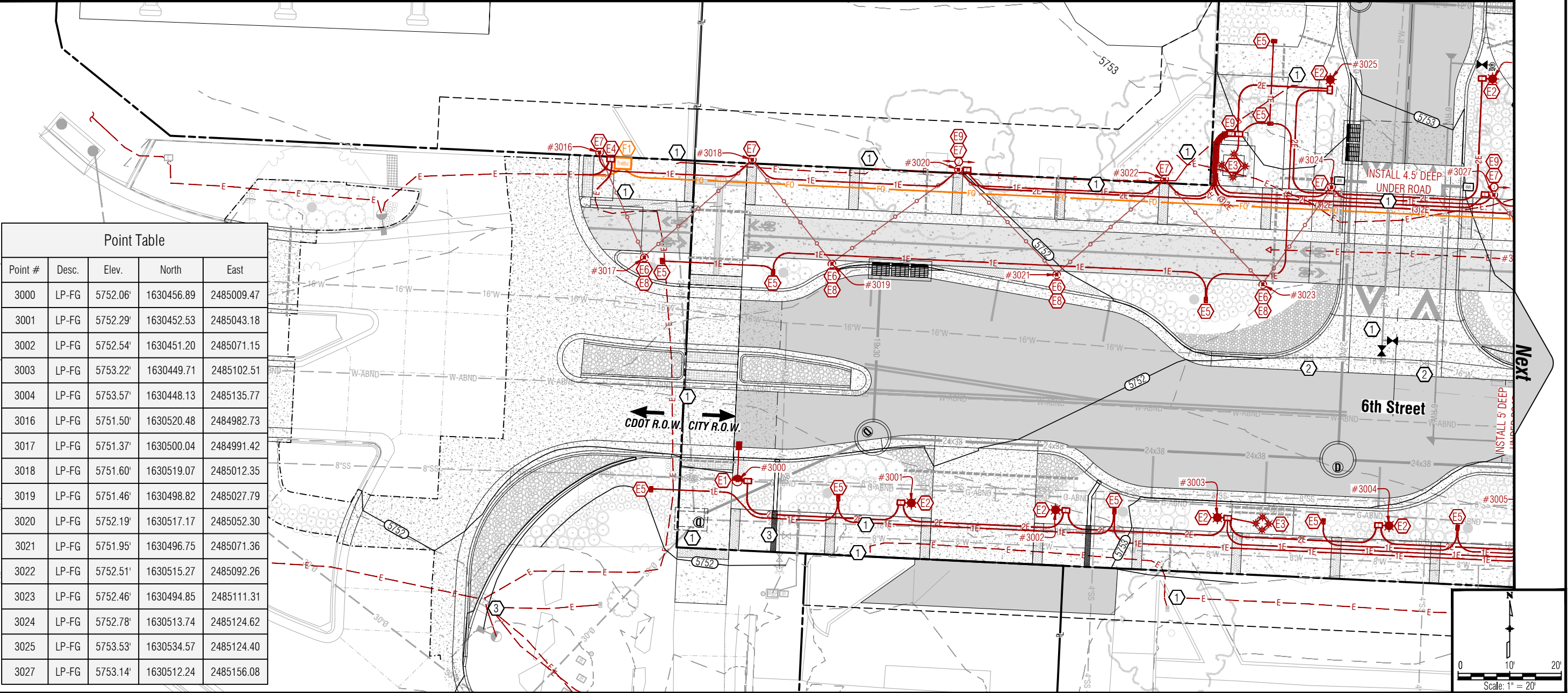
KEYNOTES:

- E1 SUPPLY AND INSTALL 20 FT. CDOT ROADWAY LIGHT (S-613-1)(MATCH EX. AT ROUNDABOUT, PAINTED BLACK), BASE AND PULL BOX.
- E2 SUPPLY AND INSTALL CARRIAGE LIGHT (MATCH EX. ON GRAND AVENUE BRIDGE, BASE AND PULL BOX.
- E3 SUPPLY AND INSTALL IN-GROUND UPLIGHTS (4 PER LOCATION).
- E4 SUPPLY AND INSTALL ELECTRIC PULL BOX.
- E5 SUPPLY AND INSTALL GARDEN POST GFCI DUPLEX RECEPTACLE ENCLOSURE WITH COVER.
- E6 SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE AND LIGHTS (SEE LIGHTING PLANS).

- E7 SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE, LIGHTS AND GFCI DUPLEX RECEPTACLE ENCLOSURE WITH COVER (SEE LIGHTING PLANS).
- E8 SUPPLY AND INSTALL LIGHT POLE BANNER BRACKETS
- E9 SUPPLY AND INSTALL LIGHT PANEL AND PULL BOX (SEE LIGHTING PLANS)
- F1 SUPPLY AND INSTALL FIBER PULL BOX.
- 1 SEE DEMOLITION PLANS
- 2 ADJUST EXISTING RIM TO 1/4" BELOW FINISH GRADE (ROADWAYS).
- 3 ADJUST EXISTING RIM TO FLUSH WITH FINISH GRADE (WALKWAYS AND LANDSCAPE).

NOTES:

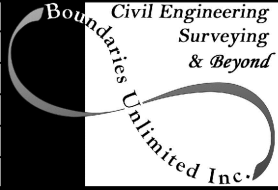
- ALL ELECTRIC AND TELECOMMUNICATIONS SHALL BE INSTALLED PER CITY STANDARDS AND/OR UTILITY PROVIDER SPECIFICATIONS.
- SEE CITY SPECIFICATIONS AND DETAILS FOR TYPICAL STRUCTURE AND PIPE REQUIREMENTS.
- STRUCTURAL BACKFILL FOR UTILITIES UNDER ROADWAYS/PARKING/DRIVEWAYS SHALL BE FLOWABLE FILL FROM THE TOP OF THE BEDDING TO WITHIN 5' OF FINISH GRADE UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER IN WRITING. STRUCTURAL BACKFILL (FLOWABLE FILL OR OTHER) SHALL BE INCIDENTAL TO THE WORK. FLOWABLE FILL SHALL CONFORM TO CURRENT CDOT SPECIFICATIONS, INCLUDING REMOVABILITY MODULUS.
- ALL UTILITY PIPES IN CONTACT WITH FLOWABLE FILL OR CONCRETE SHALL BE WRAPPED WITH 10 MIL PVC SHEETING OR OTHER ENGINEER APPROVED BOND BREAKER.
- EMPTY CONDUITS SHALL TERMINATE IN A UTILITY PULLBOX.
- SEE PROJECT PROJECT NOTES, DEMOLITION PLANS AND UTILITY DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS.
- UTILITIES OTHER THAN ELECTRIC, TELECOMMUNICATIONS AND FIBER HAVE BEEN SHADED BACK.



Point Table				
Point #	Desc.	Elev.	North	East
3000	LP-FG	5752.06'	1630456.89	2485009.47
3001	LP-FG	5752.29'	1630452.53	2485043.18
3002	LP-FG	5752.54'	1630451.20	2485071.15
3003	LP-FG	5753.22'	1630449.71	2485102.51
3004	LP-FG	5753.57'	1630448.13	2485135.77
3016	LP-FG	5751.50'	1630520.48	2484982.73
3017	LP-FG	5751.37'	1630500.04	2484991.42
3018	LP-FG	5751.60'	1630519.07	2485012.35
3019	LP-FG	5751.46'	1630498.82	2485027.79
3020	LP-FG	5752.19'	1630517.17	2485052.30
3021	LP-FG	5751.95'	1630496.75	2485071.36
3022	LP-FG	5752.51'	1630515.27	2485092.26
3023	LP-FG	5752.46'	1630494.85	2485111.31
3024	LP-FG	5752.78'	1630513.74	2485124.62
3025	LP-FG	5753.53'	1630534.57	2485124.40
3027	LP-FG	5753.14'	1630512.24	2485156.08

Computer File Information		
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Drawing File Name: 22021-c-utility		
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Index of Revisions		
1.		
2.		
3.		
4.		
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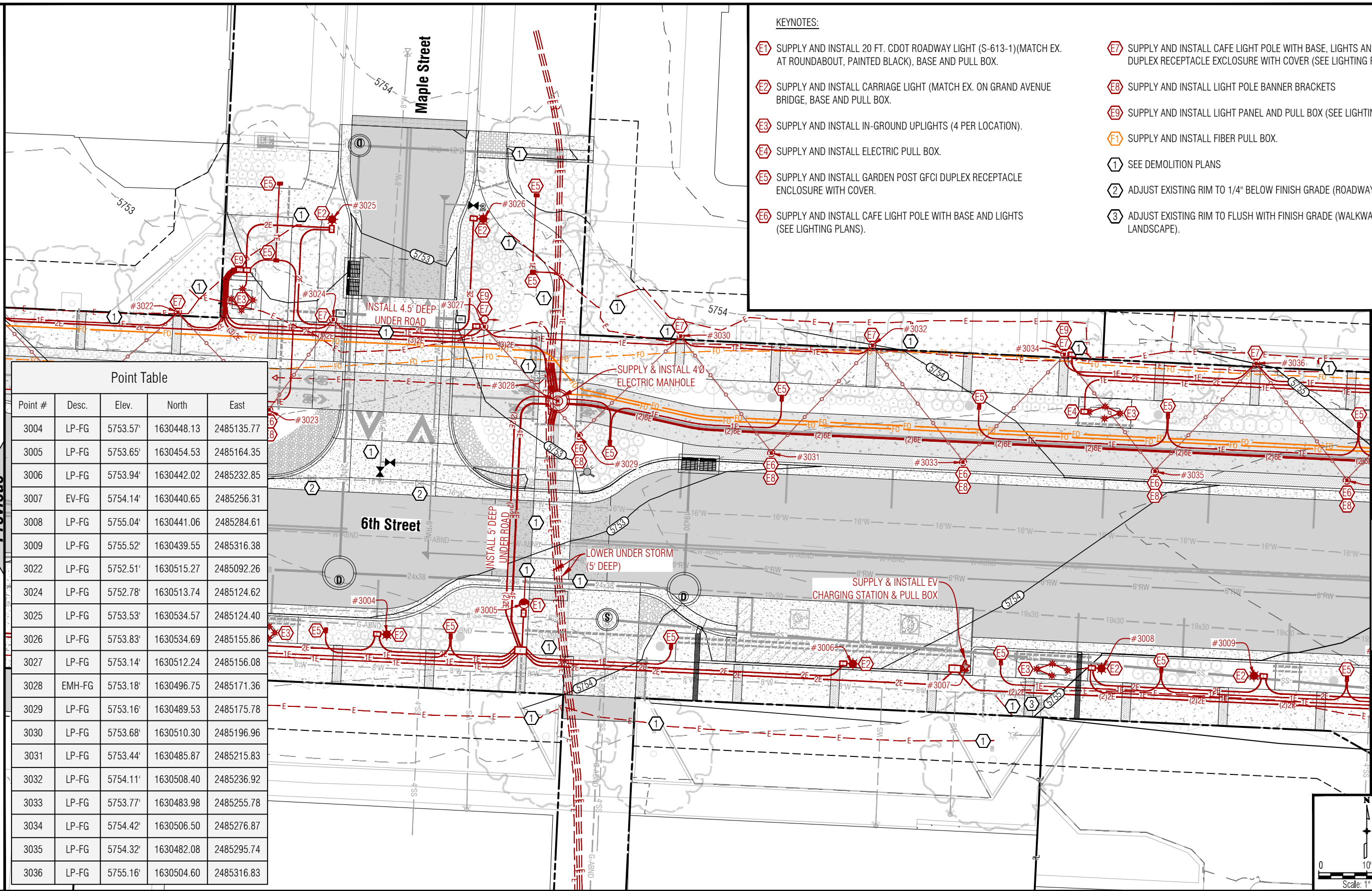
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



As Constructed
No Revisions:
Revised:
Void:

6th Street Improvements Project Electric & Telecomm - Sta. 1+00 to 3+00 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.8.1



Point Table				
Point #	Desc.	Elev.	North	East
3004	LP-FG	5753.57'	1630448.13	2485135.77
3005	LP-FG	5753.65'	1630454.53	2485164.35
3006	LP-FG	5753.94'	1630442.02	2485232.85
3007	EV-FG	5754.14'	1630440.65	2485256.31
3008	LP-FG	5755.04'	1630441.06	2485284.61
3009	LP-FG	5755.52'	1630439.55	2485316.38
3022	LP-FG	5752.51'	1630515.27	2485092.26
3024	LP-FG	5752.78'	1630513.74	2485124.62
3025	LP-FG	5753.53'	1630534.57	2485124.40
3026	LP-FG	5753.83'	1630534.69	2485155.86
3027	LP-FG	5753.14'	1630512.24	2485156.08
3028	EMH-FG	5753.18'	1630496.75	2485171.36
3029	LP-FG	5753.16'	1630489.53	2485175.78
3030	LP-FG	5753.68'	1630510.30	2485196.96
3031	LP-FG	5753.44'	1630485.87	2485215.83
3032	LP-FG	5754.11'	1630508.40	2485236.92
3033	LP-FG	5753.77'	1630483.98	2485255.78
3034	LP-FG	5754.42'	1630506.50	2485276.87
3035	LP-FG	5754.32'	1630482.08	2485295.74
3036	LP-FG	5755.16'	1630504.60	2485316.83

- KEYNOTES:
- E1

SUPPLY AND INSTALL 20 FT. CDOT ROADWAY LIGHT (S-613-1)(MATCH EX. AT ROUNDABOUT, PAINTED BLACK), BASE AND PULL BOX.
- E2

SUPPLY AND INSTALL CARRIAGE LIGHT (MATCH EX. ON GRAND AVENUE BRIDGE, BASE AND PULL BOX.
- E3

SUPPLY AND INSTALL IN-GROUND UPLIGHTS (4 PER LOCATION).
- E4

SUPPLY AND INSTALL ELECTRIC PULL BOX.
- E5

SUPPLY AND INSTALL GARDEN POST GFCI DUPLEX RECEPTACLE ENCLOSURE WITH COVER.
- E6

SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE AND LIGHTS (SEE LIGHTING PLANS).
- E7

SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE, LIGHTS AND GFCI DUPLEX RECEPTACLE ENCLOSURE WITH COVER (SEE LIGHTING PLANS).
- E8

SUPPLY AND INSTALL LIGHT POLE BANNER BRACKETS
- E9

SUPPLY AND INSTALL LIGHT PANEL AND PULL BOX (SEE LIGHTING PLANS)
- F1

SUPPLY AND INSTALL FIBER PULL BOX.
- 1

SEE DEMOLITION PLANS
- 2

ADJUST EXISTING RIM TO 1/4" BELOW FINISH GRADE (ROADWAYS).
- 3

ADJUST EXISTING RIM TO FLUSH WITH FINISH GRADE (WALKWAYS AND LANDSCAPE).

Computer File Information

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Drawing File Name: 22021-c-utility

Acad Ver.: 2022

Scale: N/A

Units: English

Index of Revisions

1.			
2.			
3.			
4.			
5.			

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021

811

Know what's below.
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Revised:

Void:

6th Street Improvements Project

Electric & Telecomm - Sta. 3+00 to 5+25

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

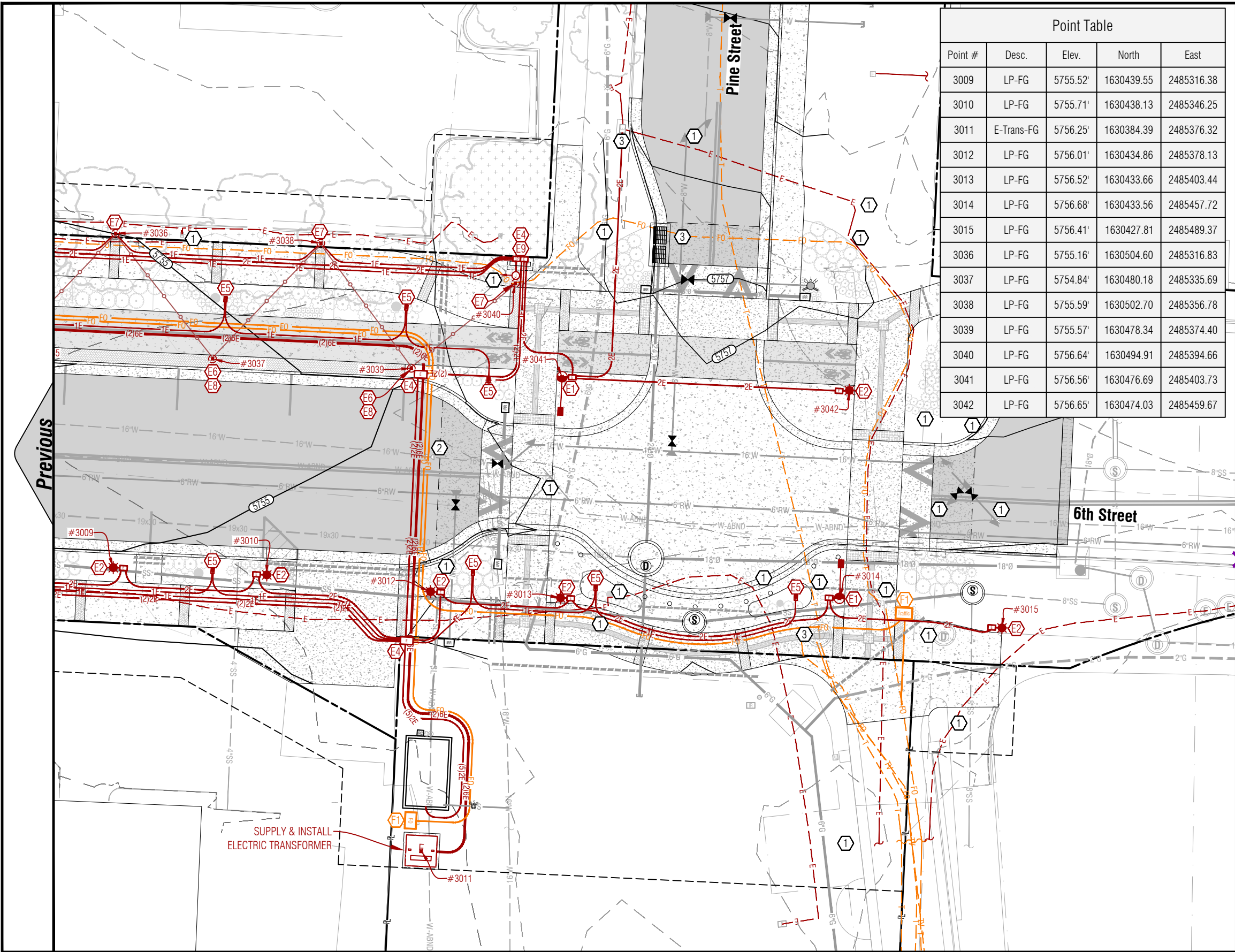
Project No./Code

RMS M535-010

STATE HWY NO./MP/SIDE
006K / W 6th Street

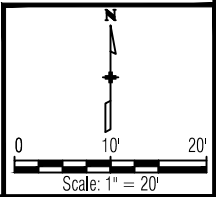
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Packet Page 188



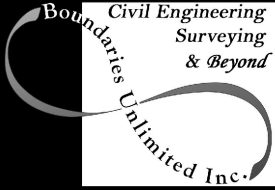
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3011	E-Trans-FG	5756.25'	1630384.39	2485376.32
3012	LP-FG	5756.01'	1630434.86	2485378.13
3013	LP-FG	5756.52'	1630433.66	2485403.44
3014	LP-FG	5756.68'	1630433.56	2485457.72
3015	LP-FG	5756.41'	1630427.81	2485489.37
3036	LP-FG	5755.16'	1630504.60	2485316.83
3037	LP-FG	5754.84'	1630480.18	2485335.69
3038	LP-FG	5755.59'	1630502.70	2485356.78
3039	LP-FG	5755.57'	1630478.34	2485374.40
3040	LP-FG	5756.64'	1630494.91	2485394.66
3041	LP-FG	5756.56'	1630476.69	2485403.73
3042	LP-FG	5756.65'	1630474.03	2485459.67

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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



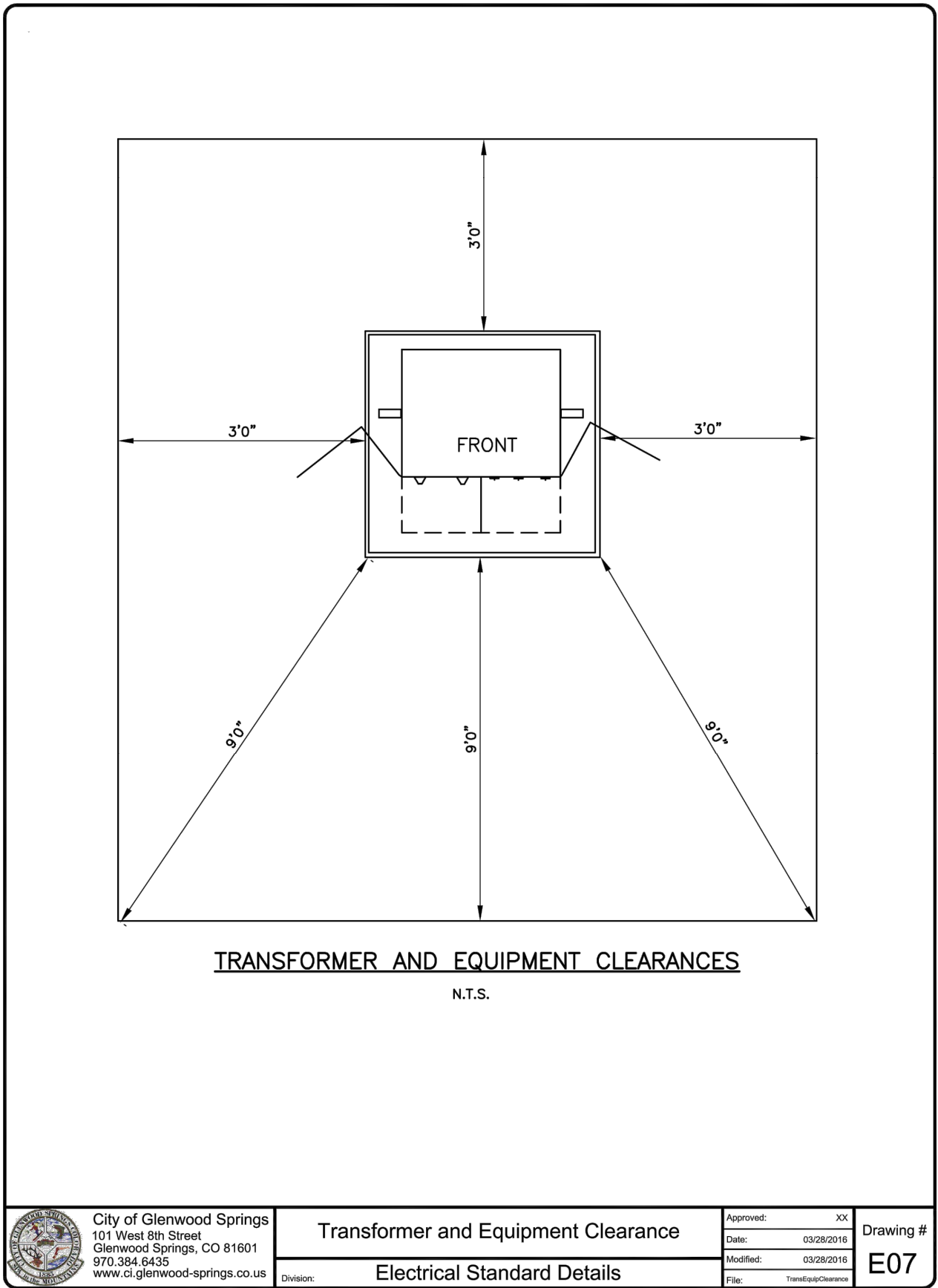
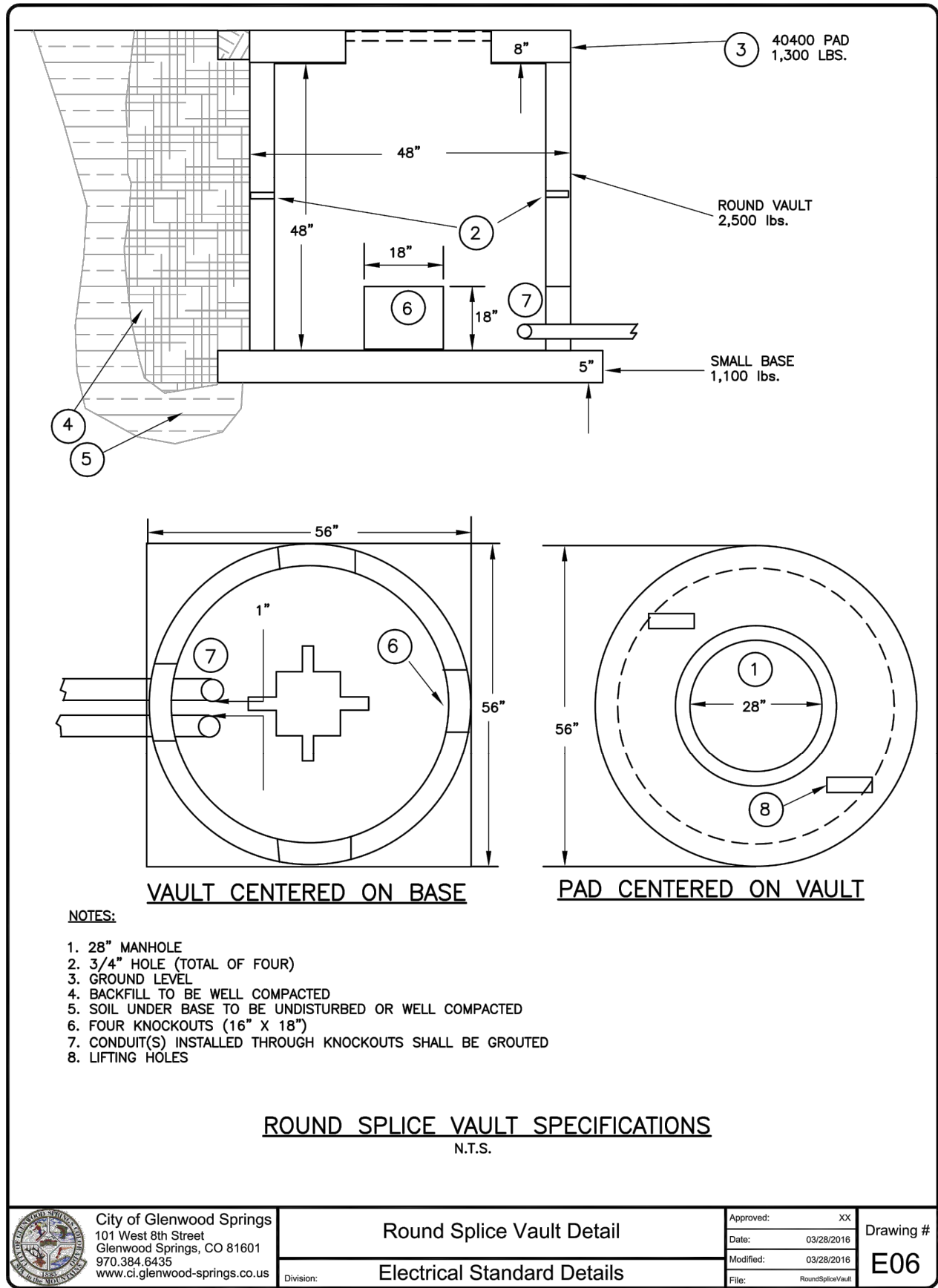
923 Cooper Ave., Ste 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
BUI Project No.: BUI #22021



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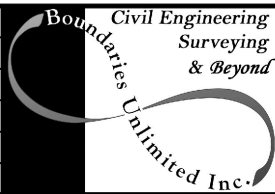
6th Street Improvements Project Electric & Telecomm - Sta. 5+25 to End 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.8.3



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Index of Revisions	
1.	
2.	
3.	
4.	
5.	



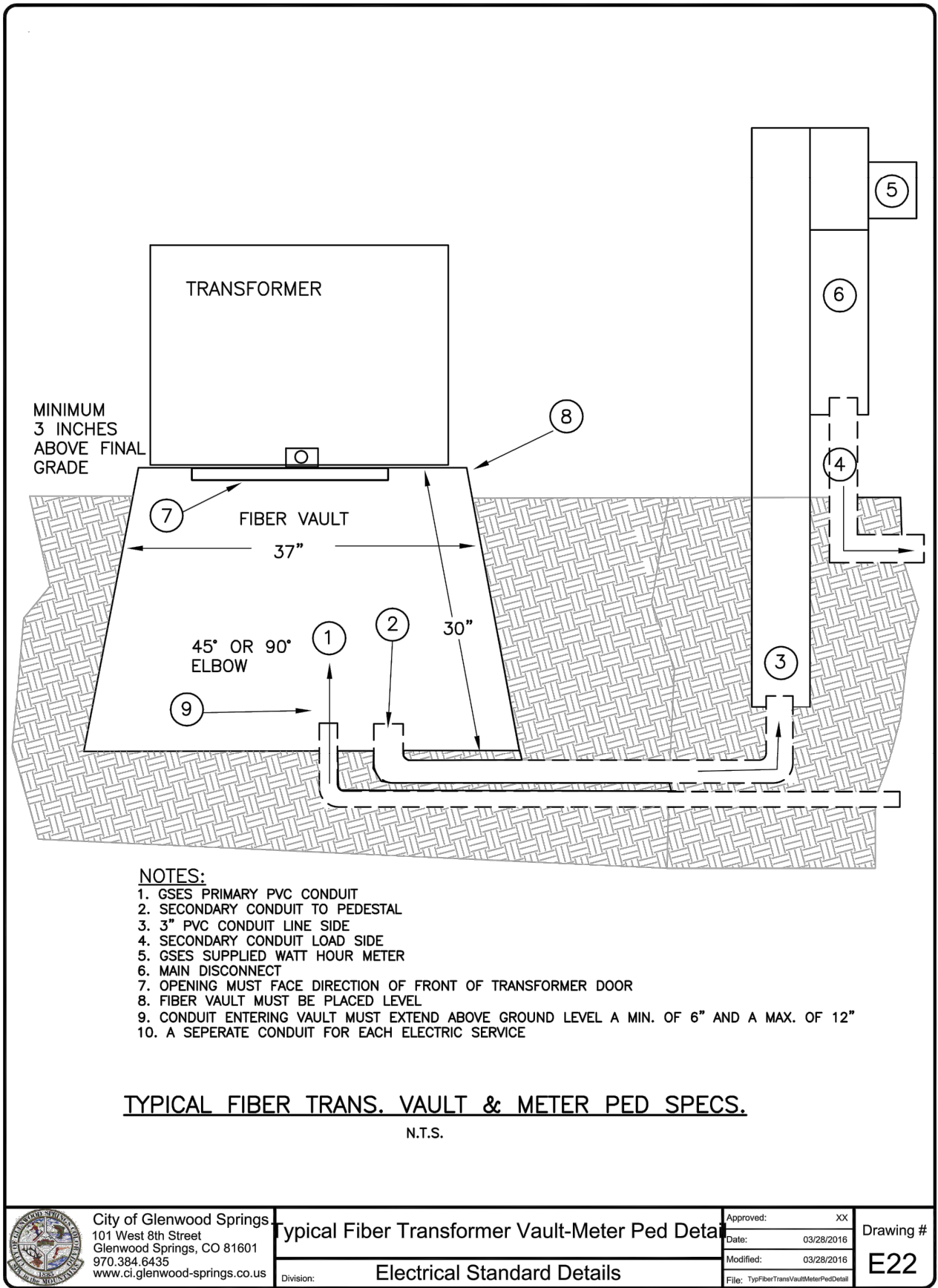
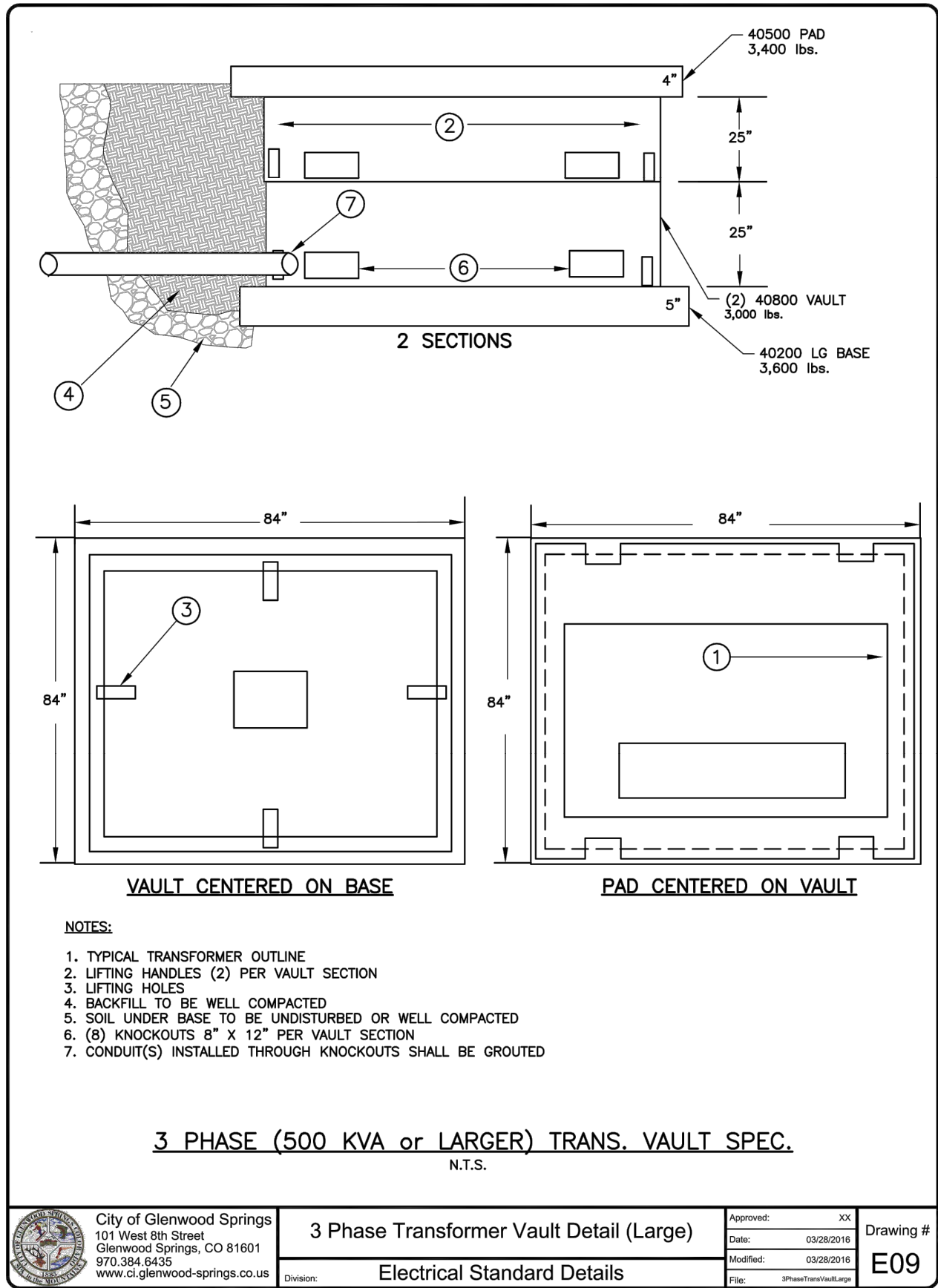
923 Cooper Ave., Ste 201
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tele: 970.945.5252
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BUI Project No.: BUI #22021



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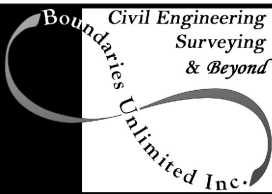
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Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.8.4



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Acad Ver.: 2022	Scale: N/A Units: English

Index of Revisions	
1.	
2.	
3.	
4.	
5.	



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BUI Project No.: BUI #22021



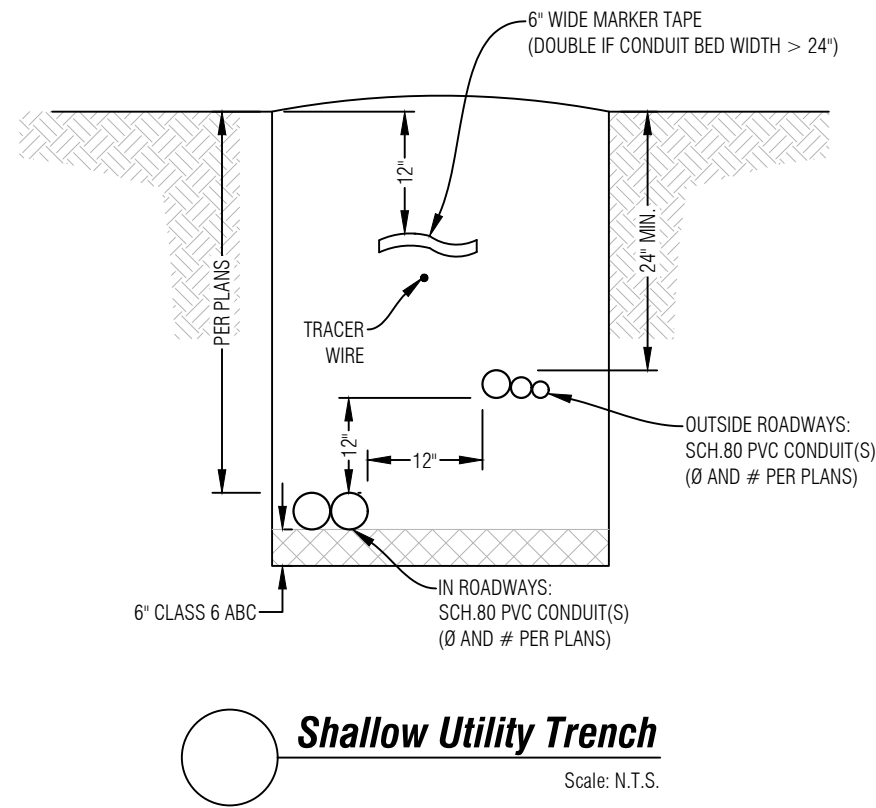
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No Revisions:
Revised:
Void:

6th Street Improvements Project Electric & Telecomm - Details 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: C.8.5

NOTES:

- 1. WHERE POSSIBLE, ELECTRIC & TELECOMMUNICATIONS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
- 2. BACKFILL THE TRENCH WITH CLASS 6 ABC COMPACTED TO 95% STANDARD PROCTOR.
- 3. NUMBER OF, AND SIZES OF CONDUITS TO BE DETERMINED BY EACH UTILITY. INSTALL PER UTILITY REGULATIONS.



Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Electric & Telecomm - Details 100% Construction Documents	Project No./Code
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Last Modification Date: 11/15/23	Initials: -		2.						Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:		PROJECT STARTED: - ACCEPTED: -
Drawing File Name: 22021-c-utility			4.								Sheet Number: C.8.6
Acad Ver.: 2022	Scale: N/A	Units: English	5.								

GENERAL ELECTRICAL NOTES:

- 1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
- 2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
- 3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

- 1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
- 2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
- 3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
- 4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
- 5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
- 6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
- 7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
- 8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
- 9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
- 10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
- 12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 15000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
- 13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LUMINAIRES:

- 1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
- 2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
- 3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
- 4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
- 5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
- 6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
- 7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

- A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.
- B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.
- C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.
- D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING CODES AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.
- E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.



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Creation Date: 3/8/23	Initials: BCE	☐	1.					No Revisions:		25358	
Last Modification Date: 9/13/23	Initials: BCE	☐	2.					Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: z:\... \22114 glenwood 6th street elec\		☐	3.					Void:		PROJECT STARTED: - ACCEPTED: -	
Drawing File Name:		☐	4.							Sheet Number: ES0-1	
Acad Ver.: 2022	Scale: PER PLAN	☐	5.							Comments: -	

KEYED NOTES:

- 1. SUPPLY AND INSTALL 20 FT. CDOT ROADWAY LIGHT (S-613-1)(MATCH EX. AT ROUNDABOUT, PAINTED BLACK), BASE AND PULL BOX.
- 2. SUPPLY AND INSTALL CARRIAGE LIGHT (MATCH EX. ON GRAND AVENUE BRIDGE, BASE AND PULL BOX.
- 3. SUPPLY AND INSTALL IN-GROUND UPLIGHTS (4 PER LOCATION).
- 4. SUPPLY AND INSTALL ELECTRIC PULL BOX.
- 5. SUPPLY AND INSTALL GARDEN POST GFCI DUPLEX RECEPTACLE ENCLOSURE WITH COVER.
- 6. SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE AND LIGHTS (SEE LIGHTING PLANS).
- 7. SUPPLY AND INSTALL CAFE LIGHT POLE WITH BASE, LIGHTS AND GFCI DUPLEX RECEPTACLE EXCLOSURE WITH COVER (SEE LIGHTING PLANS).
- 8. SUPPLY AND INSTALL LIGHT POLE BANNER BRACKETS
- 9. SUPPLY AND INSTALL LIGHT PANEL AND PULL BOX (SEE LIGHTING PLANS)

LIGHTING LEGEND

NOTES:
SYMBOLS SHOWN ARE STANDARD, VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS.

THIS LIST SHOWS STANDARD SYMBOLS. ALL SYMBOLS MAY NOT APPEAR ON THE PROJECT DRAWINGS. ALL SYMBOLS ON THE DRAWINGS MAY NOT APPERAR ON THIS LIST. HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR; THE ITEM SHALL BE PROVIDED AND INSTALLED.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS.

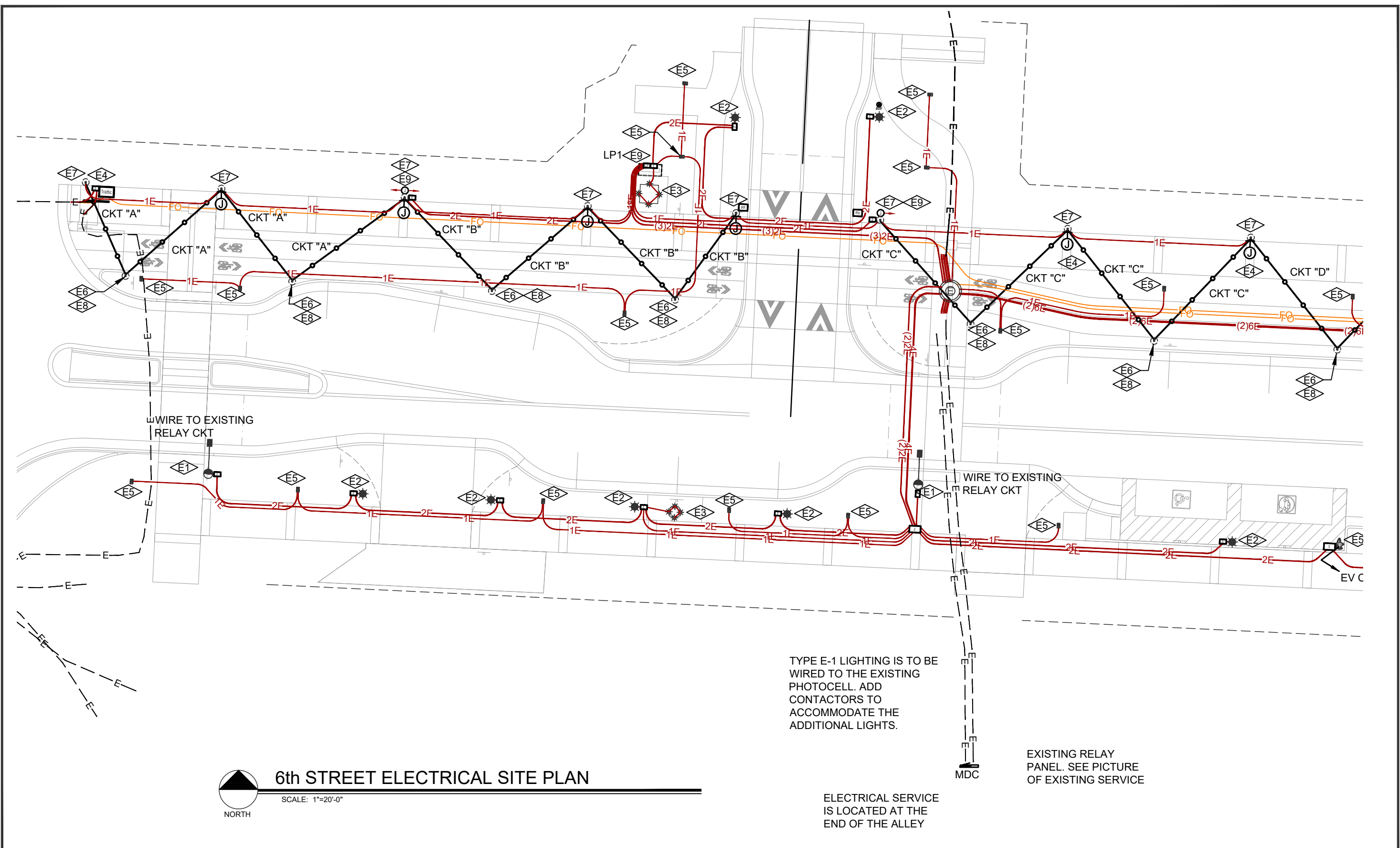
ELECTRICAL EQUIPMENT

-  BRANCH CIRCUIT PANELBOARD
-  CIRCUITRY HOMERUN: PANEL LA - CIR. #7
-  CONDUIT OR WIRE CONCEALED IN WALL/CLG.
-  CONDUIT OR WIRE UNDERFLOOR/UNDERGND.
-  WALL JUNCTION BOX - SURFACE/FLUSH
-  POLE FIXTURE TO SUPPORT POWERSPAN CABLING

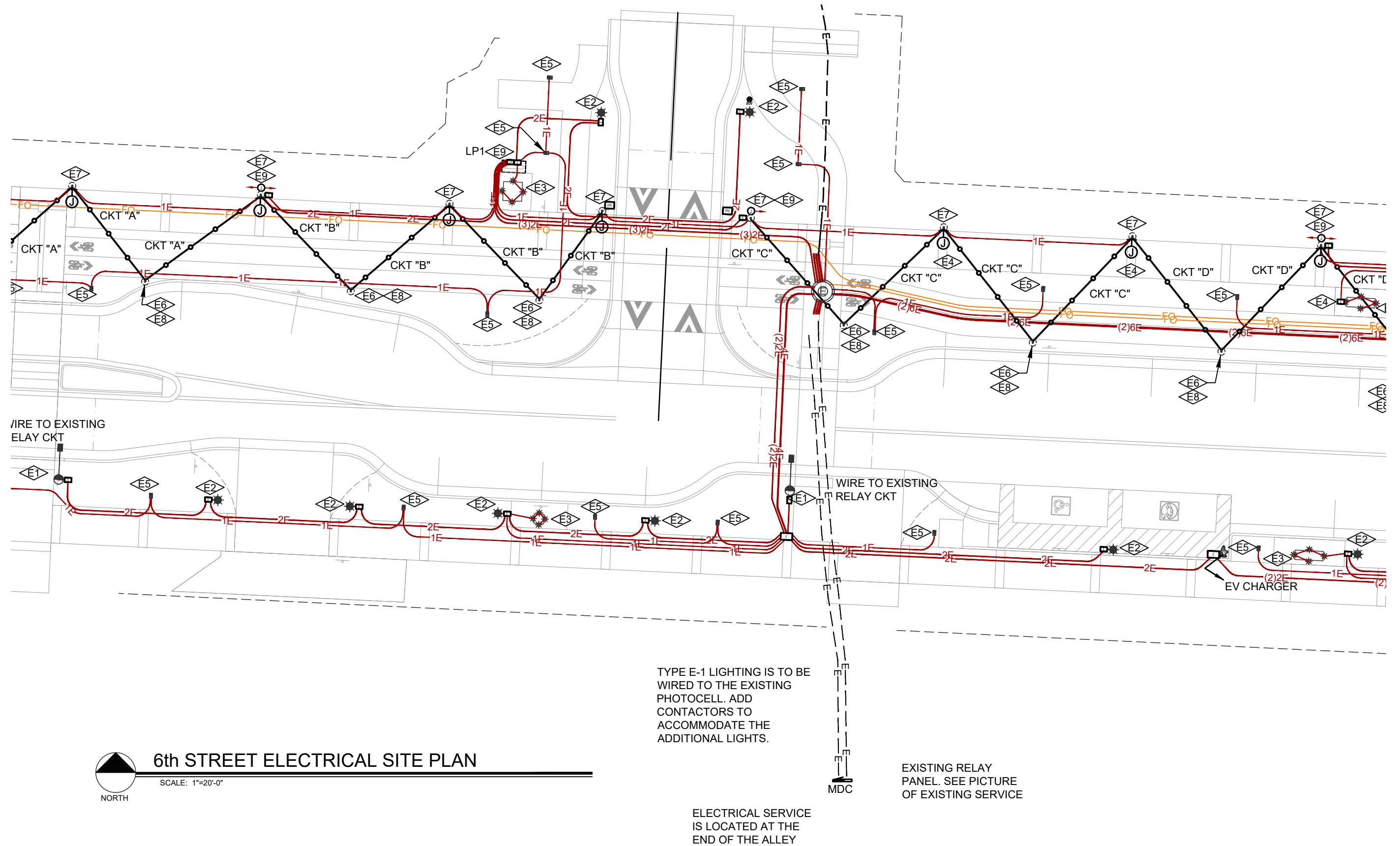
ABBREVIATIONS

-  DRAWING KEYED NOTE
- NL NIGHT/SECURITY LIGHT - DO NOT SWITCH
- WP WEATHERPROOF
- A.F.G. ABOVE FINISHED GRADE
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- EM EMERGENCY FUNCTION
- 44" MOUNTING HEIGHT - A.F.F. OR A.F.G. TO C.L. HIGH
- MDC MAIN DISTRIBUTION CENTER
- LP PANEL DISIGNATION
- LA PANEL DESIGNATION

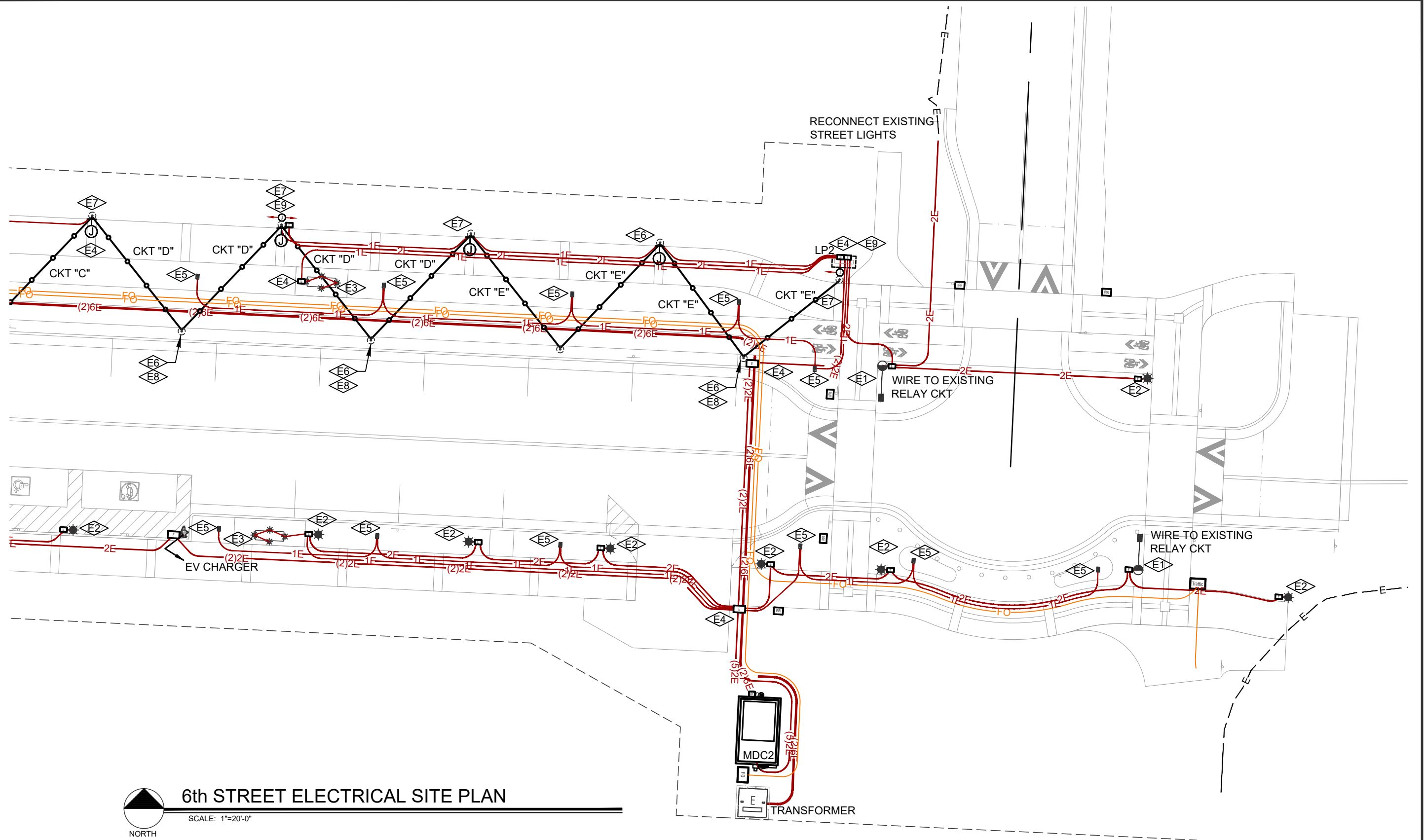
Computer File Information		Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	811 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project LEGEND 100% Construction Documents	Project No./Code
Creation Date: 3/8/23	Initials: BCE	☐	1.				No Revisions:		25358
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Full Path: z:\...l22114 glenwood 6th street elec\		☐	3.				Void:		PROJECT STARTED: - ACCEPTED: -
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Acad Ver.: 2022	Scale: PER PLAN	Units: English	☐	5.					Sheet Number: ES0-2



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Creation Date: 3/8/23	Initials: BCE	1.				25358								
Last Modification Date: 9/13/23	Initials: BCE	2.				STATE HWY NO./MP/SIDE								
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Drawing File Name:		4.				Sheet Number: ES2-1								
Acad Ver.: 2022	Scale: PER PLAN	Units: English		5.										



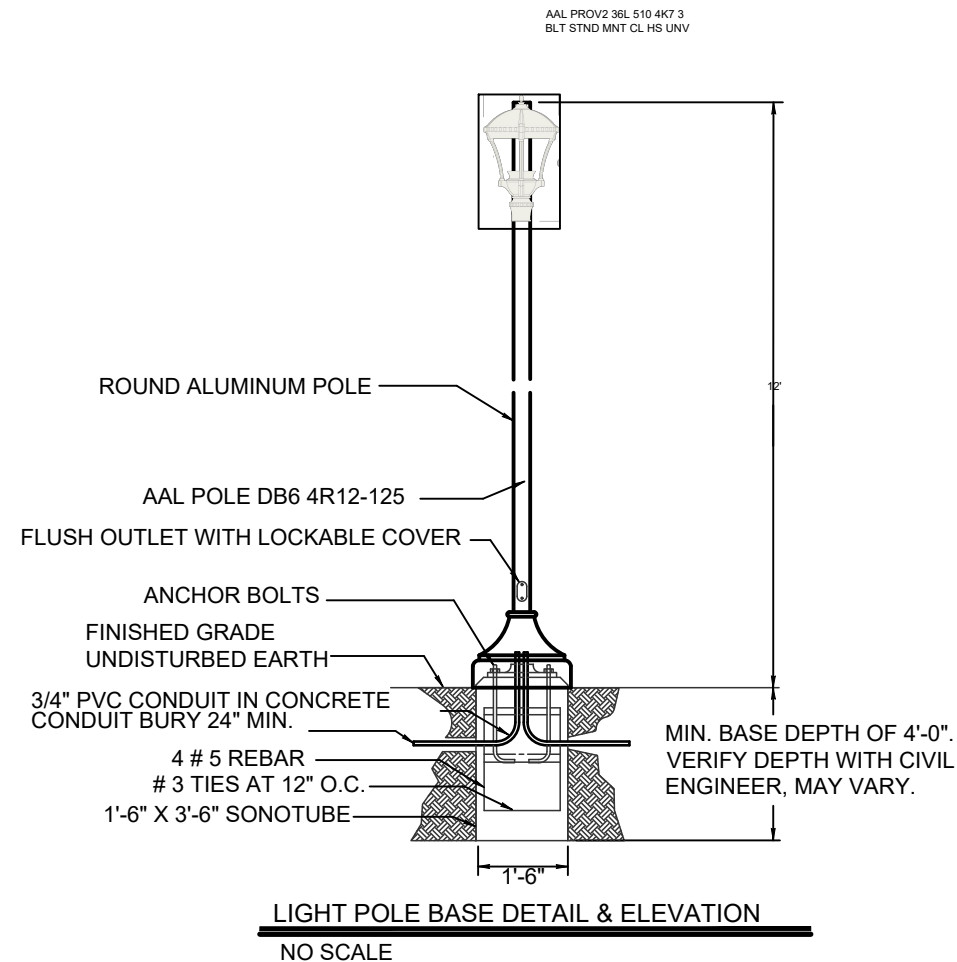
Computer File Information			Index of Revisions			 Bighorn Consulting Engineers, Inc. Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project ELECTRICAL SITE PLAN 100% Construction Documents		Project No./Code	
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6th STREET ELECTRICAL SITE PLAN

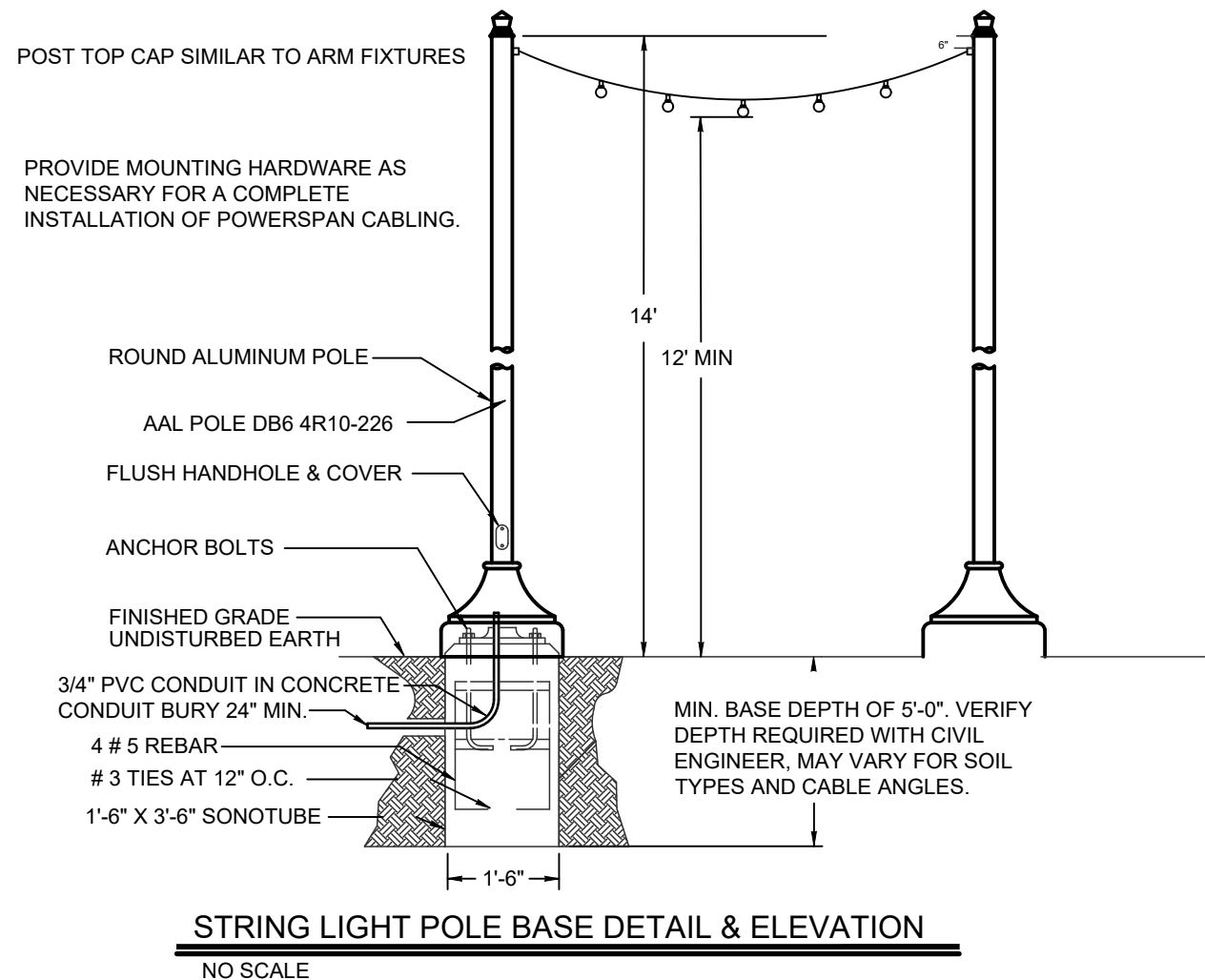
SCALE: 1"=20'-0"

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Drawing File Name:		☐	4.						Comments: -		Sheet Number: ES2-3	
Acad Ver.: 2022	Scale: PER PLAN	Units: English	☐	5.								



NOTES:

1. VERIFY THE BURY DEPTH AND DIAMETER OF THE SONOTUBE WITH THE CIVIL ENGINEER PRIOR TO PURCHASING THE EQUIPMENT. DEPTH WILL DEPEND ON SOIL CONDITIONS. TYPICAL CONCRETE DEPTH IS 5 FT.
2. THE ELECTRICAL CONTRACTOR IS TO INSTALL VIBRATION DAMPERS IN ALL POLES, OBTAIN DAMPERS FROM POLE MANUFACTURER FOR EACH ALUMINUM POLE.
3. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH SECTION 21.06.080 OF THE ZONING AND DEVELOPMENT CODE.
4. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.



NOTES:

1. ALL CABLE MOUNTED LIGHTS IN THE ALLEYS ARE TYPE SC1. ALL POLE MOUNTED LIGHTS ARE TYPE SP1 UNLESS OTHERWISE NOTED.
2. THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
3. ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRES. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR
4. ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
5. ALL EXTERIOR LIGHTS ARE TO BE CONTROLLED THRU AN AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION AND DIMMING.
6. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
7. ORDER ALL EXTERIOR LUMINAIRES WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.

SITE LIGHTING LUMINAIRE SCHEDULE

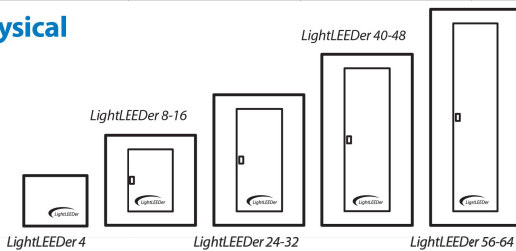
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SC1	TEGAN LIGHTING KORE-EX5-K-C-GEF-BLK HM1-HMPT ARM, TEGAN POWER SUPPLY & DRIVER	APPROVED EQUIVALENT	120V POWER SPAN DIRECT MOUNT CABLE	LED REMOTE DIMMING POWER SUPPLY, 6W, 199LM, 3500K, 90CRI	EXTRON POWERSPAN PENDANT, CABLE MOUNT, G GLASS ENVELOPE FROSTED GLASS BULB, BLACK FINISH, DIMMABLE. 110' MAX CABLE LENGTH, MOUNT LAMPS 4'-0" APART.

Computer File Information			Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents	Project No./Code
Creation Date: 3/8/23	Initials: BCE	☐	1.					No Revisions:		25358
Last Modification Date: 9/13/23	Initials: BCE	☐	2.					Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: z:\...122114 glenwood 6th street elec\		☐	3.					Void:		PROJECT STARTED: - ACCEPTED: -
Drawing File Name:		☐	4.							Comments: -
Acad Ver.: 2022	Scale: PER PLAN	Units: English	☐	5.						Sheet Number: ES2-4



Programmable Lighting Control

Physical



Enclosure Size Options (NEMA Type 1 w/cover)

Enclosure Type	Relays	Width	Height	Depth
LightLEEDer 4	1 to 4	14 in.	11 in.	6 in.
LightLEEDer 8-16	1 to 16	20 in.	20 in.	6 in.
LightLEEDer 24-32	1 to 32	20 in.	29 in.	6 in.
LightLEEDer 40-48	1 to 48	20 in.	38 in.	6 in.
LightLEEDer 56-64	1 to 64	20 in.	48 in.	6 in.

Specifications

Relays:

- Superior breaker style design
- Switch type override control
- Lockout feature disables control from panel
- 40 Amps @ 120, 277 and 347 VAC
- 1-, 2-, or 3-pole configurations

Safeguards:

- **Power surge and spike suppression** up to 123 volts on the 24VAC power input
- **Data Line surge and spike suppression** up to 8Kv and 15Kv through air
- **Memory retention** for firmware and programming up to 200 years and electrostatic discharge to 4Kv
- **Real-Time-Clock time retention** 45 days or greater without power
- **Internal memory backup** and restore

Physical:

- Double-sided construction for mounting directly to breaker box or stand alone
- Pre-drilled mounting holes for easy installation
- Provided with a removable hinged locking door mount door, or optional flush mount door. 4 size enclosure provided with a screw cover.

- High voltage barriers separate Normal/Emergency and Class 1/Class 2 wiring
- Optional NEMA 4 and 4X enclosures available

Electrical:

- 120 or 277 VAC @ 1 Amp, 347 VAC optional

Capacities:

- Up to 64 single pole relays
- 2 to 4 add-on modules

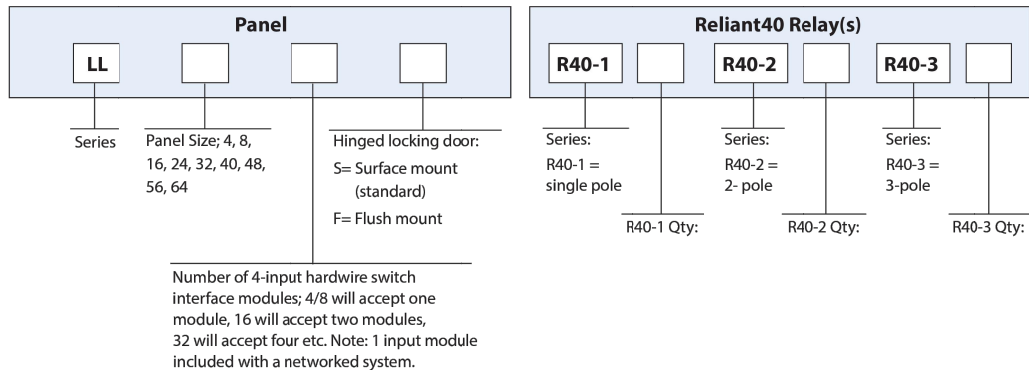
Operating Environment:

- Location: Interior space
- Operating Temp.: 0° to 50° C
- Humidity: 10% - 90% Non-condensing
- Atmosphere: Non-explosive/corrosive
- Vibration: Stationary

Certifications and Approvals:

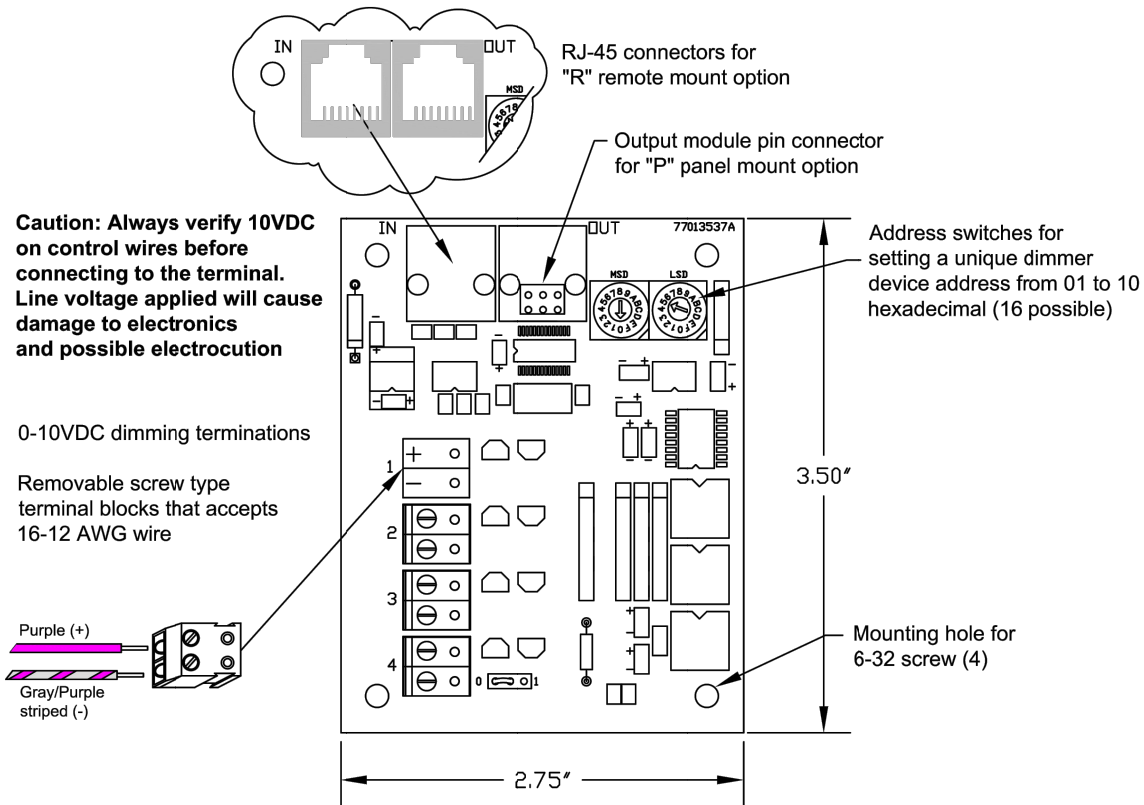
- UL
- CUL
- FCC Part 15
- FCC Part 68
- Title 24
- ASHRAE compliant

Ordering



INTELLIGENT LIGHTING CONTROLS, INC.
www.ilc-usa.com

LightSync 0-10V Dimming Output Module Details



Optional Sink/Source/Drive Module Settings (97013489)

- Left & right jumper settings must match per output for proper operation.
- A: Direct drive
 - B: Source voltage
 - C: Sink voltage for 0-10V dimming ballast (default)

- 0-10VDC dimming output control device with 4 independent channels
- Sink up to 100mA per channel (200 ballasts at .5mA each)
- Optional Sink/Source/Drive module (see above); 100mA Sink/Source, 10mA Direct drive per channel
- Consult ballast manufacturer for maximum distance to ballast

16 AWG	800 feet
18 AWG	500 feet
20 AWG	320 feet
22 AWG	200 feet
24 AWG	120 feet



INTELLIGENT LIGHTING CONTROLS, INC.
www.ilc-usa.com 1-800-922-8004

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Creation Date: 3/8/23	Initials: BCE
Last Modification Date: 9/13/23	Initials: BCE
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Drawing File Name:	
Acad Ver.: 2022	Scale: PER PLAN Units: English

Index of Revisions

1.		
2.		
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Bighorn Consulting Engineers, Inc.



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



As Constructed

No Revisions:
Revised:
Void:

6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents

Project Engineer: Deric J. Walter, PE
PROJECT STARTED: - ACCEPTED: -
Comments: -

Project No./Code

25358
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: ES2-5

Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions

Exton Powerspan Cable Tensioning Overview

a

End Mount Installation Overview

- Exton Powerspan Cable is mounted either between two (2) Tensioning End Mounts, or loosely “draped” between other hardware, which attach to a building or other structure. They should be positioned so that the final span, including necessary sag, is higher than 8’ A.F.F or ground.
- Exton Powerspan Cable and LED Module connections should not be made below the outdoor ambient temperature of 50F/10C.
- Exton Powerspan Cable Weight: 0.2 lb/ft.
- Max Module/Shade weight: 1 lb.

Final Tension and Powerspan Sag

- Allow 6” of sag in the middle of the Powerspan Cable per 20’ of span. For example, 40’ of span (2 x 20’) requires 2 x 6” (12”) of sag. Keeping it tighter may create higher tension than the cable can withstand. Do not exceed 450 lbs of tension. Use provided tensioning device if necessary. See later instructions.
- For locations where heavy icing or snow is expected, allow 12” of sag in the middle of the Powerspan Cable per 20’ of span for tensioned-span installations. For example, 40’ of span (2 x 20’) requires 2 x 12” (24”) of sag.
- Maximum Span: 110’ (33” sag)
- Maximum # of LED Modules per Run/Circuit: 40.

Installation Location

Exton is not approved or listed for indoor pool/sauna installations. If it is a known issue that alloy 304 stainless, or 6061/6063 aluminum, corrodes easily then it’s an environment to avoid installing Exton.

Wintering System

During the winter season in climates with inclement weather, Exton Shades and Glass Envelopes are to be removed and stored. Failure to do so may result in breakage or damage to the system and will void the warranty. The Exton LED Module with the Media Holder/Gem should not be removed.

Wind

Exton pendants are supplied with a flexible power cord. If the Exton CablePendant is installed in an area that is subject to wind, the power cord must be secured with AC cables in three locations (by others). If AC cables are not installed (or installed correctly) to structure, it will result in damage to the fixture, people or the surrounding structure and will void the listing and warranty. Contact factory for special mounting options.



Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions

Exton Powerspan Cable Tensioning Instructions

3" min. on-center spacing for multiple brackets

90deg

Tension Mount Bracket

Tension Mount Brackets can hold Powerspan Cable so it angles at up to 45 degrees away from perpendicular, for a total adjustability of 90 degrees left and right. If installing more than one bracket at the location, 3 inch on-center spacing allows for worst-case tightening.

The Tension Mount Bracket can be used in tensioned or loose “swagged” installations.

Tree Strap

The Tree Strap can be used to affix the Tension Mount Bracket to a tree or a pole. Strap is field-cuttable.

Tree Strap can be used in tensioned or non-tensioned applications. Ensure Trees are large enough and rigid enough for a safe installation. Due to the variable nature of trees, please use minimal tensioning on the cable. Consult with a licensed Arborist to determine tree mounting compatibility.

Surface Wrap Bracket

The Surface Wrap Bracket may be used to allow the Powerspan Cable to wrap around the pivot and change direction. Dissassemble the bolt inside the round bushing to allow installation. Surface wrap brackets increase the friction experienced by the installer, so may not be the best fit for long spans with many “turnarounds”, because it will be hard to pull the Span Cable to a desired tension and keep the cable flat. They are best to use over a walkway or with individual segments less than 20’. Maximum two (2) Wrap Brackets per run.

Maximum two (2) Surface Wrap Brackets per run.

Surface Wrap Brackets

Tension Mount Brackets

Fasten to Structure

Large Cable Wrap

Small Cable Wrap

60deg

36deg

60deg

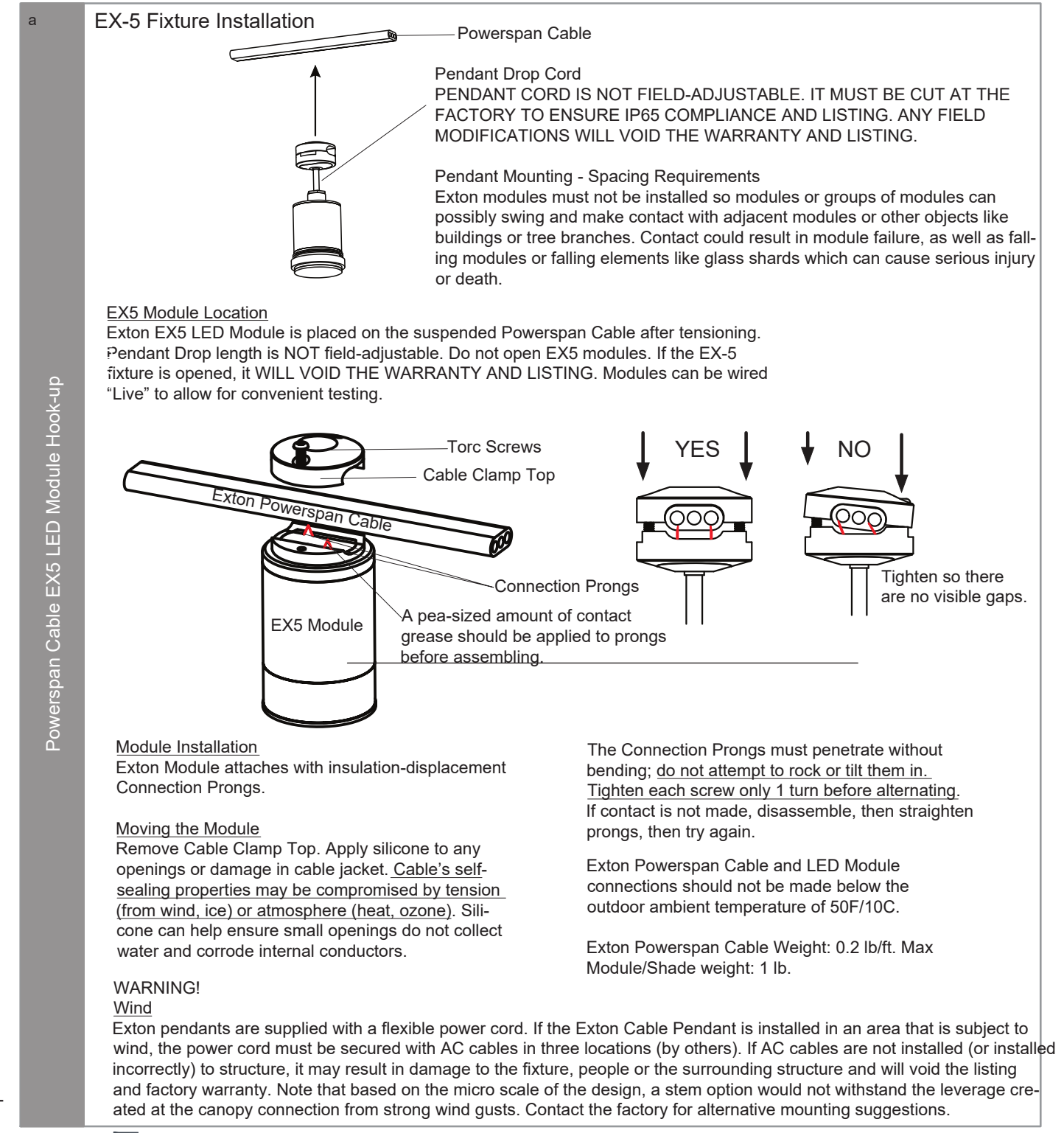
36deg

Note: Hardware provided by others. Use fasteners as per the specification of a licensed structural engineer for the mounting substrate.



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Creation Date: 3/8/23	Initials: BCE	☐	1.					No Revisions:		25358	
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Full Path: z:\...\22114 glenwood 6th street elec\		☐	3.					Void:		PROJECT STARTED: - ACCEPTED: -	
Drawing File Name:		☐	4.							Comments: -	
Acad Ver.: 2022	Scale: PER PLAN	Units: English	5.							Sheet Number: ES2-6	

Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions



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Creation Date: 3/8/23 Initials: BCE			1.					No Revisions:				25358	
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Full Path: z:\...\22114 glenwood 6th street elec\			3.					Void:		PROJECT STARTED: - ACCEPTED: -		Sheet Number: ES2-7	
Drawing File Name:			4.							Comments: -			
Acad Ver.: 2022 Scale: PER PLAN Units: English			5.										

Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions

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Powerspan Cable Hook-up to Power

Exton Powerspan Cable
Exton Powerspan Cable contains two #10 AWG stranded copper conductors alongside a central strand of steel support cable. To access the conductors, carefully start a slit in outer jacket and pull the conductors out, letting them “unzip” the slit.

Remove at least 6” for connection to power, and trim the excess jacket. The central tensile cable should be trimmed back so its almost flush with the end of the trimmed jacket.

Use wire-rope cutters, or if necessary a cutoff wheel, being careful not to nick conductors.

Hookup to Adjacent Remote Power Feed
The Power Feed may be placed so the wire gland which seals around the conductors is under the Cover of the Tension Mount End Bracket. In this case, the conductors are passed through and then connected to the building wires coming from the Tegan Lighting Exton Power Supply. Note that the Power Feed can not be used as an end feed; it is not structural.

Be sure to caulk behind the Power Feed Plate, as well as behind the screws.

Polarity does not matter.

Hook-up to Remote Power Feed
If the Remote Powerfeed is farther away, use Surface Brackets every 12” and within 2” of the start and end.

Exton Powerspan Cable and LED Module connections should not be made below the outdoor ambient temperature of 50F/10C.

Direct Hook-up to Power Supply
The Powerspan Cable may also be run directly into a dedicated Tegan Lighting Exton Power Supply, using the same cable fitting. Use Surface Brackets every 12” and within 2” of the start and end. Be sure to form the cable into a drip loop as shown. **WARNING: USE ONLY TEGAN LIGHTING POWER SUPPLIES & ENCLOSURES. USE OF ANY OTHER POWER SUPPLIES WILL VOID UL LISTING AND WARRANTY.**

Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions

a

Powerspan Cable EX5 LED Module Hook-up

EX-5 Fixture Installation

Pendant Drop Cord
PENDANT CORD IS NOT FIELD-ADJUSTABLE. IT MUST BE CUT AT THE FACTORY TO ENSURE IP65 COMPLIANCE AND LISTING. ANY FIELD MODIFICATIONS WILL VOID THE WARRANTY AND LISTING.

Pendant Mounting - Spacing Requirements
Exton modules must not be installed so close together that they possibly swing and make contact with adjacent modules or other objects like buildings or tree branches. Contact could result in module failure, as well as falling modules or falling elements like glass shards which can cause serious injury or death.

EX5 Module Location
Exton EX5 LED Module is placed on the suspended Powerspan Cable after tensioning. Pendant Drop length is NOT field-adjustable. Do not open EX5 modules. If the EX-5 fixture is opened, it WILL VOID THE WARRANTY AND LISTING. Modules can be wired “Live” to allow for convenient testing.

Module Installation
Exton Module attaches with insulation-displacement Connection Prongs.

Moving the Module
Remove Cable Clamp Top. Apply silicone to any openings or damage in cable jacket. Cable’s self-sealing properties may be compromised by tension (from wind, ice) or atmosphere (heat, ozone). Silicone can help ensure small openings do not collect water and corrode internal conductors.

WARNING!
Wind
Exton pendants are supplied with a flexible power cord. If the Exton Cable Pendant is installed in an area that is subject to wind, the power cord must be secured with AC cables in three locations (by others). If AC cables are not installed (or installed incorrectly) to structure, it may result in damage to the fixture, people or the surrounding structure and will void the listing and factory warranty. Note that based on the micro scale of the design, a stem option would not withstand the leverage created at the canopy connection from strong wind gusts. Contact the factory for alternative mounting suggestions.

The Connection Prongs must penetrate without bending; do not attempt to rock or tilt them in. Tighten each screw only 1 turn before alternating. If contact is not made, disassemble, then straighten prongs, then try again.

Exton Powerspan Cable and LED Module connections should not be made below the outdoor ambient temperature of 50F/10C.

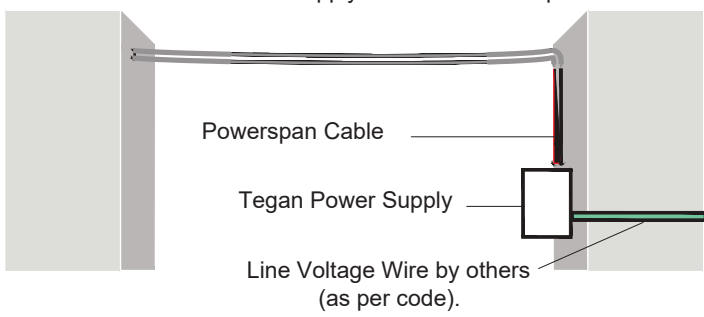
Exton Powerspan Cable Weight: 0.2 lb/ft. Max Module/Shade weight: 1 lb.

Computer File Information			Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents		Project No./Code	
Creation Date: 3/8/23	Initials: BCE	☐	1.					No Revisions:			25358	
Last Modification Date: 9/13/23	Initials: BCE	☐	2.					Revised:			STATE HWY NO./MP/SIDE	
Full Path: z:\...122114 glenwood 6th street elec\		☐	3.					Void:			006K / W 6th Street	
Drawing File Name:		☐	4.								PROJECT STARTED: -	ACCEPTED: -
Acad Ver.: 2022	Scale: PER PLAN	Units: English	5.								Comments: -	Sheet Number: ES2-8

Exton IP65 Trac System - Exclusive Powerspan Cable Installation Instructions

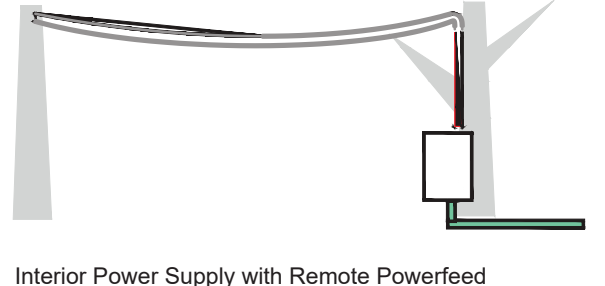
POWER SUPPLY INSTALLATION

Exterior Power Supply with Direct Hookup



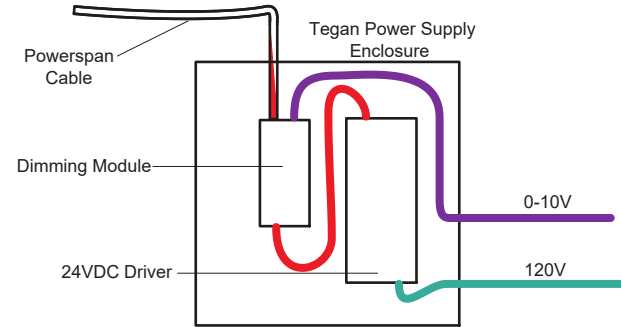
Tegan's IP24 or IP66 Power Supply may be mounted on outside of building, tree, or pole, with Exton Powerspan Cable directly running into it with waterproof fitting (by others).
Line Voltage (green) enters through building, or through external conduit, or through underground feeder cable, by others.
The Power Supply outputs 24VDC (red).
Each EX5 module draws 7W, or .3A.

Interior Power Supply with Remote Powerfeed



Tegan's IP20 Interior Power Supply is connected to the Remote Power Feed. Line Voltage (green) supplies the Power Supply with standard internal wiring (typical 10 AWG) by others.

Optional Dimming - Controls



Optional 0-10V dimming is accomplished with separate wires between the Dimmer Switch and the Dimming Module.

TRIAC or ELV dimming is not possible at this time.

415-504-3536

NEW

Featuring Tegan's Exclusive "Powerspan Cable"

Exton Powerspan Cable System

Kore-EX5 Powerspan Cable with Direct Mount "G" Envelope



Category: Exton Direct Mount Module with G Envelope features Tegan's exclusive Powerspan Cable. Can be installed with tensioned or swagged mounting. Designed for use with a remote Power Supply Enclosure with Driver. Optional 0-10V Dimming.

Material: Power Cable: Embedded stainless steel wire in the center of the Custom Cable with 10 gauge conductors inside a IP-65 Self-Sealing Jacket.
Mounting: Powdercoated or anodized steel and aluminum.
Kore-EX5 LED Module: UV stable exterior anodized aluminum, UV stable polycarbonate glass lenses, rubber O-rings.
Envelope: Hand blown, tooled glass. **Note:** Tegan's Glass Envelopes are hand blown with tooling. While the tooling provides consistency in scale, the Envelopes will have minor variations from Envelope-to-Envelope and batch-to-batch in scale and appearance. There also can be minor bubbles (clear/frosted versions) and tool marks on the surface. These are all common attributes of blown glass.

Finish: Powerspan Cable: **Black (BLK)** only. Custom finishes not available.
Kore-EX5 LED Module: Exterior rated, brushed, two-step electrolytic color anodizing. Anodized Black (BLK) or Anodized Aluminum (AL).
Envelope: Frosted Globe, Clear Globe w/half copper or silver mirror finish.
Mounting: Powder Coat Black.

Power Supply Enclosure: Refer to [Exton Power Supply IP20 Specs](#), [IP24 Specs](#) or [IP66 Specs](#) for details.

Powerspan Cable: Exton Powerspan, Self-Sealing Cable is IP-65 for interior/exterior use. Supplied in 1' (30.5cm) increments, with End Cap, as a stand alone to be tensioned or swagged. Field cuttable. Refer to [Installation Instructions](#) for max Powerspan runs.

Mounting: Surface Mount 2" Wrap Bracket, Black (EX-SWB-2-BLK), Surface Mount 3" Wrap Bracket, Black (EX-SWB-3-BLK), Vertical Surface Mount Bracket, Black finish (EX-VSB-BLK), Horizontal Surface Mount Bracket, Black finish (EX-HSMB-BLK), Standoff Bracket, Black finish (SOBR-BLK) Surface Mount "Drape" Bracket, Black finish (EX-FSDB-BLK), Tensioning Surface End Bracket, Black finish (EX-TSEB), Tree Strap & Buckle, Black finish (EX-TSB-BLK). Exton End Cap - Black finish (EX-EC-BLK).

Pole Mounting: Tegan has partnered with AV Poles & Lighting. Poles can be ordered from Tegan Lighting. AV is well-versed on the Exton System and has installed many similar tensioned projects. As required, engineering services will be provided in the quote to insure proper structural installation per code requirements. Refer to Exton Application Guide for information and more details. Poles can also be provided by others; engineering is required by others to ensure structural integrity. **Note: Tegan is not responsible for Poles/Engineering provided by others.**

Cable Span: **Maximum Cable mounting is 110' (33.5m).** Note that the cable must be a continuous run without interruption. 250W max. per circuit. When specifying cable length, add 20% to the run length for installation.

Power Feed: Exton IP-65 Power Feed for Remote Power Supply - Black Finish (EXPF-BLK); Field paintable; contact Factory for custom colors. Mounts to IP65 J-Box (for External Install), by others. **Note: Power Feed cannot be used for structural Powerspan Cable support.** Refer to [Installation Instructions](#) for details.

LED: High Wattage Array Cree LED, 2-Step Macadam. 5W @ 500 Lumen Output with 2700K 82-85 CRI typical. All values are initial lumens. For exact lumen output and wattage consumption data, please consult LM79 reports. Online power consumption does not include driver losses. Contact factory for 2400K, **3500K**, 4000K or **90 CRI**.

Optics: A 15° reflector is supplied in all G Envelope options to maximize decorative element illumination.

Electrical: **24VDC. Total input watts: 6.5W. 250W max. per circuit.**

teganlighting.com • info@teganlighting.com • 415-504-3536 • TG36 4/20/18 1

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Full Path: z:\...122114 glenwood 6th street elec\		☐	3.					Void:		PROJECT STARTED: - ACCEPTED: -	
Drawing File Name:		☐	4.							Comments: -	
Acad Ver.: 2022	Scale: PER PLAN	Units: English	5.							Sheet Number: ES2-9	

Packet Page 203



CATALOG
NUMBER

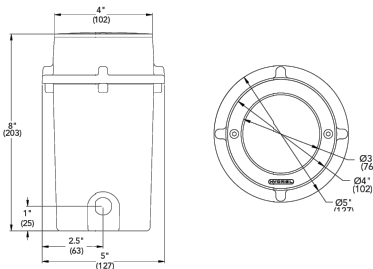
NOTES

TYPE



Specifications	
Length:	5"
	127 mm
Width:	4"
	102 mm
Height	8"
	203 mm
Weight:	4lbs

DIMENSIONS



PARADOX 4

4" Architectural In-Grade LED (Line Voltage)

HIGHLIGHTS

- Tilt Kit Optic includes a 5°, 10° and 15° tilt filters ad a 5° axial spread filter
- Integral junction box for wire splicing
- U.V. stabilized, impact and corrosion resistant housing
- Integral driver

5
YEAR
warranty



IP67



Buy American

LUMEN PACKAGES

	SP	MFL
Delivered Lumens	459	554
Watts	10	10
LPW	46	52

Note: Based on 41K

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PDX4 LED LINEVOLTAGE | Rev. 03/08/21
Page 1 of 3



PARADOX 4 | 2

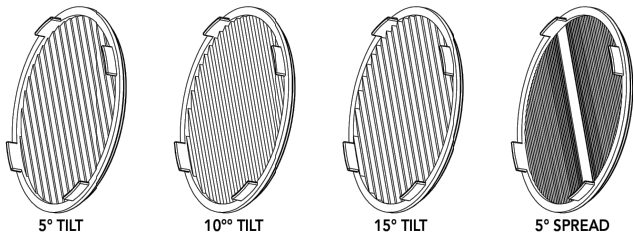
ORDERING INFORMATION

EXAMPLE: PDX4 B 9LED WHT30K MVOLT SP FLC 12S TKO

Model*	Material*	LED Array*	LED Color*	Voltage*	Distribution*				
PDX4	SS	Stainless Steel	WHT53K	120 ¹ MVOLT ²	SP				
	BSS	Brushed Stainless Steel	WHT41K		MFL				
	B	Bronze	WHT30K						
			WHT27K						
			AMBPC						
			BLU						
			GRN						
		RED							
Lens*	Conduit Entries*		Internal Tilt Kit	Options	Listing				
FLC	Flat Lens Clear	12S	Two 1/2" NPT Side (Standard)	TKO	Tilt Kit Optic	IDIM	In-line dimming 120 volt only	IEC ⁴	International Electrotechnical Commission
FLCAS	Flat Lens Clear, Anti-Slip	12B	Two 1/2" NPT Bottom (will include side entries as well)						
FLCSR ³	Flat Lens Frosted, Slip Resistant	20S ⁴	Two M20X 1,5 Side (Standard with IEC)						
		20B ⁴	Two M20X 1,5 Bottom (will include side entries as well)						

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
9 LED	500	10	0.083	0.048	0.042	0.036	0.029



TKO optic kit includes a 5°, 10° and 15° tilt filters and a 5° axial spread filter.
TKO kits are standard on PDX4 LED fixtures and include a mounting ring.

- Notes:
- 120 Volt power supply is magnetic and dimmable using standard incandescent dimming controls when ordered with IDIM option.
 - MVOLT = 120-277 electronic power supply, non-dimmable.
 - Meets ADA requirements for coefficient of friction.
 - Only for use in 50HZ applications.

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the Fixture platform in a 25°C ambient, based on 8000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

SLIP RESISTANCE AND LOAD RATING

PDX4
MAXIMUM LOAD RATING
Peak compression force of 2,048 lbs.
LENS STATIC COEFFICIENT OF FRICTION
PDX4 Anti-Slip Lens (FLCAS): Dry = 0.78; Wet = 0.30
PDX4 Slip Resistant Lens (FLSR): Dry = 0.68; Wet = 0.59

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PDX4 LED LINEVOLTAGE | Rev. 03/08/21
Page 2 of 3

Computer File Information

Creation Date: 3/8/23	Initials: BCE
Last Modification Date: 9/13/23	Initials: BCE
Full Path: z:\... \22114 glenwood 6th street elec\	
Drawing File Name:	
Acad Ver.: 2022	Scale: PER PLAN Units: English

Index of Revisions

1.		
2.		
3.		
4.		
5.		

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6th Street Improvements Project

ELECTRICAL DETAILS

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -

ACCEPTED: -

Comments: -

Project No./Code

25358

STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: **ES2-10**



MOUNTING ACCESSORIES
FA-25 & FA-26 SERIES

TYPE

SPECIFICATIONS

POST: Angle cut 3" square x 20" ABS, 0.25" wall thickness
Bronze post standard with post cap finish -BAR, -BRT, -CAM, -WBR
Rubbed Verde post standard with post cap finish -RBV
Black post standard with all other post cap finishes.

POST CAP: Cast aluminum or brass threaded 1/2"NPS.
For composite cap model add "C" to beginning of part number (CFA-25, CFA-26)

WIRING:

FA-25 models: None
FA-26 models: Green ground wire included inside cap.

CAP FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional acid finishes available
Composite - Black, Rubbed Verde or Bronze

12V MOUNTING PEDESTAL FA-25

20" post and cast aluminum or brass cap with female 1/2"NPS

120V-277V MOUNTING PEDESTAL FA-26

20" post and cast aluminum or brass cap with female 1/2"NPS; ground wire in cap

120V MOUNTING PEDESTAL W/ PHOTOCELL FA-26-PC

20" post and cast aluminum or brass cap with female 1/2"NPS; attached Photocell

120V MOUNTING PEDESTAL W/ 75W TRANSFORMER FA-26-75W

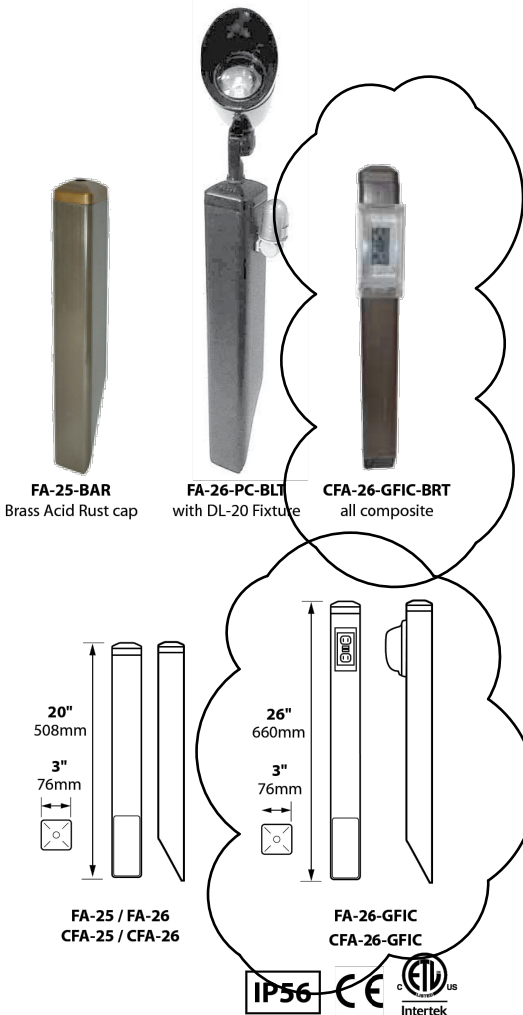
20" post and cast aluminum or brass cap with female 1/2"NPS; internal 75w hardwire electronic transformer (HW-12-75)

120V MOUNTING PEDESTAL W/ GFIC RECEPTACLE FA-26-GFIC

26" post and cast aluminum or brass cap with female 1/2"NPS; 125v 20 Amp GFIC receptacle with weather proof cover

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	SHIP WEIGHT
FA-25-BLT	12v Commercial Mounting Pedestal, Aluminum Cap	2 lbs
FA-25-BRS	12v Commercial Mounting Pedestal, Brass Cap	3 lbs
FA-26-BLT	120-277v Commercial Mounting Pedestal, Aluminum Cap	2 lbs
FA-26-BRS	120-277v Commercial Mounting Pedestal, Brass Cap	3 lbs
FA-26-PC-BLT	120v Commercial Mounting Pedestal, Aluminum Cap with attached Photocell	2 lbs
FA-26-PC-BRS	120v Commercial Mounting Pedestal, Brass Cap with attached Photocell	3 lbs
FA-26-75W-BLT	120v Commercial Mounting Pedestal, Aluminum Cap with 75w Electronic Transformer	2 lbs
FA-26-75W-BRS	120v Commercial Mounting Pedestal, Brass Cap with 75w Electronic Transformer	3 lbs
FA-26-GFIC-BLT	120v Commercial Mounting Pedestal, Aluminum Cap with GFIC Receptacle	3 lbs
FA-26-GFIC-BRS	120v Commercial Mounting Pedestal, Brass Cap with GFIC Receptacle	4 lbs



JOB INFORMATION

Type: _____ Date: _____

Job Name: _____

Cat. No.: _____

Lamp(s): _____

Specifier: _____

Contractor: _____

Notes: _____

FOCUS INDUSTRIES INC.
25301 COMMERCE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT

FA-25_26 102715

BRASS & COPPER ONLY

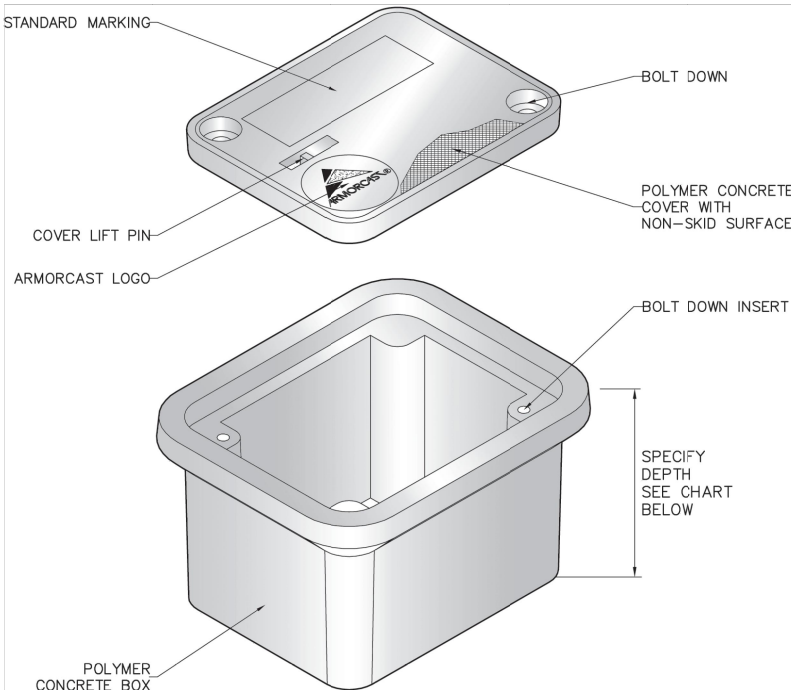
6" x 8" BOX ASSEMBLY
6" DEPTH



POLYMER CONCRETE

ARMORCAST PRODUCTS COMPANY

A6000608



6"W x 8"L BOX ASSEMBY

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Box & Cover Assembly	6" x 8" x 6"	10K	8	A6000608AX6	16 lbs.	50
	6" x 8" x 6"	20K	15 / 22	A6000608TAX6 / A6000608HDAX6	16 lbs.	50

COMPONENTS

MORE COVER VARIATIONS ARE AVAILABLE IN OUR "COVER SECTION"

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Replacement Covers	6" x 8"	10K	8	A6000609	5 lbs.	100
	6" x 8"	20K	15	A6000609T	5 lbs.	100
Replacement Box	6" x 8" x 6"	10K / 20K	22	A6000608X6	11 lbs.	50

- Boxes are Open Bottom and Stackable, also available with Solid Bottoms.
- For sizes not shown please contact Armorcast Products for more information.

THIS PRODUCT IS LISTED TO APPLICABLE UL STANDARDS AND REQUIREMENTS BY UL.

www.armorcastprod.com

Tel: (818) 982-3600 Fax: (818) 982-7742

12

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Creation Date: 3/8/23	Initials: BCE
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Full Path: z:\...122114 glenwood 6th street elec\	
Drawing File Name:	
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Index of Revisions

1.		
2.		
3.		
4.		
5.		

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25358
STATE HWY NO./MP/SIDE
006K / W 6th Street
Sheet Number: ES2-11



CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information



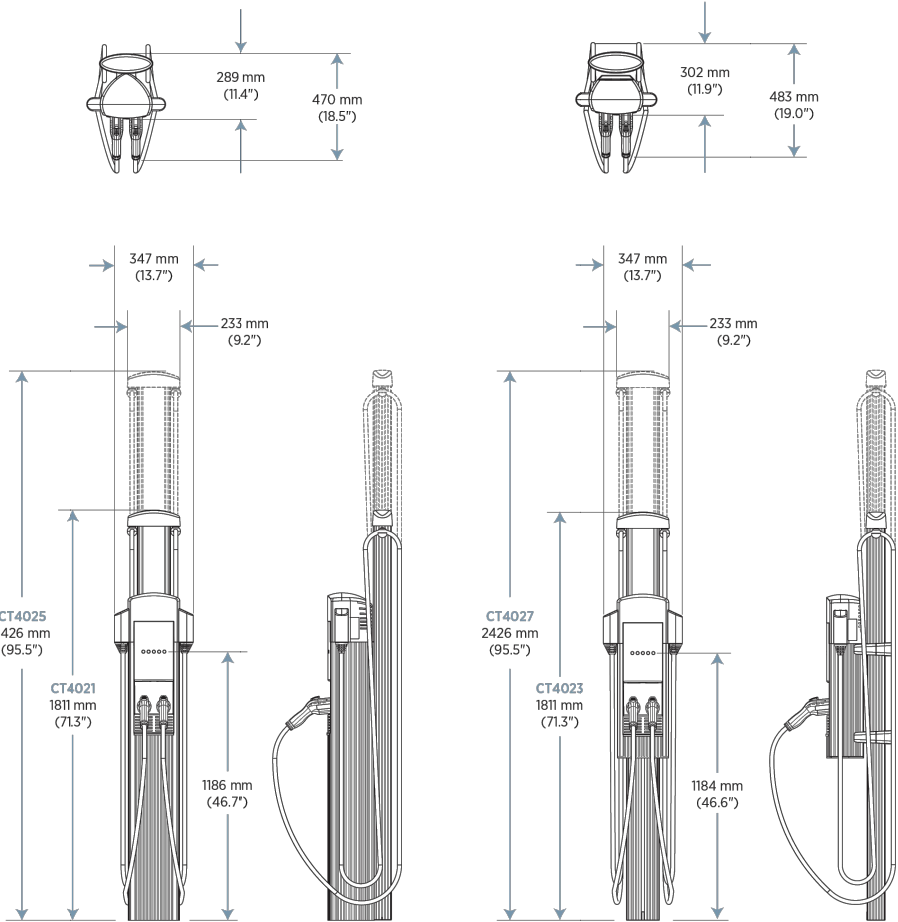
CT4021

CT4000 Datasheet

Architectural Drawings (Dimensions)

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard

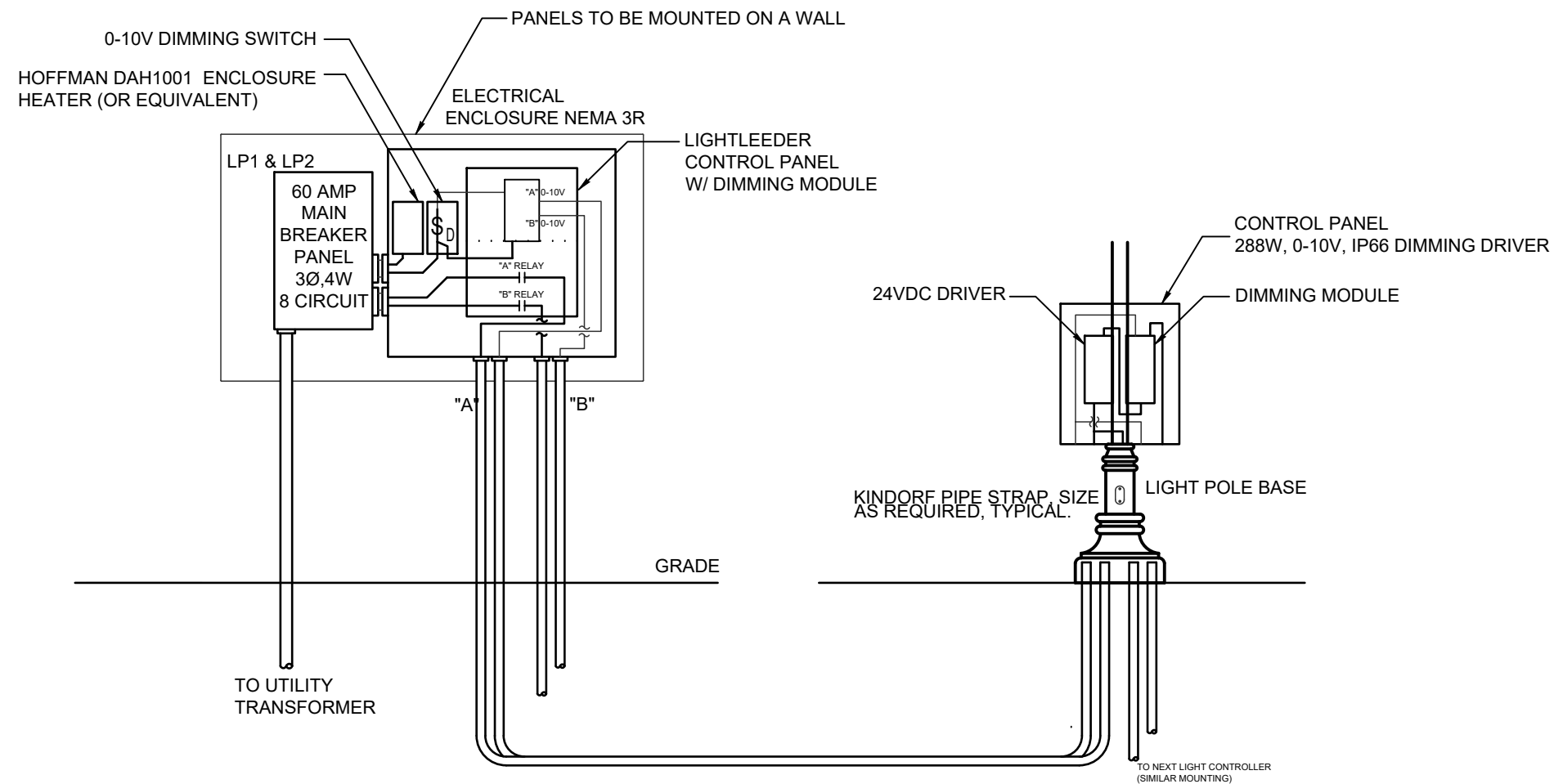
CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount



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4 of 7

Computer File Information			Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents	Project No./Code	
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Drawing File Name:		☐	4.						Comments: -			
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WALL MOUNTED SERVICE PANEL

NOT TO SCALE

LIGHT PANEL MOUNTING DETAIL

NOT TO SCALE

ELECTRICAL SERVICE NOTES:

1. PROVIDE MATERIALS FOR SUPPORT STRUCTURE TO MOUNT METER MAIN, AND NEMA 3R RATED LOCKABLE ELECTRICAL ENCLOSURE; COORDINATE SIZE WITH CONTROLS AND HEATER TO BE INSTALLED; MINIMUM DIMENSIONS: 24"W x 24"H x 8"D.
2. CONTROLS TO BE A 2 RELAY LIGHTLEEDER AUTOMATIC LIGHTING CONTROLLER, WITH A LIGHTSYNC DIMMER MODULE AND PHOTO SENSOR. CONTRACTOR TO SUPPLY A DIMMING SWITCH COMPATIBLE WITH THE LIGHTLEEDER CONTROLLER AND SINGLE GANG HOUSING TO MOUNT IN THE ELECTRICAL ENCLOSURE. EACH RELAY ("A" AND "B") WILL CONTROL A LIGHTING CIRCUIT EACH POWERING MULTIPLE LIGHT PANELS.
3. THE INTERIOR OF THE ELECTRICAL ENCLOSURE TO BE THERMALLY REGULATED BY A HOFFMAN DAH1001A (OR EQUIVALENT) ENCLOSURE HEATER. SET THERMOSTAT TO ENSURE 40°F (5°C) MINIMUM ENCLOSURE TEMPERATURE. ENSURE ADEQUATE CLEARANCE AROUND HEATER PER MANUFACTURER'S RECOMMENDATIONS.
4. PROVIDE GROUNDING PER THE 2023 NEC.
5. ELECTRICAL CONTRACTOR TO PROVIDE LINE VOLTAGE 0-10V DIMMER SWITCH TO CONTROL THE DIMMING MODULE FOR ALL LIGHT CABLE INSTALLATIONS EACH ALLEY.
6. ENSURE CONDUIT BURIAL TO A MINIMUM DEPTH OF 24".
7. SET TIME SWITCH AND CALENDAR PER CITY OF GLENWOOD SPRINGS DIRECTION.
8. ALL MODELS IDENTIFIED ON DRAWINGS ARE FOR DESIGN INTENT; EQUIVALENT MODELS SHALL BE SUBMITTED TO ENGINEERS FOR APPROVAL.
9. REFER TO PLANS FOR CONDUIT QUANTITY, SIZE, AND SUGGESTED ROUTING PATHWAYS. ELECTRICAL CONTRACTOR TO CONFIRM CONDUIT QUANTITY, SIZE, AND ROUTING PRIOR TO INSTALLATION.

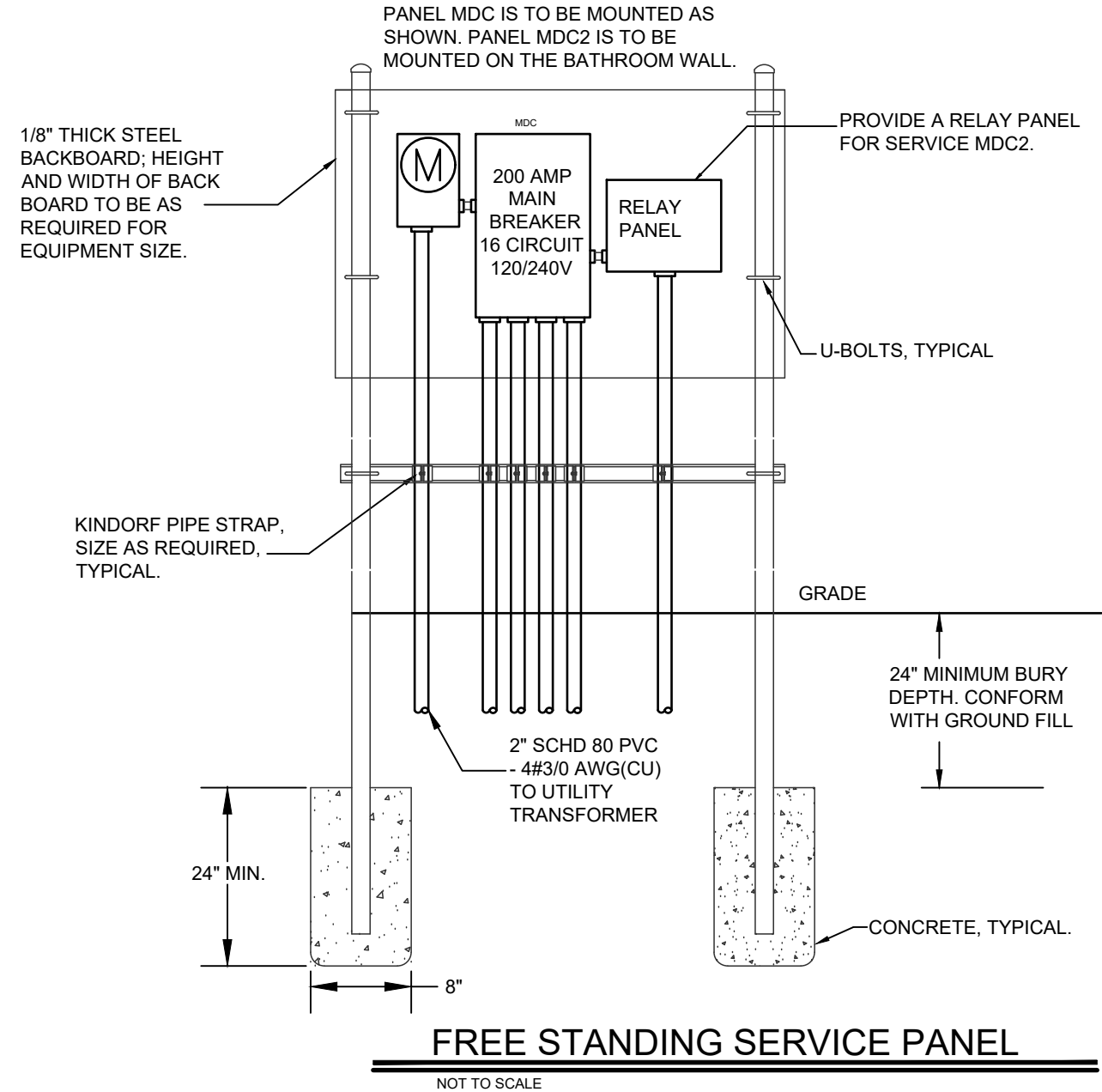
ELECTRICAL LIGHT CONTROL PANEL NOTES:

1. PROVIDE MATERIALS FOR SUPPORT STRUCTURE TO MOUNT LIGHT CONTROLLER.
2. PROVIDE GROUNDING PER THE 2020 NEC.
3. ENSURE CONDUIT BURIAL TO A MINIMUM DEPTH OF 24".
4. MAKE TERMINATIONS BETWEEN POWERSPAN CABLING AND FEEDER WIRING IN THE BASE OF THE LIGHT POLE.
5. REFERENCE SHEETS ES1-1,2 & 3 FOR LOCATIONS OF LIGHT PANELS.

NOTES FOR PANELS LP1 AND LP2:

1. PROVIDE FIVE RELAY CIRCUITS FOR PANEL LP1.
2. PROVIDE FIVE RELAY CIRCUITS FOR PANEL LP2.

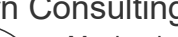
Computer File Information		Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents	Project No./Code
Creation Date: 3/8/23	Initials: BCE	☐	1.				No Revisions:		25358
Last Modification Date: 9/13/23	Initials: BCE	☐	2.				Revised:		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: z:\...l22114 glenwood 6th street elec\		☐	3.				Void:		PROJECT STARTED: - ACCEPTED: -
Drawing File Name:		☐	4.						Comments: -
Acad Ver.: 2022	Scale: PER PLAN	Units: English	☐	5.					Sheet Number: ES2-13



- ELECTRICAL SERVICE NOTES:**
1. PROVIDE MATERIALS FOR SUPPORT STRUCTURE TO MOUNT PANEL, METER HOUSING, AND RELAY PANEL. COORDINATE SIZE WITH CONTROLS AND HEATER TO BE INSTALLED; MINIMUM DIMENSIONS: 24"W x 24"H x 8"D.
 2. REINSTALL EXISTING STREET LIGHT CONTROL PANEL SHOWN ON THE EXISTING SERVICE PHOTO. REWIRE ALL EXISTING STREET LIGHTS TO THE NEW LOCATION.
 3. EXTEND NEW CONDUCTORS TO THE LIGHTING CONTROL PANEL AND TO THE TREE OUTLETS.
 4. PROVIDE GROUNDING PER THE 2023 NEC.
 5. VERY LENGTH OF ALL CIRCUITS AND MODIFY CONDUCTOR SIZE TO ACCOMMODATE VOLTAGE DROP.
 9. ENSURE CONDUIT BURIAL TO A MINIMUM DEPTH OF 24".
 10. REFER TO PLANS FOR CONDUIT QUANTITY, SIZE, AND SUGGESTED ROUTING PATHWAYS. ELECTRICAL CONTRACTOR TO CONFIRM CONDUIT QUANTITY, SIZE, AND ROUTING PRIOR TO INSTALLATION.

PANEL SCHEDULE -		LP1	TYPE: VOLTAGE: ENCLOSURE:	PANELBOARD 120/208 NEMA3R	BUS SIZE: 60 MAIN BRKR: 60 MOUNTING: SURFACE		PHASES: 1 WIRES: 3 SC RATING: 10000	NEUTRAL BUS: YES	GROUND BUS: YES	
LOAD TYPE	LOAD DESCRIPTION			AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION
MISCELLANEOUS	LIGHTING CONTROL PANEL ---			20A 1P	1 200	A	2 440	20A 1P	LIGHTING	STRING LIGHTS ---
RECEPTACLE	GARDEN POST GFCI OUTLET ---			20A 1P	3 750	B	4 660	20A 1P	LIGHTING	STRING LIGHTS ---
RECEPTACLE	GARDEN POST GFCI OUTLET ---			20A 1P	5 1000	A	6 300	20A 1P	LIGHTING	STREET LIGHTS AND BOLLARDS ---
SPARE	UNALLOCATED FUTURE ---			20A 1P	7 1200	B	8 100	20A 1P	LIGHTING	INGROUND LIGHTS ---
SPARE	UNALLOCATED FUTURE ---			20A 1P	9 1200	A	10 0	---	SPACE	--- ---
SPARE	UNALLOCATED FUTURE ---			20A 1P	11 1200	B	12 0	---	SPACE	--- ---
LOADS BY TYPE:					LOADS BY PHASE:					
LOAD TYPE	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE		CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)		
LIGHTING	1500.00	1.25	1875.00	A		3140.00	26.17	A-B: 80.3		
KITCHEN	0.00	0.00	0.00	B		3910.00	32.58	B-A: 80.3		
PROCESS	0.00	1.00	0.00	C		---	---	---		
RECEPTACLES	1750.00	1.00	1750.00	TOTAL/AVERAGE		7050.00	29.38	80.3		
MECH HEATING	0.00	1.00	0.00	NOTES: 1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.						
MECH COOLING	0.00	1.00	0.00							
MECH YEAR ROUND	0.00	1.00	0.00							
APPLIANCE	0.00	1.00	0.00							
MISCELLANEOUS	200.00	1.00	200.00							
MOTOR	0.00	1.00	0.00							
SPARE	3600.00	1.00	3600.00							
LARGEST MOTOR ¹	ABOVE	0.25	0.00							
TOTAL	7050.00		7425.00							

PANEL SCHEDULE -		MDC	TYPE: VOLTAGE: ENCLOSURE:	PANELBOARD 120/240 NEMA3R	BUS SIZE: 200 MAIN BRKR: 200 MOUNTING: SURFACE		PHASES: WIRES: 3 SC RATING: 10000	1	NEUTRAL BUS: YES	GROUND BUS: YES
LOAD TYPE	LOAD DESCRIPTION			AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION
SUBFEED	PANEL LP1 ---			60A 2P	1 2140	A	2 2500	50A 2P	LIGHTING	EXISTING RELAY PANEL ---
SUBFEED	---			---	3 3210	B	4 2500	---	LIGHTING	---
RECEPTACLE	GARDEN POST GFCI ---			20A 1P	5 1000	A	6 0	---	SPACE	---
RECEPTACLE	CARRIAGE POLE OUTLETS ---			30A 1P	7 1000	B	8 1000	20A 1P	RECEPTACLE	GARDEN POST GFCI ---
MISCELLANEOUS	EV CHARGER ---			50A 2P	9 3600	A	10 1200	20A 1P	SPARE	UNALLOCATED FUTURE ---
MISCELLANEOUS	---			---	11 3600	B	12 1200	20A 1P	SPARE	UNALLOCATED FUTURE ---
SPACE	---			---	13 0	A	14 1200	20A 1P	SPARE	UNALLOCATED FUTURE ---
SPACE	---			---	15 0	B	16 0	---	SPACE	---
LOADS BY TYPE:					LOADS BY PHASE:					
LOAD TYPE	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE		CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)		
LIGHTING	7000.00	1.25	8750.00	A		11640.00	97.00	A-B: 93		
KITCHEN	0.00	1.00	0.00	B		12510.00	104.25	B-A: 93		
PROCESS	0.00	1.00	0.00	C		---	---	---		
RECEPTACLES	4750.00	1.00	4750.00	TOTAL/AVERAGE		24150.00	100.63	93.0		
MECH HEATING	0.00	1.00	0.00	NOTES: 1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.						
MECH COOLING	0.00	1.00	0.00							
MECH YEAR ROUND	0.00	1.00	0.00							
APPLIANCE	0.00	1.00	0.00							
MISCELLANEOUS	7600.00	1.00	7600.00							
MOTOR	0.00	1.00	0.00							
SPARE	4800.00	1.00	4800.00							
LARGEST MOTOR ¹	ABOVE	0.25	0.00							
TOTAL	24150.00		25900.00							

Computer File Information			Index of Revisions			 Bighorn Consulting Engineers, Inc. Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project ELECTRICAL DETAILS 100% Construction Documents		Project No./Code
Creation Date: 3/8/23	Initials: BCE		1.					No Revisions:			
Last Modification Date: 9/13/23	Initials: BCE		2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: z:\...l22114 glenwood 6th street elec\			3.					Void:	PROJECT STARTED: -	ACCEPTED: -	
Drawing File Name:			4.						Comments: -	Sheet Number: ES2-14	
Acad Ver.: 2022	Scale: PER PLAN	Units: English	5.								

PANEL SCHEDULE - LP2		TYPE: 120/208 VOLTAGE: ENCLOSURE:	PANELBOARD 120/208 NEMA3R	BUS SIZE: 60 MAIN BRKR: 60 MOUNTING: SURFACE		PHASES: 1 WIRES: 3 SC RATING: 10000	NEUTRAL BUS: YES GROUND BUS: YES	
LOAD TYPE	LOAD DESCRIPTION	AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION
MISCELLANEOUS	LIGHTING CONTROL PANEL	20A 1P	1 200	A	2 440	20A 1P	LIGHTING	STRING LIGHTS
RECEPTACLE	GARDEN POST GFCI OUTLET	20A 1P	3 750	B	4 660	20A 1P	LIGHTING	STRING LIGHTS
RECEPTACLE	GARDEN POST GFCI OUTLET	20A 1P	5 1000	A	6 300	20A 1P	LIGHTING	STREET LIGHTS AND BOLLARDS
SPARE	UNALLOCATED FUTURE	20A 1P	7 1200	B	8 100	20A 1P	LIGHTING	INGROUND LIGHTS
SPARE	UNALLOCATED FUTURE	20A 1P	9 1200	A	10 0	---	SPACE	---
SPARE	UNALLOCATED FUTURE	20A 1P	11 1200	B	12 0	---	SPACE	---
LOADS BY TYPE:				LOADS BY PHASE:				
LOAD TYPE	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE	CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)	
LIGHTING	1500.00	1.25	1875.00	A	3140.00	26.17	A-B: 80.3	
KITCHEN	0.00	0.00	0.00	B	3910.00	32.58	B-A: 80.3	
PROCESS	0.00	1.00	0.00	C	---	---	---	
RECEPTACLES	1750.00	1.00	1750.00					
MECH HEATING	0.00	1.00	0.00	TOTAL/AVERAGE	7050.00	29.38	80.3	
MECH COOLING	0.00	1.00	0.00					
MECH YEAR ROUND	0.00	1.00	0.00	NOTES:				
APPLIANCE	0.00	1.00	0.00	1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.				
MISCELLANEOUS	200.00	1.00	200.00					
MOTOR	0.00	1.00	0.00					
SPARE	3600.00	1.00	3600.00					
LARGEST MOTOR ¹	ABOVE	0.25	0.00					
TOTAL	7050.00		7425.00					

PANEL SCHEDULE - MDC2		TYPE: 120/240 VOLTAGE: ENCLOSURE:	PANELBOARD 120/240 NEMA3R	BUS SIZE: 200 MAIN BRKR: 200 MOUNTING: SURFACE		PHASES: 1 WIRES: 3 SC RATING: 10000	NEUTRAL BUS: YES GROUND BUS: YES	
LOAD TYPE	LOAD DESCRIPTION	AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION
SUBFEED	PANEL LP2	60A 2P	1 3140	A	2 4000	50A 2P	MISCELLANEOUS	EV CHARGER
SUBFEED	---	---	3 3910	B	4 4000	---	MISCELLANEOUS	---
RECEPTACLE	GARDEN POST GFCI	20A 1P	5 1000	A	6 200	20A 1P	LIGHTING	TYPE E-2 LIGHTS
RECEPTACLE	CARRIAGE POLE OUTLETS	30A 1P	7 1000	B	8 1000	20A 1P	RECEPTACLE	GARDEN POST GFCI
RECEPTACLE	CARRIAGE POLE OUTLETS	30A 1P	9 1000	A	10 200	20A 1P	LIGHTING	TYPE E-1 & E-2 LIGHTS
SPARE	UNALLOCATED FUTURE	20A 1P	11 1200	B	12 1200	20A 1P	SPARE	UNALLOCATED FUTURE
SPACE	---	---	13 0	A	14 1200	20A 1P	SPARE	UNALLOCATED FUTURE
SPACE	---	---	15 0	B	16 0	---	SPACE	---
LOADS BY TYPE:				LOADS BY PHASE:				
LOAD TYPE	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE	CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)	
LIGHTING	1900.00	1.25	2375.00	A	10740.00	89.50	A-B: 87.2	
KITCHEN	0.00	1.00	0.00	B	12310.00	102.58	B-A: 87.2	
PROCESS	0.00	1.00	0.00	C	---	---	---	
RECEPTACLES	5750.00	1.00	5750.00	TOTAL/AVERAGE	23050.00	96.04	87.2	
MECH HEATING	0.00	1.00	0.00	NOTES:				
MECH COOLING	0.00	1.00	0.00	1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.				
MECH YEAR ROUND	0.00	1.00	0.00					
APPLIANCE	0.00	1.00	0.00					
MISCELLANEOUS	8200.00	1.00	8200.00					
MOTOR	0.00	1.00	0.00					
SPARE	7200.00	1.00	7200.00					
LARGEST MOTOR ¹	ABOVE	0.25	0.00					
TOTAL	23050.00		23525.00					

Computer File Information

Creation Date: 3/8/23Initials: BCE

Last Modification Date: 9/13/23Initials: BCE

Full Path: z:\...\l22114 glenwood 6th street elec\

Drawing File Name:

Acad Ver.: 2022Scale: PER PLANUnits: English

Index of Revisions

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3.

4.

5.

Bighorn Consulting Engineers, Inc.



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



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As Constructed

No Revisions:

Revised:

Void:

6th Street Improvements Project

ELECTRICAL DETAILS

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -ACCEPTED: -

Comments: -

Project No./Code

25358

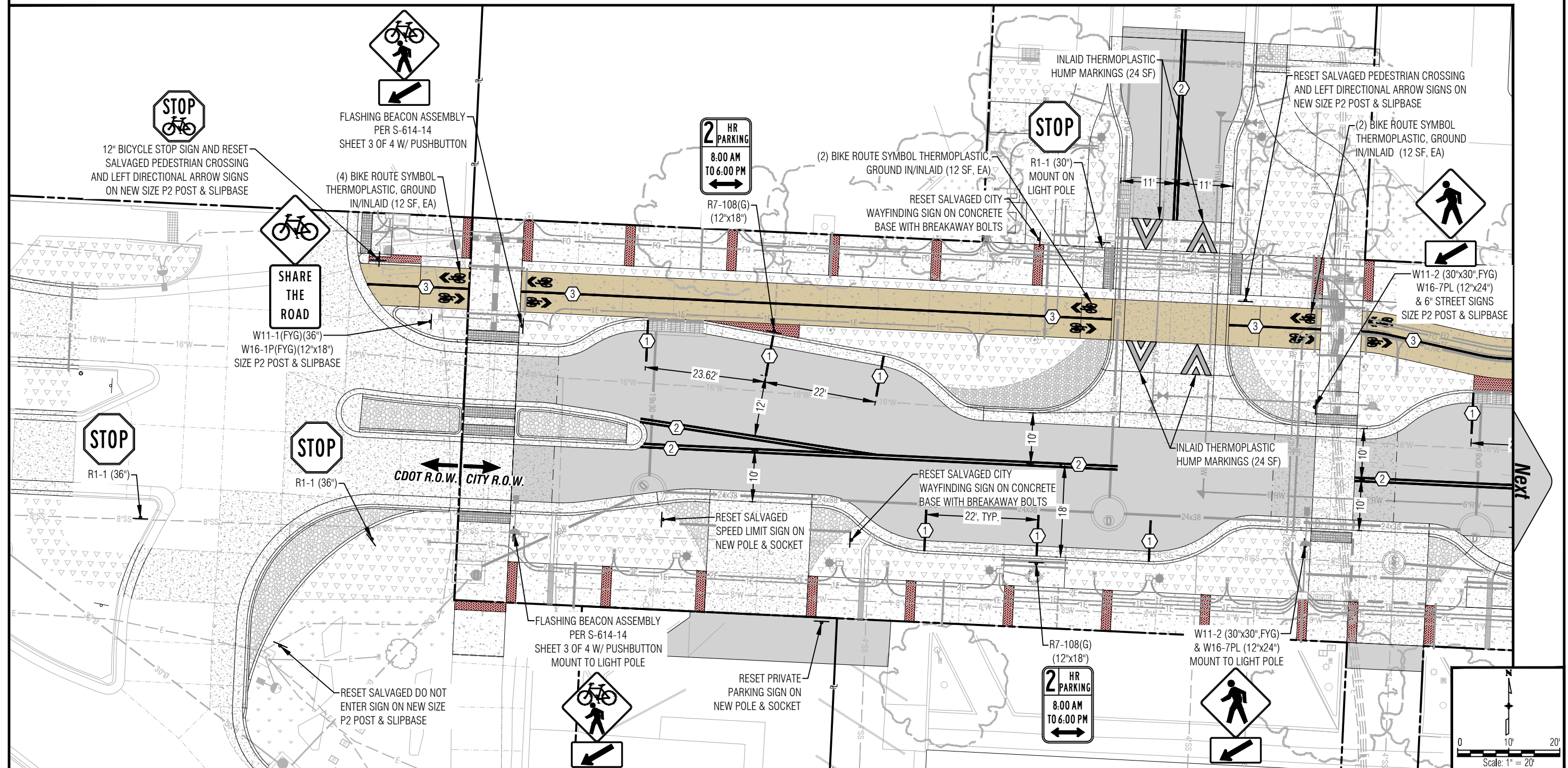
STATE HWY NO./MP/SIDE
006K / W 6th Street

Sheet Number: ES2-15

1. PAVEMENT MARKINGS SHALL NOT BE INSTALLED OVER ANY PAVERS OR STONE.
2. SIGN POST SHALL BE TUBULAR STEEL POST SIZE P (2-3/8" O.D., 0.080" THICK) POWDER COAT BLACK WITH TUBULAR SOCKET BREAKAWAY BASES UNLESS OTHERWISE INDICATED. POST BASES LANDING IN STONE SHALL BE CORED AND GROUTED IN PLACE.
3. SEE DETAIL SHEET FOR BOLLARD DETAILS.

- ① PARKING LINE: SOLID WHITE, 4 IN. WIDE, 8' LONG PERPENDICULAR TO CURB.
- ② CENTERLINE - ROADWAY: SOLID DOUBLE YELLOW, 4 IN. WIDE, 4 IN. APART, GROUND IN/INLAID.
- ③ CENTERLINE - BIKE PATH: SOLID WHITE, 4 IN. WIDE, GROUND IN/INLAID.
- ④ ACCESSIBLE PARKING LINE: SOLID BLUE, 4 IN. WIDE ALONG OUTER EDGES, GROUND IN/INLAID AND HATCHING (NOT GROUND IN/INLAID).
- ⑤ WHITE HATCHING (NOT GROUND IN/INLAID).

(G) GREEN ON WHITE (FYG) FLORESCENT YELLOW GREEN

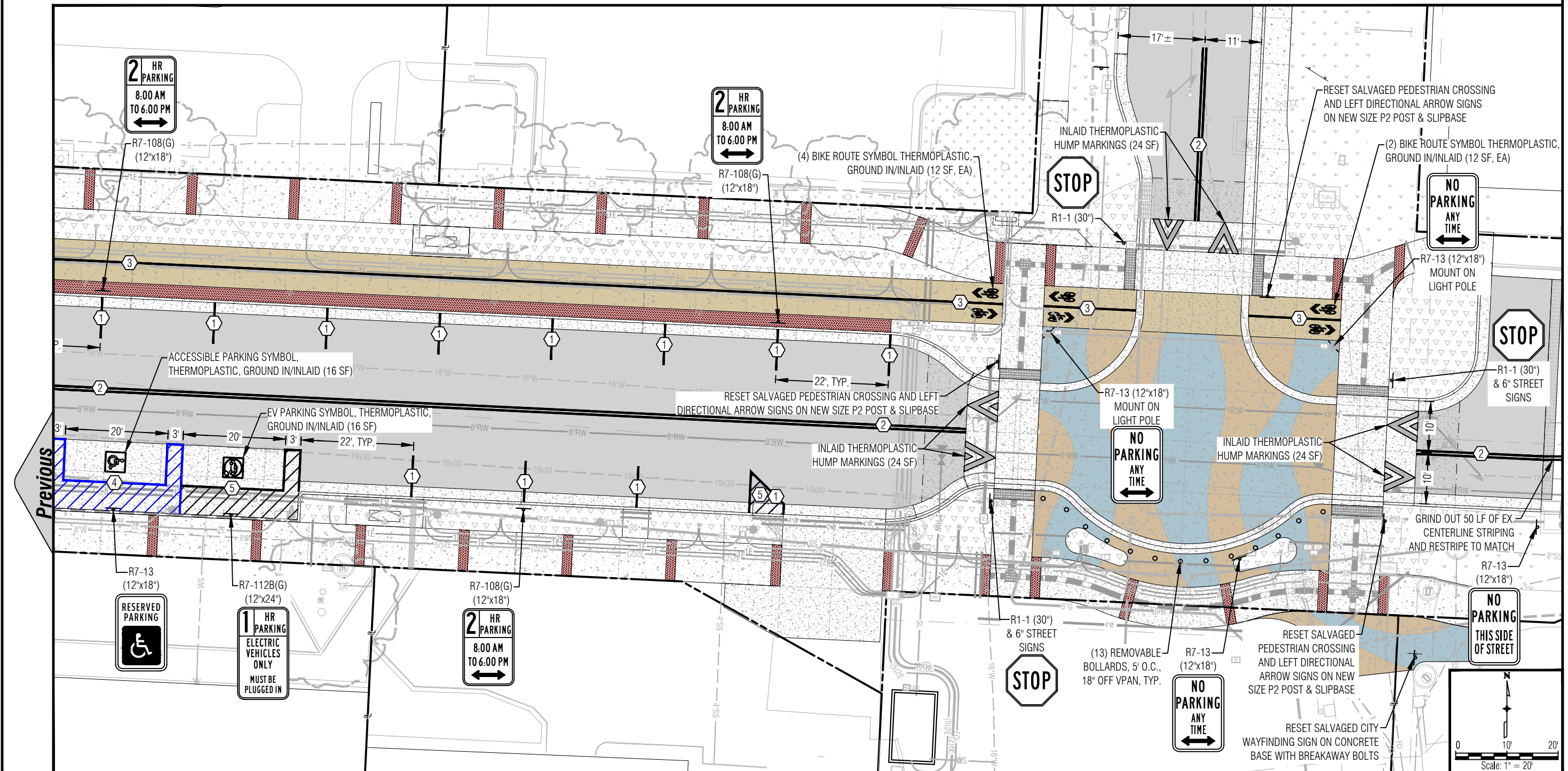


Computer File Information			Index of Revisions			 Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833	 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Signage & Striping Plan 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23	Initials: DJW	☐	1.						No Revisions:		RMS M535-010			
Last Modification Date: 11/15/23	Initials: -	☐	2.						Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street			
Full Path: n:\projects\2022\22021-gws 6th street\dwg		☐	3.						Void:	PROJECT STARTED: -	ACCEPTED: -	Sheet Number: C.9.1		
Drawing File Name: 22021-c-signage		☐	4.							Comments: -				
Acad Ver.: 2022	Scale: N/A	Units: English	☐	5.										

1. PAVEMENT MARKINGS SHALL NOT BE INSTALLED OVER ANY PAVERS OR STONE.
2. SIGN POST SHALL BE 2-3/8" O.D. TUBULAR STEEL, 16-GAUGE, POWDER COAT BLACK WITH TUBULAR SOCKET BREAKAWAY BASES UNLESS OTHERWISE INDICATED. POST BASES LANDING IN STONE SHALL BE CORED AND GROUTED IN PLACE.
3. SEE DETAIL SHEET FOR BOLLARD DETAILS.

- ① PARKING LINE: SOLID WHITE, 4 IN. WIDE, 8' LONG PERPENDICULAR TO CURB.
- ② CENTERLINE - ROADWAY: SOLID DOUBLE YELLOW, 4 IN. WIDE, 4 IN. APART, GROUND IN/INLAID.
- ③ CENTERLINE - BIKE PATH: SOLID WHITE, 4 IN. WIDE, GROUND IN/INLAID.
- ④ ACCESSIBLE PARKING LINE: SOLID BLUE, 4 IN. WIDE ALONG OUTER EDGES, GROUND IN/INLAID AND HATCHING (NOT GROUND IN/INLAID).
- ⑤ WHITE HATCHING (NOT GROUND IN/INLAID).

(G) GREEN ON WHITE (FYG) FLORESCENT YELLOW GREEN



Computer File Information			Index of Revisions				6th Street Improvements Project Signage & Striping Plan 100% Construction Documents		Project No./Code	
Creation Date: 11/15/23 Initials: DJW			1.				No Revisions:		RMS M535-010	
Last Modification Date: 11/15/23 Initials: -			2.				Revised:		STATE HWY NO./MP/SIDE	
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.				PROJECT STARTED: - ACCEPTED: -		006K / W 6th Street	
Drawing File Name: 22021-c-signage			4.				Void:		Comments: -	
Acad Ver.: 2022 Scale: N/A Units: English			5.						Sheet Number: C.9.2	
						923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021				

NOTES:

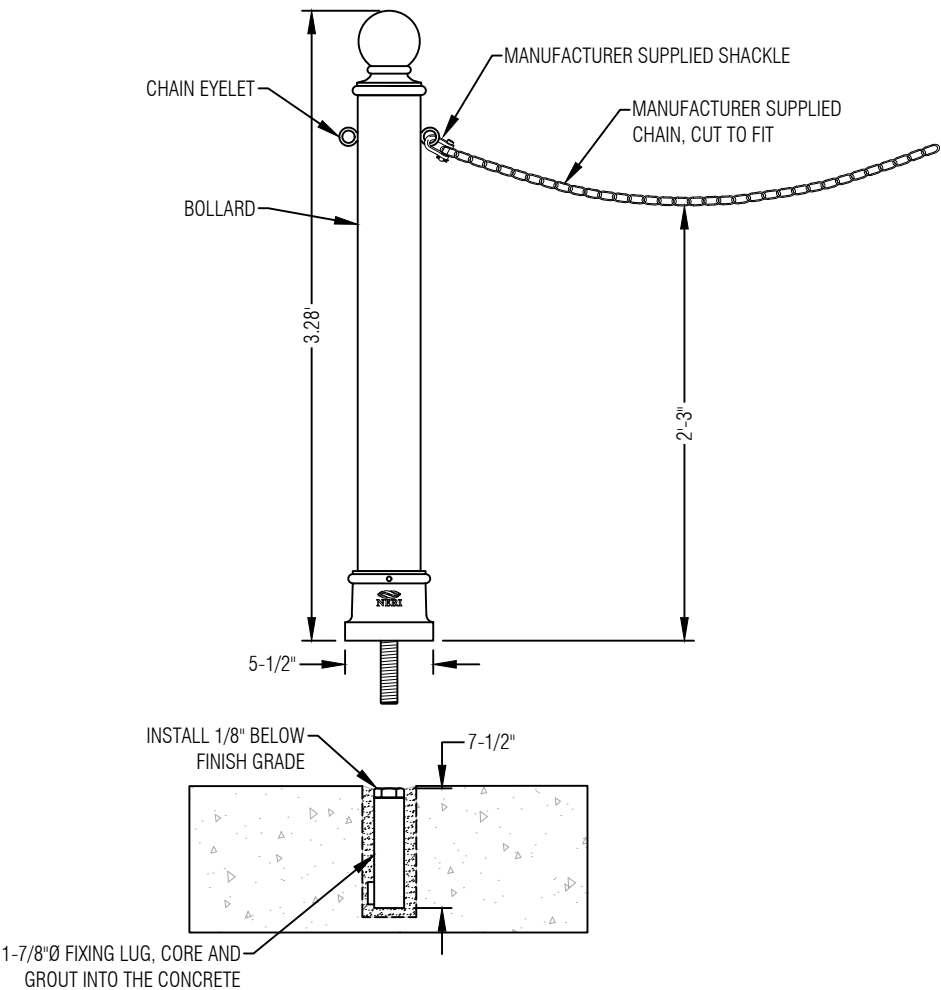
1.

BOLLARDS ARE FOR DETERRING PEDESTRIANS FROM ENTERING THE ROADWAY OUT SIDE THE DESIGNATED CROSSWALKS. THEY DO NOT PROVIDE CRASH PROTECTION OR PREVENT VEHICLES FROM VEERING ONTO THE SIDEWALKS.
2.

MATERIALS SHALL BE NERI MELIA SERIES, NERI GRAY AS MANUFACTURED AND OR DISTRIBUTED BY NERI NORTH AMERICA, INC.
3.

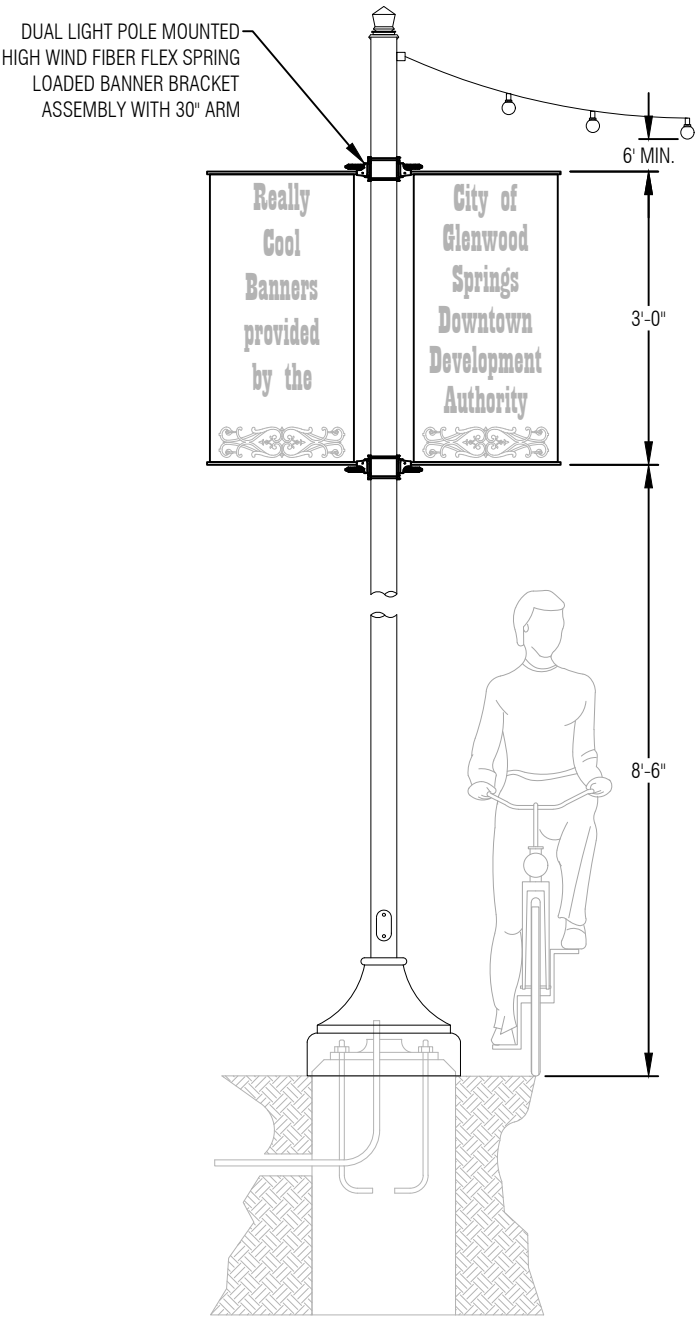
THE BOLLARD IS FITTED WITH A FIXING LUG THAT ALLOWS IT TO BE REMOVED, COMPOSED AS FOLLOWS:
- 3.1.

A TUBE IN FE 360 UNI EN 10219-1 STEEL (HEIGHT 19 CM, DIAM. 4.8 CM), ELECTROLYTICALLY COLD-GALVANIZED TO UNI ISO 2081 STANDARDS, FOR CEMENTING PERFECTLY VERTICALLY INTO THE FOUNDATION PLINTH. THE UPPER PART OF THE LUG HAS AN M27 THREADED HOLE AT THE CENTER. BENEATH THE BASE OF THE BOLLARD IS AN M27 STUD TO BE SCREWED INTO THE STEEL TUBE CEMENTED INTO THE FOUNDATION PLINTH.



Bollard (Removable)

Scale: N.T.S.



Pole Banner Assembly

Scale: N.T.S.

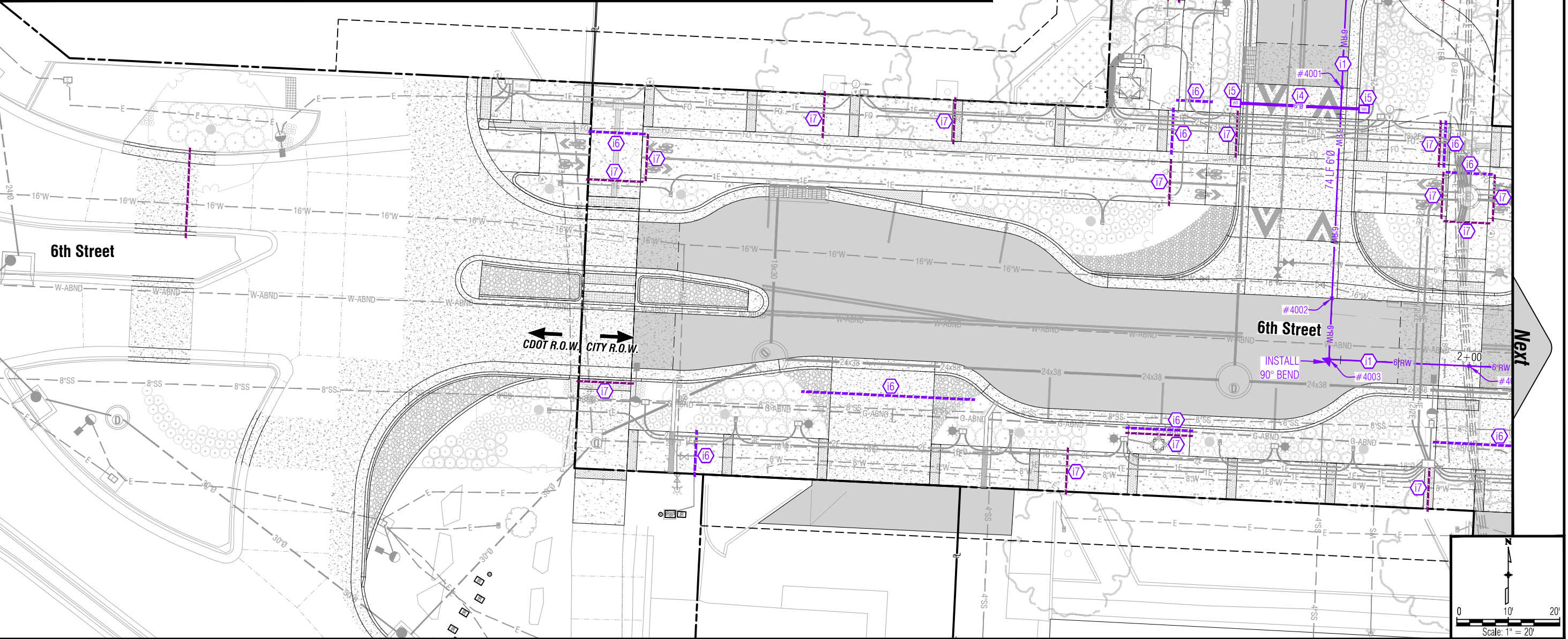
Computer File Information			Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed	6th Street Improvements Project Detail-Signage 100% Construction Documents		Project No./Code
Creation Date: 11/15/23	Initials: DJW		1.						No Revisions:			RMS M535-010
Last Modification Date: 11/15/23	Initials: -		2.						Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.						Void:	PROJECT STARTED: - ACCEPTED: -		Sheet Number: C.9.3
Drawing File Name: 22021-c-signage			4.							Comments: -		
Acad Ver.: 2022	Scale: N/A	Units: English	5.									

KEYNOTES:

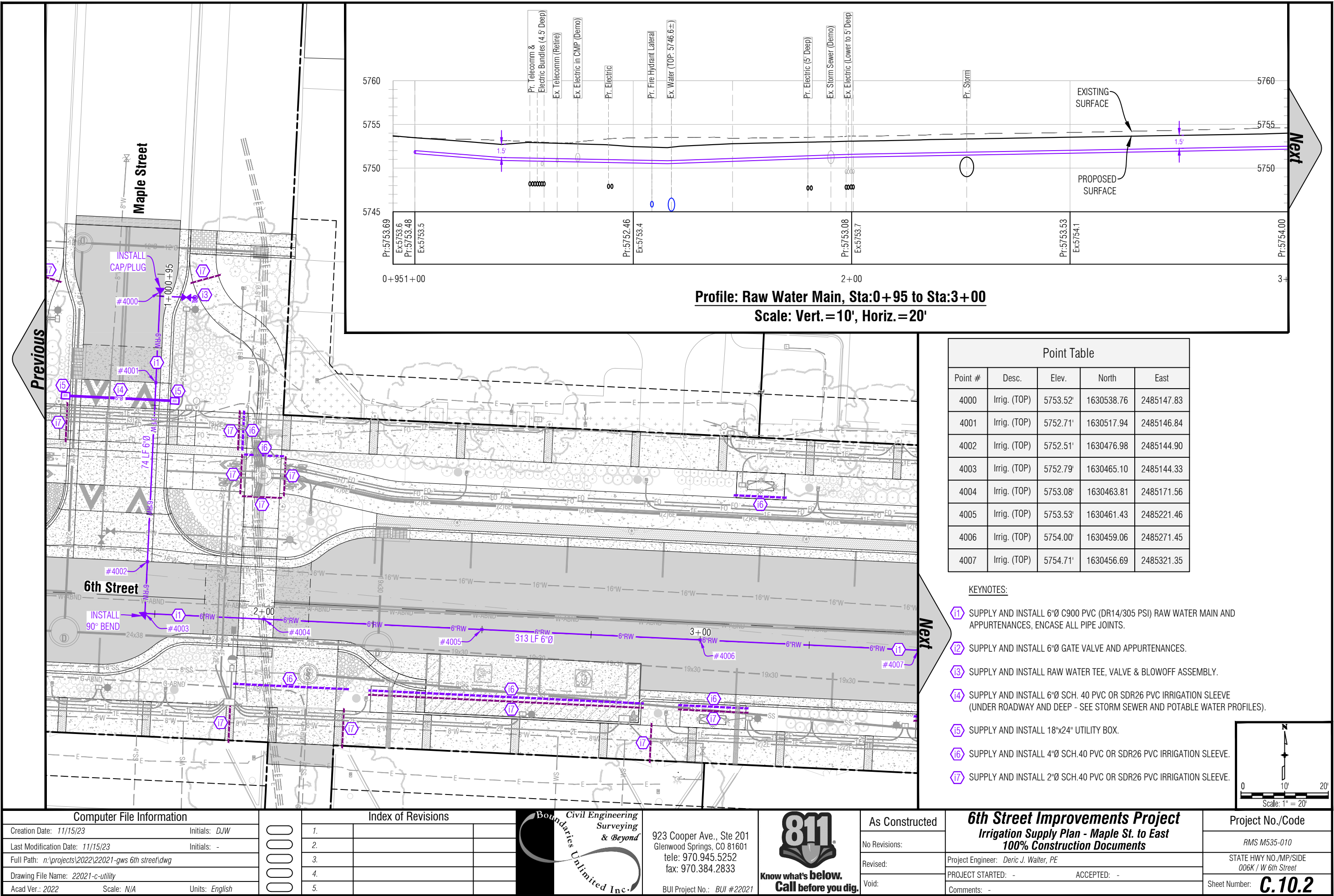
- 11 SUPPLY AND INSTALL 6"Ø C900 PVC (DR14/305 PSI) RAW WATER MAIN AND APPURTENANCES, ENCASE ALL PIPE JOINTS.
- 12 SUPPLY AND INSTALL 6"Ø GATE VALVE AND APPURTENANCES.
- 13 SUPPLY AND INSTALL RAW WATER TEE, VALVE & BLOWOFF ASSEMBLY.
- 14 SUPPLY AND INSTALL 6"Ø SCH. 40 PVC OR SDR26 PVC IRRIGATION SLEEVE (UNDER ROADWAY AND DEEP - SEE STORM SEWER AND POTABLE WATER PROFILES).
- 15 SUPPLY AND INSTALL 18"x24" UTILITY BOX.
- 16 SUPPLY AND INSTALL 4"Ø SCH.40 PVC OR SDR26 PVC IRRIGATION SLEEVE.
- 17 SUPPLY AND INSTALL 2"Ø SCH.40 PVC OR SDR26 PVC IRRIGATION SLEEVE.

NOTES:

- 1. ALL RAW WATER/IRRIGATION MAINS, STRUCTURES, APPURTENANCES AND SERVICES SHALL BE INSTALLED PER CITY STANDARDS, SPECIFICATIONS AND DETAILS. ALL PIPE JOINTS AND FITTINGS SHALL BE RESTRAINED.
- 2. ENCASE ALL RAW WATER MAIN PIPE JOINTS.
- 3. SEE THE IRRIGATION, STORM SEWER AND POTABLE WATER PLANS/PROFILES FOR IRRIGATION MAINLINE, LATERAL AND SLEEVE DEPTHS
- 4. IRRIGATION SLEEVES UNDER ROADWAYS ARE DEEP AND SHALL SWEEP TO THE SURFACE FOR TERMINATION IN AN 18"x24" UTILITY BOX.
- 5. SEE PROJECT NOTES, DEMOLITION PLANS, UTILITY DETAIL SHEETS, LANDSCAPE PLANS AND IRRIGATION SYSTEM PLANS FOR ADDITIONAL REQUIREMENTS.



Computer File Information				Index of Revisions			Civil Engineering Surveying & Beyond Boundaries Unlimited Inc.	923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021	811 Know what's below. Call before you dig.	As Constructed		6th Street Improvements Project Irrigation Supply Plan - Roundabout to Maple St. 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW			1.						No Revisions:	RMS M535-010			
Last Modification Date: 11/15/23	Initials: -			2.						Revised:	Project Engineer: Deric J. Walter, PE			
Full Path: n:\projects\2022\22021-gws 6th street\dwg				3.						Void:	PROJECT STARTED: -			
Drawing File Name: 22021-c-utility				4.							ACCEPTED: -			
Acad Ver.: 2022	Scale: N/A	Units: English		5.							Comments: -		Sheet Number: C.10.1	



Computer File Information			Index of Revisions				923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22021		As Constructed		6th Street Improvements Project Irrigation Supply Plan - Maple St. to East 100% Construction Documents	Project No./Code	
Creation Date: 11/15/23	Initials: DJW		1.		No Revisions:					RMS M535-010			
Last Modification Date: 11/15/23	Initials: -		2.		Revised:					STATE HWY NO./MP/SIDE			
Full Path: n:\projects\2022\22021-gws 6th street\dwg			3.		Void:					006K / W 6th Street			
Drawing File Name: 22021-c-utility			4.							Sheet Number:			
Acad Ver.: 2022	Scale: N/A	Units: English	5.					C.10.2					

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
▼	RAIN BIRD	44	QUICK COUPLING VALVE	5
⬡	RAIN MASTER	EAGLE ICENTRAL EGP-TW W/ CELLULAR KIT	TWO-WIRE ELECTRIC CONTROLLER	8 & 10
⬢	HUNTER	WRF-CLIK	WEATHER SENSOR DEVICE	9
▤	FEBCO	825YA	RP BACKFLOW PREVENTER	1
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	2
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	3
⌘		LINE SIZE - 2½" AND SMALLER	GATE VALVE	4
⦿	RAIN BIRD	PESB	MASTER CONTROL VALVE	6 & 12
Ⓢ	CST	FSI-T10-001 (1")	FLOW SENSOR	7
-----		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	17
-----		100 PSI POLYETHYLENE	POLYETHYLENE MAINLINE PIPE	17
-----			EXISTING MAINLINE	FUTURE PARK
————		TYPE K COPPER	HARD COPPER PIPE	1
————		CLASS 200 BE	PVC LATERAL	17
=====			EXISTING 4" & 2" CONDUITS	SEE CIVIL PLANS
=====		CLASS 160	PVC SLEEVING	16
⊕	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	12 & 13
~~~~~	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	15
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	15
▶	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	14
N/S	RAIN MASTER	TW-D-1	VALVE DECODER	6, 12 & 13
	PAIGE	P7354D (FOR HUNTER)	2-WIRE DECODER CABLE	VARIOUS
Ⓞ ^A	RAIN MASTER	TW-LA-1	GROUNDING LIGHTNING ARRESTOR	11
Ⓜ			WATER METER	N/A
  CONTROLLER &amp; STATION NO.       CONTROL VALVE SIZE				

Computer File Information		
Creation Date: 09.13.2023	Initials: EWP	
Last Modification Date: 3/8/23	Initials: EWP	
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		
Drawing File Name: 7646-6th ave glenwood springs-irr- cd -final		
Acad Ver.: 2022	Scale: N/A	Units: English

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**6th Street Improvements Project**  
**IrrigationSchedule**  
**100% Construction Dopcuments**

Project Engineer: Deric J. Walter, PE  
PROJECT STARTED: - ACCEPTED: -  
Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: <b>IR-0.0</b>



IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DHM DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE PROJECT CIVIL ENGINEER AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 100 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 86 PSI MINIMUM.

3. RAW WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH RAW WATER. INFORMATION ON WATER QUALITY HAS BEEN OBTAINED FROM THE CIVIL ENGINEER. DESIGN REFLECTS FILTRATION LEVELS FOR KNOWN ISSUES. SHOULD ALGAE GROWTH BE A CONCERN, A DISC FILTER MAY BE REQUIRED AND ADDITIONAL CHLORINE TREATMENT IS RECOMMENDED. INSTALLATION CREWS ARE TO BE INFORMED OF THE FILTER MAINTENANCE REQUIREMENTS AND ANY ADDITIONAL FLUSHING THAT MAY BE REQUIRED PRIOR TO INSTALLATION OF NOZZLES OR DRIP EMITTERS.

4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO SERVE THE 6TH STREET IMPROVEMENTS AND NORTH LANDING PARK. THE SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A 6 NIGHT PER WEEK, 6 HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF1.54" PER WEEK PEAK SEASON

ORNAMENTAL PLANTINGS0.62" PER WEEK PEAK SEASON

NATIVE SEED MIXES0.51" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
5. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK, ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

6. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.

7. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

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Creation Date: 09.13.2023	Initials: EWP	<input type="checkbox"/>	1.					No Revisions:			RMS M535-010	
Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.					Revised:	STATE HWY NO./MP/SIDE 006K / W 6th Street			
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		<input type="checkbox"/>	3.					Void:	PROJECT STARTED: -			
Drawing File Name: 7646-6th ave glenwood springs-irr- cd -final		<input type="checkbox"/>	4.						Comments: -			
Acad Ver.: 2022	Scale: N/A	Units: English	<input type="checkbox"/>	5.				Sheet Number: <b>IR-0.1</b>				

IRRIGATION CONSTRUCTION NOTES- CONT.

1. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
2. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
3. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY

REQUIRED SLEEVE SIZE & (QUANTITY)

3/4" - 1 1/4" PIPING

2" PVC (1)

1 1/2" - 2" PIPING

4" PVC (1)

2- TWO WIRE CABLES

2" PVC (1)

COMMUNICATION CABLE

2" PVC (1)
4. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.

4.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).

4.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).

4.3. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.

4.4. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.

4.5. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.

4.6. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
- 4.7. GROUNDING SHALL BE IN AN IRRIGATED AREA.

4.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 8TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.

4.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

5. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

6. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.

7. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

8. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.

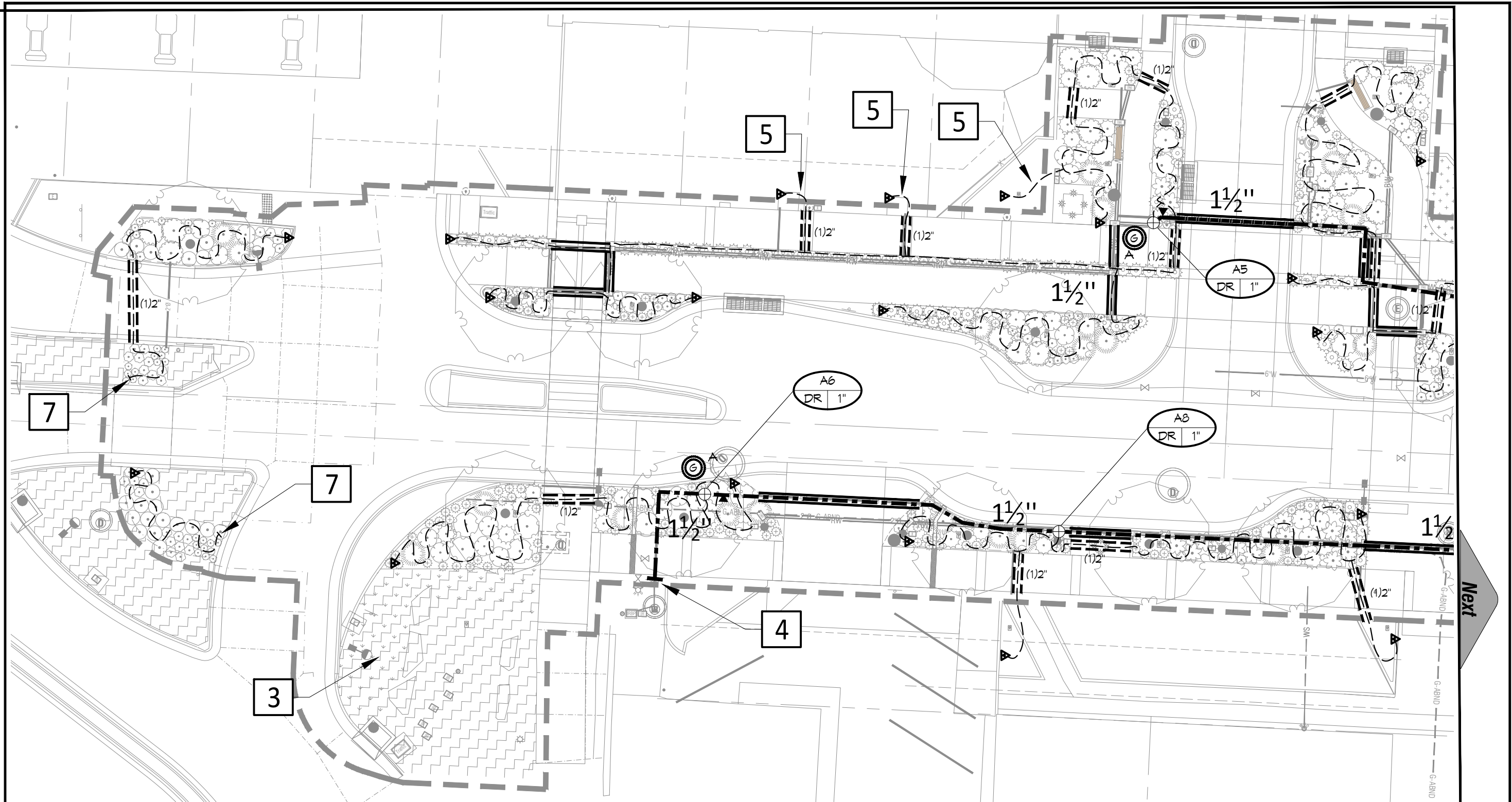
9. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- | Computer File Information                                       |                | Index of Revisions       |    |  | <div><div></div><div>Irrigation Consulting &amp; Water Management<br/>13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401<br/>o. 303.980.5327 www.hydrosystemsksdi.com</div><div>BUI Project No.: BUI #22021</div></div> | <div><div></div><div>Know what's below.<br/>Call before you dig.</div></div> | As Constructed | <div><div>6th Street Improvements Project</div><div>Irrigation Notes</div><div>100% Construction Dopcuments</div></div> | Project No./Code      |
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| Creation Date: 09.13.2023                                       | Initials: EWP  | <input type="checkbox"/> | 1. |  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                   | No Revisions:  |                                                                                                                         | RMS M535-010          |
| Last Modification Date: 3/8/23                                  | Initials: EWP  | <input type="checkbox"/> | 2. |  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                   | Revised:       |                                                                                                                         | STATE HWY NO./MP/SIDE |
| Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs     |                | <input type="checkbox"/> | 3. |  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                   | Void:          |                                                                                                                         | 006K / W 6th Street   |
| Drawing File Name: 7646-6th ave glenwood springs-irr- cd -final |                | <input type="checkbox"/> | 4. |  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                   |                |                                                                                                                         | Sheet Number: IR-0.2  |
| Acad Ver.: 2022                                                 | Scale: N/A     | <input type="checkbox"/> | 5. |  |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                   |                |                                                                                                                         |                       |
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- Packet Page 218



IRRIGATION CONSTRUCTION NOTES- CONT.

1. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS-KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
2. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
- 2.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
- 2.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
- 2.3 LEAKS - DETECT AND REPAIR LEAKS.
- 2.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
- 2.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
- 2.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

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Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.				Revised:		STATE HWY NO./MP/SIDE
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		<input type="checkbox"/>	3.				Void:		006K / W 6th Street
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Index of Revisions			
1.			
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3.			
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**6th Street Improvements Project**  
**Irrigation Plan - Sta. 1+00 to 3+00**  
**100% Construction Documents**

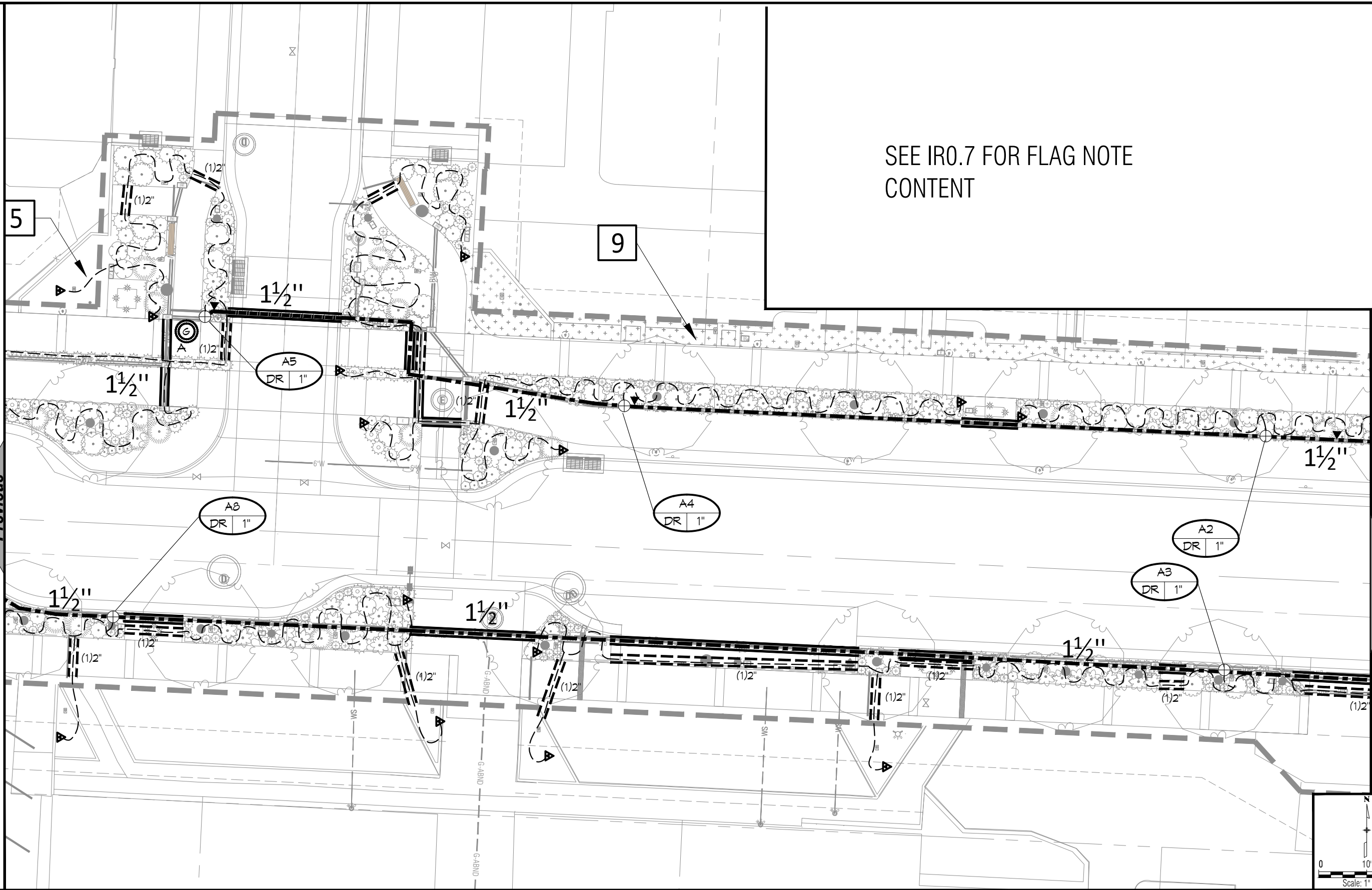
Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: <b>IR-0.4</b>





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Index of Revisions		
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BUI Project No.: BUI #22021



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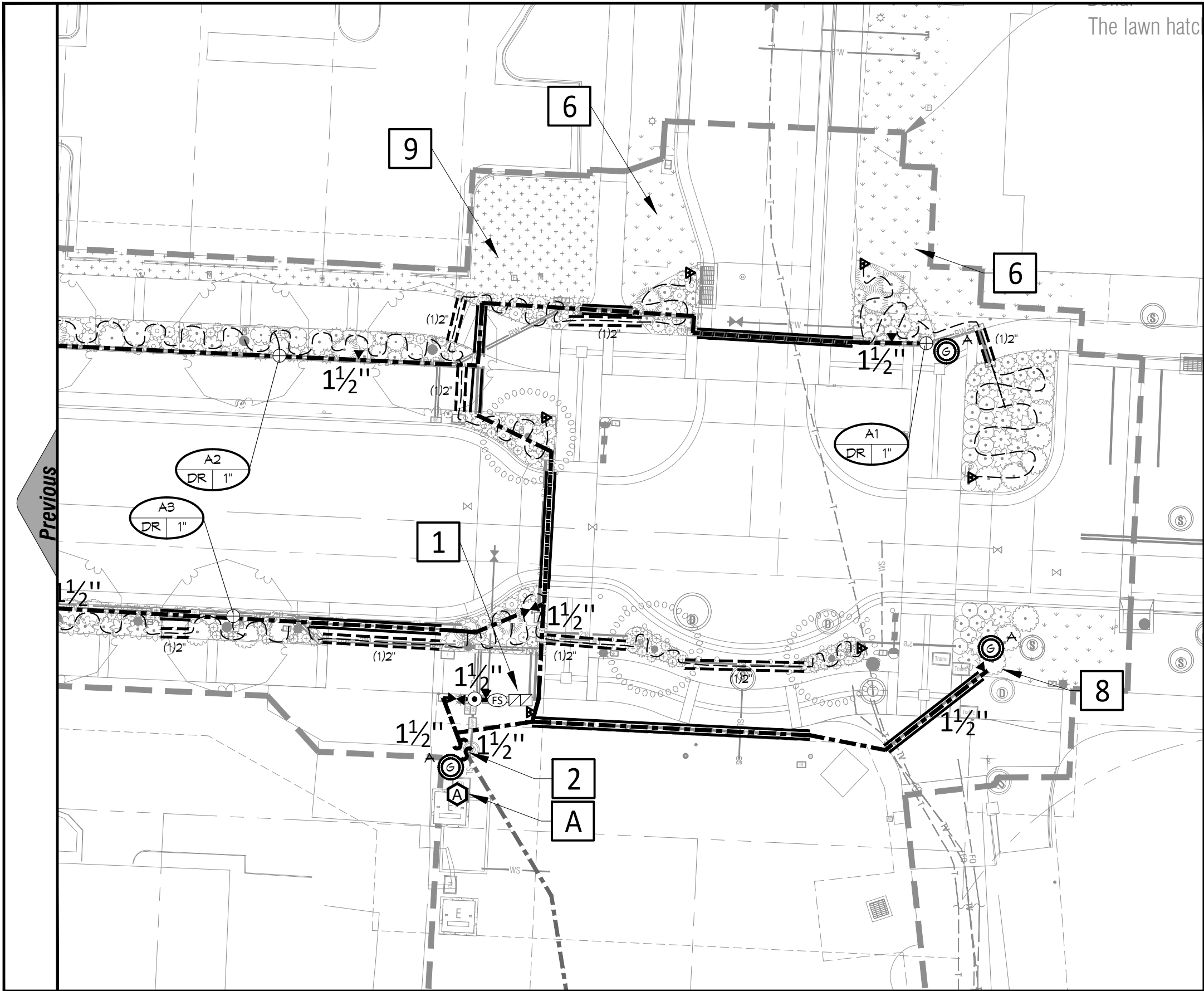
**6th Street Improvements Project**  
**Irrigation Plan - Sta. 3+00 to 5+25**  
**100% Construction Documents**

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: <b>IR-0.5</b>



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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



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**6th Street Improvements Project**  
**Irrigation Plan - Sta. 5+25 to End**  
**100% Construction Documents**

Project Engineer: Deric J. Walter, PE

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Comments: -

Project No./Code
RMS M535-010
STATE HWY NO./MP/SIDE 006K / W 6th Street
Sheet Number: <b>IR-0.6</b>



A

CONTROLLER LOCATION "A"

WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 5 LF. OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS RE:ELECTRICAL. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. MASTER VALVE CONNECTS TO TWO-WIRE CABLE AND DECODER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

1

POINT OF CONNECTION #1 - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 85 PSI  
TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1.5 GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

2

EXTEND 1.5" CLASS 200 PVC MAINLINE AND TWO-WIRE CABLE TO THIS LOCATION FOR PARK IRRIGATION SYSTEM CONNECTION. CAP MAINLINE AND COIL 10' OF TWO WIRE CABLE IN STANDARD VALVE BOX WITH EXTENSION. INSTALL WATERPROOF WIRE NUTS ON EXPOSED TWO-WIRE CABLE ENDS

3

RELOCATE AND ADJUST EXISTING SPRINKLERS SERVING TURF IN THIS AREA TO MAINTAIN HEAD-TO-HEAD SPRINKLER COVERAGE. INSTALL NEW SPRINKLERS AS NECESSARY. COORDINATE NEW SPRINKLER INSTALLATION WITH THE CITY OF GLENWOOD SPRINGS.

4

FIELD LOCATE EXISTING IRRIGATION MAINLINE SERVING ROUNDABOUT AT THIS APPROXIMATE LOCATION, DOWNSTREAM OF POTABLE TAP, METER AND BACKFLOW PREVENTER. DECOMMISSION POTABLE TAP PER LOCAL AND NATIONAL CODES. CUT AND CAP EXISTING MAINLINE. MAKE NEW MAINLINE CONNECTION AS SHOWN.

5

VERIFY IF THESE TREES ARE ON EXISTING CITY IRRIGATION SYSTEM AND CONNECT TO NEW SYSTEM AS SHOWN. REPAIR DAMAGED EXISTING IRRIGATION TO PLANT MATERIAL IN THIS AREA IF PRIVATELY OWNED.

6

REPAIR EXISTING PRIVATE IRRIGATION IN THIS AREA.

7

FIELD LOCATE EXISTING DRIP IRRIGATION PIPE IN THIS AREA, MAKE NEW DRIP PIPE CONNECTION AND INSTALL NEW DRIP PIPE TO NEW PLANT MATERIAL AS SHOWN

8

FIELD LOCATE AND MAKE CONNECTION TO EXISTING IRRIGATION MAINLINE AT THIS APPROXIMATE LOCATION. ROUTE NEW TWO-WIRE CABLE FROM THIS LOCATION TO EXISTING ROW CONTROL VALVES, INSTALL VALVE DECODERS AND GROUNDING AS REQUIRED BY HUNTER.

9

MULCH AREA, NO IRRIGATION REQUIRED

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Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street	
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		<input type="checkbox"/>	3.					Void:	PROJECT STARTED: - ACCEPTED: -	Sheet Number: <b>IR-0.7</b>	
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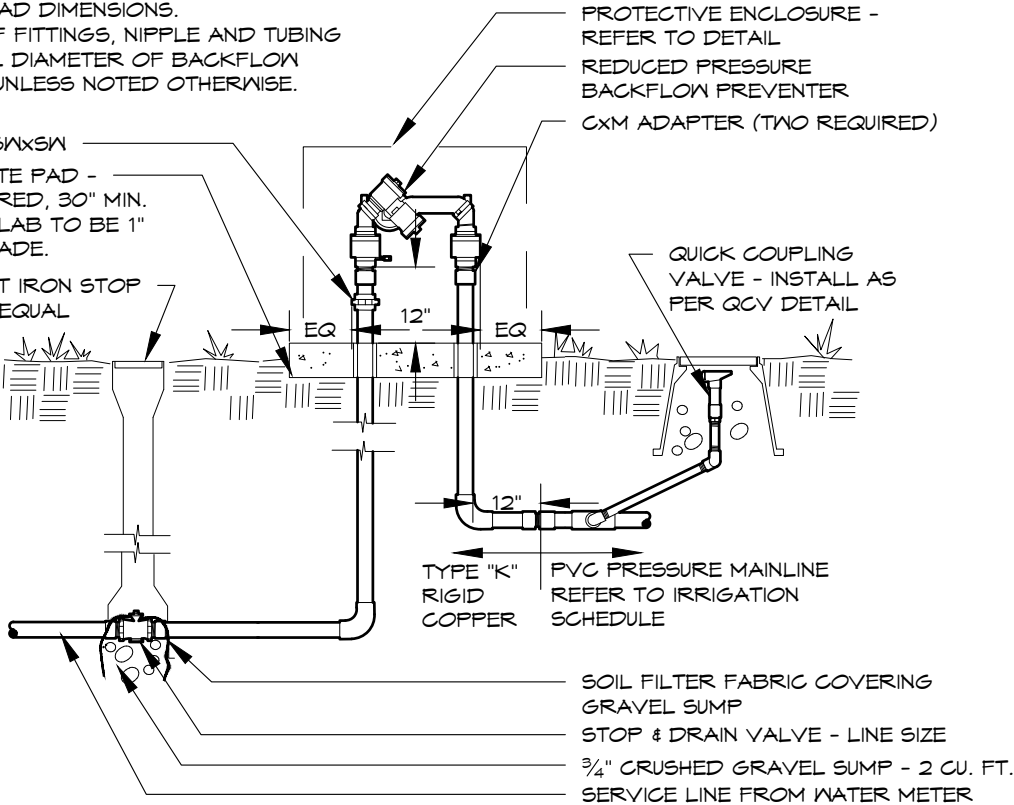
NOTE:

- CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER.
- REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
- DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

BRONZE UNION - 5/8x5/8

6" THICK CONCRETE PAD - LENGTH AS REQUIRED, 30" MIN. WIDTH. TOP OF SLAB TO BE 1" ABOVE FINISH GRADE.

ADJUSTABLE CAST IRON STOP BOX - TYLER OR EQUAL

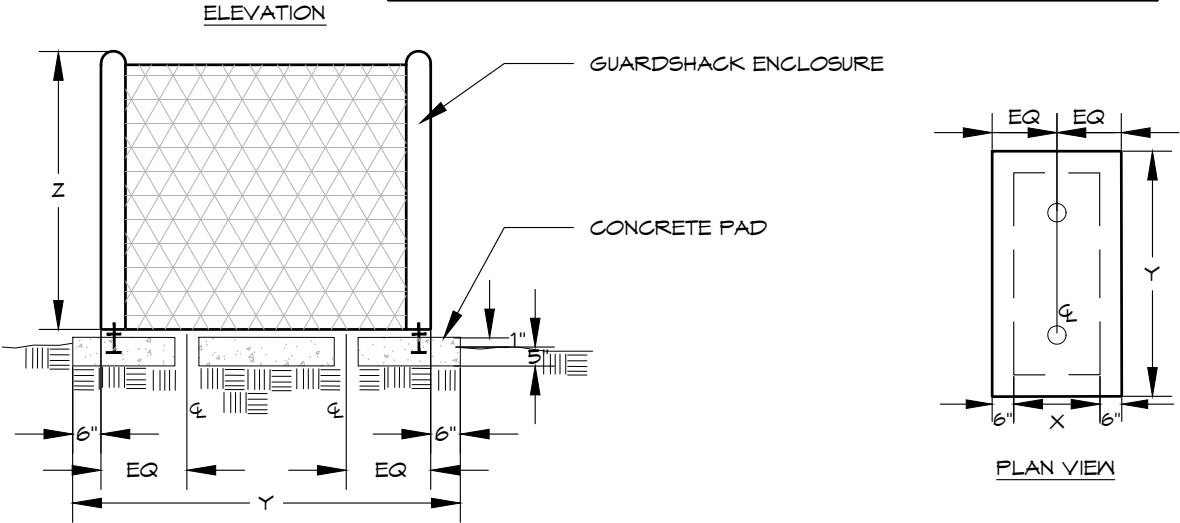


# BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

1

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBCO 825YA 3/4" & 1"	GS-.5	10"	24"	18"
FEBCO 825YA 1 1/2" & 2"	GS-1	10"	34"	24"



NOTES:

- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
- PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR. UNLESS OTHERWISE NOTED (SEE SCHEDULE).

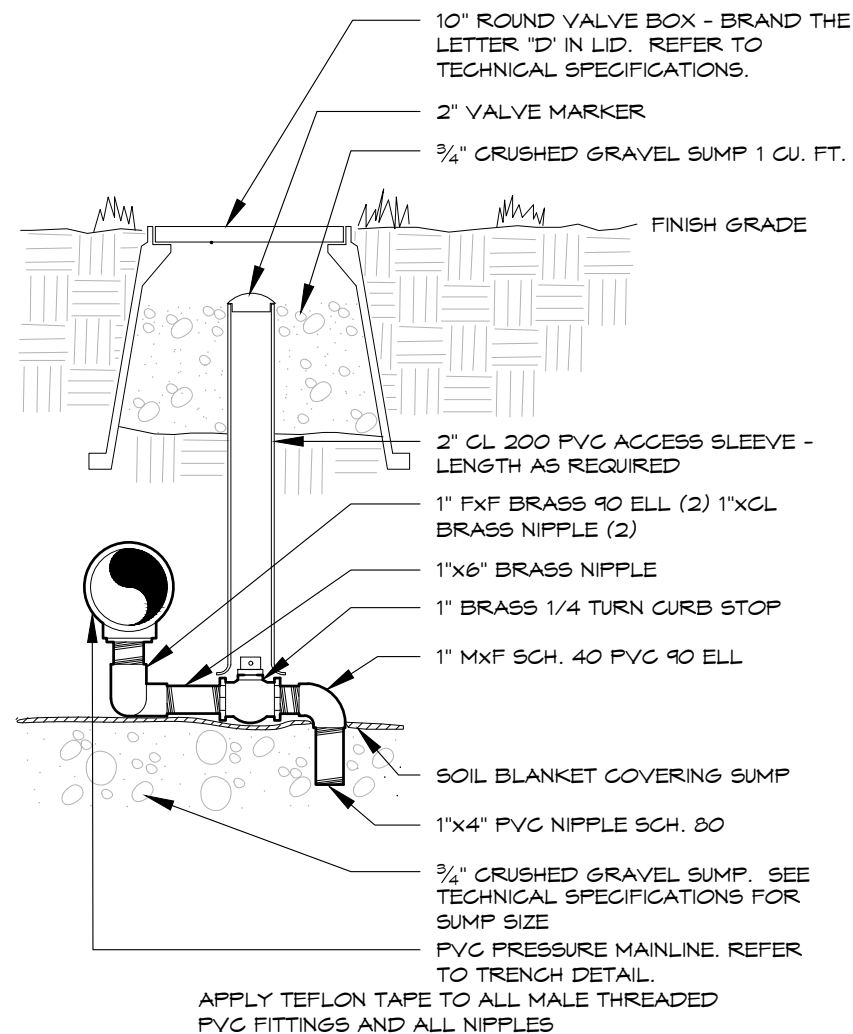
# BACKFLOW ENCLOSURE

GUARDSHACK - 3/4" - 2" SYSTEMS

2

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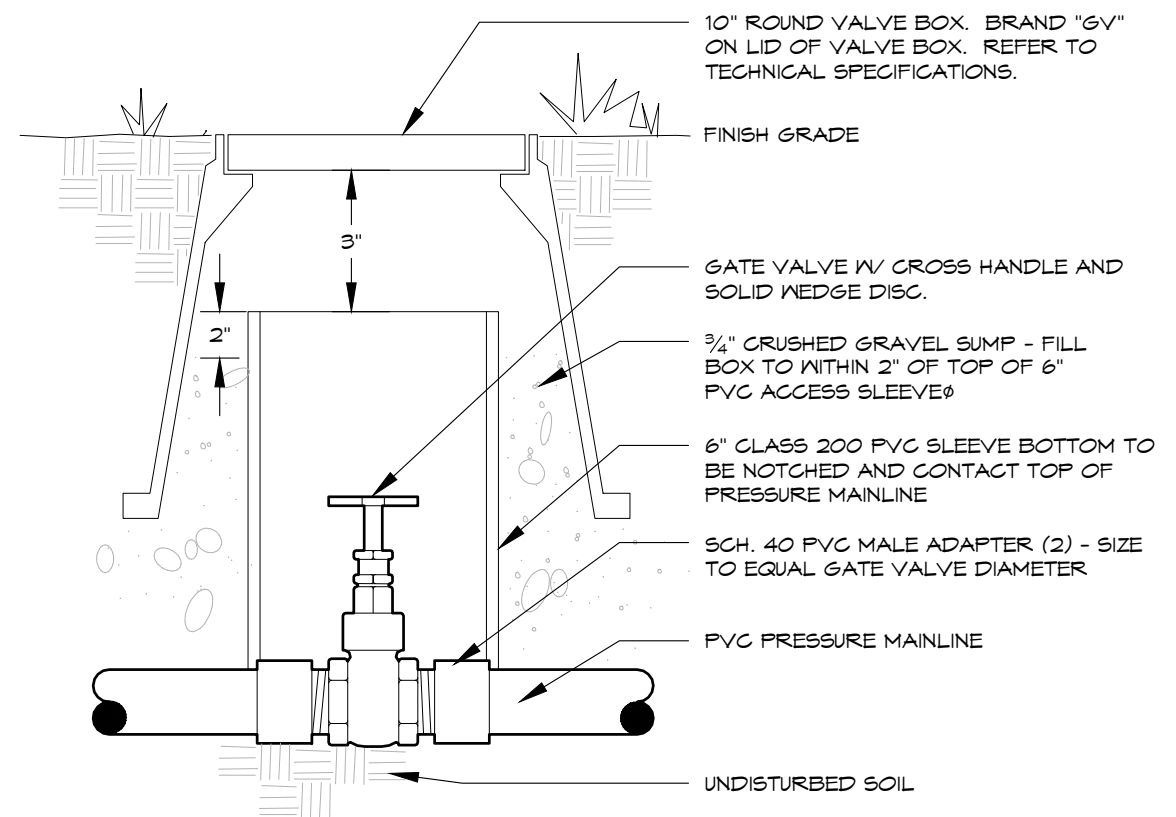




## MANUAL DRAIN VALVE

### TYPICAL

3

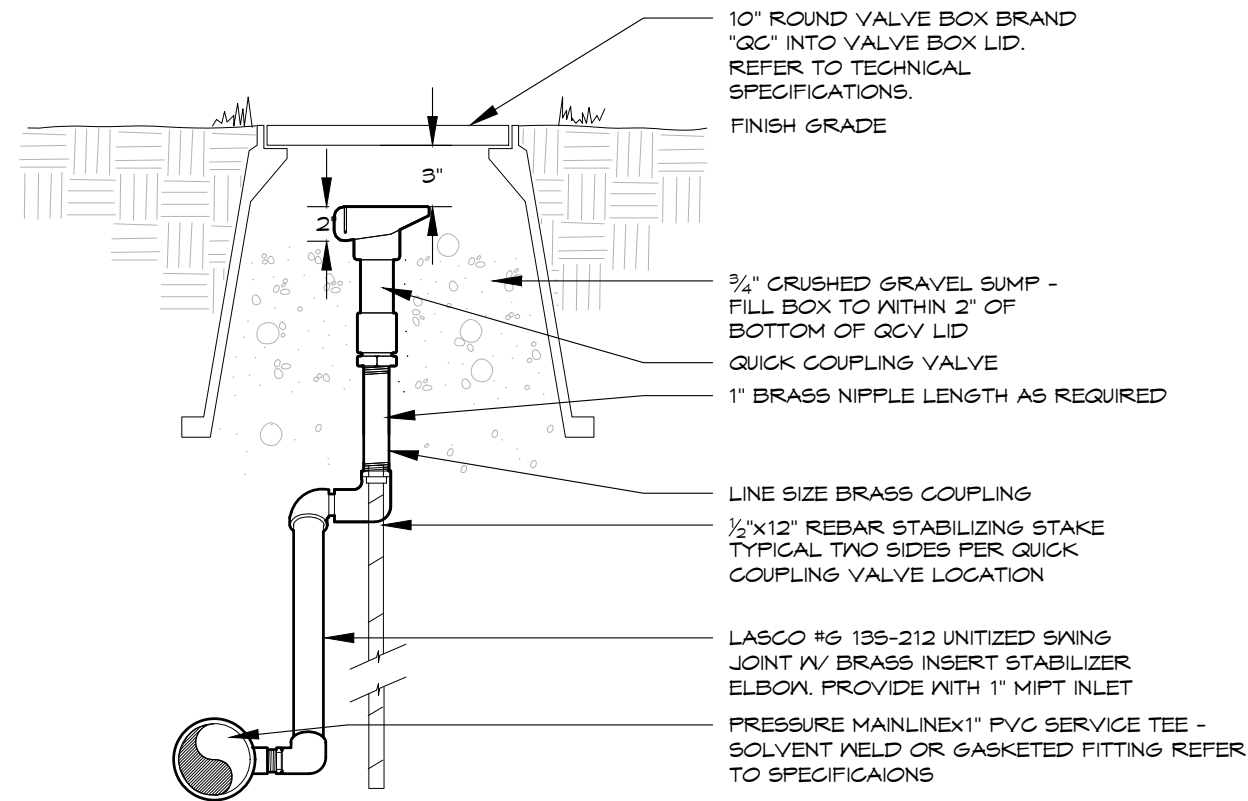


## GATE VALVE

### 2.5" & SMALLER - X-HANDLE

4

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Creation Date: 09.13.2023	Initials: EWP		1.					No Revisions:				RMS M535-010	
Last Modification Date: 3/8/23	Initials: EWP		2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street			
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Drawing File Name: 7646-6th ave glenwood springs-irr- cd -final			4.						Void:	Comments: -			
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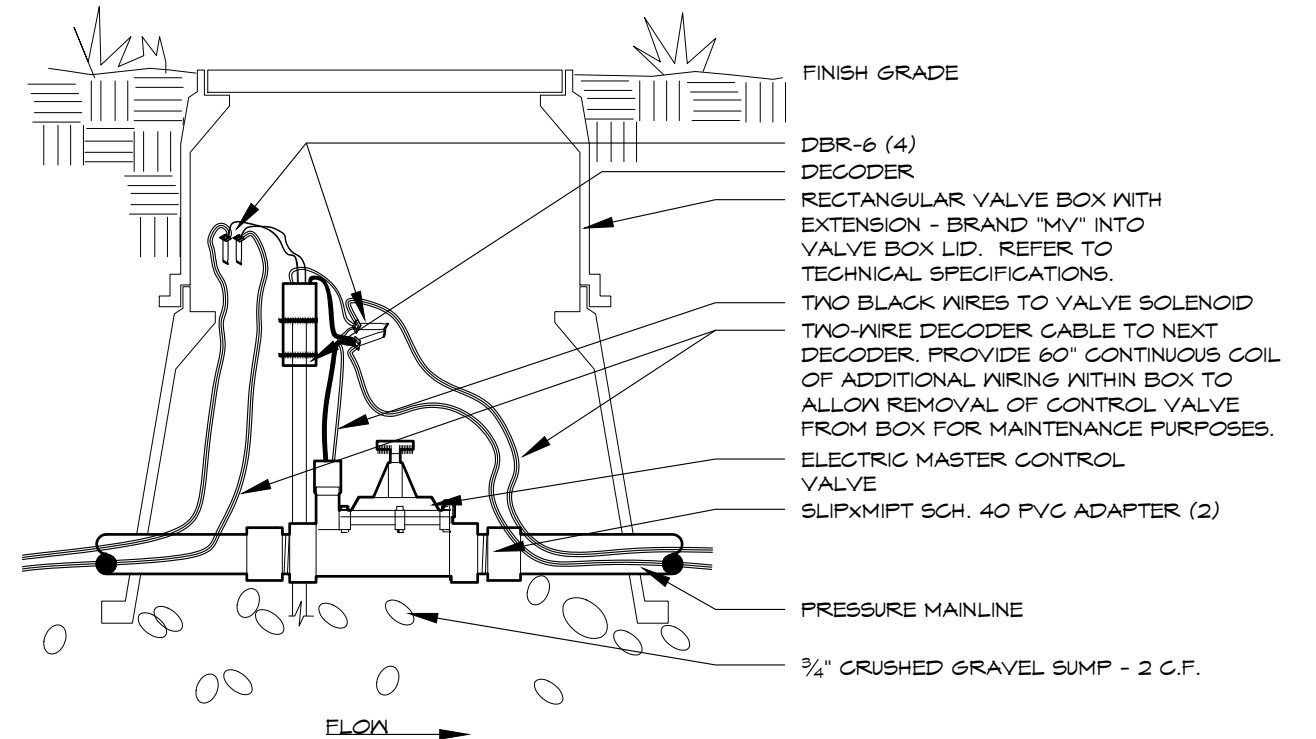


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

## QUICK COUPLING VALVE

LASCOSWING - TYPICAL

5



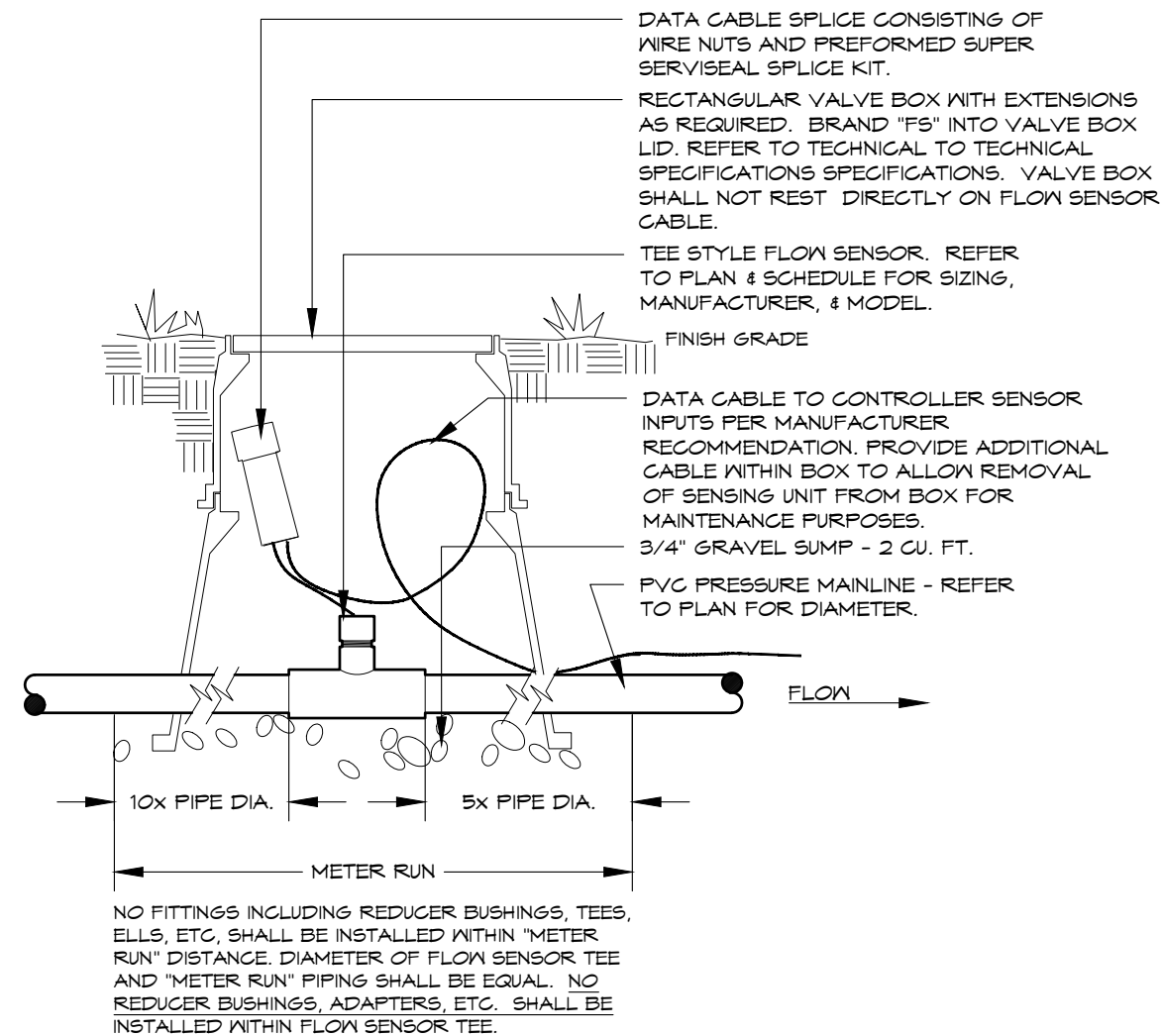
## MASTER VALVE

VIA DECODER - TAPS 2" & SMALLER

6

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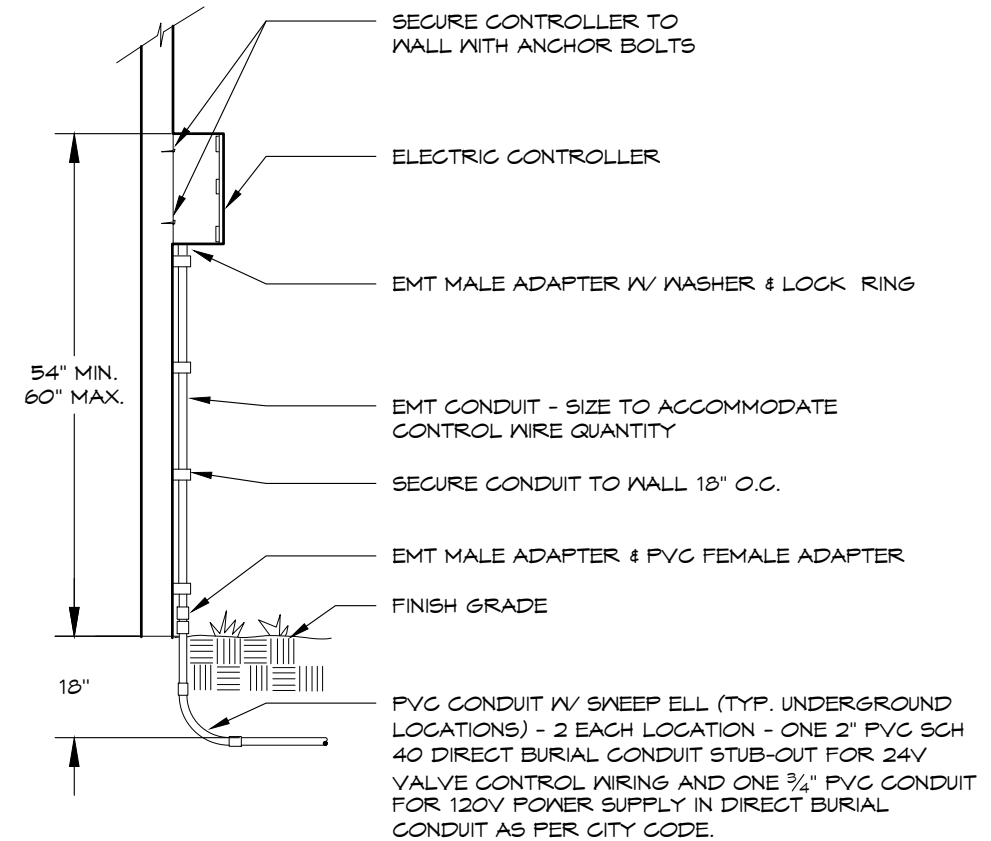




## FLOW SENSOR

### VIA DATA CABLE - TEE STYLE

7

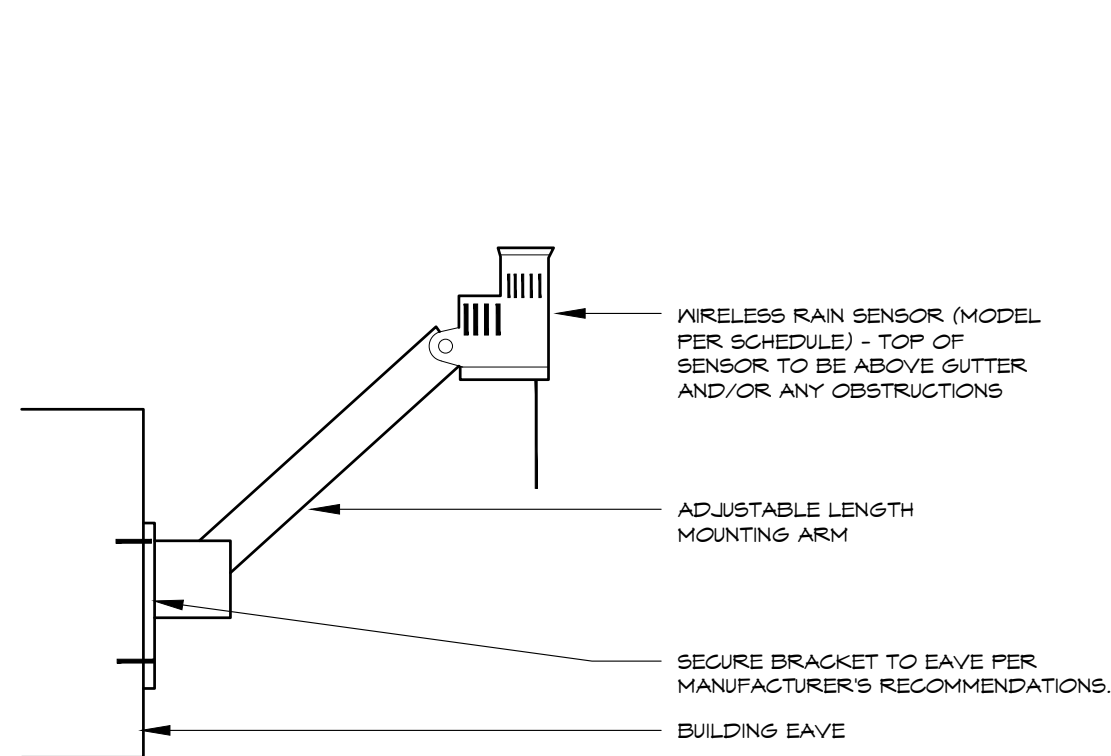


## ELECTRIC CONTROLLER

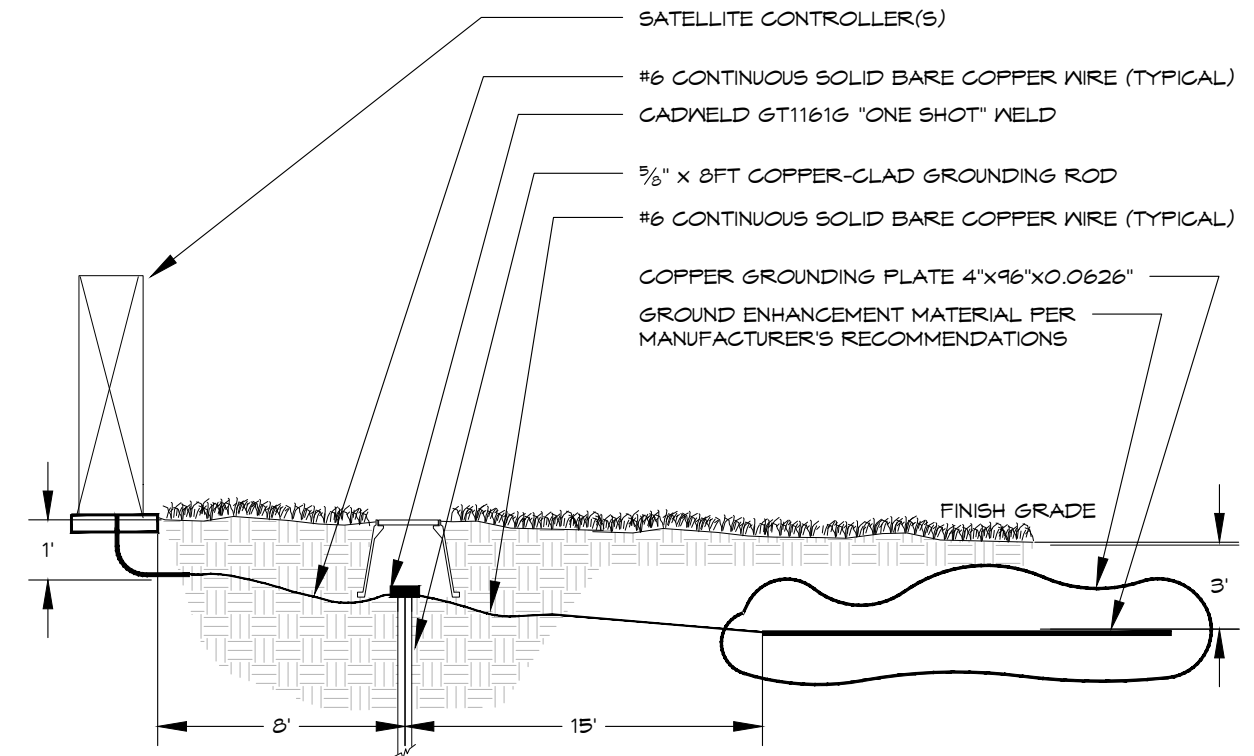
### EXTERIOR WALL MOUNT

8

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Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.					Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE 006K / W 6th Street		
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NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.



GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

## WEATHER SENSOR

### EAVE MOUNTED - Wireless

9

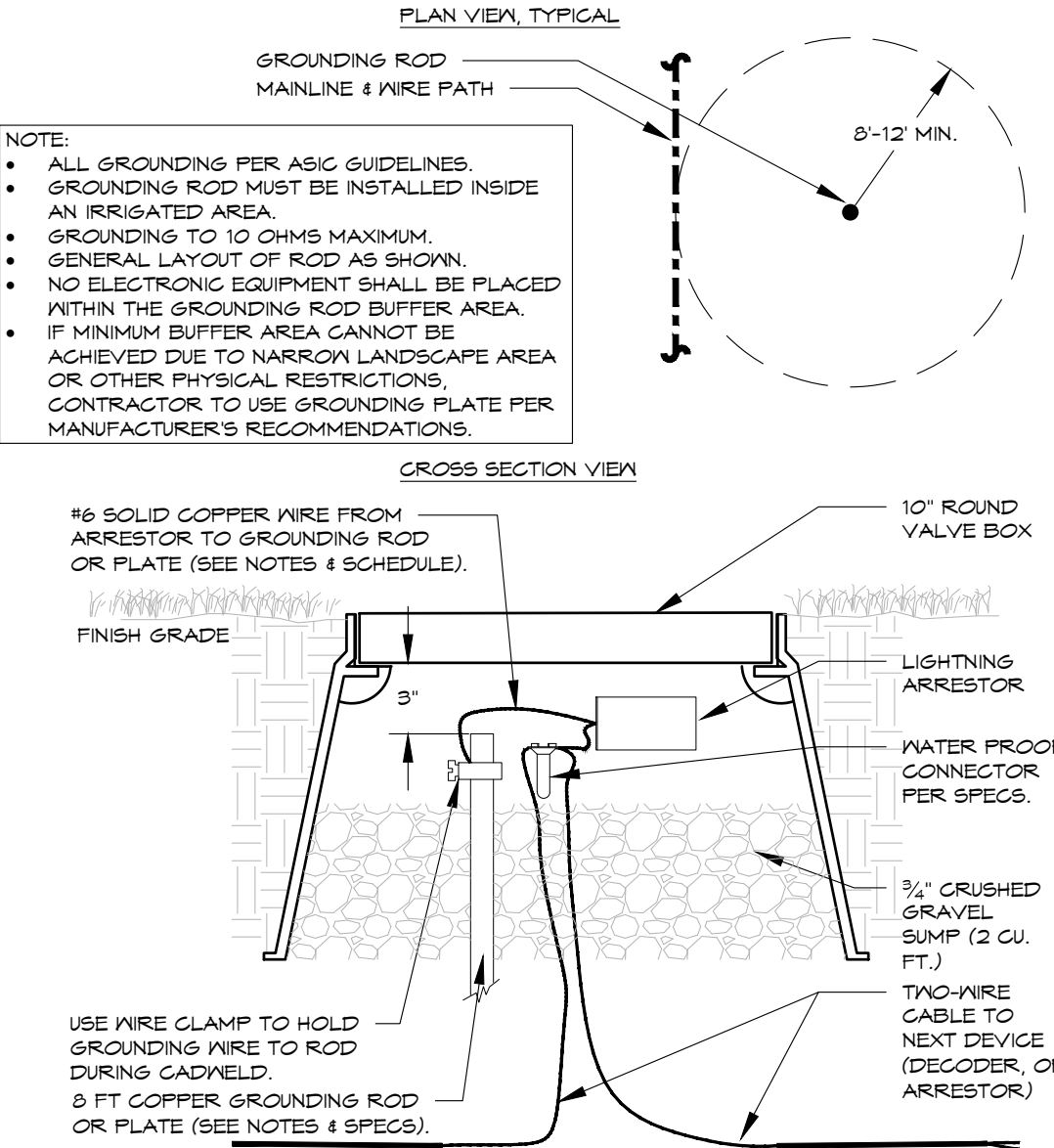
## CONTROLLER GROUNDING

### TWO-WIRE SYSTEM - Pedestal Mount

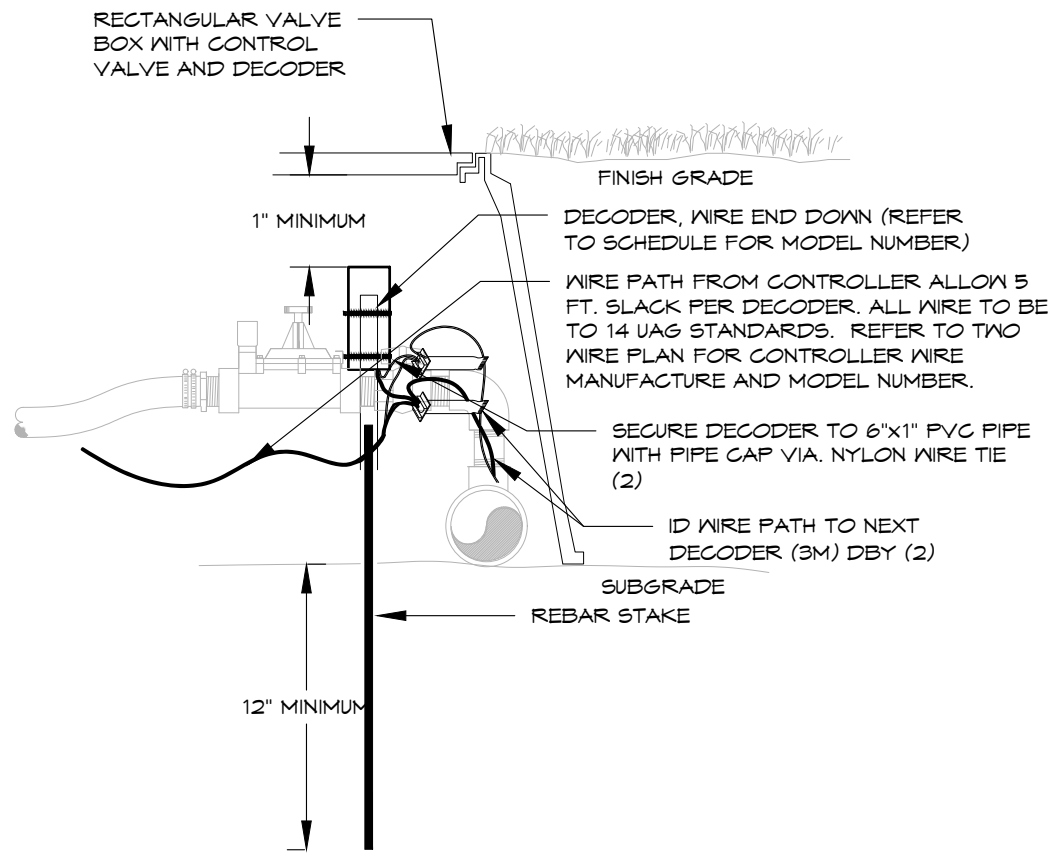
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Creation Date: 09.13.2023	Initials: EWP	1.							
Last Modification Date: 3/8/23	Initials: EWP	2.					No Revisions:		RMS M535-010
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		3.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street
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**ARRESTOR GROUNDING**  
**TWO-WIRE SYSTEM - TYPICAL** 11



**DECODER INSTALLATION**  
**TWO-WIRE SYSTEM** 12

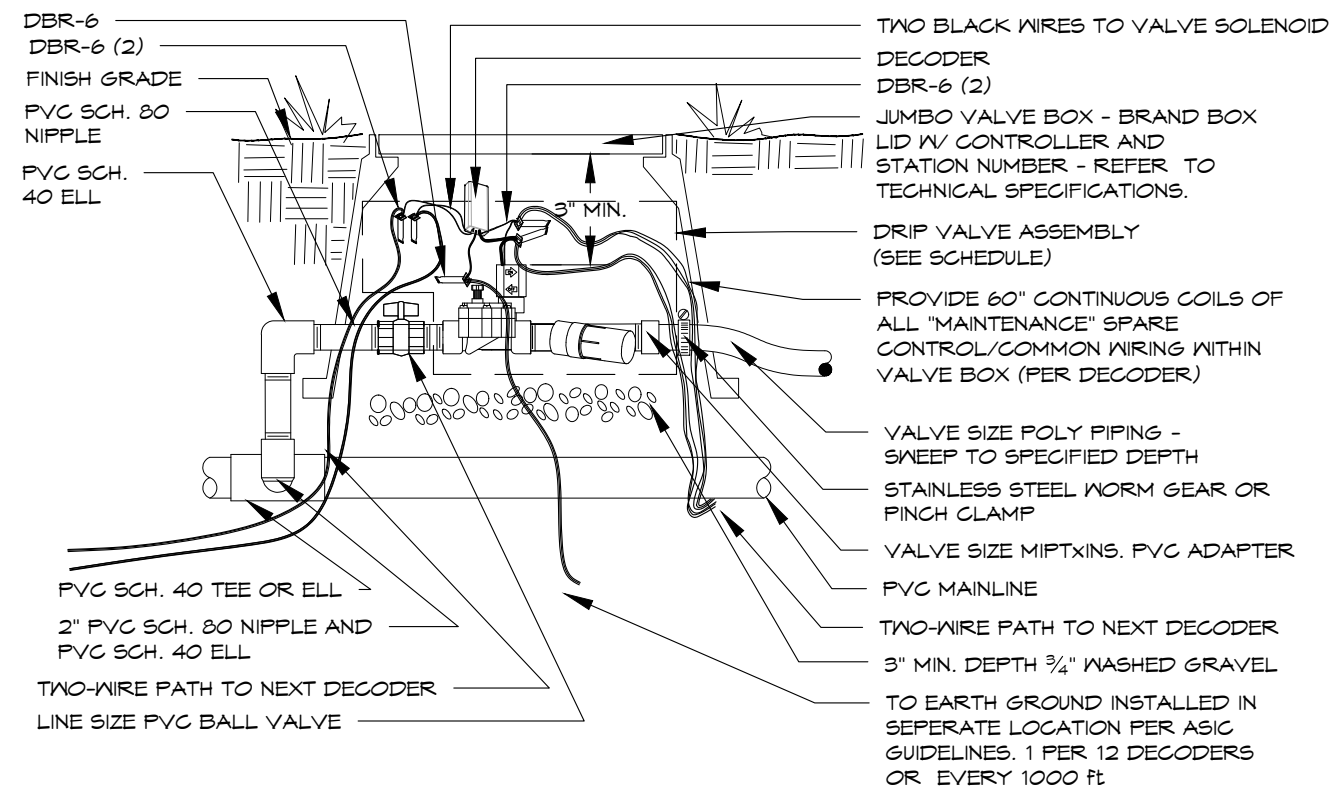
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Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.			No Revisions:		RMS M535-010
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**811**  
Know what's below.  
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BUI Project No.: BUI #22021

NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.



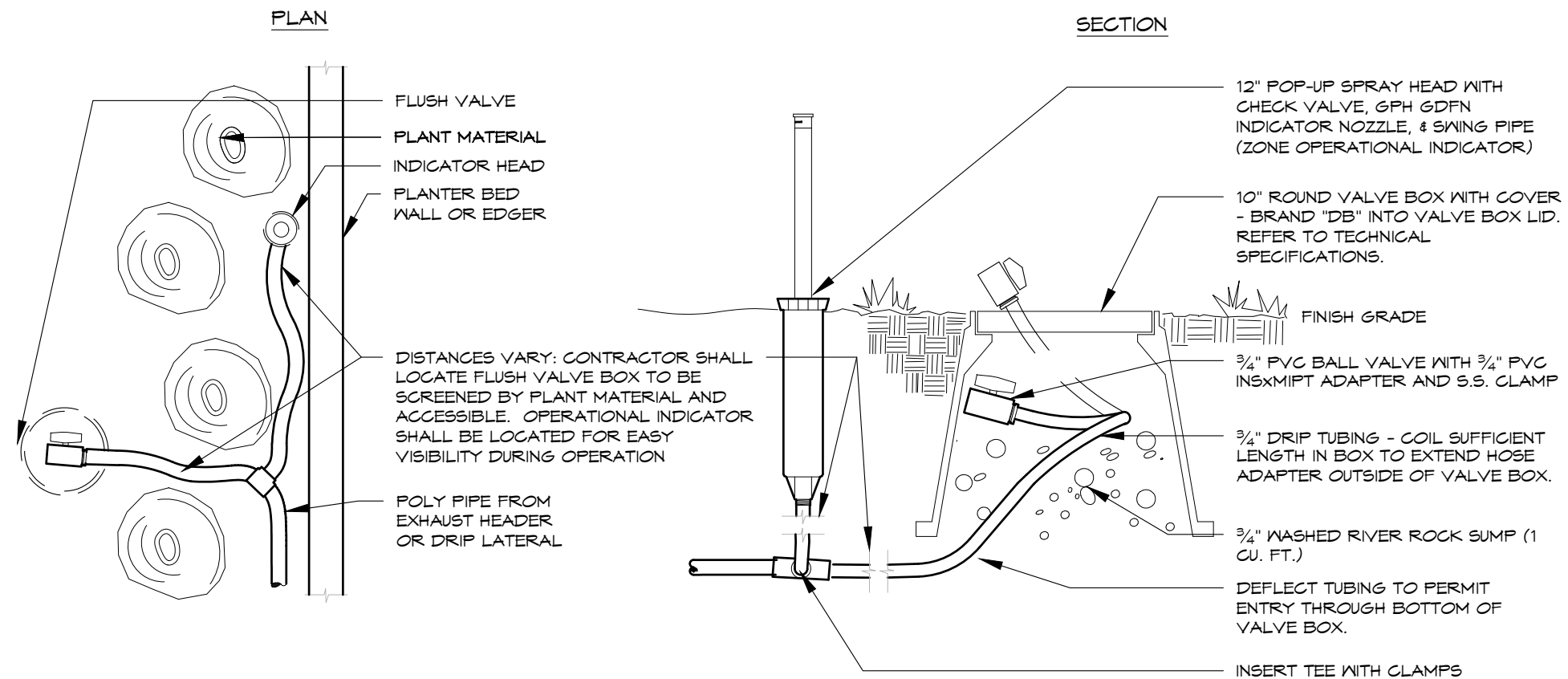
# DRIP VALVE

## TWO-WIRE SYSTEM - KIT - POLY PIPE

13

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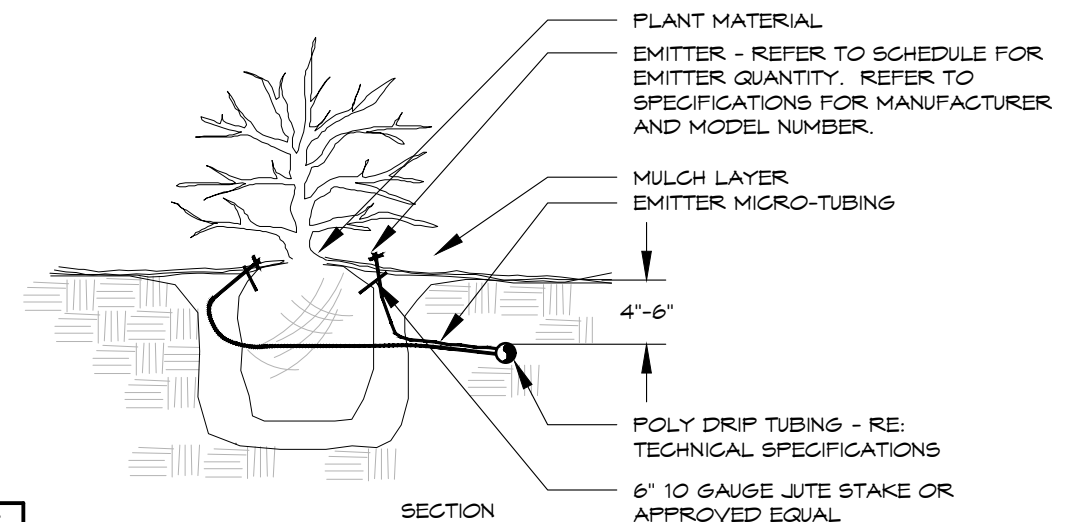
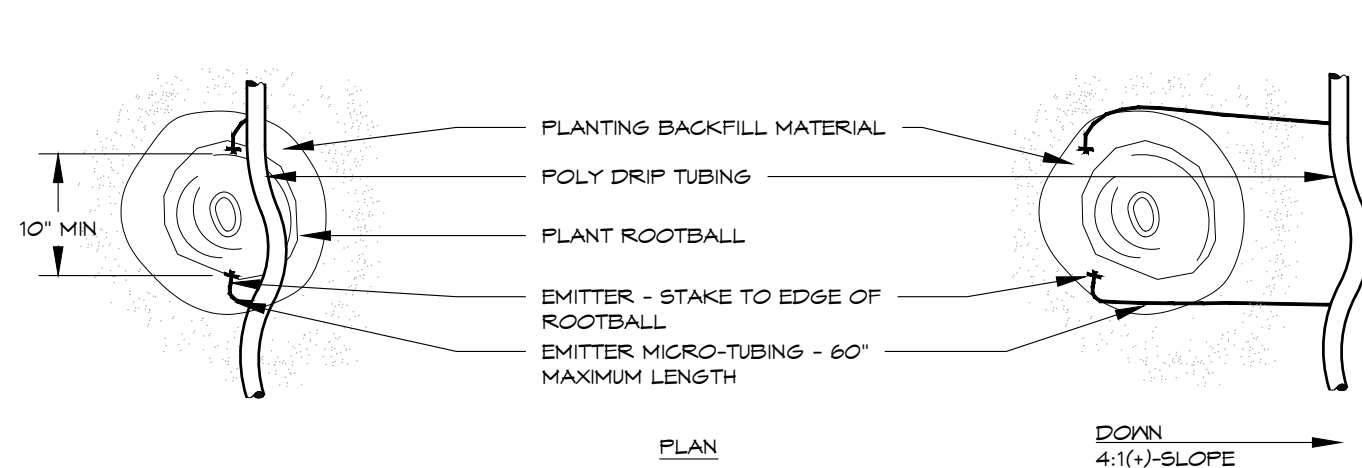




# DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

14

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Creation Date: 09.13.2023	Initials: EWP		1.					No Revisions:				RMS M535-010	
Last Modification Date: 3/8/23	Initials: EWP		2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE			
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Acad Ver.: 2022	Scale: N/A	Units: English		5.			Void:						
						BUI Project No.: BUI #22021							



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

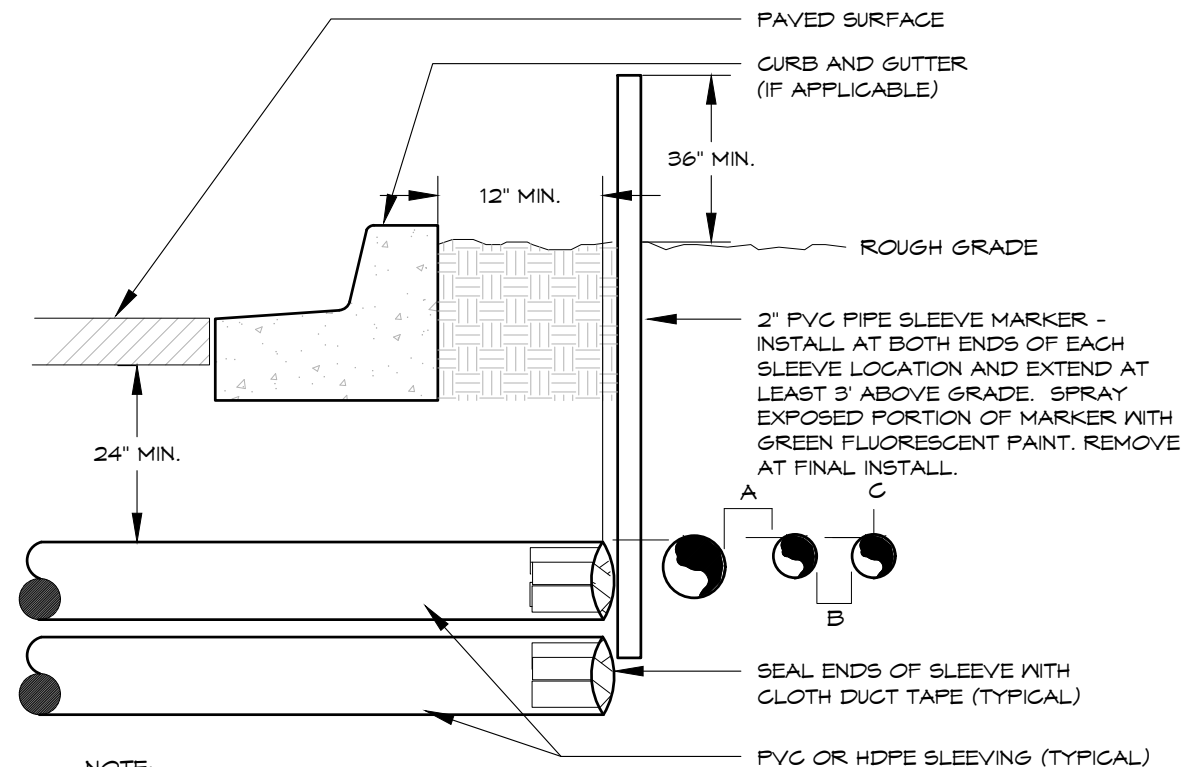
- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
  - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
  - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
  - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
  - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
  - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
  - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
    - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
    - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
    - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

# DRIP EMITTER BELOW GRADE

15

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Creation Date: 09.13.2023	Initials: EWP	<input type="checkbox"/>	1.				No Revisions:		RMS M535-010
Last Modification Date: 3/8/23	Initials: EWP	<input type="checkbox"/>	2.		BUI Project No.: BUI #22021		Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE
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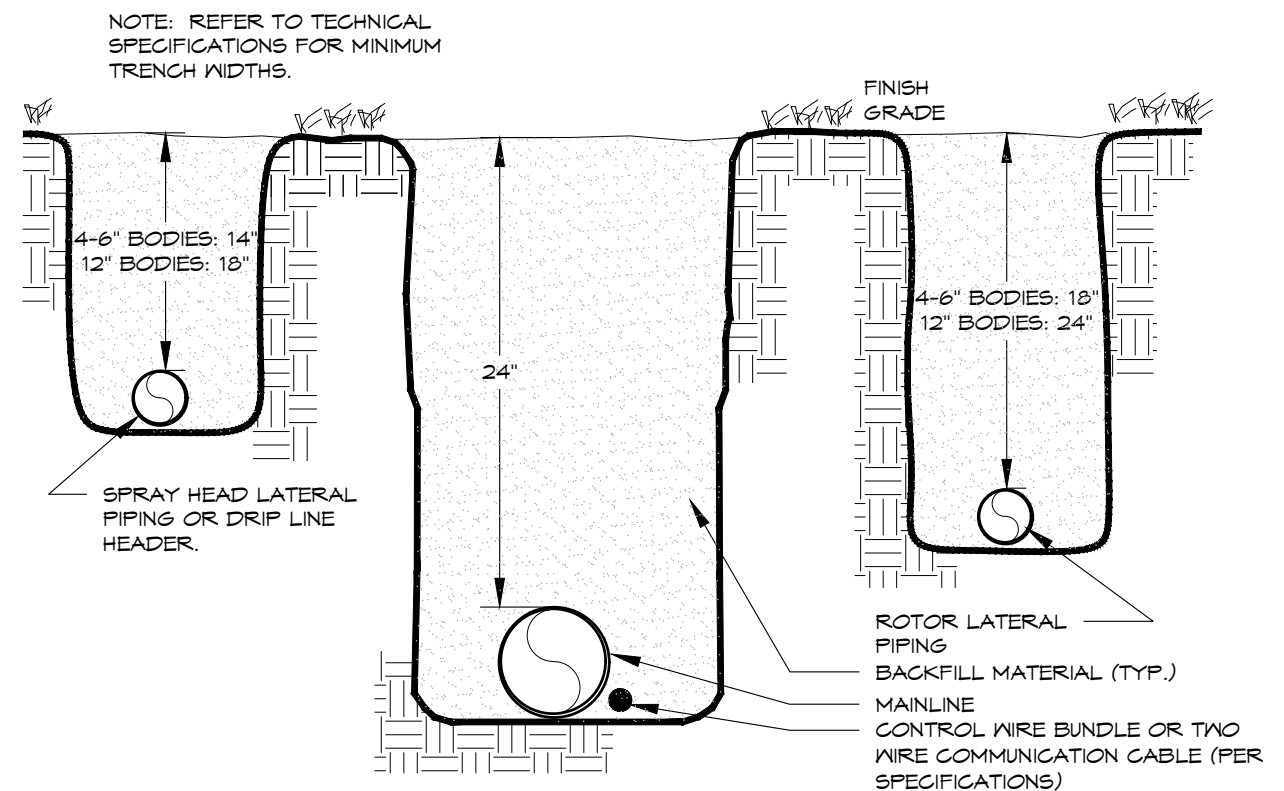
NOTE:

- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

## IRRIGATION SLEEVING

TYPICAL

16



## TRENCH

24" MAINLINE

17

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Creation Date: 09.13.2023	Initials: EWP	1.							
Last Modification Date: 3/8/23	Initials: EWP	2.					No Revisions:		RMS M535-010
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Drawing File Name: 7646-6th ave glenwood springs-irr- cd -final		4.					Void:	PROJECT STARTED: - ACCEPTED: -	006K / W 6th Street
Acad Ver.: 2022	Scale: N/A	5.						Comments: -	Sheet Number: <b>IR-0.17</b>

# CONSTRUCTION LEGEND AND NOTES

## LEGEND:

SYMBOL	DESCRIPTION
1	ENHANCED STREETSCAPE PLANTING AREA
2	RESTORATIVE LANDSCAPE PLANTING AREA
3	WASTE RECEPTACLE - SEE DETAIL 1, SHEET LC-1.4
4	6' BENCH ON 30"X86"X4" CONCRETE PAD - SEE DETAIL 2, SHEET LC-1.4
5	ART INSTALLATION LOCATION - SEE CIVIL PLANS
6	EXISTING STREET TREES TO REMAIN - CONTRACTOR SHALL PROTECT IN PLACE
7	BIKE RACKS - SEE DETAIL 3, SHEET LC-1.4
	BRICK PAVING & BANDING - SEE CIVIL PLANS
	ENHANCED LANDSCAPE PLANTING AREA - SEE PLANTING PLAN
	RESTORATIVE LANDSCAPE PLANTING AREA - SEE PLANTING PLAN
	MORTAR SET RIVER COBBLE - SEE CIVIL PLANS
	INTEGRAL COLOR CONCRETE PAVING @ BIKE LANE - SEE CIVIL PLANS (COLOR: MESA BLUFF)
	INTEGRAL COLOR CONCRETE PAVING @ VEHICULAR PLAZA - SEE CIVIL PLANS (COLOR: EUROBLUE)
	INTEGRAL COLOR CONCRETE PAVING @ VEHICULAR PLAZA - SEE CIVIL PLANS (COLOR: PEBBLE)
	NATURAL GRAY CONCRETE PAVING - SEE CIVIL PLANS
	ROOT BARRIER
	TREE PROTECTION FENCING

## EXISTING CONDITIONS NOTES:

- ALL TREES IDENTIFIED AS 'TO REMAIN' MUST HAVE TREE PROTECTION. TREE PROTECTION TO EXTEND TO DRIPLINE OF TREE CANOPIES WHERE POSSIBLE. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS CONDITIONS WHERE THIS IS NOT POSSIBLE. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT PRIOR TO REDUCING AREA OF TREE PROTECTION. SEE SHEET LP-1.1 FOR NOTES ON TREE PROTECTION AND DRIPLINE EXCAVATION AND SEE DETAIL 4, SHEET LP-2.0.

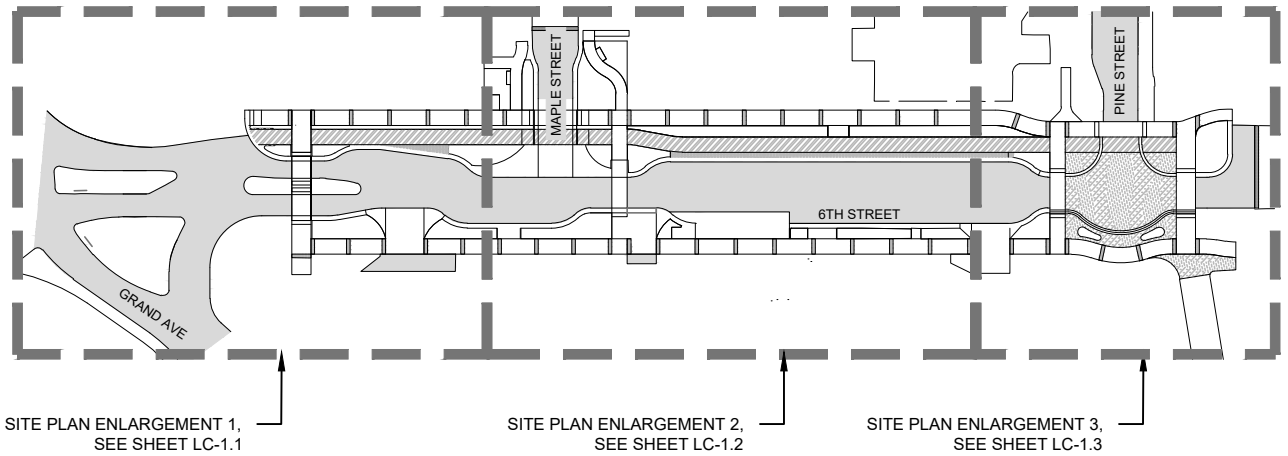
## SITE LAYOUT NOTES:

- UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES, BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING AND SITE FURNISHINGS. SEE CIVIL PLANS FOR PAVING ASSEMBLING, PAVING SURFACING, PLANTING, AND IRRIGATION.
- PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY CITY OF GLENWOOD SPRINGS.
- ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES IF REQUESTED IN WRITING.
- LAYOUT POINTS OF ALL RADII SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
- DUE TO SCALE OF THESE DRAWINGS, NOT ALL CONDITIONS / ITEMS ARE IDENTIFIED BY A CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE SIMILAR (OR TYPICAL) CONDITIONS / ITEMS FROM THE PROJECT. IF ANY PROPOSED IMPROVEMENTS ARE CAUSE FOR QUESTION, CONTRACTOR SHALL SUBMIT A FORMAL RFI TO THE LANDSCAPE ARCHITECT FOR REVIEW AND COMMENT.
- NO DEVIATIONS SHALL OCCUR WITHOUT WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.

## GENERAL GRADING NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR STORMWATER MANAGEMENT / EROSION CONTROL STANDARD NOTES AND DETAILS.
- REFER TO CIVIL DRAWINGS FOR PROPOSED SITE GRADING.

## KEY PLAN

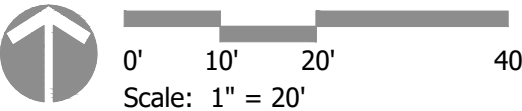
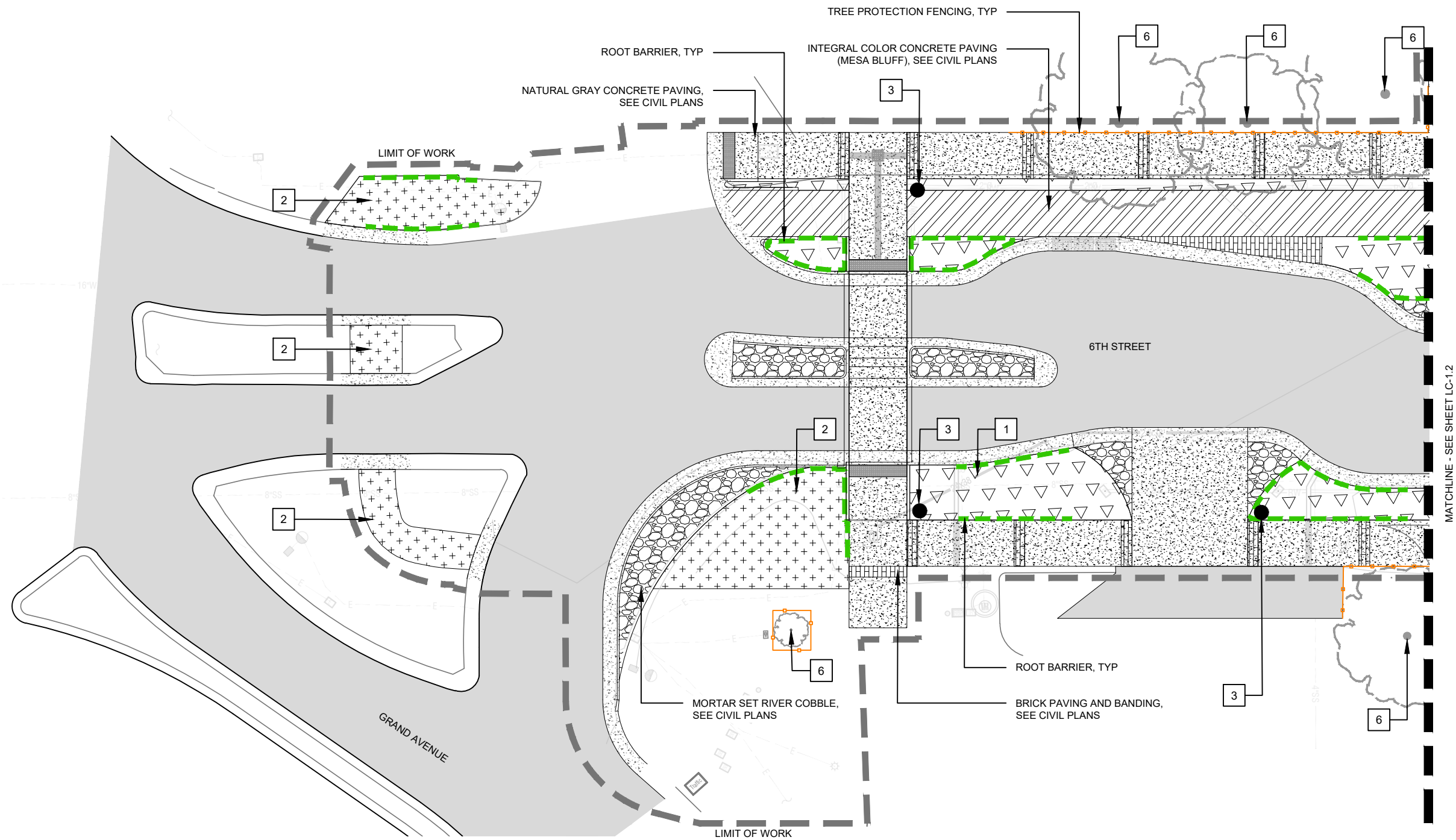


Computer File Information			Index of Revisions			811   Know what's below. Call before you dig.	09.13.2023	<b>6th Street Improvements Project</b> <b>Landscape Plan Legend and Notes</b> <b>100% Construction Documents</b>	Project No./Code
Creation Date: 03.08.2023	Initials: CF, NL		1.				No Revisions:		25358
Last Modification Date: -	Initials: -		2.				Revised:		STATE HWY NO./MP/SIDE 006K/TBD/Left & Right
Full Path:			3.				Void:		Project Engineer: Deric J. Walter, PE
Drawing File Name: project page border			4.						PROJECT STARTED: - ACCEPTED: -
Acad Ver.: 2022	Scale: N/A	Units: English	5.					Comments: -	Sheet Number: <b>LC-1.0</b>



NOTE

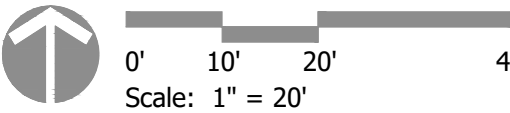
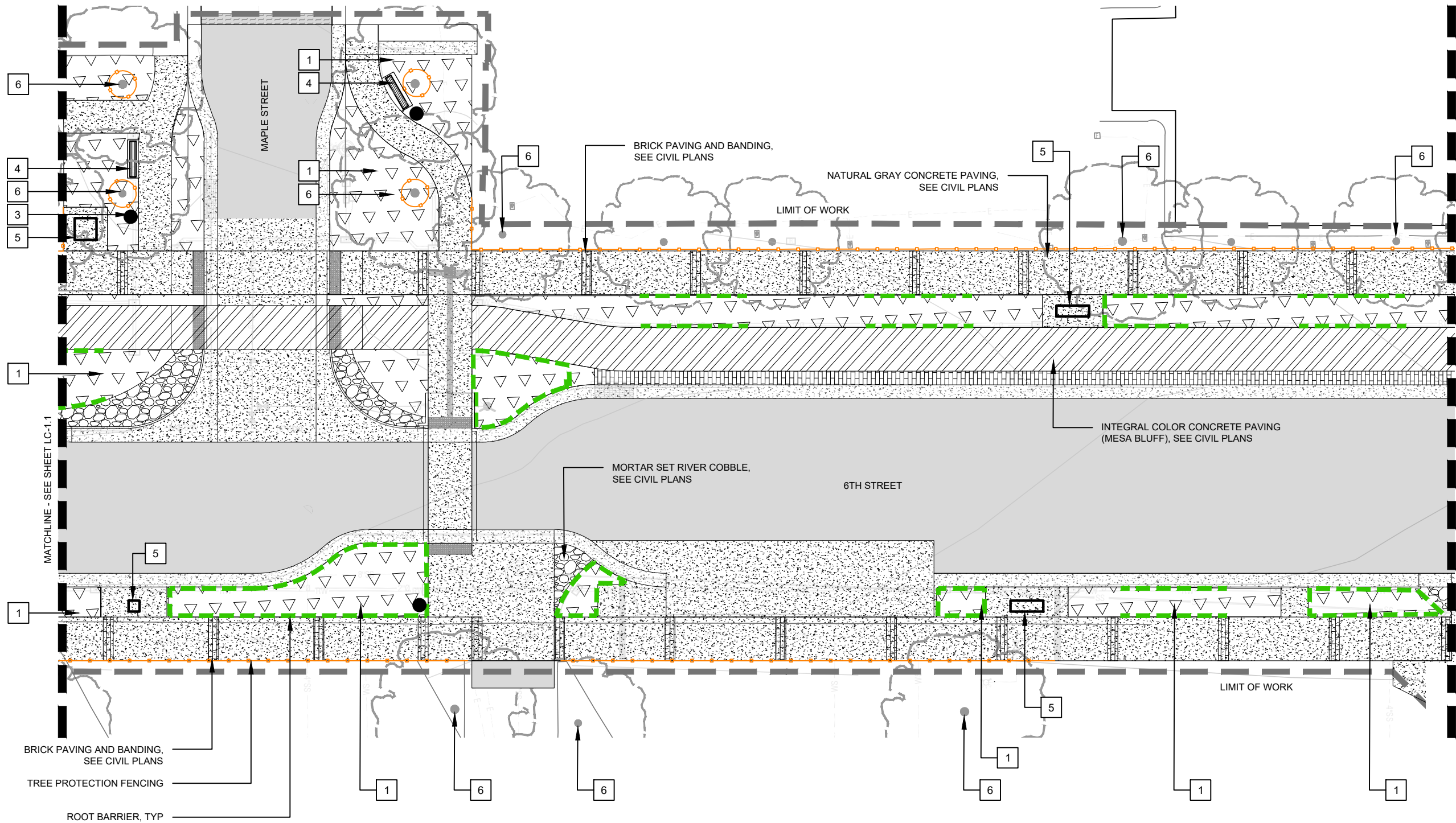
1. SEE SHEET LC-1.0 FOR MATERIALS, LEGEND AND GENERAL NOTES.



Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	09.13.2023		6th Street Improvements Project  Landscape Plan - Sta:1+00 to 3+00  100% Construction Documents	Project No./Code	
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						DHM Project No.: 22-217					

NOTE

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Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	09.13.2023		6th Street Improvements Project  Landscape Plan- Sta:3+00 to 5+25  100% Construction Documents	Project No./Code	
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	Units: English										

225 Main Street  
#202  
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DHM Project No.: 22-217

Project Engineer: Deric J. Walter, PE

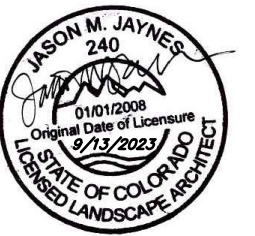
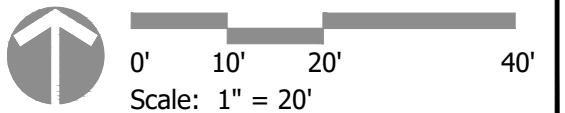
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Comments: -

ACCEPTED: -



1. SEE SHEET LC-1.0 FOR MATERIALS, LEGEND AND GENERAL NOTES.



Computer File Information			Index of Revisions			DHM DESIGN  225 Main Street #202 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com  DHM Project No.: 22-217	811  Know what's below. Call before you dig.	09.13.2023	6th Street Improvements Project  Landscape Plan - Sta: 5+25 to End  100% Construction Documents	Project No./Code
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Drawing File Name: project page border			4.							Comments: -
Acad Ver.: 2022	Scale: N/A	Units: English		5.				Sheet Number: LC-1.3		



- NOTES:
- 1. WASTE RECEPTACLES TO BE SUPPLIED BY LANDSCAPE FORMS, +1 (800) 521 2546. MODEL TO BE CHASE PARK, TOP OPENING STYLE WITH BEAR RESISTENT MODIFICATIONS, CONCRETE MOUNTING.
  - 2. WASTE RECEPTACLE TO BE POWDERCOATED COLOR BLACK, SAMPLE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
  - 3. SEE PLANS FOR QUANTITY.
  - 4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

1  
LC-1.4

WASTE RECEPTACLE

NOT TO SCALE



- NOTES:
- 1. BENCH SUPPLIED BY: LANDSCAPE FORMS, +1 (800) 521 2546. MODEL TO BE PLAINWELL, IPE WOOD VERSION, SURFACE MOUNTING.
  - 2. BENCH TO BE POWDERCOATED BLACK. SAMPLE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
  - 3. SEE PLANS FOR QUANTITY.
  - 4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  - 5. INSTALL BENCH ON 30"x86"x4" CONCRETE PAD.

2  
LC-1.4

BENCH

NOT TO SCALE



- NOTES:
- 1. BIKE RACK TO BE SUPPLIED BY MAGLIN SITE FURNITURE, +1 (800) 716 5506. MODEL TO BE 500 SERIES - 500 BIKE RACK: H.S. STEEL TUBE, SURFACE MOUNT, 2 BIKE CONFIGURATION.
  - 2. BIKE RACK TO BE POWDERCOAT COLOR BLACK. SAMPLE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
  - 3. SEE PLANS FOR QUANTITY.
  - 4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

3  
LC-1.4

BIKE RACK

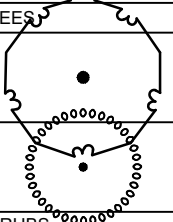
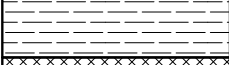
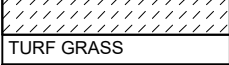
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Computer File Information			Index of Revisions			DHM DESIGN   225 Main Street #202 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-217	811  Know what's below. Call before you dig.	09.13.2023	6th Street Improvements Project   Furniture Details   100% Construction Documents		Project No./Code	
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Last Modification Date: -	Initials: -		2.					Revised:			STATE HWY NO./MP/SIDE 006K/TBD/Left & Right	
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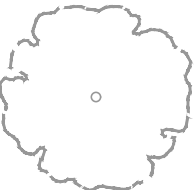
PLANT SCHEDULE

TREES					
	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	3" CAL B&B		19
	PG	PRUNUS PADUS EUROPEAN BIRDCHERRY	2" CAL B&B		3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BA	BERBERIS THUNBERGII 'ADMIRATION' ADMIRATION JAPANESE BARBERRY	5 GAL	30" o.c.	78
	CC	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	5 GAL	36" o.c.	52
	PW	PINUS MUGO 'WHITE BUD' WHITE BUD MUGO PINE	5 GAL	36" o.c.	32
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	48" o.c.	48
	SA	SPIRAEA JAPONICA 'ALBIFLORA' WHITE JAPANESE SPIREA	5 GAL	30" o.c.	61
	SL	SPIRAEA JAPONICA 'LIMEMOUND' LIMEMOUND SPIREA	5 GAL	30" o.c.	103
	VN	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH	5 GAL	24" o.c.	120
ORNAMENTAL GRASS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL	18" o.c.	160
	CB	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL	24" o.c.	138
	HS	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL	24" o.c.	151
	PH	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL	12" o.c.	206
	PO	PENNISETUM ORIENTALE ORIENTAL FOUNTAIN GRASS	5 GAL	24" o.c.	79
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	EP	ECHINACEA PURPUREA CONEFLOWER	1 GAL	18" o.c.	177
	HJ	HEMEROCALLIS X 'JOAN SENIOR' JOAN SENIOR DAYLILY	1 GAL	18" o.c.	197
	NL	NEPETA X 'PSFIKE' LITTLE TRUDY® CATMINT	1 GAL	18" o.c.	89
	NS	NEPETA X 'SIX HILLS GIANT' SIX HILLS GIANT CATMINT	1 GAL	24" o.c.	114
	SM	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	1 GAL	16" o.c.	180
	SJ	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL	16" o.c.	152
	SS	STACHYS BYZANTINA 'SILVER CARPET' SILVER CARPET LAMB'S EARS	4"POT	12" o.c.	222
TURF GRASS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	TG	LAWN	SOD		2,227 SF

LAWN (SOD)

1. SOD FOR LAWN TO BE VORTEX SOD HYBRID BLUEGRASS BLEND AS SUPPLIED BY KORBY SOD OR APPROVED EQUAL.

LEGEND



EXISTING TREES TO REMAIN



EXISTING PLANTING BEDS TO REMAIN



Computer File Information

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Drawing File Name: project page border

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Index of Revisions

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No Revisions:

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6th Street Improvements Project

Planting Legend

100% Construction Documents

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -ACCEPTED: -

Comments: -

Project No./Code

25358

STATE HWY NO./MP/SIDE  
006K/TBD/Left & Right

Sheet Number: LP-1.0

PLANTING NOTES:

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND THE REPLACEMENT OF SAID UTILITIES. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO, 303.232.1991 OR 8-1-1.
3. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE PLAN AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL AND OTHER ENGINEERING PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
5. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
6. TO THE MAXIMUM EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
7. LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE AND REMOVED OFF-SITE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
8. CONTRACTORS TO NOTIFY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
9. OVEREXCAVATE PLANTING BEDS AND FILL WITH IMPORTED PLANTER SOIL MIX, PER SPECIFICATION. EXCAVATE AND FILL 18" FOR SHRUBS AND PERENNIALS, AND 30" AT TREES.
10. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
11. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT, ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
12. ALL PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY LANDSCAPE ARCHITECT. ANY PLANT NOT MEETING LANDSCAPE ARCHITECT'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
13. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
14. IF PLANTS ARE NOT AVAILABLE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.
15. THE LANDSCAPE ARCHITECTS MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
16. MINOR FIELD ADJUSTMENTS TO THE PLANTING PLANS MAY BE NECESSARY BASED ON THE ACTUAL LOCATION OF LIGHTS, TRANSFORMERS, GROUND-MOUNTED UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES. CONTRACTOR MUST OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ADJUSTING THE DESIGN.
17. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.
18. SOD AREAS SHALL RECEIVE A MINIMUM OF 5 CU. YDS PER 1000 S.F. OF A-1 ORGANIC'S BIOCOMP, OR A WELL DECOMPOSED COMPOST APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUB BEDS SHALL RECEIVE A MINIMUM OF 4 CU. YDS. PER 1000 S.F. OF ONE OF THE ABOVE MATERIALS. ALL AMENDMENTS SHALL BE THOROUGHLY TILLED A MIN. OF 6" INTO THE SOIL.
19. TREE BASKETS SHALL BE REMOVED FROM ROOTBALLS AND KEPT BY THE PLANTED TREE UNTIL VERIFIED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
20. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE ALSO IRRIGATION PLANS.
21. ALL BUILDINGS WILL HAVE A DRY ZONE OF 5' FROM THE BUILDING IN WHICH THERE WILL BE NO IRRIGATION. NO SPRAY IRRIGATION SHALL BE INSTALLED WITHIN 10' OF BUILDINGS. SEE GEOTECHNICAL REPORT. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 5 FT. FROM BUILDINGS. ALL SOD SHALL BE A MINIMUM OF 10' FROM THE BUILDINGS. DO NOT OVERSPRAY INTO THE DRY ZONE. PLACE SPECIFIED WOOD MULCH IN DRY ZONE AREA UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR TO ISSUE RFI TO LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE DISCLOSED BETWEEN THE PLANS AND THIS REQUIREMENT.
22. MULCH - ALL PLANTING BEDS SHALL BE COVERED BY A SPECIFIED MULCH (OR ACCEPTED SUBSTITUTION) AS APPROVED BY OWNER. ALSO REFER TO SPECIFICATIONS AND DETAILS.
  - 22.1. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 4" OF MULCH, INCLUDING THE DRY ZONE AROUND THE BUILDINGS.
  - 22.1.1. EXCEPT GROUNDCOVERS SHALL RECEIVE 3" OF MULCH.
  - 22.1.2. MULCH RINGS AROUND SHRUBS IN NATIVE AREAS SHALL BE A MINIMUM OF 2' Ø.

- 22.1.3. DO NOT BURY PERENNIALS OR ORNAMENTAL GRASSES WITH MULCH.
  - 22.2. MULCH AROUND TREES SHALL BE 4" DEEP IN NON-TURF AREAS & 2" DEEP IN TURF AREAS.
    - 22.2.1. PULL MULCH BACK 6" FROM TRUNK OF TREES AS PER DETAILS.
    - 22.2.2. MULCH RINGS AROUND TREES IN NATIVE AREAS SHALL BE MINIMUM 8' Ø.
    - 22.2.3. DO NOT PROVIDE A WATER BASIN FOR TREES IN LAWN AREAS
  - 23. SPACING / LAYOUT
    - 23.1. TREE LOCATIONS HAVE BEEN COORDINATED WITH CIVIL PLANS RELATED TO SETBACK REQUIREMENTS.
  - 24. WHEN PLANTING TREES, THE 1ST STRUCTURAL ROOT SHOULD BE PLACED 1" ABOVE THE FINISHED GRADE. SEE DETAILS AND SPECIFICATIONS.
- TREE PROTECTION & DRIPLINE EXCAVATION NOTES:**

1. PROTECTION FENCING: PROTECT ALL EXISTING VEGETATION TO REMAIN. PROVIDE PROTECTION FENCING AROUND THE DRIP LINE OF EACH TREE OR GROUP OF TREES TO REMAIN.
2. PROTECTION FENCING TO BE PROVIDED FOR ALL PROPOSED TREES LISTED IN THE PLANS.
3. ALL EXCAVATIONS WITHIN THE DRIP ZONE OF EXISTING TREES TO REMAIN WILL BE VERTICAL EXCAVATION ONLY WITH NO OVER-DIGGING. EXCAVATIONS WILL BE SOIL STABILIZED IN A MANNER THAT PREVENTS OVER EXCAVATION OF THE SITE.
4. ALL ROOTS OVER 2" IN DIAMETER WHICH NEED TO BE CUT DUE TO CONSTRUCTION IMPROVEMENTS SHALL BE REVIEWED BY A CERTIFIED ARBORIST PRIOR TO CUTTING.
5. ALL ROOTS SHALL BE CUT PRIOR TO FULL EXCAVATION USING A CLEAN, SHARP PRUNING SAW. ALL ROOTS WILL BE CUT FLUSH WITH THE EXPOSED SOIL LINE.
6. FOUR INCHES OF MULCH ARE REQUIRED TO BE PLACED WITHIN THE ZONE OF VEGETATION PROTECTION. THE MULCH SHALL BE MAINTAINED BY THE CONTRACTOR AT A LEVEL OF 4" DURING THE ENTIRE PROJECT.
7. IRRIGATION OF PROPOSED TREES IS REQUIRED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE GENERAL CONTRACTOR SHALL ENSURE TREES ARE IRRIGATED AT A RATE WHICH IS APPROPRIATE FOR PROPER HEALTH. CONSULT WITH CITY / COUNTY FORESTER OR LANDSCAPE ARCHITECT FOR WATERING SCHEDULE RECOMMENDATIONS. ADDITIONAL WATERING WILL TAKE PLACE ALONG THE EDGE OF THE ROOT CUTTINGS. THE CONTRACTOR WILL BE REQUIRED TO PLACE A BURLAP PROTECTION COVER OVER THE CUT ROOTS. THE CONTRACTOR WILL IRRIGATE THE BURLAP WITH AN APPROPRIATE AMOUNT OF WATER IN ORDER TO KEEP THE BURLAP MOIST.
8. ALL TREES ON SITE INDICATED AS TO REMAIN SHALL BE MONITORED FOR INSECTS, STRESS, ADJACENT SOIL MOISTURE CONTENT AND OVERALL HEALTH AND VIGOR DURING CONSTRUCTION BY A CERTIFIED ARBORIST. FOLLOW A WATERING SCHEDULE FOR ALL EXISTING TREES TO REMAIN AS RECOMMENDED BY ARBORIST. SOURCE OF WATER PER CONTRACTOR BUT ENSURE ARBORIST RECOMMENDATIONS ARE IMPLEMENTED.
9. THERE SHALL BE NO STORAGE OF MATERIAL, EQUIPMENT, SOIL COMPACTION OR ACTIVITY ALLOWED WITHIN THE TREE PROTECTION FENCING.



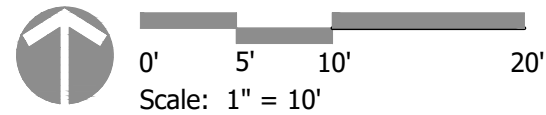
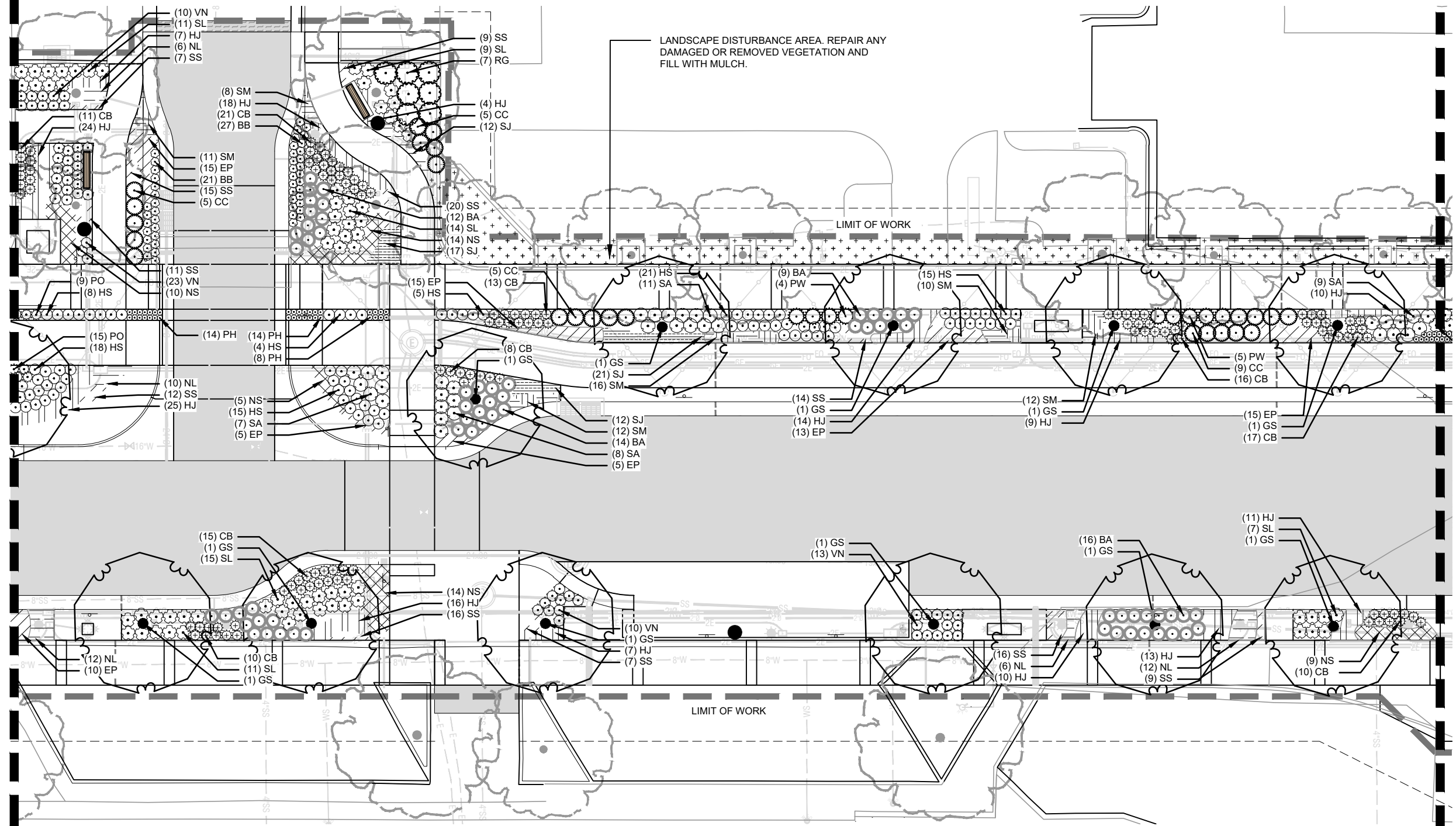
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Creation Date: 03.08.2023	Initials: CF, NL		1.					25358		
Last Modification Date: -	Initials: -		2.							
Full Path:			3.					STATE HWY NO./MP/SIDE 006K/TBD/Left & Right		
Drawing File Name: project page border			4.							
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MATCHLINE - SEE SHEET LP-1.2

MATCHLINE - SEE SHEET LP-1.4



Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	09.13.2023	6th Street Improvements Project  Planting Plan - Sta: 3+00 to 5+25  100% Construction Documents	Project No./Code
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Acad Ver.: 2022	Scale: N/A	Units: English	5.						

DHM DESIGN

225 Main Street  
#202  
Carbondale, Co. 81623  
970.963.6520  
www.dhmdesign.com

DHM Project No.: 22-217

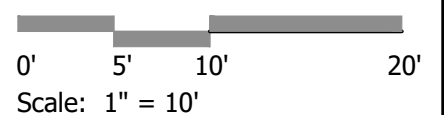
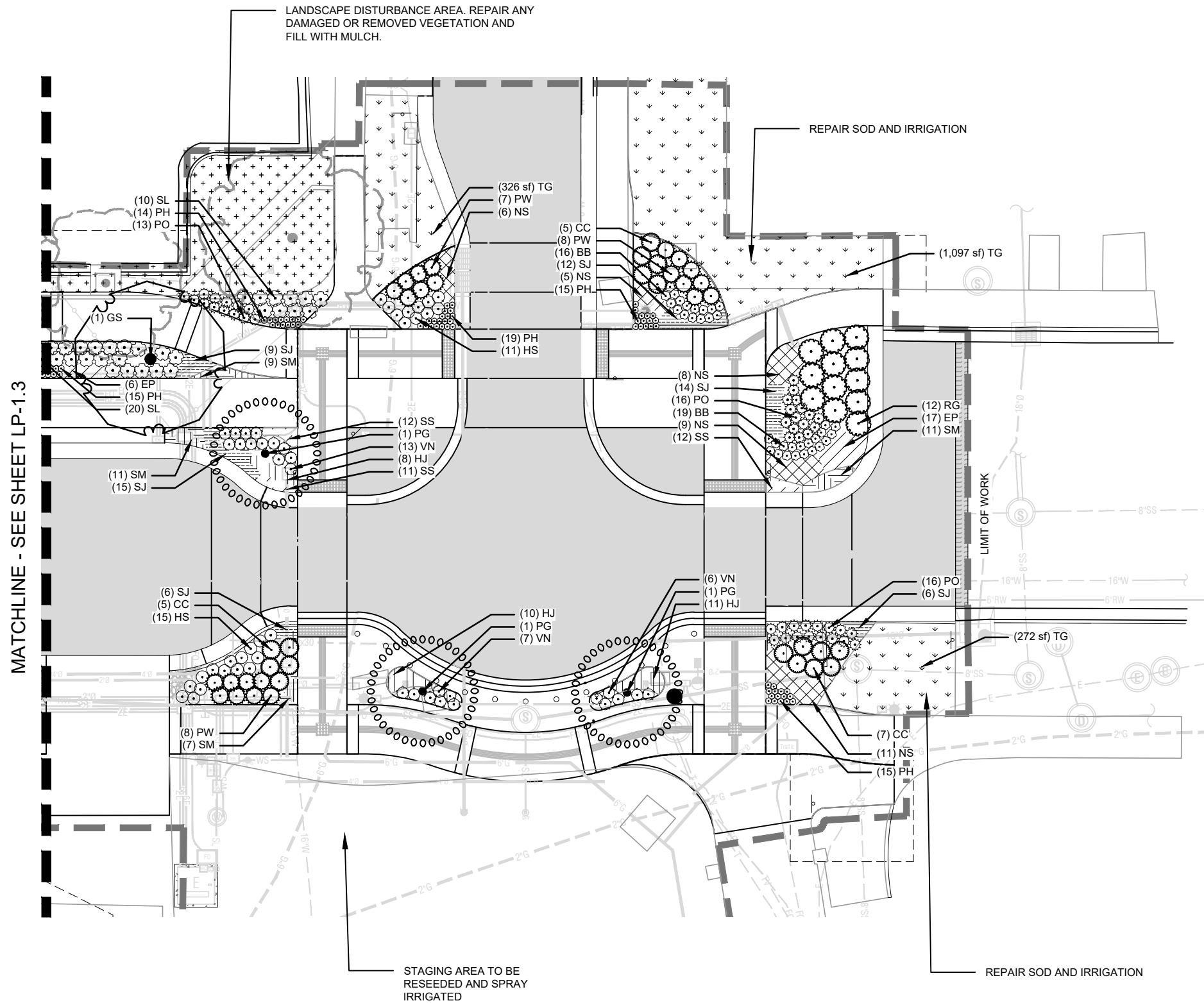
Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -

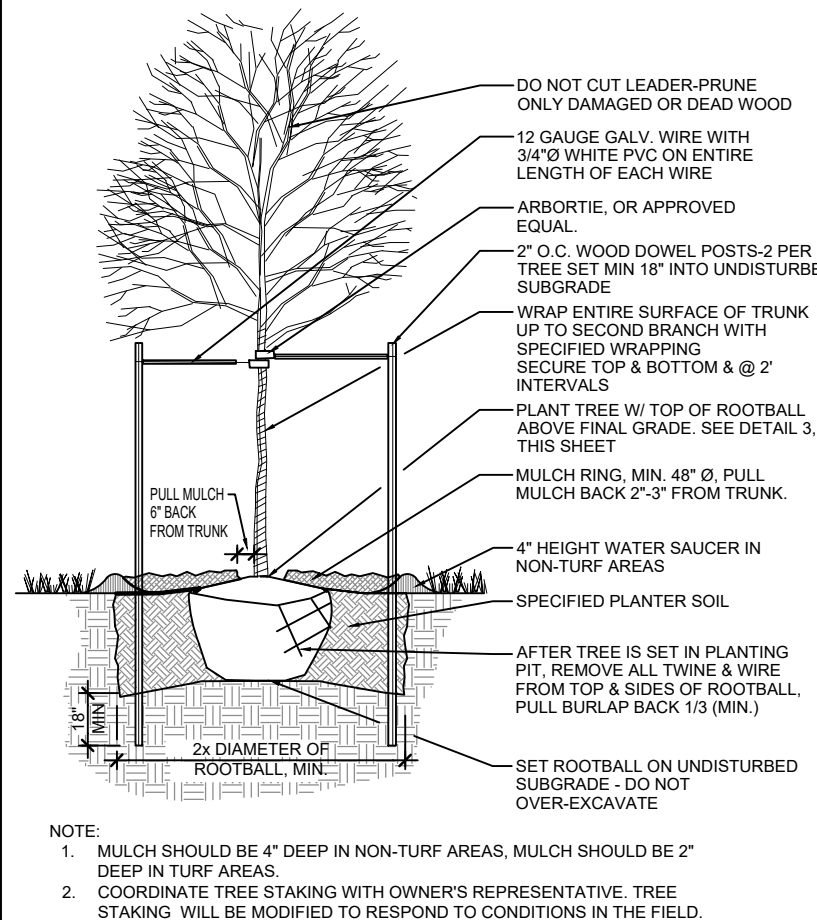
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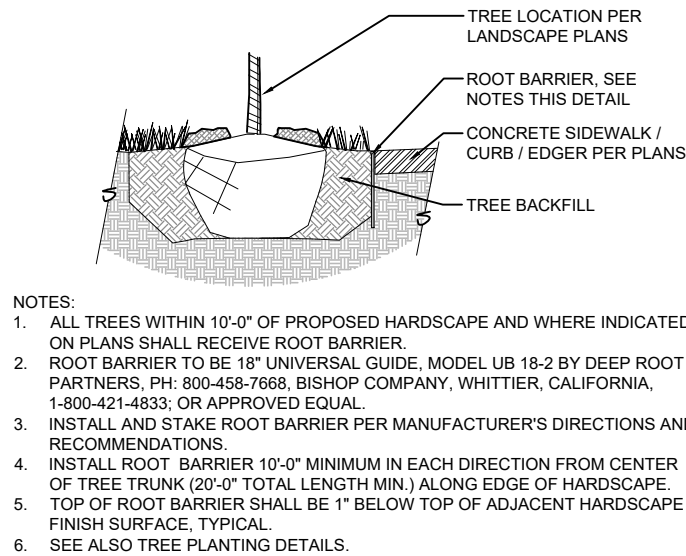




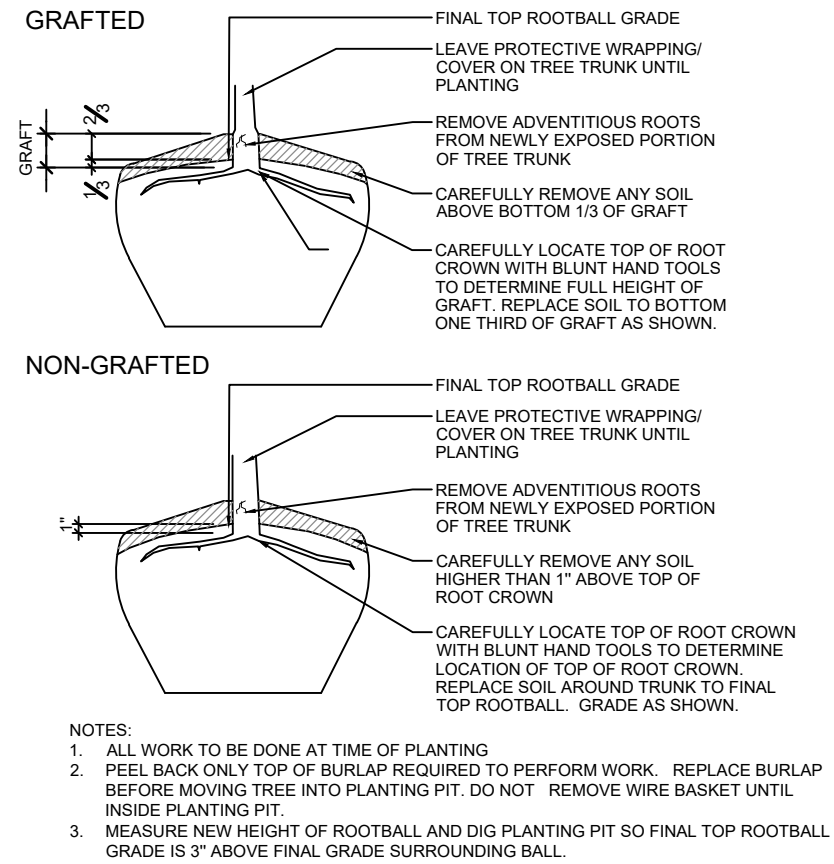
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Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:		STATE HWY NO./MP/SIDE	
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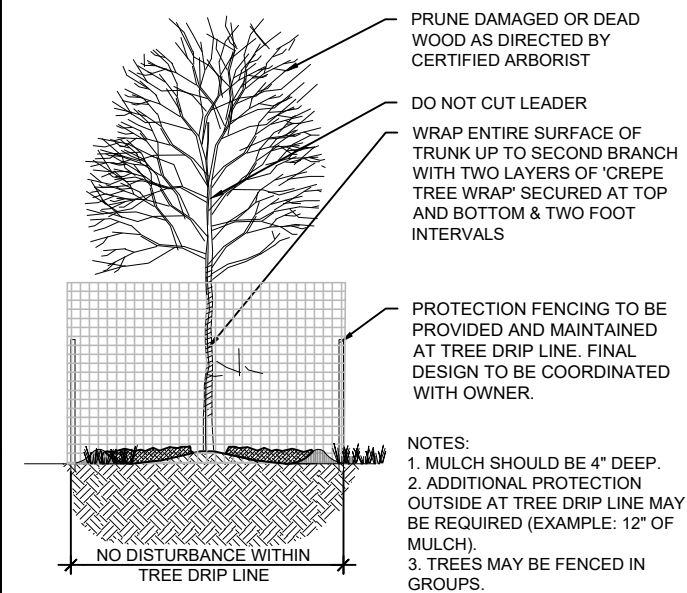
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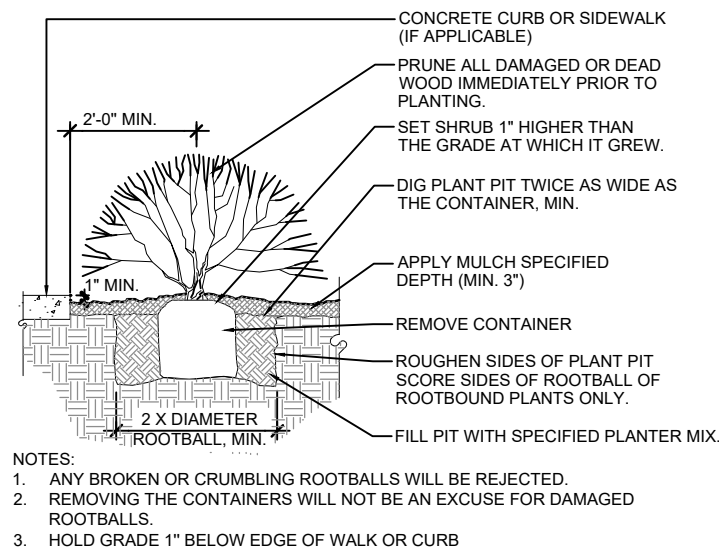
2 ROOT BARRIER INSTALLATION NOT TO SCALE



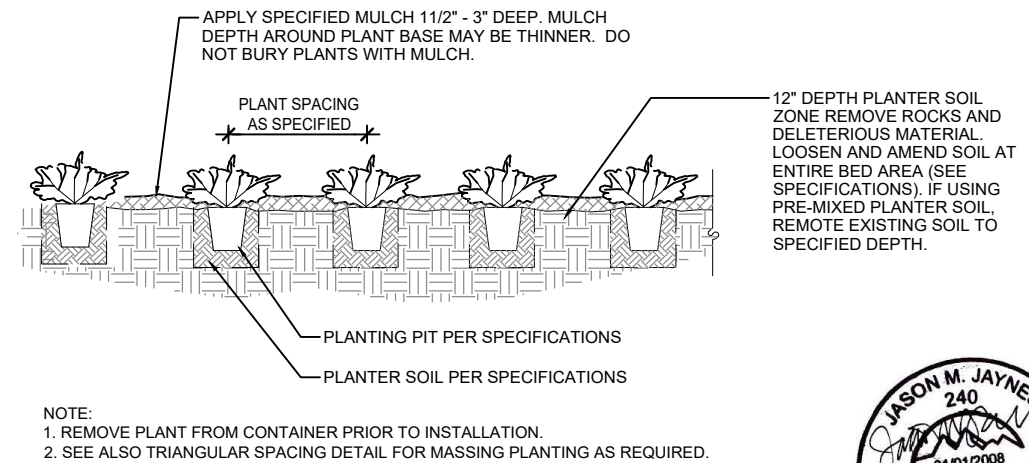
3 FINAL TOP ROOTBALL GRADE NOT TO SCALE



4 EXISTING TREE PROTECTION FENCING NOT TO SCALE



5 SHRUB/PERENNIAL PLANTING NOT TO SCALE



Computer File Information			Index of Revisions			811   Know what's below. Call before you dig.	09.13.2023	<b>6th Street Improvements Project</b> <b>Planting Details</b> <b>100% Construction Documents</b>	Project No./Code
Creation Date: 03.08.2023	Initials: CF, NL	<input type="checkbox"/>	1.				No Revisions:		25358
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.				Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE
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Acad Ver.: 2022	Scale: N/A	Units: English	5.			DHM DESIGN   225 Main Street #202 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-217			



Colorado Department of Transportation



Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
FAX: (970) 683-6249

Region 3

DCH

Sheet Revisions

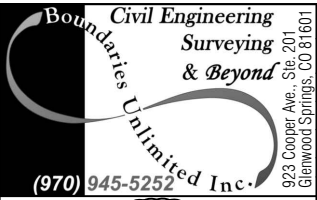
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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

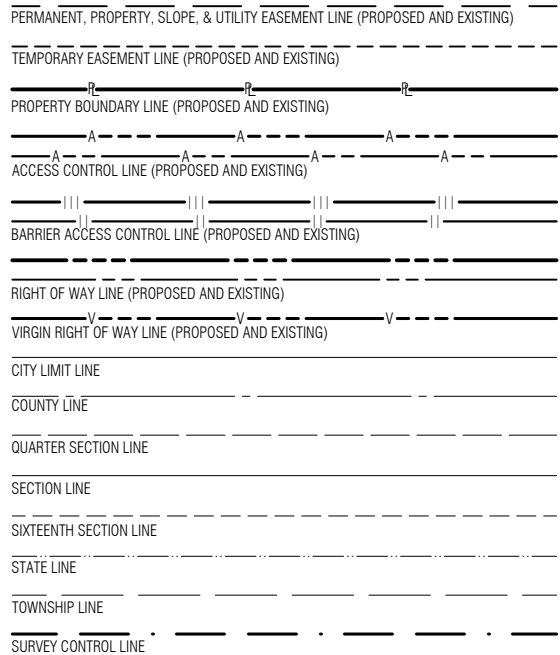
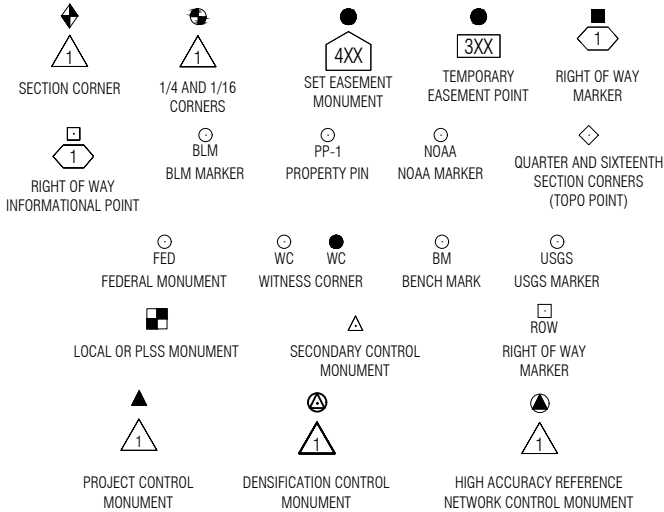
TITLE SHEET

Project Number: BUI #22021			
Project Location: Glenwood Springs, Colorado			
006K / W 6th Street			
Project Code:	Last Mod. Date	Subset	Sheet No.
RMS M535-010	11/15/23	1.01-1.01	1.01

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED  
CDOT PROJECT CODE RMS M535-010  
STATE HIGHWAY NO. 006  
SECTION 9, T.6S., R.89W OF THE 6TH P.M.  
COUNTY OF GARFIELD

CDOT R.O.W. Length of Project = 0.018 Miles  
City R.O.W. Length of Project = 0.097 Miles  
Const. Length of Project = 0.115 Miles



SURVEY/ROW

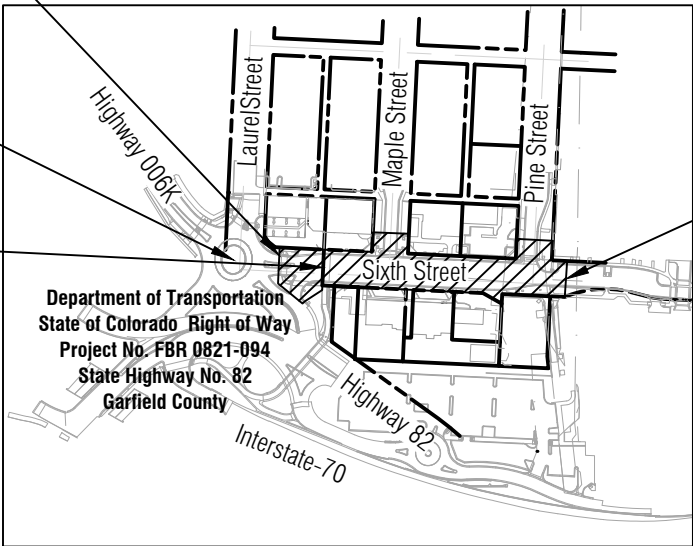


TERRAIN

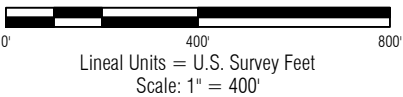
Begin ROW/Construction Project  
CO. U.S. 006K (aka W. 6th St)  
MP: 0.355

CO. U.S. 006K  
MP: 0.338

End ROW Project  
MP: 0.374



PROJECT LOCATION MAP



End Construction Project  
W. 6th St



SURVEYOR STATEMENT (ROW PLAN)

I, Steven L. Smith, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, the research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications.

This statement is not a guaranty or warranty, either expressed or implied.

Steven L. Smith 11/15/23

Steven L. Smith. PLS No. 25642 Date

Basis of Bearings

East Sixteenth Corner of Section 9 and Section 4, being a chiseled "X" on top of a 6' x 2' x 2' limestone boulder in place to the North Quarter Corner of Section 9 being a 5" x 8" limestone in a mound of stone 4' x 4' marked "1/4" on south face which bears N 89°1'49 W with a distance between of 1254.6 feet. The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

General Notes

- This Right of Way Plan is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation.
- Survey Control Points set with a higher degree of accuracy than R.O.W. markers.
- All R.O.W. markers set from control markers.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- All coordinates listed are project coordinates only.
- Field survey control precision meets the minimum horizontal control tolerances of a CDOT Type B survey (4-29-1992).
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- Commitments for title insurance supplied by Commonwealth Title Company of Garfield County, Inc.

COLORADO DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED: _____ DATE _____

Colorado Dept. of Transportation Chief Engineer

SHEET NO. INDEX OF SHEETS

1.01	(1)	Title Sheet
2.01	(1)	Tabulation of Properties
3.01	(1)	Project Control Diagram
4.01	(1)	Land Survey Control Diagram
5.01	(1)	Monumentation Sheets
6.01-6.0X	(NA)	Tabulation of Road Approach Sheets
7.01-7.02	(2)	Plan Sheets
8.01	(1)	Ownership Map
(8)		Total Sheets

Scales of Original 11"x17" Drawings  
Plan Sheets 1"=30'  
Ownership Map 1"=100'

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

FILING CERTIFICATION:  
DEPOSITED THIS 11 DAY OF 11/15/23, AT 11:52 AM,  
IN BOOK 11 OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE 1, RECEPTION NUMBER 111523  
SIGNED _____ DEPT. _____

Colorado Department of Transportation



Region 3

Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
FAX: (970) 683-6249

DCH

Sheet Revisions

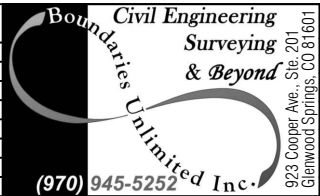
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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

TABULATION OF PROPERTIES

Project Number: BUI #22021			
Project Location: Glenwood Springs, Colorado			
006K / W 6th Street			
Project Code: RMS M535-010	Last Mod. Date: 11/15/23	Subset: 2.01-2.01	Sheet No.: 2.01

Tabulation of Properties

R.O.W. TABULATION of PROPERTIES IN GLENWOOD SPRINGS, COLORADO, S.H. NO. 006K/6TH ST.

Parcel No.	Ownership Name and Mailing Address	Site Address	Location						Book and Page No. and/or Reception No.	Title Commitment No.	Purpose of Parcel
				Area of Parcel (sf)	Existing ROW	Net Area	Remainder Left	Remainder Right			
PE-1	Kum & Go LC 159 Grand Avenue Des Moines, IA 50309	105 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 62, Lot 1 Thru:- Lot 5 Except A Tract of Land Containing 200 Sf+/- As Described In WD Rec. No. #875813	250					RN0933, less RN875813	#2107005	Purpose: For General Utilities
TE-1	Same as above			250							Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
PE-2	Gilstrap, Lois L 2512 Pierce Avenue Grand Junction, CO 81505	115 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 62, Lot 6 Thru Lot 9	500					RN0933	#2107006	Purpose: For General Utilities
TE-2	Same as above			746							Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
PE-3	205 6th Street LLC 1082 Cattle Creek Ridge Road Carbondale, CO 81623	215 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 72, Lot 1 Thru Lot 4 & Part of Lot 5	545					RN0933	#2107007	Purpose: For General Utilities
TE-3	Same as above			898							Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
PE-4	205 6th Street LLC 1082 Cattle Creek Ridge Road Carbondale, CO 81623	215 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 72, Lot 6 Thru Lot 9 & Part of Lot 5	580					RN0933	#2107008	Purpose: For general utilities
TE-4	Same as above			879							Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-5	Historic Hotel Colorado LLC 526 Pine Street Glenwood Springs CO 81601	526 Pine Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 73, Lot 0 Including All Vacated Alleys	202					RN0933, plus All Vacated Alleys	#ABS63019075	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-6	EDIFICIO, LLC P.O. Box 1330 Glenwood Springs, CO 81601	112 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 61, Lot 6 Except For A Tract of Land Containing 889 SF+/- As Described In WD Rec. No. 872120	500					RN0933, less RN872120	#2107009	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-7	EDIFICIO, LLC P.O. Box 1330 Glenwood Springs, CO 81601	114 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 61, Lot 7 and Lot 8 N 150.0' of Lots	1,000					RN0933, plus RN238759	#2107010	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-8	BMS Enterprises 214 6th Street Glenwood Springs, CO 81601	208 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 61, Lot 9 Thru Lot 12 Pt of & Outlot 38	850					RN0933	#2107011	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-9	EDIFICIO, LLC P.O. Box 1330 Glenwood Springs, CO 81601	216 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, Subdivision: Orig. Twnste. Glenwood, Block 61, N 75' of Lot 11 & 12 and Adjacent Vacated S 25' of 6th St. EXCEPT BK 269 PG 424	1,211					RN0933, less B269 P424	#2107012	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-10	City of Glenwood Springs 101 W 8th Street Glenwood Springs, CO 81601	300 6th Street Glenwood Springs, CO	Sec.9 T.6S R89W, A Tract of Land Located In The Ne1/4 Between Blocks 60 & 61 of Glenwood Springs Orig. Twnste., More Particularly Described In Bargain and Sale Deed Rec. No. 889025	4,491					RN889025	#2107013	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months
TE-11	Glenwood Hot Springs Lodge and Pool, Inc. 401 N River Avenue Glenwood Springs, CO 81601	401 N. River Ave Glenwood Springs, CO	Sec.9 T.6S R89W, Except A Tract of Land Containing .682 Ac.+/- More Particularly Described In WD Rec. No. 889056. Also A Tract of Land Cont. .926 Ac.+/- More Particularly Described In QD Rec. No. 88	350					RN889056, plus RN889136	#ABS63019074	Purpose: For constructing improvements, repairs and temp. pedestrian access Duration: 24 months



FILING CERTIFICATION:  
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M.,  
IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE _____, RECEPTION NUMBER _____  
SIGNED _____ DEPT. _____

n:\projects\2022\2021-gws 6th street.dwg\2021-c_row plans.dwg  
11/15/23

Colorado Department of Transportation



Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
FAX: (970) 683-6249

Region 3

DCH

Sheet Revisions

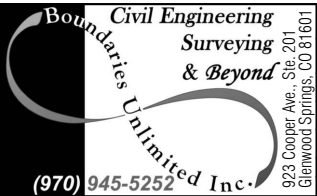
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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

PROJECT & LAND SURVEY CONTROL DIAGRAM

Project Number: BUI #22021

Project Location: Glenwood Springs, Colorado

006K / W 6th Street

Project Code:	Last Mod. Date	Subset	Sheet No.
RMS M535-010	11/15/23	3.01-3.02	3.01

SURVEYOR STATEMENT

(PROJECT CONTROL AND LAND SURVEY CONTROL DIAGRAM)  
I, Steven L. Smith, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram and Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications.

This statement is not a guaranty or warranty, either expressed or implied.

Steven L. Smith 11/15/23

Steven L. Smith, PLS No. 25642

Date

Basis of Elevations: are based on the NGS Data Sheet, Designated as "5764 Reset" with a PID of AA3637. The brass cap is stamped "BM 5764" located at the west main entrance on Pine Street in the face of the south 1 of 2 stone columns. The NAVD 88 elevation from data sheet is 5766.6".

Basis of Bearings: East Sixteenth Corner of Section 9 and Section 4, being a chiseled X on top of a 6"x2"x2' limestone boulder in place to the North Quarter Corner of Section 9 being a 5" x 8" limestone in a mound of stone 4' x 4' marker "1/4" on south face which bears N 89°11'49" W with a distance between of 1254.6 feet.

Coordinate Datum: Both geodetic and project control coordinates shown hereon are based on the NAD 83 (2022 datum) obtained from NGS Data Sheet "5764 Reset" (see "Basis of Elevations").

- Record information used in establishing this survey were:
  - Amended Map of the Town of Glenwood Springs, Colorado as adopted by Ordinance No. 64 (1887) dated March 21, 1887 and recorded May 5, 1887 under Reception Number (R. N.) 4304.
  - Department of Transportation State of Colorado Right of Way Plans of Project No. C0821-095 for State Highway No. 82, Garfield County  

Land Survey Plat Colorado Hwy 82	R. N. LSP 1020	02 Sep 2016
Land Survey Plat Colorado Hwy 82	R. N. LSP 1021	02 Sep 2016
Land Survey Plat Colorado Hwy 82	R. N. LSP 1022	02 Sep 2016
  - Department of Transportation State of Colorado Right of Way Plans of Project No. FBR 0821-094 for State Highway No. 82, Garfield County (Construction Project: Federal Aid Project No. FBR 0821-094).

Land Survey Plat Part of Block 72	R. N. LSP 792	06 Feb 2009
Land Survey Plat Block 73	R. N. LSP 869	17 Jan 2011
Land Survey Plat Part of Block 72	R. N. LSP 978	15 Jun 2015
ALTA of Colorado Hotel by Scarrow & Walker	(unrecorded)	16 Feb 1995

Title Commitments for the adjoining properties (as noted in the Right-of-Way Tabulation on sheet 2), Deeds for adjoining property owners on record at Garfield County Clerk and Recorder and found survey monuments as shown.

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

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

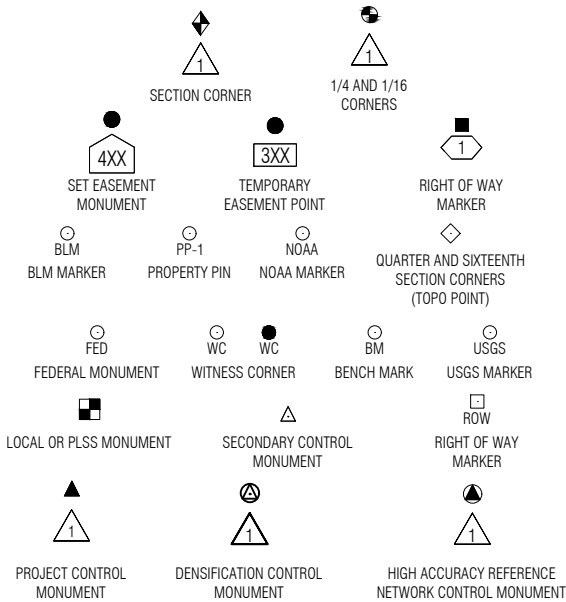
PROJECT CONTROL AND LAND SURVEY CONTROL DIAGRAM

CDOT PROJECT CODE RMS M535-010

STATE HIGHWAY NO. 006

SECTION 9, T.6S., R.89W OF THE 6TH P.M.

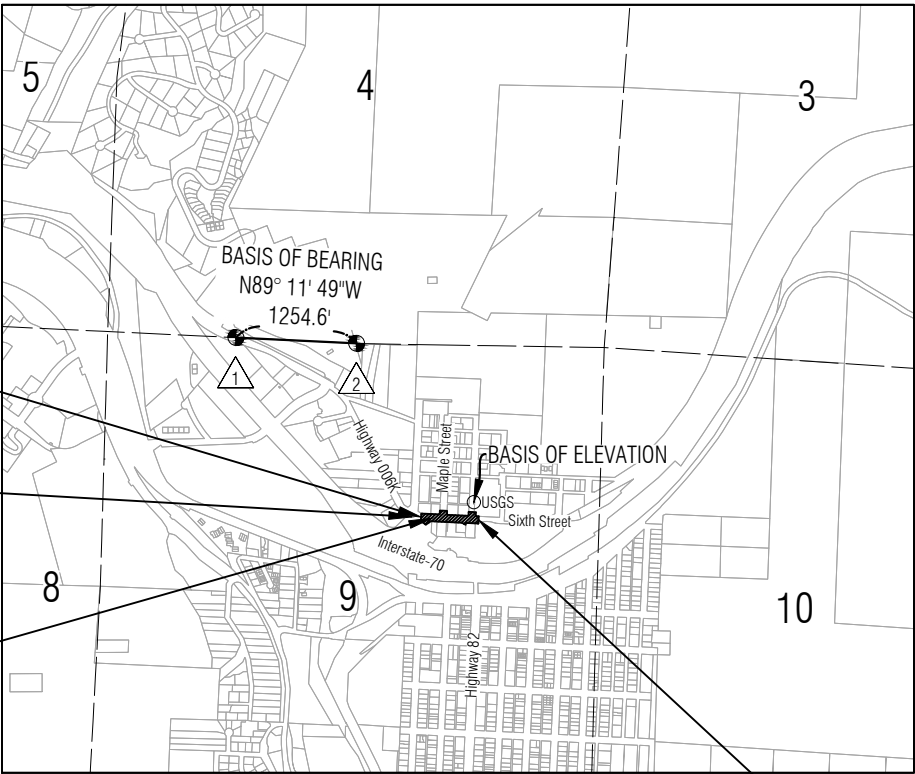
COUNTY OF GARFIELD



Begin ROW/Construction Project  
CO. U.S. 006K (aka W. 6th St)  
MP: 0.355

CO. U.S. 006K  
MP: 0.338

End ROW Project  
MP: 0.374



PROJECT LOCATION MAP

0' 2000' 4000'  
Lineal Units = U.S. Survey Feet  
Scale: 1" = 2000'

General Notes:

- This Project Control Diagram and Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this Project Control Diagram and Land Survey Control Diagram.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

FILING CERTIFICATION:  
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M.,  
IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE _____, RECEPTION NUMBER _____  
SIGNED _____ DEPT. _____

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11/15/23

Colorado Department of Transportation



Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
FAX: (970) 683-6249

Region 3

DCH

Sheet Revisions

Date	Description	Initials
-	-	-

Sheet Revisions

Date	Description	Initials
-	-	-

Sheet Revisions

Date	Description	Initials
-	-	-

**Civil Engineering**  
**Surveying**  
**& Beyond**  
**Boundaries Unlimited Inc.**  
(970) 945-5252  
923 Cooper Ave. Ste. 201  
Glenwood Springs, CO 81601

Right of Way Plans

PROJECT & LAND SURVEY CONTROL DIAGRAM

Project Number: BUI #22021

Project Location: Glenwood Springs, Colorado

006K / W 6th Street

Project Code:	Last Mod. Date	Subset	Sheet No.
RMS M535-010	11/15/23	3.01-3.02	3.02

SURVEYOR STATEMENT

(PROJECT CONTROL AND LAND SURVEY CONTROL DIAGRAM)  
I, Steven L. Smith, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram and Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications.

This statement is not a guaranty or warranty, either expressed or implied.

Steven L. Smith 11/15/23

Steven L. Smith, PLS No. 25642 Date



Point No.	Geodetic Coordinates NAD-83(2011)		Ellipsoid Height (ft)	Ortho Height (NAD83)(2011) (ft)	Mapping Angle	NAD83 (2011) Zone CO 0502			Description
	Latitude (N)	Longitude (W)				Grid SF	SP Northing (ft)	SP Easting (ft)	
1	N39°33'00.314128"	W107°19'29.920921"	5709.307	5756.778	-1°09'03.6"	0.999966566	1630416.4950'	2485420.7150'	60d Mag Nail 3.2' behind walk Pine St
2	N39°32'56.667071"	W107°19'28.935791"	5726.978	5774.438	-1°09'03.0"	0.999966428	1630046.0130'	2485490.4520'	Target on Bridge
3	N39°33'02.536874"	W107°19'30.248239"	5722.600	5770.061	-1°09'03.8"	0.999966651	1630641.8610'	2485399.6000'	Target on W side of S Window SE Bldg Cor
4	N39°33'02.675945"	W107°19'29.282093"	5719.510	5766.980	-1°09'03.2"	0.999966656	1630654.4090'	2485475.5430'	NGS PID: AA3637 '5764 Reset'
5	N39°33'01.243738"	W107°19'34.066467"	5705.457	5752.917	-1°09'06.2"	0.999966602	1630517.0580'	2485097.9560'	80d Spike 1.8' behind Walk
6	N39°33'01.263385"	W107°19'36.838494"	5703.727	5751.213	-1°09'07.9"	0.999966602	1630523.4110'	2484880.9110'	1" Brass Tag on Inlet 'Control 20035'
7	N39°33'01.257906"	W107°19'32.922738"	5706.716	5754.166	-1°09'05.5"	0.999966602	1630516.6790'	2485187.5780'	CP 3-1/4" CDOT 'State Hwy Mile Post'

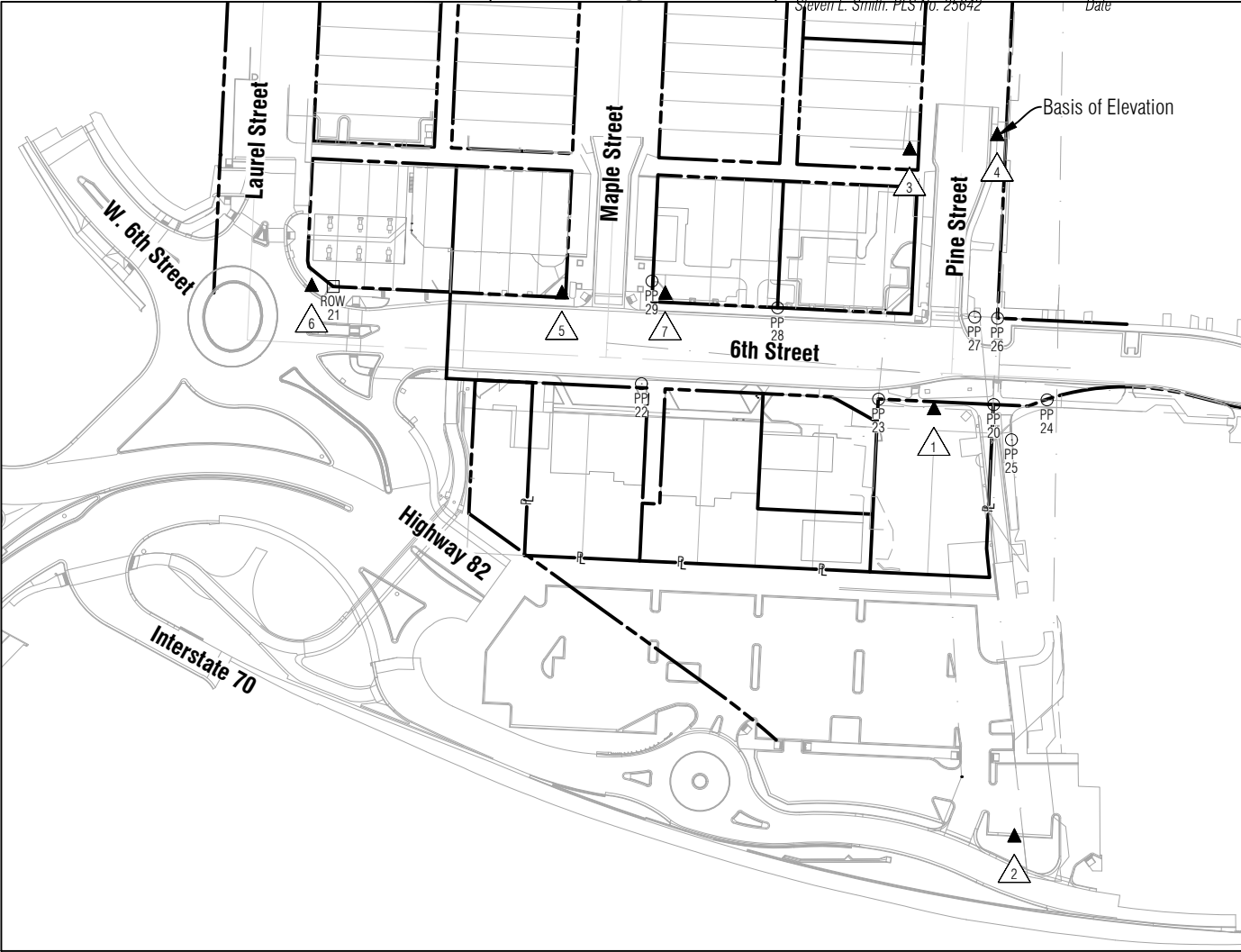


Point No.	Project Coordinates		Elev (ft) NAVD88	Description
	Northing (ft)	Easting (ft)		
20	1630421.2180'	2485472.4380'	5756.390'	Mag. Nail w/ no Disk
21	1630523.7010'	2484899.5490'	5750.710'	1" Brass Cap 'CDOT LS 37974'
22	1630439.2990'	2485166.8060'	5753.050'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
23	1630426.0010'	2485372.5870'	5755.560'	1" Brass Tag 'LS 39180'
24	1630425.3310'	2485518.6590'	5755.940'	PK Nail at W side MH Rim
25	1630390.7890'	2485487.8510'	5755.280'	PK Nail at end of Curb at Gate
26	1630496.1070'	2485475.7700'	5756.580'	Mag Nail w/ 1-1/2" Washer 'LS 27613'
27	1630497.0670'	2485455.8900'	5757.010'	Mag Nail w/ 1-1/2" Washer 'LS 27613'
28	1630505.2180'	2485285.0080'	5754.570'	1" OPC 'LS 14111'
29	1630528.3330'	2485176.0200'	5753.910'	Mag Nail w/ 1-1/2" Disk 'LS 25642'

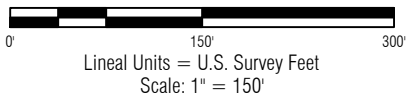
Local Site Setting	
Coordiante System:	US State Plane 1983 (Modified - at Ground)
Coordiante Zone:	Colorado Central 0502
Coordinate Datum:	NAD 83 (2011)
Geoid:	12B
Project Latitude:	39°32'49.05046" N
Project Longitude:	107°19'39.07979" W
Project Height:	5765.353 ft.
Ground Scale Factor:	1.000309564
False Northing Offset:	0
False Easting Offset:	0
Project Northing (seed):	1629293.372
Project Easting (seed):	2484680.397

Local Site Setting Notes

- Control Points 1-7 were set and/or located with the Grand Avenue Bridge Project (Project No. FBR 0821-094).
- This survey located and verified their horizontal and vertical locations were utilized for this survey.
- Due to the small magnitude of the site and relatively small vertical elevation differences, scale factors became non-significant in the N, E and Z.



PROJECT LOCATION MAP





11/15/23 n:\projects\2022\2021-gws 6th street\dwg\2021-c_row plans.dwg

FILING CERTIFICATION:  
DEPOSITED THIS 11 DAY OF NOVEMBER, 2021 AT DENVER, CO.  
IN BOOK 11 OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE 11 RECEPTION NUMBER 11 DEPT. 11  
SIGNED 11

Colorado Department of Transportation



Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
FAX: (970) 683-6249

Region 3

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Sheet Revisions

Date	Description	Initials
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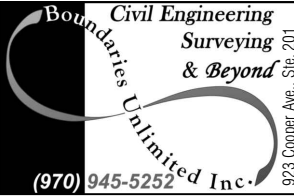
Sheet Revisions

Date	Description	Initials
-	-	-

Sheet Revisions

Date	Description	Initials
-	-	-

Civil Engineering  
Surveying  
& Beyond



(970) 945-5252 Inc.

923 Cooper Ave. Ste. 201  
Glenwood Springs, CO 81601

Right of Way Plans

MONUMENTATION SHEETS

Project Number: BUI #22021

Project Location: Glenwood Springs, Colorado

006K / W 6th Street

Project Code: Last Mod. Date Subset Sheet No.

RMS M535-010 11/15/23 5.01 - 5.01 5.01

4XX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing (ft)	Easting (ft)	Description
400	1630531.2125'	2484951.7534'	Mag Nail w/ no Disk
401	1630528.8387'	2485001.6970'	Mag Nail w/ no Disk
402	1630524.9561'	2485083.3886'	Mag Nail w/ no Disk
403	1630532.2666'	2485091.4033'	Mag Nail w/ no Disk
404	1630540.9121'	2485091.8142'	Mag Nail w/ no Disk
405	1630544.3432'	2485098.4608'	Mag Nail w/ no Disk
406	1630550.3818'	2485101.7993'	Mag Nail w/ no Disk
407	1630550.3362'	2485102.8316'	Mag Nail w/ no Disk
410	1630555.4912'	2485178.1613'	Mag Nail w/ no Disk
411	1630555.0165'	2485188.1500'	Mag Nail w/ no Disk
412	1630522.2341'	2485186.5919'	Mag Nail w/ no Disk

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing (ft)	Easting (ft)	Description
413	1630519.9584'	2485188.5416'	Mag Nail w/ no Disk
414	1630515.3560'	2485285.3768'	Mag Nail w/ no Disk
415	1630510.9409'	2485378.2719'	Mag Nail w/ no Disk
416	1630523.9262'	2485378.8891'	Mag Nail w/ no Disk
417	1630522.8343'	2485401.8631'	Mag Nail w/ no Disk
420	1630496.3006'	2485475.7440'	Mag Nail w/ no Disk
421	1630505.3753'	2485476.1753'	Mag Nail w/ no Disk
422	1630504.4563'	2485498.2096'	Mag Nail w/ no Disk
423	1630495.2500'	2485497.7720'	Mag Nail w/ no Disk
430	1630442.7450'	2485022.6906'	Mag Nail w/ no Disk
431	1630432.7563'	2485022.2159'	Mag Nail w/ no Disk

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing (ft)	Easting (ft)	Description
432	1630430.3826'	2485072.1595'	Mag Nail w/ no Disk
433	1630440.3713'	2485072.6342'	Mag Nail w/ no Disk
434	1630435.6238'	2485172.5215'	Mag Nail w/ no Disk
435	1630425.6351'	2485172.0467'	Mag Nail w/ no Disk
440	1630434.9117'	2485187.5046'	Mag Nail w/ no Disk
441	1630424.9230'	2485187.0298'	Mag Nail w/ no Disk
442	1630420.8877'	2485271.9340'	Mag Nail w/ no Disk
443	1630430.8764'	2485272.4087'	Mag Nail w/ no Disk
444	1630428.0279'	2485332.3411'	Mag Nail w/ no Disk
445	1630406.1515'	2485371.3465'	Mag Nail w/ no Disk
446	1630381.2786'	2485370.1643'	Mag Nail w/ no Disk

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing (ft)	Easting (ft)	Description
447	1630381.7533'	2485360.1756'	Mag Nail w/ no Disk
448	1630400.4529'	2485361.0643'	Mag Nail w/ no Disk
449	1630418.1513'	2485329.5083'	Mag Nail w/ no Disk
460	1630426.1289'	2485372.2960'	Mag Nail w/ no Disk
461	1630421.3815'	2485472.1832'	Mag Nail w/ no Disk
462	1630376.5311'	2485470.0516'	Mag Nail w/ no Disk
463	1630420.4320'	2485492.1607'	Mag Nail w/ no Disk
464	1630402.9517'	2485491.3299'	Mag Nail w/ no Disk
465	1630403.9012'	2485471.3524'	Mag Nail w/ no Disk

3XX

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET			
Point #	Northing	Easting	Description
300	1630521.2237'	2484951.2786'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
301	1630526.2181'	2484951.5160'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
302	1630523.8444'	2485001.4596'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
303	1630518.8500'	2485001.2222'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
304	1630514.1026'	2485101.1095'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
305	1630519.0969'	2485101.3469'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
310	1630510.5420'	2485176.0249'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
311	1630515.5363'	2485176.2623'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
312	1630510.3616'	2485285.1394'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
313	1630505.3673'	2485284.9020'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
314	1630499.8602'	2485400.7712'	Mag Nail w/ 1-1/2" Disk 'LS 25642'
315	1630504.8546'	2485401.0086'	Mag Nail w/ 1-1/2" Disk 'LS 25642'

R.N.s for Easements and ROW Vacations

- Notes 1 through 5 and 11 are applicable to shown on Sheet 7.01.  
Notes 6 through 11 are applicable to Sheet 7.02.
- 6 Permanent easement PE-5H-Rev 2 granted to Glenwood Hot Springs Lodge and Pool, Inc. by the Colorado Department of Transportation on January 16, 2019 recorded under R.N.916344.
- 7 Permanent easement PE-5L granted to the City of Glenwood Springs by the Colorado Department of Transportation on January 16, 2019 recorded under R. N. 916345.
- 8 The City of Glenwood vacated Parcel 5 by Ordinance No. 28 Series of 2016 recorded February 16, 2017 under R.N.889135.
- 9 The City of Glenwood vacated Parcel 3 by Ordinance No. 28 Series of 2016 recorded February 16, 2017 under R.N.889135 and Ordinance No. 25 Series of 2015 recorded January 23, 2019 under R.N.916584.
- 10 The City of Glenwood granted the Hotel Colorado the Right to Use Portion of Pine Street R.N.416324 and Ordinance No. 17 Series of 1977 recorded in Bk 497 Pg 694 under R.N.279118.
- 11 Existing trees located within the Permanent Easements (PE) and Temporary Easements (TE) are anticipated to remain, but may be trimmed by the City's Contractor during the construction process.



SURVEYOR STATEMENT FOR SET R.O.W. MONUMENTS

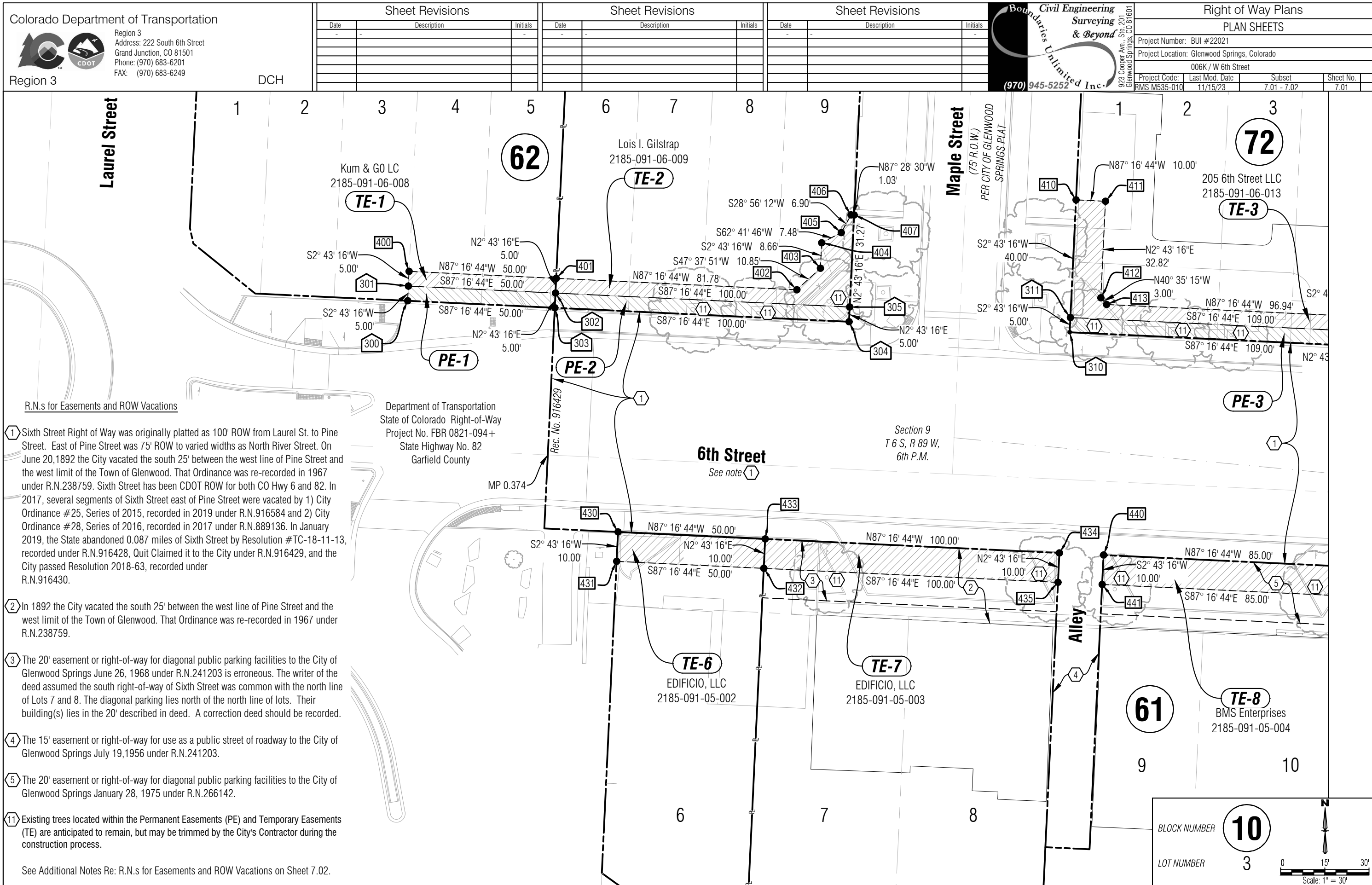
I, Steven L. Smith, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, adequate research and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan WERE SET under my responsible charge and the field survey was performed in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Steven L. Smith 11/15/23

Steven L. Smith. PLS No. 25642 Date

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IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE _____ RECEPTION NUMBER _____  
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11/15/23







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Grand Junction, CO 81501  
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Region 3

DCH

Sheet Revisions

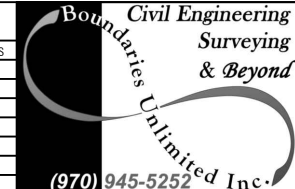
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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



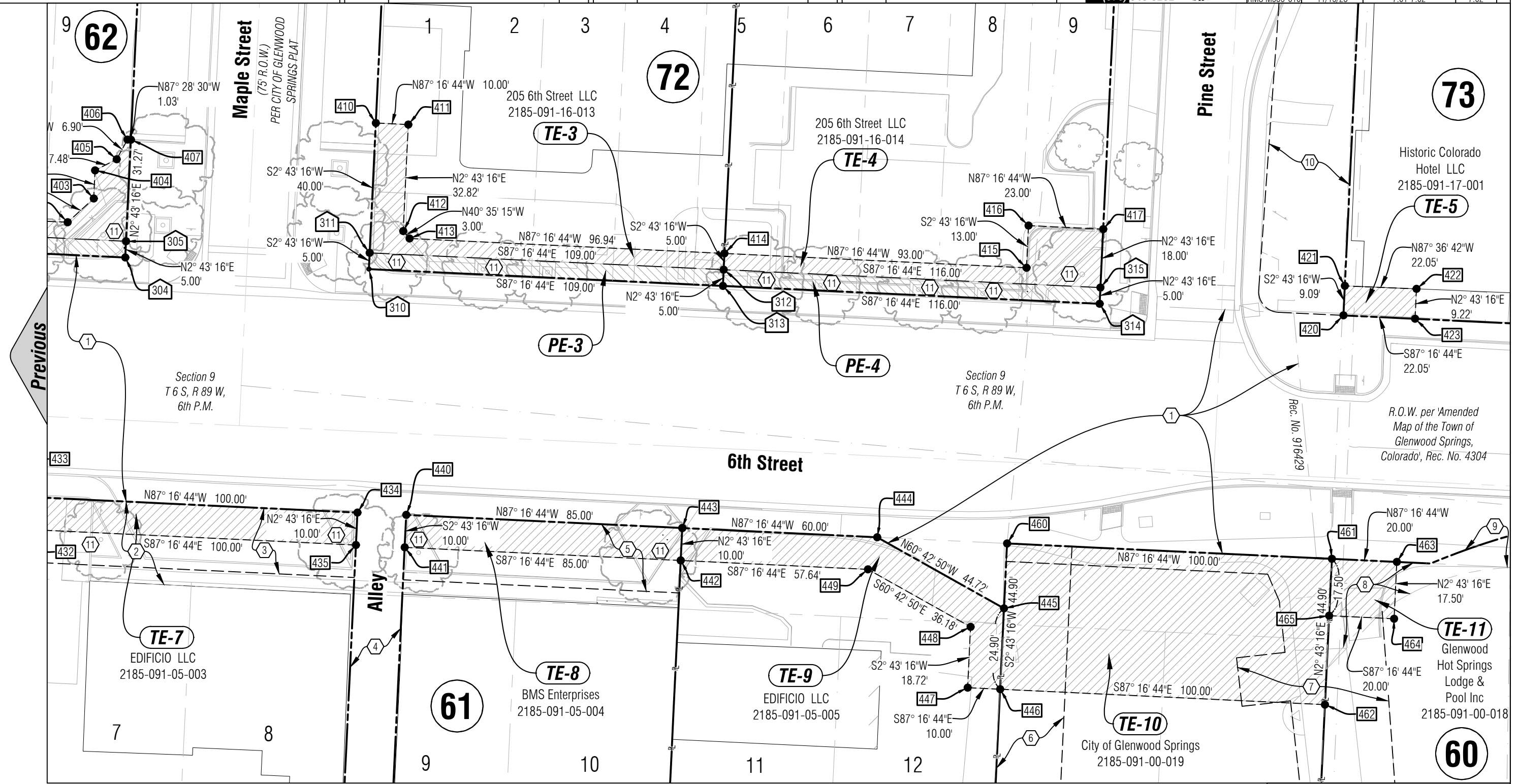
Right of Way Plans

PLAN SHEETS

Project Number: BUI #22021		
Project Location: Glenwood Springs, Colorado		
006K / W 6th Street		
Project Code: RMS M535-010	Last Mod. Date: 11/15/23	Subset: 7.01-7.02
		Sheet No.: 7.02

FILING CERTIFICATION:  
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IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE _____ RECEPTION NUMBER _____  
SIGNED _____ DEPT. _____

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11/15/23



R. N.s for Easements and ROW Vacations

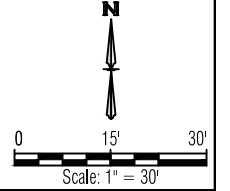
See Notes 1 through 5 and 11 Re: R.N.s for Easements and ROW Vacations on Sheet 7.01.  
For Notes 6 through 11 see Sheet 5.01

BLOCK NUMBER

10

LOT NUMBER

3



FILING CERTIFICATION:  
DEPOSITED THIS ____ DAY OF ____ 20____ AT ____ M.,  
IN BOOK ____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
SURVEYS AT PAGE ____ RECEPTION NUMBER ____  
SIGNED _____ DEPT. _____

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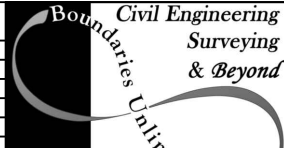
Colorado Department of Transportation



Region 3  
Address: 222 South 6th Street  
Grand Junction, CO 81501  
Phone: (970) 683-6201  
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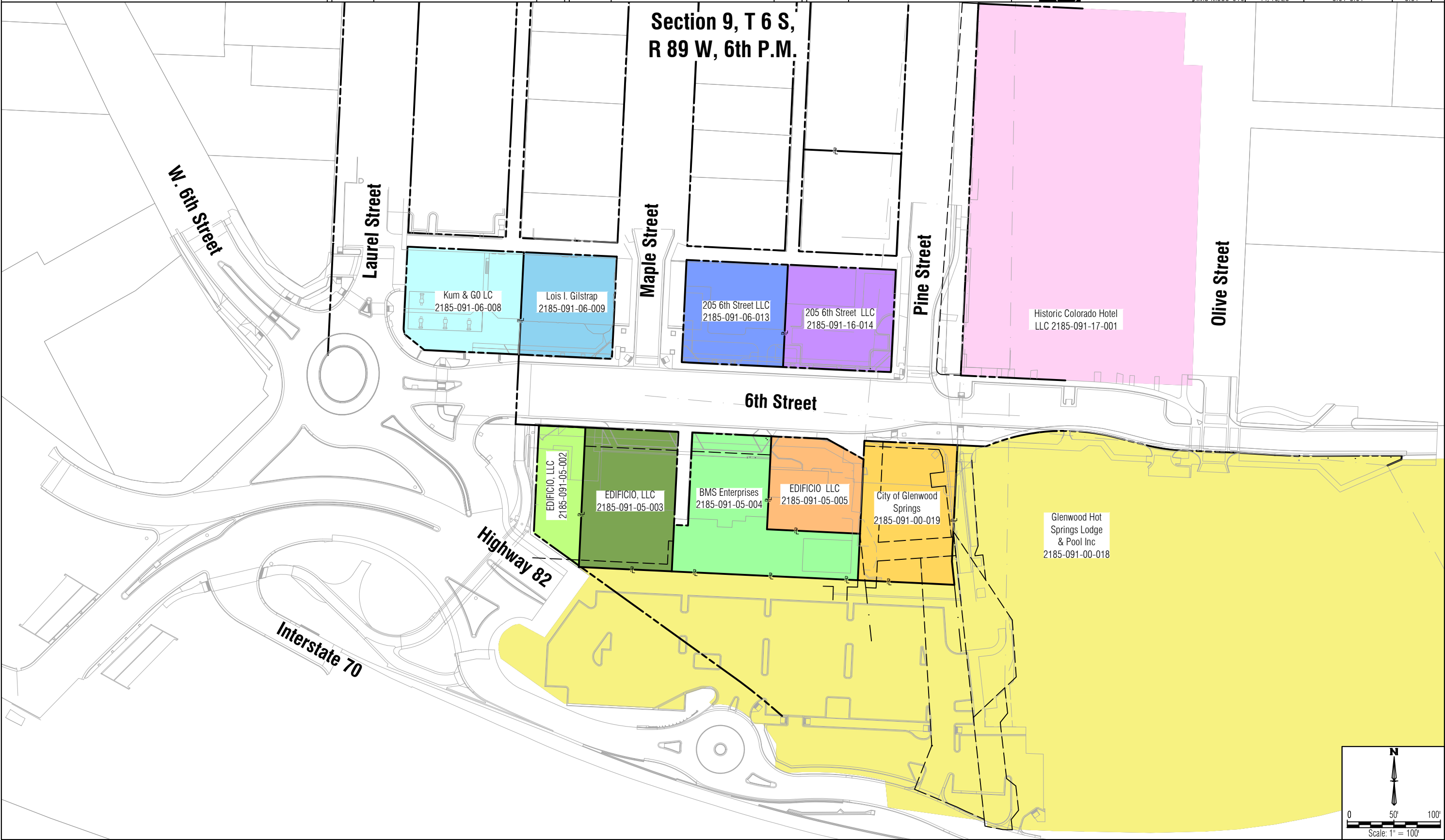
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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials



Civil Engineering  
Surveying  
& Beyond  
  
(970) 945-5252 Inc.

923 Cooper Ave. Ste. 201  
Glenwood Springs, CO 81601

Right of Way Plans			
OWNERSHIP MAP			
Project Number: BUI #22021			
Project Location: Glenwood Springs, Colorado			
006K / W 6th Street			
Project Code:	Last Mod. Date	Subset	Sheet No.
RMS M535-010	11/15/23	8.01-8.01	8.01

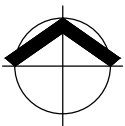
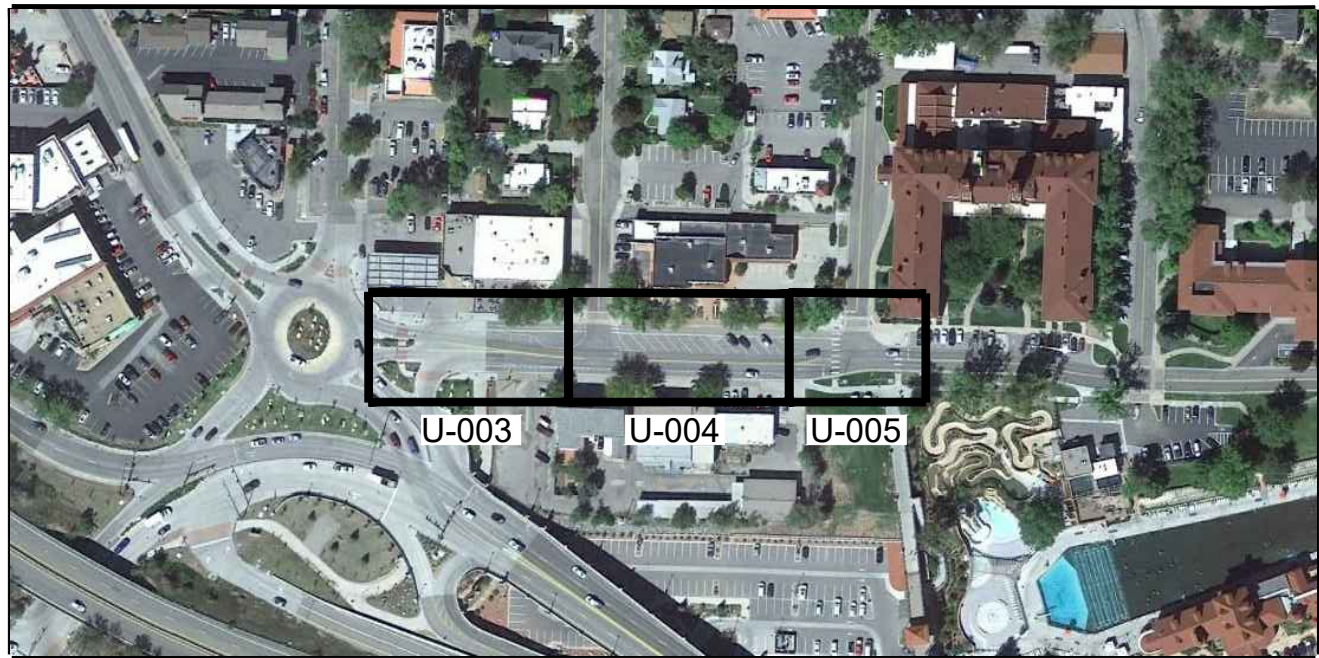




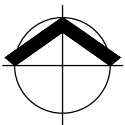
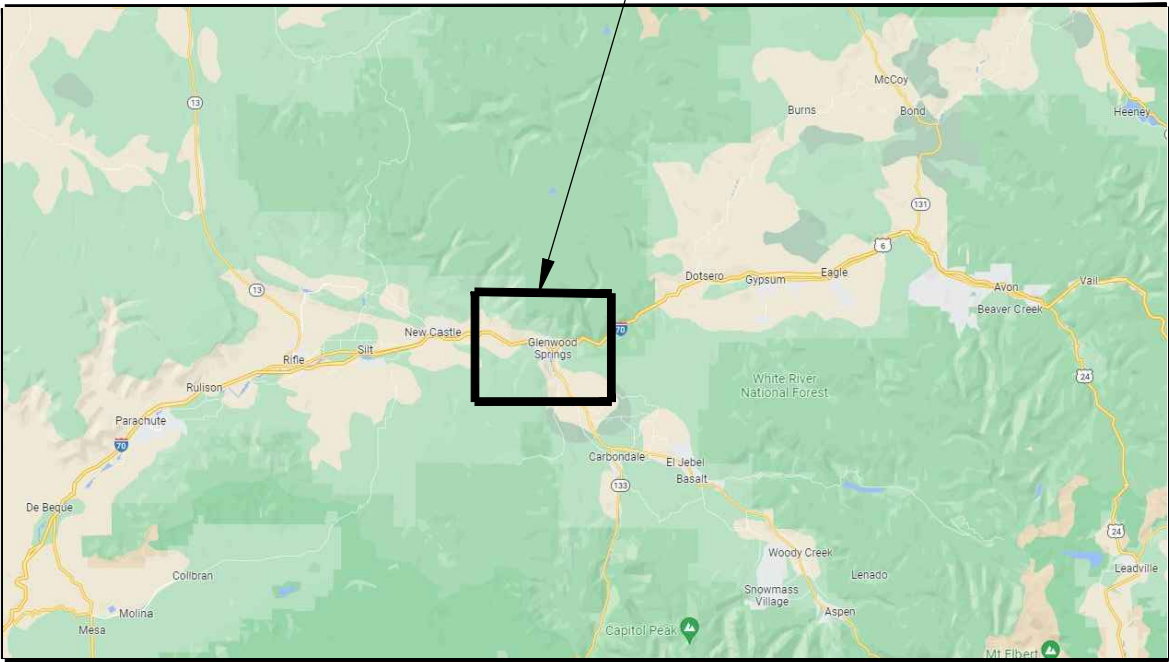
SUBSURFACE UTILITY ENGINEERING INVESTIGATION  
GLENWOOD SPRINGS - 6TH STREET  
GLENWOOD SPRINGS, CO

PREPARED FOR:

BOUNDARIES UNLIMITED INC.  
AND THE CITY OF  
GLENWOOD SPRINGS



KEY MAP  
N.T.S.



VICINITY MAP  
N.T.S.

PROJECT AREA

SHEET INDEX	
SHEET NO.	DESCRIPTION
U-001-U-002	TITLE SHEET, KEY MAP & VICINITY MAP, GENERAL NOTES, LEGEND, AND ABBREVIATIONS
U-003 - U-005	UTILITY MAPPING PLAN SHEET

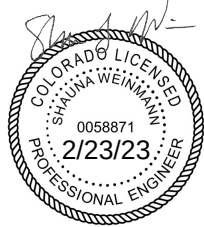


UTILITY INVESTIGATION STATEMENT OF ASCE 38 COMPLIANCE  
THE UTILITIES DEPICTED HAVE BEEN INVESTIGATED IN GENERAL ACCORDANCE WITH THE ASCE 38, "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," STANDARD AND SHOWN AT THEIR ACHIEVED QUALITY LEVELS. ALL OTHER INFORMATION HAS BEEN PROVIDED BY OTHERS AND INCLUDED AS REFERENCE ONLY.



UTILITY INVESTIGATION PLANS  
BOUNDARIES UNLIMITED  
GLENWOOD SPRINGS - 6TH STREET  
GLENWOOD SPRINGS, CO

DATE	DESCRIPTION	BY



DATE	2/22/2023
DRAWN	RDC
SURVEYED	IEPS
CHECKED	SLW
PROJECT #	CO05700100
SHEET TITLE	COVER SHEET
SHEET NUMBER	

U-001

SUBSURFACE UTILITY ENGINEERING SYMBOLS

△	END OF SIGNAL
⌋	LIMITS OF ASCE 38 INVESTIGATION
X	CHANGE OF ASCE 38 QUALITY LEVEL
COP-36"VCP-QLD	(UTILITY OWNER)-(SIZE/MATERIAL)-(ASCE QUALITY LEVEL)
■■■■■■■■■■	PROJECT LIMITS
□	TYPE R INLET
⊙	STORM MANHOLE
□	TYPE C INLET
⊙	SANITARY MANHOLE
●	UTILITY POLE
→	GUY WIRE
→	LIGHT POLE
□	ELECTRICAL TRANSFORMER
—E—	ELECTRICAL OUTLET
⊙	ELECTRICAL MANHOLE
⊙	ELECTRICAL PULLBOX
□	TRAFFIC SIGNAL PULLBOX
□	TELEPHONE JUNCTION BOX
□	TELEPHONE RISER
→	TV CABLE MARKER
□	WATER METER
□	WATER VALVE
⊙	FIRE HYDRANT
⊙	WATER MANHOLE

UTILITY LINE TYPES

— — —	STORM DRAINAGE LINE
— — —	SANITARY SEWER LINE
— E —	ELECTRIC LINE
— G —	NATURAL GAS LINE
— ? — ? —	UNKNOWN LINE
— T —	TELEPHONE LINE
— FO —	FIBER OPTIC LINE
— W —	WATER LINE

GENERAL NOTES

- SUBSURFACE UTILITY ENGINEERING IS A PROFESSIONAL PRACTICE DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE.) T2 UES INC. CONDUCTS UTILITY INVESTIGATIONS IN ACCORDANCE WITH ASCE 38-02: STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. IDENTIFYING AND DOCUMENTING UNDERGROUND UTILITIES IS A RESULT OF GATHERING EVIDENCE FROM VARIOUS SOURCES AND EXACT UTILITY LOCATIONS ARE NOT CONFIRMED UNLESS VISUALLY EXPOSED AND SURVEYED, AND THEN ONLY AT THOSE SPECIFIC EXPOSED LOCATIONS. ADDITIONALLY, T2 UES INC. CANNOT GUARANTEE THAT ALL UTILITIES HAVE BEEN DISCOVERED AND DEPICTED.
- IN ACCORDANCE WITH 2018 COLORADO REVISED STATUTES TITLE 9 ARTICLE 1.5 T2 UES INC. SUBMITTED A SUBSURFACE UTILITY ENGINEERING NOTIFICATION TO THE COLORADO 811 ASSOCIATION ON 4/25/22.
- T2 UES INC. INVESTIGATED ALL UTILITIES, INCLUDED WITHIN THE SCOPE OF WORK, INSIDE THE PROJECT LIMITS. THOSE UTILITIES ARE DEPICTED AS INDICATED IN THE LEGEND. OTHERS PROVIDED ALL OTHER INFORMATION, NOTABLY THE BACKGROUND INFORMATION, AND T2 UES INC. DISCLAIMS RESPONSIBILITY FOR ITS ACCURACY.
- INVESTIGATIONS OF DEPICTED UTILITIES WERE COMPLETED ON 5/24/22. T2 UES INC. DISCLAIMS RESPONSIBILITY FOR NEW INSTALLATIONS OR ALTERATIONS TO EXISTING UTILITIES AFTER THIS DATE. CONSIDERATION SHOULD BE GIVEN TO UPDATING THIS INVESTIGATION PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.
- UTILITY SIZE AND MATERIAL ARE SHOWN IF AVAILABLE FROM RECORD INFORMATION. ADDITIONALLY, FIELD OBSERVATIONS WERE CONDUCTED, WHERE POSSIBLE, TO CORROBORATE AND SUPPLEMENT RECORD INFORMATION BUT T2 UES INC. DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. PIPE DIAMETERS ARE NOMINAL AND NOT EXACT, UNLESS OTHERWISE NOTED.
- PROFESSIONAL ASSISTANCE BY T2 UES INC. IS RECOMMENDED IN SELECTING LOCATIONS FOR QUALITY LEVEL A DATA FOR SPECIFIC DESIGN DECISIONS.
- THIS INVESTIGATION DEPICTS UTILITIES FOR PLANNING AND DESIGN PURPOSES BUT NOT FOR CONSTRUCTION. FOR DAMAGE PREVENTION DURING CONSTRUCTION, COMPLY WITH APPLICABLE ONE-CALL LAWS (CALL 811).
- THESE PLANS HAVE BEEN PREPARED FOR THE USE OF T2 UES INC.'S CLIENT AND MAY NOT BE USED, REPRODUCED OR RELIED UPON BY THIRD PARTIES EXCEPT AS AGREED BY T2 UES INC. AND ITS CLIENT OR AS REQUIRED BY LAW.
- AS DEFINED BY THE PROJECT SCOPE, T2 UES ATTEMPTED TO FIND UNDOCUMENTED UTILITIES. DEPICTED AND LABELED AS UNKNOWN UTILITIES ON THE PLAN SET, AS THEY HAVE NO CORRELATED RECORDS OR VISIBLE APPURTENANCES TO DETERMINE FUNCTION OR TYPE. HOWEVER, UNDOCUMENTED UTILITIES MAY BE PRESENT IN THE PROJECT AREA THAT WERE NOT DISCOVERABLE BY THE SCOPED EFFORT AND THEREFORE NOT DEPICTED.
- AS PER PROJECT SCOPE, THE POSITIONING AND SIZE OF SUBSURFACE UTILITY VAULTS WERE NOT INCLUDED AS PART OF THIS INVESTIGATION. IF FOUND TO BE IN CONFLICT WITH PROPOSED PLANS, THE POSITIONING AND SIZE OF VAULTS SHOULD BE CONFIRMED.
- UNDER THE PROJECT SCOPE, THE FOLLOWING UTILITIES WERE EXPRESSLY EXCLUDED FROM THIS INVESTIGATION: LANDSCAPE IRRIGATION SYSTEMS, TRAFFIC LOOP DETECTION DEVICE, CATHODIC PROTECTION SYSTEMS AND THEIR APPURTENCES, SEWER LATERALS AND UNDERGROUND STORAGE TANKS / ASSOCIATED PIPING OR SEPTIC SYSTEMS.
- UTILITIES ARE GENERALLY DEPICTED BY A SINGLE LINE. HOWEVER, LARGER UTILITIES (12" AND GREATER) MAY BE DEPICTED AT THEIR REPORTED WIDTH CENTERED OVER THE ACTUAL QUALITY LEVEL RESULTS. THEREFORE, ANY UTILITY EDGES SHOWN ARE FOR SCHEMATIC DEPICTION ONLY AND SHOULD NOT BE CONSIDERED RELIABLE FOR DESIGN. IF EXACT EDGES OF UTILITY ARE NEEDED, QLA DATA IS REQUIRED.
- NON-CONDUCTIVE UTILITY PIPES, WHERE TRACER WIRE IS AVAILABLE, ARE DESIGNATED AND LABELED QLB. HOWEVER, DUE TO THE UNKNOWN WIRE INSTALLATION MEANS AND METHODS DURING CONSTRUCTION, THE ALIGNMENT LOCATION OF THE TRACER WIRE MAY BE DIFFERENT FROM THE ALIGNMENT LOCATION OF THE ACTUAL UTILITY PIPE. TYPE AND QUANTITY OF NON-CONDUCTIVE PIPE MAY ALSO NOT BE ACCURATELY REFLECTED DUE TO THE NATURE OF GEOPHYSICS.
- OVERHEAD UTILITIES ARE NOT ASSIGNED A QUALITY LEVEL, UNLESS OTHERWISE NOTED.
- ATTEMPTED TO DESIGNATE WATER MAIN FROM VALVE ASSEMBLY, BUT NO SIGNAL DETECTED FROM LOCATION.
- TELECOM FACILITIES ALONG ROUTE APPEAR TO BE IN A CONCRERE ENCASED DUCT BANK. UNABLE TO DETERMINE FULL WIDTH OF THICKNESS OF DUCT.

811 RECORDS RESEARCH REPOSENS					
OWNER	UTILITY	ABBREVIATION	CONTACT	PHONE/EMAIL	OFFICIAL 811 RESPONSE
COMCAST	CATV & FIBER	CMCST	USIC - COMCAST	(800)778-9140 /N.A.	CLEAR
CDOT - REGION 3	FIBER & STORM	CDOT3	USIC - CDOT REGION 3	(800)778-9140/N.A.	CLEAR
CDOT FIBER OPTIC BACKBONE	FIBER	CDOTITS	USIC - CDOT FIBER BACKBONE	(800)778-9140/N.A.	CLEAR
CITY OF GLENWOOD SPRINGS - ELECTRIC	ELECTRIC	GWS	GLENWOOD SPRINGS PUBLIC WORKS	(970)384-6400/N.A.	MARKED ON SITE
CITY OF GLENWOOD SPRINGS - WATER	WATER & SEWER	GWS	GLENWOOD SPRINGS PUBLIC WORKS	(970)384-6400/N.A.	MARKED ON SITE
CENTURY LINK	FIVER & TELEPHONE	CLN	USIC - CENTURY LINK	(800)778-9140 /NATIONALRELO@CENTURYLINK.COM	CLEAR
BLACK HILLS ENERGY	DISTRIBUTION	BHE	BLACK HILLS ENERGY DISTRIBUTION WEST CO	(800)563-0012/N.A.	CLEAR
XCEL ENERGY	ELECTRIC & GAS	XCEL	XCEL ENERGY - STAKE CENTER	(801)364-1063/N.A.	MAPS PROVIDED

UTILITY OWNER ABBREVIATIONS

BHE	BLACK HILLS ENERGY
CDOT3	CDOT - REGION 3
CDOTITS	CDOT FIBER OPTIC BACKBONE
CLN	CENTURY LINK
GWS	CITY OF GLENWOOD SPRINGS - ELECTRIC
GWS	CITY OF GLENWOOD SPRINGS - WATER
CMCST	COMCAST
XCEL	XCEL ENERGY

ABBREVIATIONS

ABDN	ABANDONED
ACP	ASBESTOS CLAY PIPE
CCP	CONCRETE CYLINDER PIPE
CHWTR	CHILLED WATER
CIP	CAST IRON PIPE
CL/MH	INVERT AT CENTERLINE OF MANHOLE
CONC.	CONCRETE
CP	CONCRETE PIPE
CU	COPPER PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
FO	FIBER OPTIC
INV	INVERT
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PE	POLYETHYLENE
PED	PEDESTAL
PRIV	PRIVATE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SS	SANITARY SEWER
SSC	SANITARY SEWER CLEANOUT
STL	STEEL
SW	STEEL WRAPPED
TELE	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
UNK	UNKNOWN
VCP	VITRIFIED CLAY PIPE

UTILITY QUALITY LEVELS

(OBTAINED FROM ASCE PUBLICATION C/ASCE STANDARD 38)

- QUALITY LEVEL "D" (QLD)  
INFORMATION DERIVED FROM EXISTING RECORDS AND/OR ORAL RECOLLECTIONS.
- QUALITY LEVEL "C" (QLC)  
INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL "D" INFORMATION.
- QUALITY LEVEL "B" (QLB)  
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED TO PROJECT TOLERANCES.
- QUALITY LEVEL "A" (QLA)  
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES AT A SPECIFIC POINT. DIAMETERS SHOWN ARE VERIFIED VISUALLY AND MAY NOT BE EXACT.

SURVEY CONTROL				
CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	1630425.331	2485518.659	5756.31	SPIKE
12	1630426.001	2485372.587	5755.94	BP PLS38180
18	1630654.409	2485475.543	5766.98	CP HOTEL CO BM 5764
20	1630523.411	2484880.911	5751.21	BP CDOH 40033
21	1630516.691	2485187.553	5754.19	3.25 AC CDOH

UTILITY DETECTION EQUIPMENT UTILIZED
RADIODETECTION RD8100PDL
VIVAX METROTECH PROLOC 2
SCHONSTEDT MAGNETIC LOCATOR
DETECTABLE RODDER
IDS GEORADAR IS MF HI-MOD GPR
PIPEHORN 800H

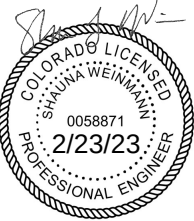
UTILITY INVESTIGATION STATEMENT OF ASCE 38 COMPLIANCE  
THE UTILITIES DEPICTED HAVE BEEN INVESTIGATED IN GENERAL ACCORDANCE WITH THE ASCE 38, "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," STANDARD AND SHOWN AT THEIR ACHIEVED QUALITY LEVELS. ALL OTHER INFORMATION HAS BEEN PROVIDED BY OTHERS AND INCLUDED AS REFERENCE ONLY.



DENVER  
150 CAPITOL DRIVE, SUITE 190  
GOLDEN, CO 80401  
TEL:(720)452-1060 www.T2UE.com

UTILITY INVESTIGATION PLANS  
BOUNDARIES UNLIMITED  
GLENWOOD SPRINGS - 6TH STREET  
GLENWOOD SPRINGS, CO

DATE	DESCRIPTION	BY

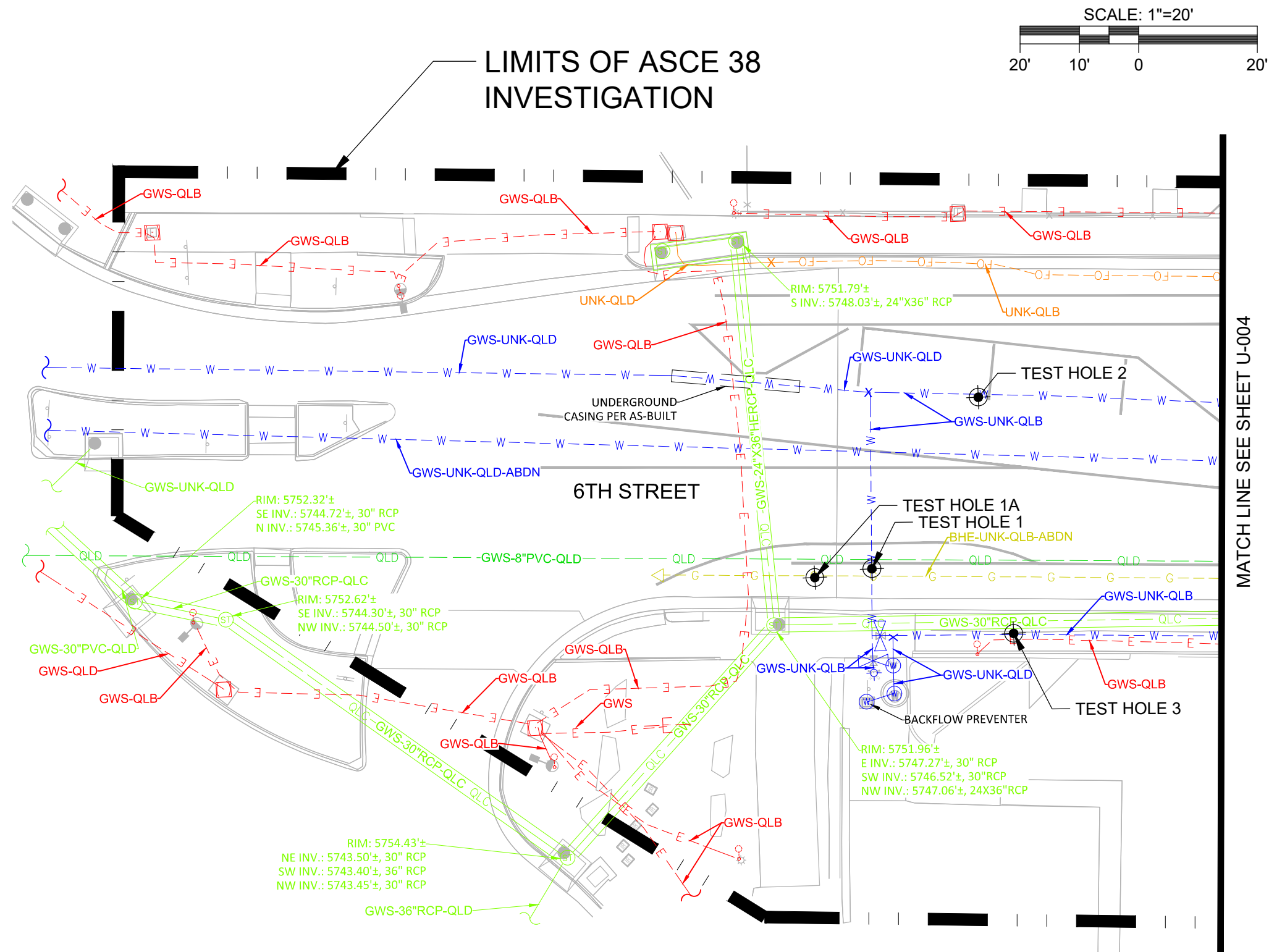


DATE	2/22/2023
DRAWN	RDC
SURVEYED	EPS
CHECKED	SLW
PROJECT #	CO05700100
SHEET TITLE	STANDARD SHEET
SHEET NUMBER	

U-002



Plot Stamp: 2/22/2023 7:41:05 PM - Christopher Childree  
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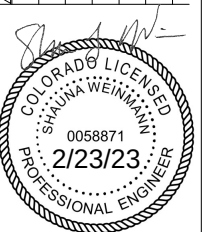
**UTILITY INVESTIGATION STATEMENT OF ASCE 38 COMPLIANCE**  
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DENVER  
150 CAPITOL DRIVE, SUITE 190  
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**UTILITY INVESTIGATION PLANS**  
**BOUNDARIES UNLIMITED**  
**GLENWOOD SPRINGS - 6TH STREET**  
GLENWOOD SPRINGS, CO

#	DATE	DESCRIPTION	BY

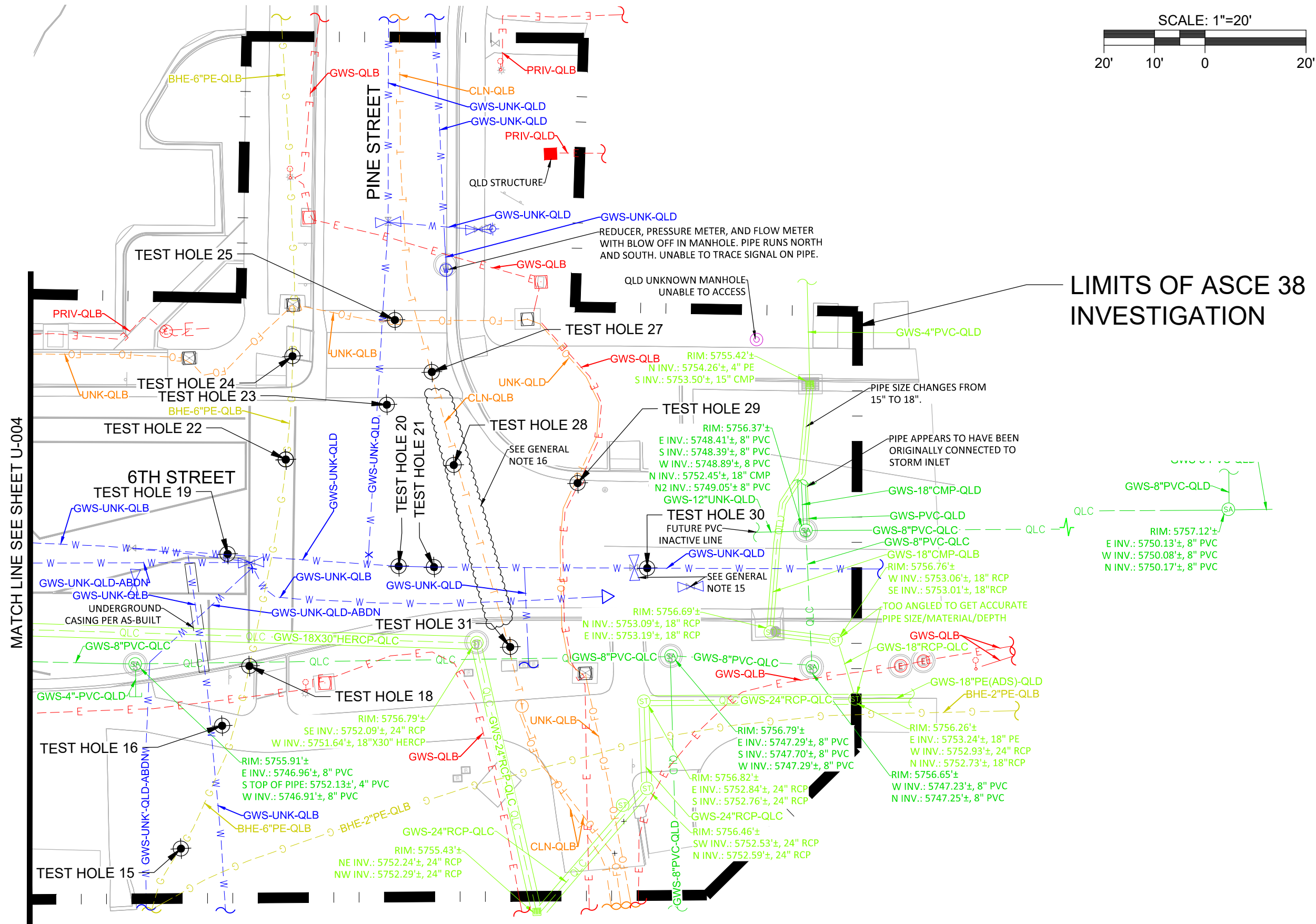


DATE	2/22/2023
DRAWN	RDG
SURVEYED	EPS
CHECKED	SLW
PROJECT #	CO05700100
SHEET TITLE	PLAN SHEET
SHEET NUMBER	

**U-003**







LIMITS OF ASCE 38 INVESTIGATION



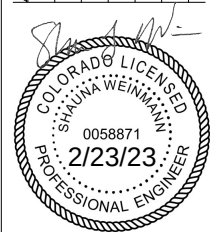
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DENVER  
150 CAPITOL DRIVE, SUITE 190  
GOLDEN, CO 80401  
TEL: (720) 452-1090 www.gt2ue.com

UTILITY INVESTIGATION PLANS  
BOUNDARIES UNLIMITED  
GLENWOOD SPRINGS - 6TH STREET  
GLENWOOD SPRINGS, CO

BY	DATE	DESCRIPTION



DATE	2/22/2023
DRAWN	RDG
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CHECKED	ISLW
PROJECT #	CO05700100
SHEET TITLE	PLAN SHEET
SHEET NUMBER	

U-005

# NORTH LANDING PARK

## Glenwood Springs, Colorado

### Project #22195 - CD Plan Set (100%)

#### GENERAL NOTES

- THE PROJECT IS LOCATED IN THE CITY OF GLENWOOD SPRINGS SOUTH OF THE INTERSECTION OF 6TH ST. & PINE ST. THE ENTRY TO THIS PROJECT WILL BE FROM 6TH ST.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- EXISTING UTILITY ALIGNMENTS AND GRADES SHOWN ON THE DRAWINGS ARE BASED ON A FIELD SURVEY PREPARED BY BOUNDARIES UNLIMITED. THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR VERIFYING AND DETERMINING EXACT LOCATIONS, DIMENSIONS, DEPTHS, AND MATERIALS AT TIME OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES FAR ENOUGH IN ADVANCE OF NEW CONSTRUCTION TO ALLOW FOR POSSIBLE GRADE, DEPTH, ALIGNMENT, OR MATERIAL CHANGES. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING ALL DEMOLITION AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
- ACTIVE PUBLIC ACCESS EXISTS NORTH AND EAST OF THE PROJECT SITE, INCLUDING THE 6TH STREET RIGHT-OF-WAY AND THE GRAND AVE PEDESTRIAN BRIDGE. ALL PUBLIC ACCESS IS TO REMAIN OPEN AND UNIMPEDED UNLESS COORDINATED WITH AND APPROVED BY CITY OF GLENWOOD SPRINGS FOR TIME, DURATION, AND IMPACT OF CLOSURE OF PUBLIC ACCESS WAYS.
- ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO SATISFY ALL PERTINENT LOCAL AND REGIONAL CODES AND REGULATIONS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT FROM THE CITY PRIOR TO COMMENCING WORK WITHIN.
- REFER TO SOILS REPORTS 21-7-619.01 AND 21-7-619, PREPARED BY KUMAR & ASSOCIATES, DATED MARCH 8, 2023 AND OCTOBER 5, 2021 (RESPECTIVELY) FOR FOOTING, FOUNDATION, AND COMPACTION RECOMMENDATIONS.
- PRESERVE AND PROTECT ALL EXISTING TREES ON SITE, UNLESS NOTED AS A REMOVAL.
- ALL DEMOLITION AS SHOWN ON SHEETS C.4 IS APPROXIMATE AND MUST BE COORDINATED WITH THE OWNER, THE CIVIL ENGINEER, AND BE FIELD VERIFIED.

#### SHEET INDEX

SHT #	SHT NAME	SHEET TITLE	SHT #	SHT NAME	SHEET TITLE
1.	CVR	COVER SHEET	37.	S.01	GENERAL STRUCTURAL NOTES
2.	C.1	CIVIL NOTES	38.	S.02	GENERAL STRUCTURAL NOTES
3.	C.2	CIVIL NOTES	39.	S.03	GENERAL STRUCTURAL NOTES & DETAILS
4.	C.3	CIVIL NOTES	40.	S.04	STRUCTURAL DETAILS
5.	C.4	DEMOLITION PLAN	41.	S.05	STRUCTURAL DETAILS
6.	C.5	UTILITY PLAN	42.	E.0.1	ELECTRIC NOTES
7.	C.6	UTILITY PLAN	43.	E.0.2	ELECTRIC LEGENDS
8.	C.7	STORM DETAILS	44.	E.1.1	LIGHTING SITE PLAN
9.	C.9	CIVIL SITE PLAN	45.	E.1.1.2	ELECTRIC SITE PLAN
10.	C.10	CIVIL SITE PLAN	46.	E.1.2	LIGHTING SITE DETAILS
11.	C.11	CONCRETE JOINT PLAN	47.	E.1.3	SITE LIGHTING SCHEDULE AND NOTES
12.	C.12	CONCRETE JOINT PLAN	48.	E.1.4	SITE ELECTRICAL DETAILS
13.	C.13	CIVIL GRADING PLAN	49.	E.1.5	SITE LIGHTING CONTROL DETAILS
14.	C.14	CIVIL GRADING PLAN	50.	I-0.0	IRRIGATION SCHEDULE
15.	C.15	CIVIL GRADING PLAN POINTS	51.	I-0.1	IRRIGATION NOTES
16.	C.16	CIVIL DETAILS	52.	I-0.2	IRRIGATION NOTES
17.	L-0.0	TREE REMOVAL AND PROTECTION NOTES	53.	I-0.3	IRRIGATION NOTES
18.	L-0.1	TREE REMOVAL AND PROTECTION PLAN	54.	I-0.4	IRRIGATION PLAN - STA. 1+00 TO 3+00
19.	L-1.0	GENERAL NOTES	55.	I-0.5	IRRIGATION PLAN - STA. 1+00 TO 3+00
20.	L-1.1	SITE KEY PLAN	56.	I-0.6	IRRIGATION DETAILS
21.	L-1.2	SITE PLAN ENLARGEMENT 1	57.	I-0.7	IRRIGATION DETAILS
22.	L-1.3	SITE PLAN ENLARGEMENT 2	58.	I-0.8	IRRIGATION DETAILS
23.	L-2.0	PLANTING KEY PLAN	59.	I-0.9	IRRIGATION DETAILS
24.	L-2.1	PLANTING ENLARGEMENT 1	60.	I-0.10	IRRIGATION DETAILS
25.	L-2.2	PLANTING ENLARGEMENT 2	61.	I-0.11	IRRIGATION DETAILS
26.	L-2.3	PLANTING ENLARGEMENT 3	62.	I-0.12	IRRIGATION DETAILS
27.	L-2.4	PLANTING NOTES	63.	I-0.13	IRRIGATION DETAILS
28.	L-3.0	PLANTING DETAILS	64.	I-0.14	IRRIGATION DETAILS
29.	L-3.1	PLANTING DETAILS	65.	I-0.15	IRRIGATION DETAILS
30.	L-4.0	SITE DETAILS	66.	I-0.16	IRRIGATION DETAILS
31.	L-4.1	SITE DETAILS	67.	I-0.17	IRRIGATION DETAILS
32.	L-4.2	SITE DETAILS			
33.	L-4.3	SITE DETAILS			
34.	L-4.4	SITE DETAILS			
35.	L-4.5	SITE DETAILS			
36.	L-4.6	SITE DETAILS			

#### PROJECT TEAM

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KL&A Engineers & Builders  
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Brian Malone  
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#### VICINITY MAP



PREPARED FOR: CITY OF GLENWOOD SPRINGS, COLORADO

PREPARED BY: DHM DESIGN CORPORATION



Computer File Information			Index of Revisions			DHM DESIGN   225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-195	811   Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park   Cover Sheet   100% Construction Document Set	Project No./Code
Creation Date: 05.16.2023	Initials: DB, CF	<input type="checkbox"/>	1.					No Revisions:		22195
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:		
Full Path:		<input type="checkbox"/>	3.					Void:		
Drawing File Name: project page border		<input type="checkbox"/>	4.					Project Engineer: Deric J. Walter, PE		
Acad Ver.: 2022	Scale: N/A	<input type="checkbox"/>	5.					PROJECT STARTED: -	ACCEPTED: -	
	Units: English							Comments: -		Sheet Number: <b>CVR</b>



GENERAL NOTES

1. THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA AND INFORMATION CRITICAL TO THE PROJECT.
2. CONSTRUCTION WORK. ANY NOISE CREATED BY OPERATING OR CAUSING TO BE OPERATED ANY EQUIPMENT (MECHANICAL OR NON-MECHANICAL, SELF-PROPELLED OR MANUALLY MANIPULATED) USED IN CONSTRUCTION, REPAIR, ALTERATION OR DEMOLITION WORK ON BUILDINGS, STRUCTURES, STREETS, ALLEYS OR APPURTENANCES AT ANY TIME OTHER THAN AS PERMITTED IN THE CITY MUNICIPAL CODE. THE CITY MANAGER IS HEREBY AUTHORIZED TO ISSUE A CONSTRUCTION WORK NOISE PERMIT ALLOWING CONSTRUCTION WORK NOISE TO OCCUR AT A TIME OTHER THAN THE TIME SET FORTH HEREIN BASED ON CIRCUMSTANCES WHICH NECESSITATE SUCH CONSTRUCTION WORK.
3. IN ORDER OF PRECEDENCE, ALL CONSTRUCTION SHALL MEET OR EXCEED:

3.1. THE AGREEMENT;

3.2. PROJECT SPECIAL PROVISIONS;

3.3. CDOT STANDARD SPECIAL PROVISIONS;

3.4. PLANS;

3.4.1. DETAILED PLANS;

3.4.2. CDOT STANDARD PLANS;

3.4.3. CITY OF GLENWOOD SPRINGS 'GLENWOOD SPRINGS ENGINEERING DESIGN STANDARDS'

3.4.4. CALCULATED DIMENSIONS WILL GOVERN OVER SCALED DIMENSIONS;

3.5. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ED.

3.6. CITY 'GLENWOOD SPRINGS ENGINEERING DESIGN STANDARDS' SPECIFICATIONS
4. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
6. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES TWO (2) SIGNED COPIES OF THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND PROJECT ENGINEER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, PROJECT ENGINEER, AND GOVERNING AGENCY.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO (2) FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT LOCATION OF SUBSURFACE UTILITIES INSTALLED AND ENCOUNTERED. ALL INSTALLED AND ENCOUNTERED UTILITIES SHALL BE TOPOGRAPHICALLY SURVEYED BY A PROFESSIONAL LAND SURVEYOR AND ASBUILT DRAWINGS SHALL BE PROVIDED IN ELECTRONIC .DWG AND .PDF FORM TO THE TOWN/CITY AND THE PROJECT ENGINEER UPON COMPLETION OF THE WORK. ALL SURVEY DATA SHALL BE ON TOWN/CITY COORDINATES AND DATUM.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
10. THE CONTRACTOR SHALL CONTACT ONE CALL OF COLORADO AT #811 (1-800-922-1987), FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. (www.unc2.org)) A MINIMUM OF SEVENTY TWO (72) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
11. ANY SUBSURFACE UTILITY ENGINEERING (SUE) MAPPING SHOWN ON THESE PLANS WAS PROVIDED BY OTHERS AND WAS NOT VERIFIED BY BOUNDARIES UNLIMITED INC. THEREFORE, BOUNDARIES UNLIMITED, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES.
12. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER, PROJECT ENGINEER, TOWN/CITY AND CDOT, AS APPLICABLE.
13. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE PROJECT ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS/DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE PROJECT ENGINEER, HE DOES SO AT HIS OWN RISK.

15. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
16. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
18. ANY EXCAVATION OR BLOCKING OF TRAFFIC MOVEMENTS ON 6TH STREET, PINE STREET OR ANY OTHER PUBLIC RIGHT OF WAY ALREADY IN SERVICE WILL REQUIRE A RIGHT OF WAY PERMIT FROM THE CITY ENGINEERING DEPARTMENT. APPLY FOR RIGHT OF WAY PERMITS AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE OF WORK NECESSARY. IN THE EVENT THE OBSTRUCTION IS LONG-TERM OR MORE COMPLEX WITH IMPACTS TO OTHER RIGHTS-OF-WAY, A LONGER REVIEW AND NOTICING TO THE PUBLIC MAY BE NECESSARY.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
20. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
21. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
22. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
23. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE OWNER'S CONSTRUCTION PROJECT MANAGER TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
24. TEMPORARY POWER, TELEPHONE, WATER, SANITARY SEWER AND WASTE DISPOSAL SERVICE FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
25. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY OTHER PROFESSIONALS FOR THIS PROJECT, INCLUDING LANDSCAPING, STRUCTURES, IRRIGATION AND TRAFFIC CONTROL. ENSURE COORDINATION OF THE EXACT LOCATION AND DIMENSIONS OF STRUCTURES/UTILITIES AND GRADES/ELEVATIONS. IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF THERE ARE ANY DISCREPANCIES.
26. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN SURVEYED, INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, PROJECT ENGINEER AND/OR OWNER'S CONSTRUCTION PROJECT MANAGER. INSPECTIONS SHALL BE SCHEDULED AT LEAST FORTY EIGHT (48) HOURS PRIOR.
27. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. FOR ANY CONSTRUCTION ACTIVITY WITHIN A ROAD RIGHT-OF-WAY, CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE LASTED EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ZONE TRAFFIC CONTROL. A CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN/CITY AND PROJECT ENGINEER, 7 DAYS PRIOR TO COMMENCING CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY.
29. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY AND SHALL BE CONSIDERED PART OF THE WORK.

30. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DRAINAGE FACILITIES MAY NEED TO BE CONSTRUCTED & MAINTAINED AS NECESSARY TO PROTECT PUBLIC & PRIVATE PROPERTY.
31. ALL CONSTRUCTION SHALL BE SUBJECT TO OBSERVATION AND REVIEW BY THE TOWN/CITY AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF OBSERVATIONS AND REVIEW OF ALL INSTALLATIONS. OBSERVATIONS AND REVIEW OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE OBSERVER OF THE COMPLETED WORK. ALL GUARANTEES OR WARRANTIES REMAIN WITH THE CONTRACTOR.
32. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE POTENTIAL POLLUTION FROM CONSTRUCTION ACTIVITIES, INCLUDING VEHICLE FUELING & MAINTENANCE, AND STORAGE AND USE OF CHEMICALS & FERTILIZERS. THE CONTRACTOR SHALL IDENTIFY BEST MANAGEMENT PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND SUBMIT SPILL PREVENTION AND RESPONSE PROCEDURES TO THE TOWN/CITY AND PROJECT ENGINEER PRIOR TO ANY ACTIVITY AT THE PROJECT SITE.
33. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
34. ALL SIGNS REMOVED FROM THE RIGHT-OF-WAY WILL BE RETURNED TO THE CITY OR STORED ONSITE FOR REINSTALLATION. CONTRACTOR TO RECORD PHOTOS OF THE AREA AND REINSTALL SIGNS THAT ARE REMOVED DURING CONSTRUCTION.
35. THIS IS A HIGHLY VISIBLE PROJECT. ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY OR AS ORDERED BY THE OWNER'S DEDICATED CONSTRUCTION PROJECT MANAGER OR THE PROJECT ENGINEER.
36. ADDITIONAL NOTES ARE LOCATED THROUGHOUT THE CONSTRUCTION DOCUMENTS.

UTILITY PROVIDERS/OWNERS:

ELECTRIC:	CITY ELECTRIC SYSTEM	970.384.6353
FIBER OPTIC:	CITY BROADBAND	970.38%4.4800
WATER/SAN. SEWER:	CITY W/WW	970.384.6343
IRRIGATION/PARKS:	CITY PARKS & RECREATION	970.384.6315
STORM/IRRIGATION:	CITY ENGINEERING	970.384.6413
STREETS:	CITY STREETS	970.384.6379
NATURAL GAS:	BLACK HILLS ENERGY	304.719.8786
TELECOMMUNICATIONS:	COMCAST	720.219.8186
TELECOMMUNICATIONS:	CENTURYLINK	970.384.0238

CONTACT INFORMATION:

- QUALITY ASSURANCE - PROJECT ENGINEER/ENGINEER OF RECORD:

DERIC J. WALTER, PE

BOUNDARIES UNLIMITED INC.

970.945.5252

• MATERIALS TESTING - TESTING AGENT:

BY THE CONTRACTOR.
- 
- | Computer File Information                               |               |                | Index of Revisions |  |  | <div><div><div>Civil Engineering<br/>Surveying<br/>&amp; Beyond</div><div>Boundaries Unlimited Inc.</div></div><div>923 Cooper Ave., Ste 201<br/>Glenwood Springs, CO 81601<br/>tele: 970.945.5252<br/>fax: 970.384.2833<br/><br/>BUI Project No.: BUI #22032.01</div><div><div>811</div><div>Know what's below.<br/>Call before you dig.</div></div></div> | As Constructed | <div><div>North Landing Park</div><div>Civil Notes</div><div>100% Construction Documents</div></div> | Project No./Code                      |
|---------------------------------------------------------|---------------|----------------|--------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|---------------------------------------|
| Creation Date: 8/25/23                                  | Initials: DJW | <div></div>    | 1.                 |  |  |                                                                                                                                                                                                                                                                                                                                                             | No Revisions:  |                                                                                                      | N/A                                   |
| Last Modification Date: 8/25/23                         | Initials: -   | <div></div>    | 2.                 |  |  |                                                                                                                                                                                                                                                                                                                                                             | Revised:       |                                                                                                      | Project Engineer: Deric J. Walter, PE |
| Full Path: n:\projects\2022\22032-gws north landing\dwg |               | <div></div>    | 3.                 |  |  |                                                                                                                                                                                                                                                                                                                                                             | Void:          |                                                                                                      | PROJECT STARTED: -      ACCEPTED: -   |
| Drawing File Name: 22032-c-base                         |               | <div></div>    | 4.                 |  |  |                                                                                                                                                                                                                                                                                                                                                             |                |                                                                                                      |                                       |
| Acad Ver.: 2022                                         | Scale: N/A    | Units: English | 5.                 |  |  |                                                                                                                                                                                                                                                                                                                                                             |                |                                                                                                      | Sheet Number: C.1                     |
- Packet Page 259

DEMOLITION NOTES				
1.	PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.			
2.	CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.			
3.	ALL EXISTING PAVEMENT AND CONCRETE WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.			
4.	ALL EXISTING HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 12" AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS. TREES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED, INCLUDING STUMPS AND ROOT SYSTEMS.			
5.	CONTRACTOR SHALL REFER TO DEMOLITION PLANS FOR DETAILS ON LIMITS OF DEMOLITION AND PERIMETER EROSION CONTROLS.			
6.	PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.			
7.	ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.			
8.	THE DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR OWNER'S CONSTRUCTION PROJECT MANAGER.			
9.	CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY THE OWNER PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.			
12.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOADING AND HAULING OF ANY CITY PROJECT SUPPLIED MATERIALS FROM THE CITY MATERIALS STORAGE YARD LOCATED NEAR THE AIRPORT (AKA "BONEYARD").			
13.	THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.			
14.	ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OR OWNER'S REPRESENTATIVE.			
15.	ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH THE UTILITY PROVIDER.			
16.	THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.			
17.	DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.			
18.	CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.			
19.	SAWCUT ALL ASPHALT AND CONCRETE TO BE REMOVED. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST EXISTING JOINT.			

STORMWATER MANAGEMENT NOTES				
1.	SEE THE EROSION CONTROL PLANS.			

SITE PLAN NOTES				
1.	DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE (FLOWLINE) IN CURBED AREAS, EDGE OF CONCRETE/ASPHALT, AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.			
2.	ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.			

GRADING PLAN NOTES				
1.	PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN, IF PROVIDED, FOR REQUIREMENTS.			
2.	THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.			
3.	IF APPLICABLE, ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.			
4.	THE CONTRACTOR SHALL CONSTRUCT FINISH GRADE SLOPES NO STEEPER THAN AS SHOWN ON THESE PLANS.			
5.	SITE, UTILITY AND ROAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.			
6.	THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT.			
7.	IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE PROJECT ENGINEER AND OWNER'S CONSTRUCTION PROJECT MANAGER IMMEDIATELY.			
8.	THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.			
9.	FINAL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITHIN TWENTY FOUR (24) HOURS PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY.			
10.	SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.			
11.	ALL EXCAVATIONS, RETAINING WALLS, ROADWAYS, DRAINAGE FACILITIES, BUILDING STRUCTURES AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA AND/OR CDOT REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.			

CONCRETE PAVING NOTES				
1.	ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE SUBSOIL STUDY/GEOTECHNICAL REPORT, PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.01, DATED MARCH 8, 2023.			
2.	ALL CONCRETE WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE LABORATORY TESTING RESULTS FOR CORROSION POTENTIAL PREPARED BY KUMAR & ASSOCIATES, PROJECT NO. 21-7-619.01, DATED MARCH 13, 2023. A WATER SOLUBLE SULFATE CONTENT OF 0.0043% WAS DETERMINED ON A SOIL SAMPLE TAKEN AT 5-FEET. A SULFATE CONTENT OF LESS THAN 0.10% CORRESPONDS TO CLASS 0 CONCRETE AS PRESENTED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, TABLE 601-2, WHICH SPECIFIES TYPE I/II OR V PORTLAND CEMENT.			
3.	ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET CDOT STANDARDS AND SPECIFICATIONS.			
4.	ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.			
5.	THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY TOWN/CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.			
6.	COLOR ADMIXTURES: COLOR SAMPLES SHALL BE PROVIDED TO THE PROJECT ENGINEER FOR SELECTION PRIOR TO CONSTRUCTION.			
7.	CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS OR THIOCYANATES ARE NOT PERMITTED.			
8.	ALL REINFORCING STEEL SHALL BE EPOXY COATED GRADE 40 FOR #4 AND SMALLER AND EPOXY COATED GRADE 60 FOR #5 AND LARGER. ALL REINFORCING STEEL IN SLABS AND WALLS SHALL BE HELD AT CORRECT DISTANCE FROM FORMS BY ADEQUATE CONCRETE BLOCKS, STEEL CHAIRS, OR TIES IN ACCORDANCE WITH LATEST ACI DETAILING PRACTICES.			
9.	ALL STANDARD GRAY (NON-COLORED) FLATWORK CONCRETE SHALL CONTAIN CDOT APPROVED FIBER MESH REINFORCEMENT AT 3.5 LBS PER CUBIC YARD.			
10.	USE 1/4" RADIUS ON ALL CONCRETE EDGES UNLESS NOTED OTHERWISE.			
11.	EXPANSION JOINTS IN SIDEWALKS SHALL BE INSTALLED EVERY 100 LF AND/OR WHEN ABUTTING EXISTING CONCRETE OR A FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH THICK AND SHALL EXTEND THE FULL DEPTH OF THE CONTACT SURFACE AND SEALED OVER THE JOINT. ALL OTHER EXPANSIONS JOINTS SHALL CONFORM TO CDOT STANDARDS AND SPECIFICATIONS.			
12.	THE CONTRACTOR SHALL, UNLESS OTHERWISE SHOWN ON THE PLANS, SELECT AND USE A BOND BREAKER AT INLETS, MANHOLES AND SIMILAR SIZE STRUCTURES. SMALLER STRUCTURES SUCH AS VALVE AND MONUMENT BOXES SHALL NOT REQUIRE A BOND BREAKER.			
13.	CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR CONTROLLED MOISTURE.			
14.	WHEN REPLACING CONCRETE, INSTALL DOWELS PER THE DETAILS AND JOINT PLAN. MATCH VERTICAL EDGES OF SAWCUT AND MAINTAIN INTEGRITY OF DRAINAGE PATTERNS.			

SURVEYING				
1.	THE CITY WILL PROVIDED A CAD FILE OF THE PROJECT SURVEY AND CIVIL ENGINEERING BASE FILES FOR THE PROJECT. ALL COSTS FOR CONSTRUCTION STAKING AND ASBUILT/RECORD DRAWINGS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PAID DIRECTLY TO THE LAND SURVEYOR.			
2.	ALL INSTALLED AND ENCOUNTERED UTILITIES (INCLUDING SERVICES) MUST BE TOPOGRAPHICALLY SURVEYED AT THE TOP OF PIPE, CONNECTION POINTS, HORIZONTAL/VERTICAL DEFLECTION POINTS, AND EVERY 50' MINIMUM ALONG THE UTILITY ALIGNMENTS BY A PROFESSIONAL LAND SURVEYOR AND DOCUMENTED IN THE ASBUILT/RECORD DRAWINGS. ASBUILT/RECORD DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC .DWG AND .PDF FORM TO THE CITY AND THE PROJECT ENGINEER PRIOR TO PROJECT CLOSEOUT. ALL SURVEY DATA SHALL BE ON CITY COORDINATES AND DATUM.			
3.	THE COSTS FOR CONSTRUCTION SURVEYING AND ASBUILT/RECORD DRAWINGS SHALL BE INCLUDED IN THE BID ITEM COST FOR EACH UTILITY.			

Computer File Information					Boundaries Unlimited Inc.    Civil Engineering Surveying &amp; Beyond  923 Cooper Ave., Ste 201 Glenwood Springs, CO 81601 tele: 970.945.5252 fax: 970.384.2833 BUI Project No.: BUI #22032.01   811  Know what's below. Call before you dig.					
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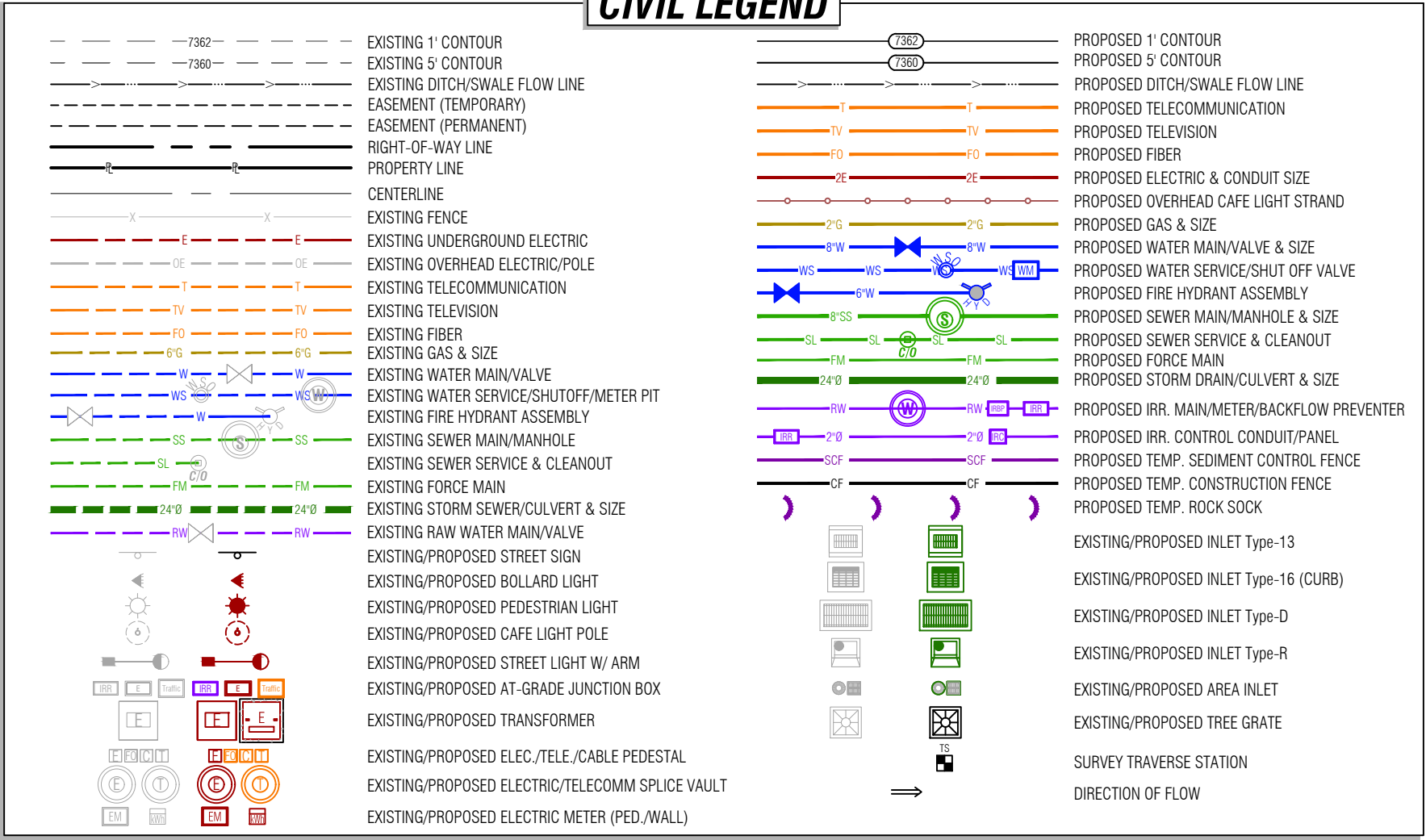
UTILITY NOTES

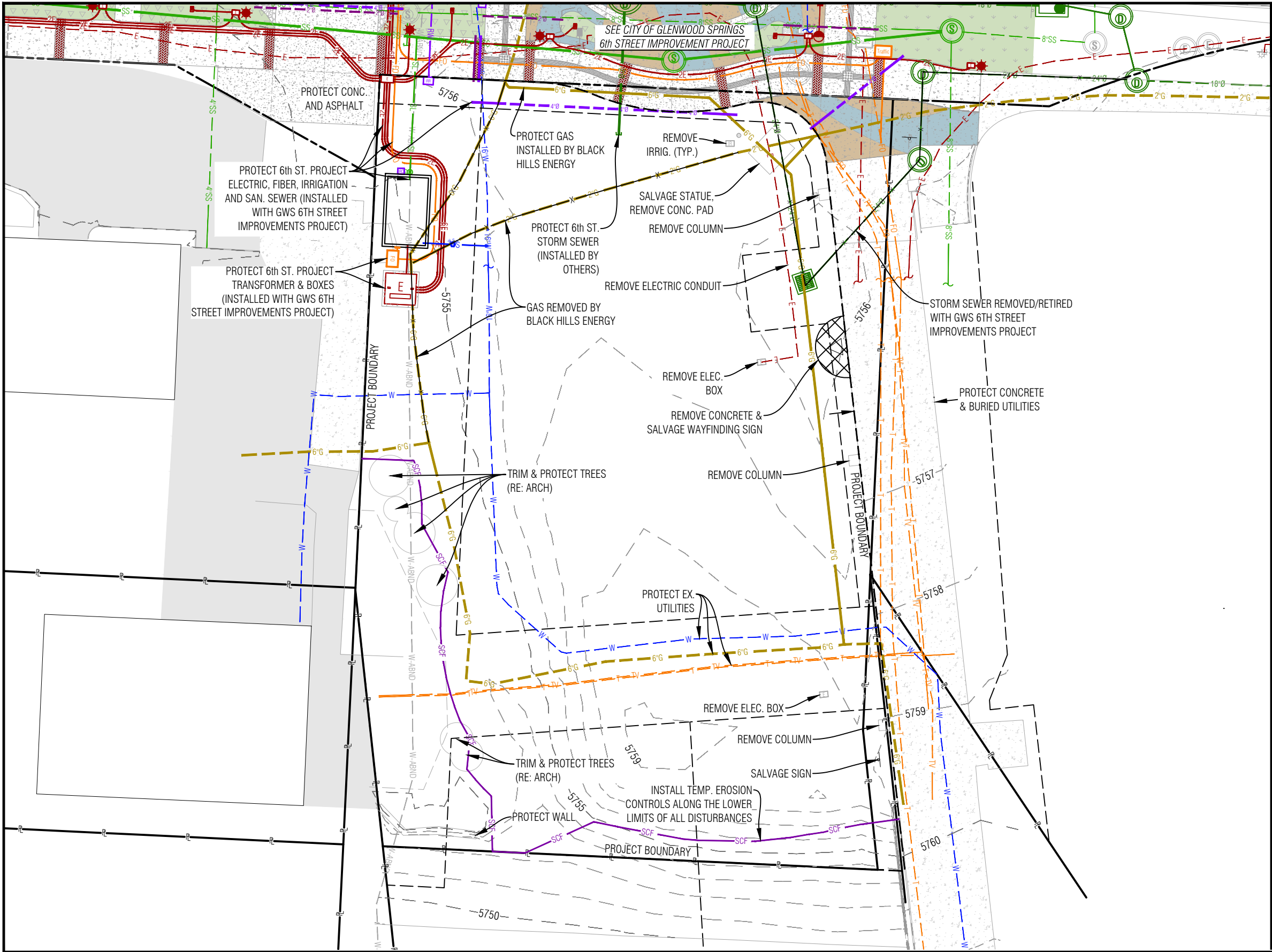
1. THE CITY OF GLENWOOD SPRINGS ENGINEERING DEPARTMENT HAS DETERMINED THAT THIS PROJECT DOES NOT REQUIRE A SUBSURFACE UTILITY ENGINEERING INVESTIGATION.
2. THE SURVEYOR WILL NEED TO BE ABLE TO LOCATE THE TOP OF ALL INSTALLED UTILITY PIPES AT CONNECTION POINTS, HORIZONTAL/VERTICAL DEFLECTION POINTS AND EVERY 50' MINIMUM ALONG THE UTILITY ALIGNMENTS. TO ENABLE THE CONTRACTOR TO BACKFILL HIS CONSTRUCTION, THE CONTRACTOR MAY NEED TO INSTALL TEMPORARY REMOVABLE RODS OR POSTS (CUT TO SPECIFIC LENGTHS) IMMEDIATELY ADJACENT TO (NOT ATOP) THE INSTALLED UTILITY FOR THE SURVEYOR TO LOCATE WHEN MOBILIZED FOR STAKING OR ON A WEEKLY BASIS. THE CONTRACTOR WILL BE REQUIRED TO PROTECT THESE MARKINGS UNTIL SURVEYED AND THEN REMOVE THEM AND FILL IN ANY VOIDS IN THE BACKFILL. MARKINGS DAMAGED PRIOR TO DATA COLLECTION WILL REQUIRE THE CONTRACTOR TO RE-EXPOSE THE UTILITY AND REINSTALL THE BACKFILL AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL COMPLY WITH THE COLORADO REVISED STATUTES (CRS) 2018, TITLE 9, ARTICLE 1.5-103 (1), " ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS UP TO THE STRUCTURE OF BUILDING BEING SERVICED, INSTALLED ON OR AFTER 8/8/2018, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED." THEREFORE, TRACER WIRE (12 GAUGE MIN.) SHALL BE INSTALLED ATOP ALL NEW POTABLE WATER, RAW WATER, SANITARY SEWER, STORM SEWER, FOUNDATION DRAIN PIPELINES, LATERALS AND SERVICES. DETECTABLE WARNING TAPE SHALL BE INSTALLED 12" ABOVE THE UTILITY AS WELL.
4. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS APPROVED BY THE APPLICABLE UTILITY AND WITH APPROPRIATE NOTICING. THE CONTRACTOR SHALL BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY CONSTRUCTION.
5. ALL SCARRED/DAMAGED COATINGS ON METAL FITTINGS AND COMPONENTS SHALL BE TOUCHED UP ONSITE WITH A MANUFACTURER APPROVED SPRAY COATING DESIGNED FOR UNDERGROUND INSTALLATIONS.
6. INSTALLATION, RELOCATION OR REMOVAL OF UTILITIES SHALL BE COORDINATED WITH THE CITY AND UTILITY AGENCIES AFFECTED.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF HORIZONTAL AND VERTICAL CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINES PRIOR TO UTILITIES CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE TOWN/CITY, GOVERNING AGENCIES, AND UTILITY OWNERS A LEAST 30 DAYS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
10. THE CONTRACTOR SHALL CONSTRUCT ALL POTABLE WATER, SANITARY SEWER, ELECTRIC, GAS, TELECOMMUNICATION MAINS/SERVICE LINES/CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE TOWN/CITY AND/OR UTILITY PROVIDER. ALL WORK AND MATERIALS WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY, PROJECT ENGINEER OF UTILITY PRIOR TO BACKFILL.
11. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
12. CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE, OR 1/4" BELOW ASPHALT OR CONCRETE IN PAVED AREAS. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE OR 1/4" BELOW ASPHALT OR CONCRETE IN PAVED AREAS. THE MAXIMUM ACCEPTED VERTICAL ADJUSTMENT IS 12 INCHES AND COVER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. FIRE HYDRANTS SHALL BE ADJUSTED SUCH THAT THE BOTTOM OF FLANGE IS 3"-6" ABOVE THE FINISH GRADE WHILE MAINTAINING MINIMUM COVER REQUIREMENTS.
13. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
14. SANITARY SEWER SERVICES MUST INTERCONNECT INTO SEWER MAINS, NOT AT MANHOLES.
15. THE CONTRACTOR SHALL TEMPORARILY PLUG OR COVER SEWER INVERTS AS NECESSARY TO PREVENT DEBRIS FROM ENTERING THE SEWER MAIN DURING CONSTRUCTION OF EACH INDIVIDUAL SEWER MANHOLE.
16. CONTRACTOR SHALL BE PREPARED TO INSTALL COUPLINGS AND FITTINGS AS NECESSARY TO MAKE CONNECTIONS BETWEEN VARIED TYPES OF PIPE, INCLUDING BUT NOT LIMITED TO PVC, TRANSITE, CLAY, ORANGEBURG AND DUCTILE IRON. ALL CONNECTIONS TO BE APPROVED BY GLENWOOD SPRINGS WATER DEPARTMENT.
18. POTABLE WATER AND SEWER LINES AND SERVICES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER, MINIMUM.

19. HYDRANTS SHALL NOT BE TAKEN OUT OF SERVICE WITHOUT EXPLICIT PERMISSION FROM THE GLENWOOD SPRINGS WATER DEPARTMENT AND VERIFICATION OF ADEQUATE FIRE FLOW FOR ADJACENT STRUCTURE PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST SEVENTY TWO (72) HOURS PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE TOWN/CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
20. PROVIDE 10 FEET MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY/STORM SEWER MAINS AND SERVICES WHERE POSSIBLE. WHERE THIS SEPARATION CANNOT BE MAINTAINED ENCASE PER COLORADO DEPARTMENT OF HEALTH REQUIREMENTS. ALL PIPE JOINTS LOCATED WITHIN 10 FEET OF A WATER AND SANITARY/STORM CROSSING SHALL BE ENCASED IF THE WATER MAIN OR SERVICE EXISTS BELOW OR IS LESS THAN 18 INCHES ABOVE THE CROSSING SANITARY SEWER/STORM MAIN OR SERVICE.
21. ALL TEES, (H & V) BENDS, PLUGS, HYDRANTS, ETC. MUST BE PROVIDED WITH CONCRETE REACTION BLOCKING AND JOINT RESTRAINTS.
22. EXISTING VALVE & VALVE BOXES THAT ARE TO BE REMOVED ARE TO BE RETURNED TO THE TOWN/CITY.
23. CONTRACTOR TO NOTIFY UTILITY USERS AT LEAST 72 HOURS IN ADVANCE OF ANY WATER OR SEWER SHUT DOWN. MORE NOTICE MAY BE REQUIRED FOR MAJOR CONNECTIONS.
24. WATER LINE BEND ANGLES ARE SHOWN AS A GUIDELINE, ADDITIONAL HORIZONTAL AND VERTICAL BENDS MAY BE REQUIRED TO MAINTAIN ALIGNMENT AND MINIMUM COVER.

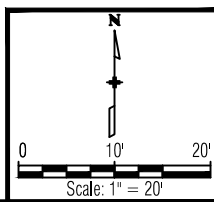
25. ALL CONDUITS SHALL BE ELECTRIC GRADE SCH.80 PVC OR AS APPROVED BY THE UTILITY OWNER. CONDUITS FOR PRIMARY ELECTRIC SHALL BE INSTALLED AT LOCATIONS SHOWN WITH 48" MINIMUM COVER. CONDUITS FOR SECONDARY ELECTRIC AND TELECOMMUNICATIONS SHALL BE INSTALLED AT LOCATIONS SHOWN WITH 24" MINIMUM COVER UNDER SIDEWALKS AND 30" MINIMUM COVER UNDER ROADWAYS. INSTALL DETECTABLE WARNING TAPE 12" ABOVE ALL CONDUITS.
26. THE CONTRACTOR SHALL USE CAUTION IN VICINITY OF WATER MAINS, WATER SERVICES, SEWER MAINS, SEWER SERVICES, IRRIGATION MAINS, IRRIGATION SERVICES, GAS LINES, FIBER OPTICS, OVERHEAD OR UNDERGROUND ELECTRIC/TELEPHONE/CATV CONDUITS AND BUILDING STRUCTURES.
27. UPON COMPLETION OF THE PIPELINE INSTALLATION WORK, ALL RUBBISH, EXCESS MATERIALS, TEMPORARY STRUCTURES AND EQUIPMENT ARE TO BE REMOVED AND THE SITE CLEANED AND RESTORED TO THE SATISFACTION OF THE CITY. DISTURBED AREAS SHALL BE SEEDED OR OTHERWISE PROTECTED TO CONTROL EROSION AS SPECIFIED OR REQUIRED BY THE CITY.
28. BLACK HILLS ENERGY SHALL BE ONSITE ANY TIME THE CONTRACTOR IS EXCAVATING IN THE VICINITY OF THEIR GAS LINE(S).
29. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS ("EXCAVATION REQUIREMENTS") WHEN EXCAVATION OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, (NOT INCLUDING THE DAY OF NOTICE OR THE DAY OF EXCAVATION) PRIOR TO COMMENCING SUCH OPERATIONS. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987 TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE COMPANY. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING ANY EXCAVATION OR GRADING.

CIVIL LEGEND



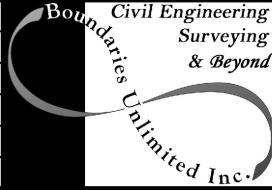


- NOTES:
1. THIS PLAN SET IS INTENDED TO FOLLOW THE DEMOLITION AND CONSTRUCTION OF THE CITY OF GLENWOOD SPRINGS 6TH STREET IMPROVEMENTS PROJECT BY BOUNDARIES UNLIMITED INC. SITE CONDITIONS MAY VARY FROM THOSE INDICATED IN THESE PLANS. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THAT PLAN SET AND ADJUST CONSTRUCTION SEQUENCE(S) ACCORDINGLY FOR THIS PROJECT.
  2. UNLESS NOTED OTHERWISE, REMOVAL SHALL NOT EXTEND BEYOND THE INDICATED PROJECT BOUNDARY.
  3. SEE UTILITY AND SIGNAGE PLANS FOR RESETS.
  4. SAWCUT AND/OR REMOVE CONCRETE TO THE NEAREST JOINT.
  5. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.



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Drawing File Name: 22032-c-base		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			



Civil Engineering  
Surveying  
& Beyond

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BUI Project No.: BUI #22032.01



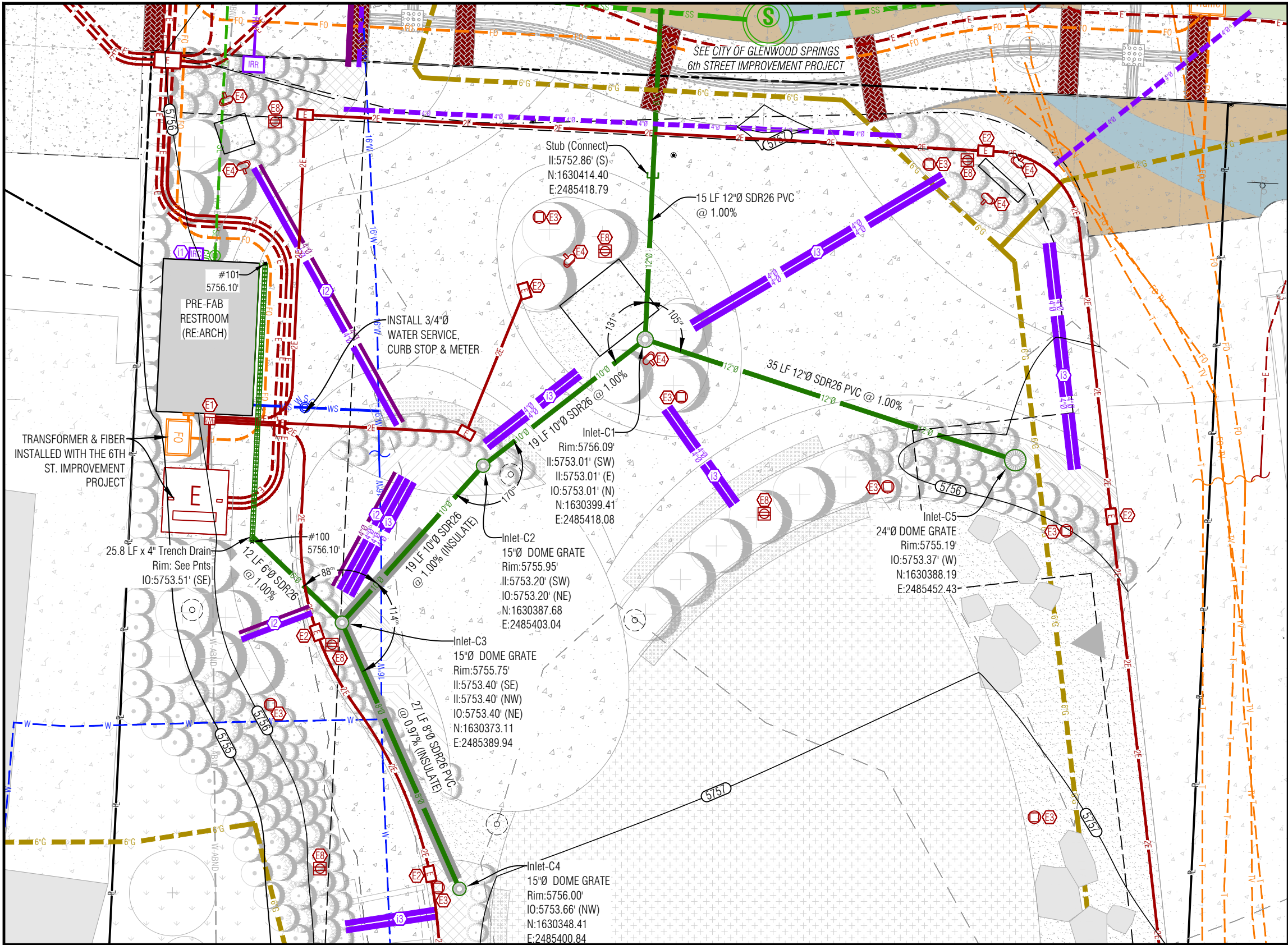
Know what's below.  
Call before you dig.

As Constructed
No Revisions:
Revised:
Void:

North Landing Park Demolition Plan 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
N/A
STATE HWY NO./MP/SIDE
N/A
Sheet Number: <b>C.4</b>



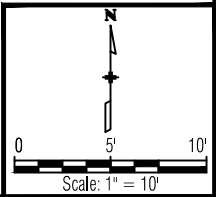


KEYNOTES:

- E1 SUPPLY AND INSTALL ELECTRIC SERVICE, METER AND LIGHT PANEL (RE: LIGHTING)
- E2 SUPPLY AND INSTALL ELECTRIC PULL BOX (RE: LIGHTING)
- E3 SUPPLY AND INSTALL BOLLARD LIGHT (RE: LIGHTING)
- E4 SUPPLY AND INSTALL ART LIGHTING (RE: LIGHTING)
- E5 SUPPLY AND INSTALL ARCHITECTURAL ARCH LIGHTING AND PULLBOX (RE: LIGHTING)
- E6 SUPPLY AND INSTALL ARCHITECTURAL PERGOLA LIGHTING AND PULLBOX (RE: LIGHTING)
- E7 SUPPLY AND INSTALL STAGE ELECTRIC (RE: LIGHTING)
- E8 SUPPLY AND INSTALL IN-GRADE WEATHER PROOF RECEPTACLE (RE: LIGHTING)
- I1 CONNECT TO THE 6th STREET PROJECT IRRIGATION CONTROL SYSTEM (RE: LANDSCAPE & IRRIGATION)
- I2 SUPPLY AND INSTALL (1) 4"Ø AND (1) (2) SCH.40 PVC OR SDR26 PVC IRRIGATION SLEEVES
- I3 SUPPLY AND INSTALL (2) 4"Ø SCH.40 PVC OR SDR26 PVC IRRIGATION SLEEVES

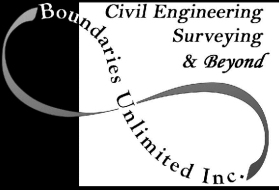
NOTES

- ALL UTILITIES SHALL BE INSTALLED PER CITY AND/OR UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.
- SEE THE IRRIGATION PLANS FOR IRRIGATION MAINLINE, LATERAL AND SLEEVE DEPTH AND TYPICAL INSTALLATION REQUIREMENTS.
- SEE PROJECT NOTES, DEMOLITION PLANS, UTILITY DETAIL SHEETS, LIGHTING PLANS, LANDSCAPE PLANS AND IRRIGATION SYSTEM PLANS FOR ADDITIONAL REQUIREMENTS.



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Index of Revisions		
1.		
2.		
3.		
4.		
5.		



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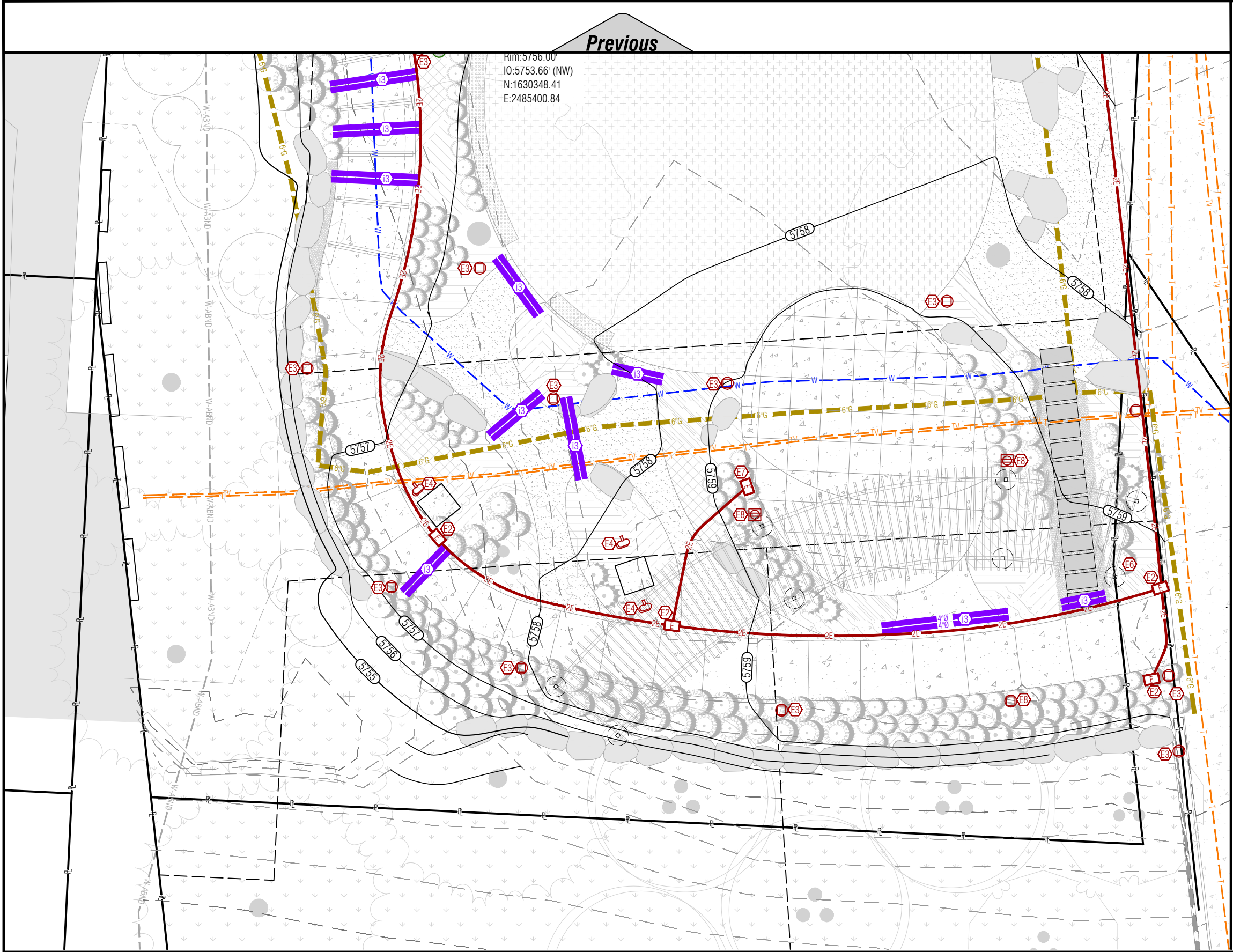


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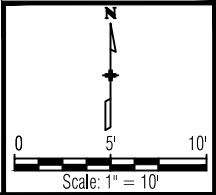
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Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
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STATE HWY NO./MP/SIDE
N/A
Sheet Number:
C.5



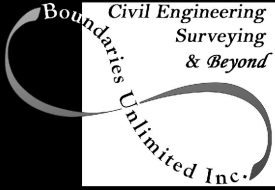


- KEYNOTES:
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Index of Revisions			
1.			
2.			
3.			
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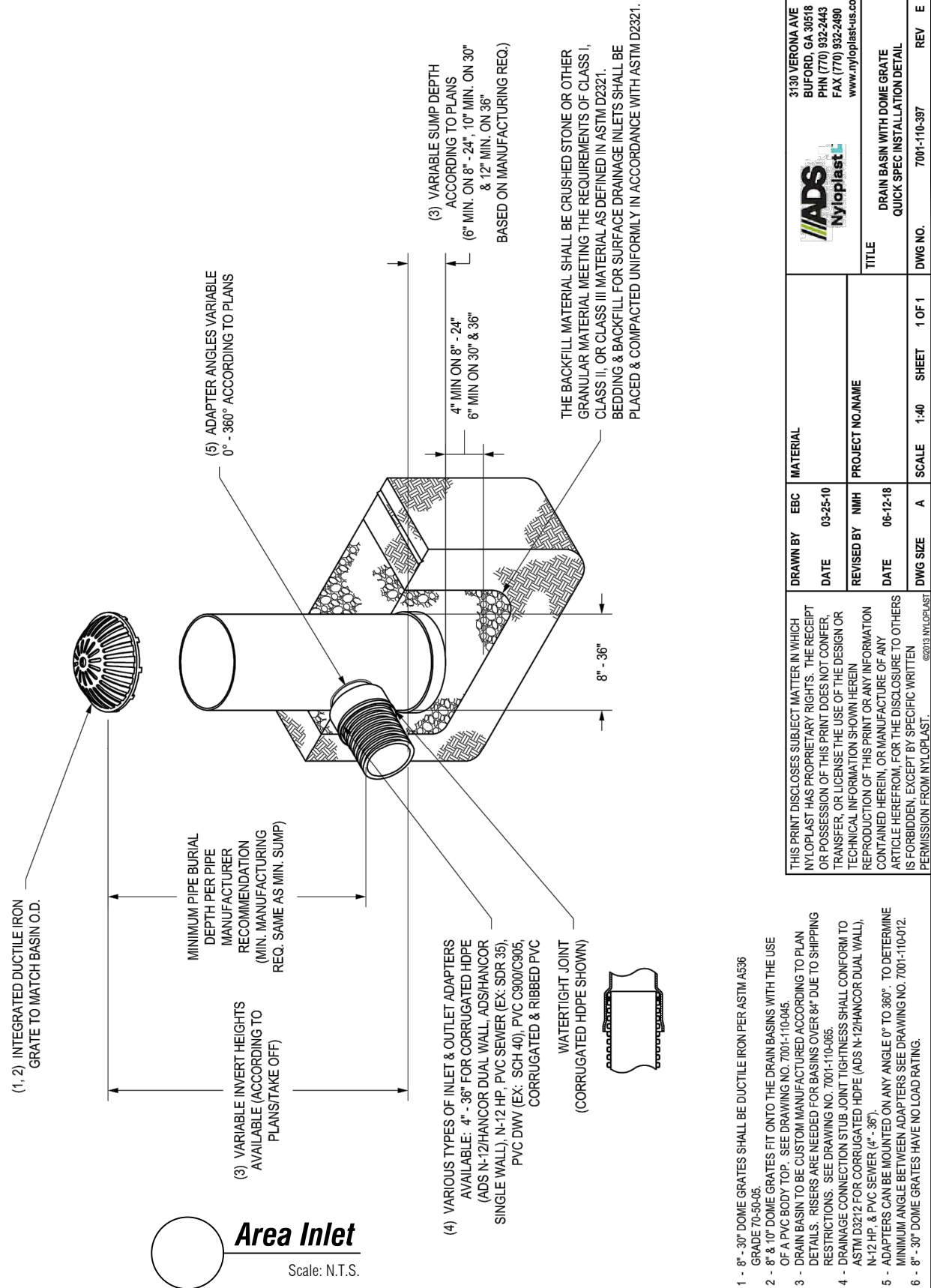
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Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
N/A
STATE HWY NO./MP/SIDE
N/A
Sheet Number:
C.6



NYLOPLAST DRAIN BASIN WITH DOME GRATE



- 1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 4 - DRAINAGE CONNECTION STUB, JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 36").
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

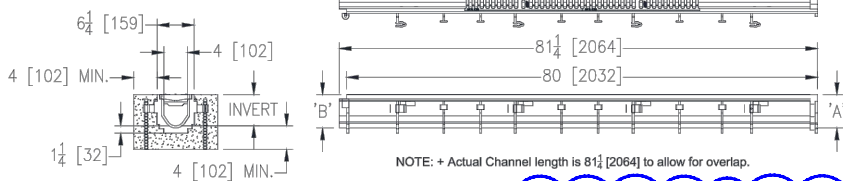
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC DATE 03-25-10	MATERIAL PROJECT NO/NAME	REVISED BY NIMH DATE 06-12-18	DWG NO. 7001-110-397	REV E

**ZURN Z886**  
6-1/4 [159] WIDE REVEAL TRENCH DRAIN SYSTEM

SPECIFICATION SHEET  
TAG _____

Design and Dimensional Data (inches and [ mm ]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR  
CONCRETE ENCASMENT AND REINFORCING  
BASED UPON APPLICATION AND LOCAL CODES



**ENGINEERING SPECIFICATION:** Zurn Z886 Channels are 80" [2032mm] long, 6-1/4" [159mm] wide reveal and have a 4" [102mm] throat. Modular channel sections are made of 0% water absorbent High Density Polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround a minimum of every 10" [254mm]. Channels weigh less than 2.31 lbs. per linear foot [3.9 kg/m], have a smooth, 1-1/2" [38mm] radiused self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels are provided with standard DGC grates that lock down with lockdown bars to the channel and is not intended for dynamic traffic loadings. Zurn 5-3/8" [137mm] wide reveal Ductile Iron Slotted Grate conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20' [508mm] nominal lengths with 1/2" [13mm] wide slots, and 3/4" [19mm] bearing depth. Grate has an open area of 28.1 sq. in per ft. [60,308 sq. mm per meter].

**PREFIX OPTIONS** (Check/specify appropriate options)  
Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

**SUFFIX OPTIONS** (Check/specify appropriate options)  
**Outlet Adapters Add/Each**  
XX -E1 Closed End Cap  
-E2 2 [51] No-Hub End Outlet  
-E3 3 [76] No-Hub End Outlet  
-E4 4 [102] No-Hub End Outlet  
XX -E6 6 [152] No-Hub End Outlet  
-U2 2 [51] No-Hub Bottom Outlet  
-U3 3 [76] No-Hub Bottom Outlet  
-U4 4 [102] No-Hub Bottom Outlet  
-U6 6 [152] No-Hub Bottom Outlet

**Frame Options**  
-AVB Aluminum Veneer Bronze Anodized Frame  
-SVF Type 304 Stainless Steel Top Veneer Frame  
-SW Sidewall Extension - 9 [229] High  
-SW2 Sidewall Extension - 18 [457] High  
**Grate Options** (Load Classifications are per DIN EN1433)  
-BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C  
-BG Galvanized Ductile Iron Bar Grate - Class C  
-DBG Ductile Iron Cast Bar Grate - Class C  
-DC Ductile Iron Solid Cover - Class C  
-DGC Ductile Iron Slotted Grate - Class C*  
-GDC Galvanized Ductile Slotted Grate - Class C  
-GG Fiberglass Grate - Class A  
-GHPD Galvanized Heel-Proof Ductile Grate - Class B  
XX -HPD Heel-Proof Ductile Slotted Grate - Class B  
-HPP Heel-Proof Polyethylene Grate - Class A  
-LD Longitudinal Ductile ADA Grate - Class B  
-RFG Reinforced Galvanized Steel Slotted Grate - Class B  
-RPG Reinforced Galvanized Perforated Grate - Class B  
-RFGC Reinforced Slotted Galvanized Grate - Class C  
-RFSC Reinforced Slotted Stainless Steel Grate - Class C  
-RPGC Reinforced Perforated Galvanized Grate - Class C  
-RPRG Reinforced Perforated Galvanized Reverse Punch Grate - Class B  
-RPGRC Reinforced Galvanized Perforated Reverse Punch Anti-Slip Grate - Class C  
-RPSRC Reinforced Perforated Stainless Steel Grate - Class C  
-RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

**Miscellaneous Options**  
XX -VP Vandal-Proof Lockdown  
XX -JC Joint Connector  
**Decorative Grate Options** (Load Classifications are per DIN EN1433)  
-BCD Bronze Circular Decorative Grate - Class A  
-SWG-A Stainless Steel Wire Grate - Class A  
-SWG-B Slip Resistant Stainless Steel Wire Grate - Class B  
-BDD Bronze Diagonal Decorative Grate - Class A

* Regularly furnished unless otherwise specified  
**⚠ WARNING:** Cancer and Reproductive Harm - [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)  
**⚠ ADVERTENCIA:** Cáncer y daño reproductivo - [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)  
**⚠ AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)

Zurn Industries, LLC | Specification Drainage Operation  
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited  
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

[www.zurn.com](http://www.zurn.com)

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow		
			(cfs)	(gpm)	(lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.30 [135]			
8604	5.30 [135]	5.90 [150]	0.41	183	12
8605	5.90 [150]	6.50 [165]	0.48	214	13
8606	6.50 [165]	7.10 [180]	0.55	245	15
8606N	7.10 [180]	7.10 [180]	-	-	-
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8608	7.70 [196]	8.30 [211]	0.69	308	19
8609	8.30 [211]	8.90 [226]	0.76	339	21
8610	8.90 [226]	9.50 [241]	0.83	371	23
8611	9.50 [241]	10.10 [257]	0.90	403	25
8612	10.10 [257]	10.70 [272]	0.97	435	27
8612N	10.70 [272]	10.70 [272]	-	-	-
8613	10.70 [272]	11.30 [287]	1.04	467	29
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8615	11.90 [302]	12.50 [318]	1.18	530	33

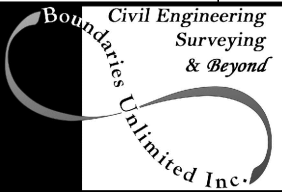
-DCD Ductile Iron Circular Decorative Grate - Class C  
-DDD Ductile Iron Diagonal Decorative Grate - Class A  
-DOG Ductile Iron Decorative Grate - Class A  
-DTW Ductile Iron Tidal Wave Grate - Class C  
-GMC Galvanized Steel Mesh Grate - Class A  
-HPB Heel-Proof Bronze Slotted Grate - Class A  
-HPS Heel-Proof Stainless Steel Slotted Grate - Class A  
-SCD Stainless Steel Circular Decorative Grate - Class B  
-SDD Stainless Steel Diagonal Decorative Grate - Class B  
-SMG Stainless Steel Steel Mesh Grate - Class A  
-SOG Stainless Steel Decorative Grate - Class B

**MADE in the U.S.A.** (Load Classifications are per DIN EN 1433)  
-AWG Aluminum Wire Grate - Class A  
-DGC-USA Ductile Iron Slotted Grate-Class C (Substitute DGE-USA)  
-FG Fabricated Galvanized Steel Slotted Grate-Class A  
-FS Fabricated Stainless Steel Slotted Grate - Class A  
-GDC-USA Galvanized Ductile Slotted Grate - Class C  
-PG Perforated Galvanized Steel Grate - Class A  
-PGR Galvanized Perforated Reverse Punch Anti-Slip ADA Grate - Class A  
-PPC Plastic Perforated Grate - Class C  
-PS Perforated Stainless Steel Grate - Class A  
-SC Fabricated Stainless Steel Solid Cover - Class A

**USA Miscellaneous Options**  
-DB Bottom Dome Strainer  
**Decorative MADE in the U.S.A.** (Load Classifications are per DIN EN1433)  
-BZ Bronze Decorative Grate - Class A  
-NBZ Nickel Bronze Decorative Grate - Class A  
-PSR Perforated Stainless Steel Raised Grate - Class A  
-STWG Stainless Transverse Wire Grate - Class A

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Last Modification Date: 8/25/23	Initials: -	
Full Path: n:\projects\2022\22032-gws north landing\dwg		
Drawing File Name: 22032-c-base		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions		
1.		
2.		
3.		
4.		
5.		



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BUI Project No.: BUI-#22032.01

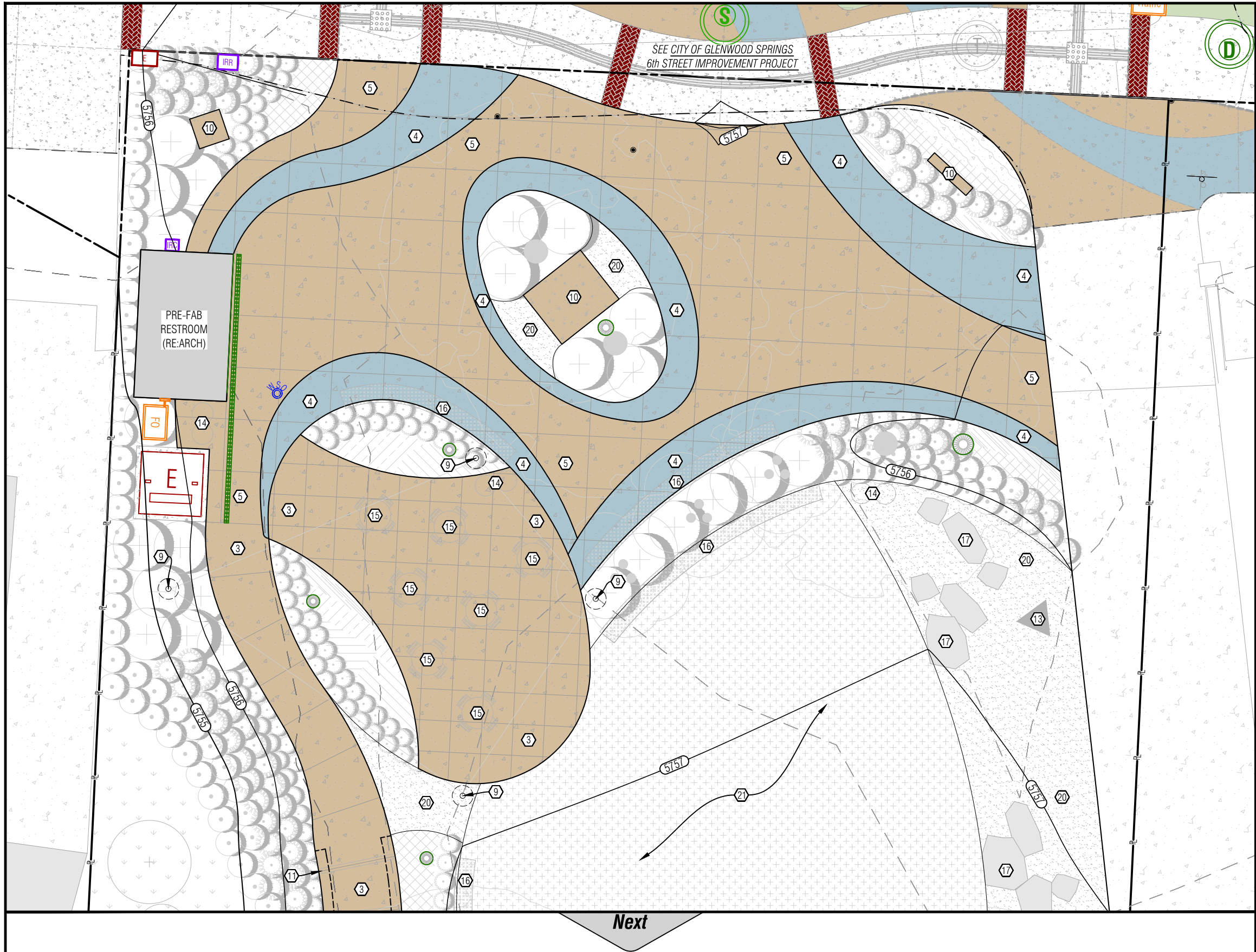


As Constructed	
No Revisions:	
Revised:	
Void:	

North Landing Park Storm Details 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

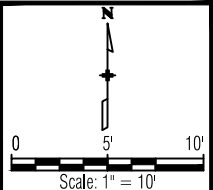
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STATE HWY NO./MP/SIDE N/A	
Sheet Number:	C.7





- KEYNOTES:**
- ① CONCRETE PAVEMENT-STANDARD GRAY (5 INCH, #412-00501)
  - ② CONCRETE SIDEWALK-COLORED, EUROBLUE (5 INCH, #412-00502)
  - ③ CONCRETE SIDEWALK-COLORED, PEBBLE (5 INCH, #412-00503)
  - ④ CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)
  - ⑤ CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)
  - ⑥ 6"H SIDEWALK CURB, 8 LF (SEE DETAIL)
  - ⑦ RUBBER VEHICULAR WHEEL STOP
  - ⑧ THICKENED SIDEWALK EDGE
  - ⑨ SHADE SAIL POST/FOUNDATION (RE: ARCH)
  - ⑩ CONCRETE ART BASE-COLORED, PEBBLE (RE: ARCH)
  - ⑪ ARCHITECTURAL ARCH AND STRUCTURAL SUPPORT (RE: ARCH & STRUCTURAL)
  - ⑫ ARCHITECTURAL TRELLIS AND STRUCTURAL SUPPORT (RE: ARCH & STRUCTURAL)
  - ⑬ REINSTALL SALVAGED SIGN
  - ⑭ TRASH/RECYCLING RECEPTACLE (RE: ARCH)
  - ⑮ TABLE (RE: ARCH)
  - ⑯ BENCH (RE: ARCH)
  - ⑰ LANDSCAPE BOULDERS (RE: ARCH)
  - ⑱ LANDSCAPE BOULDER WALL (SEE DETAIL)
  - ⑲ STEPPING STONE PATH (RE: ARCH)
  - ⑳ CRUSHER FINE PATH/SURFACE (RE: ARCH)
  - ㉑ LAWN (RE: ARCH)
  - ㉒ BICYCLE RACKS (RE: ARCH)

- NOTES**
- 1. SEE THE JOINT PLAN AND GRADING SHEETS FOR LOCATIONS AND ELEVATIONS.
  - 2. SEE ARCHITECTURAL PLANS FOR LANDSCAPE REQUIREMENTS.
  - 3. SEE STRUCTURAL PLANS FOR STRUCTURE REQUIREMENTS.
  - 4. CONCRETE A PAVEMENTS AND SIDEWALKS SHALL CONFORM TO CDOT M-STANDARDS AND DETAILS CONTAINED HEREIN.
  - 5. ALL CONCRETE PAVEMENT, CURB AND SIDEWALK PREFORMED JOINT FILLER MATERIAL SHALL BE FLEXIBLE FOAM EXPANSION JOINT FILLER, SEE SPECS.
  - 6. ALL REINFORCING SHALL BE EPOXY COATED.



Computer File Information		
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Full Path: n:\projects\2022\22032-gws north landing\dwg		
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Index of Revisions			
1.			
2.			
3.			
4.			
5.			

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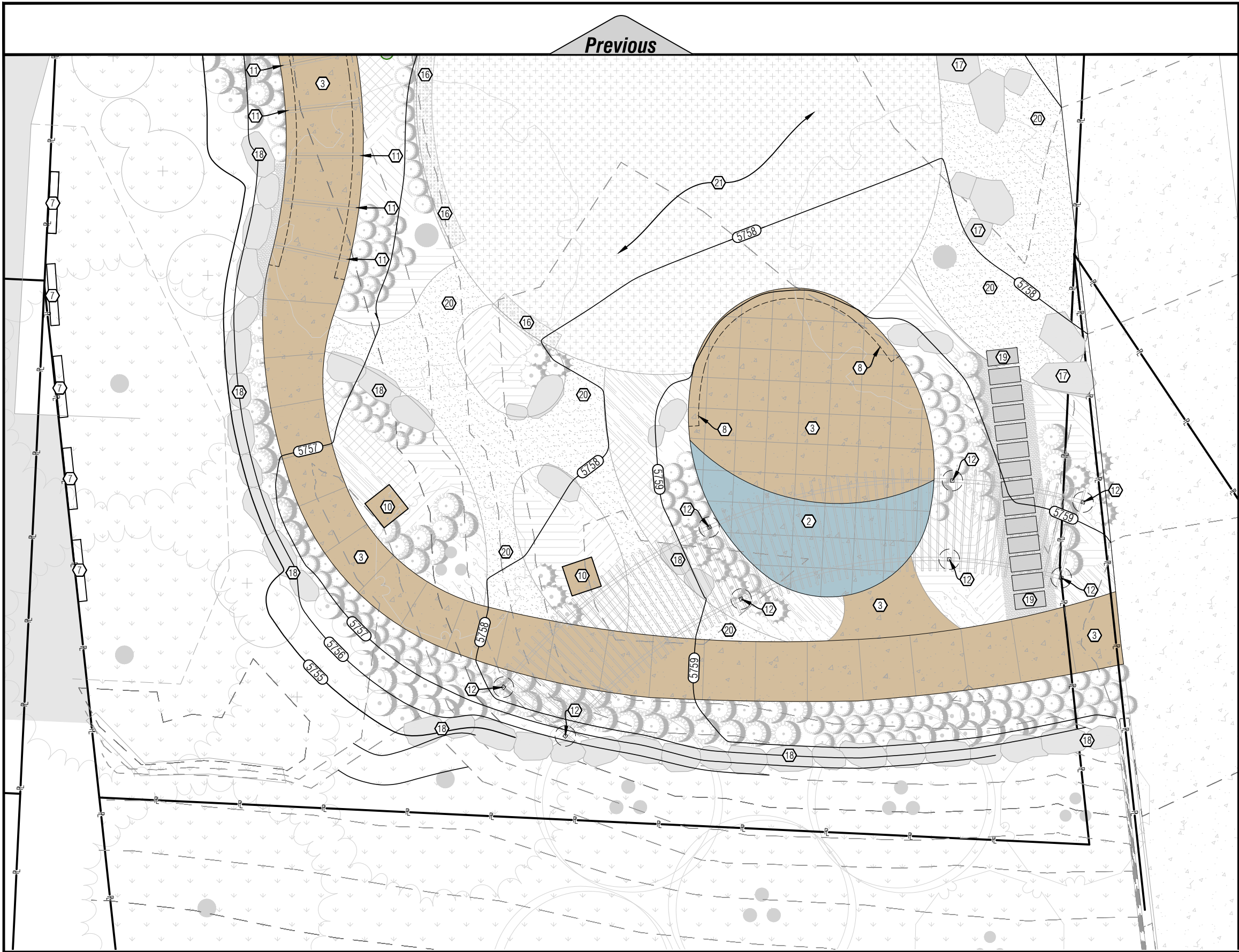
BUI Project No.: BUI #22032.01

As Constructed
No Revisions:
Revised:
Void:

North Landing Park Civil Site Plan 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

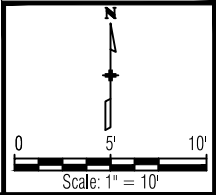
Project No./Code
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STATE HWY NO./MP/SIDE
N/A
Sheet Number:
<b>C.9</b>





- KEYNOTES:**
- 1 CONCRETE PAVEMENT-STANDARD GRAY (5 INCH, #412-00501)
  - 2 CONCRETE SIDEWALK-COLORED, EUROBLUE (5 INCH, #412-00502)
  - 3 CONCRETE SIDEWALK-COLORED, PEBBLE (5 INCH, #412-00503)
  - 4 CONCRETE PAVEMENT-COLORED, EUROBLUE (8 INCH, #412-00802)
  - 5 CONCRETE PAVEMENT-COLORED, PEBBLE (8 INCH, #412-00803)
  - 6 6"H SIDEWALK CURB, 8 LF (SEE DETAIL)
  - 7 RUBBER VEHICULAR WHEEL STOP
  - 8 THICKENED SIDEWALK EDGE
  - 9 SHADE SAIL POST/FOUNDATION (RE: ARCH)
  - 10 CONCRETE ART BASE-COLORED, PEBBLE (RE: ARCH)
  - 11 ARCHITECTURAL ARCH AND STRUCTURAL SUPPORT (RE: ARCH & STRUCTURAL)
  - 12 ARCHITECTURAL TRELLIS AND STRUCTURAL SUPPORT (RE: ARCH & STRUCTURAL)
  - 13 REINSTALL SALVAGED SIGN
  - 14 TRASH/RECYCLING RECEPTACLE (RE: ARCH)
  - 15 TABLE (RE: ARCH)
  - 16 BENCH (RE: ARCH)
  - 17 LANDSCAPE BOULDERS (RE: ARCH)
  - 18 LANDSCAPE BOULDER WALL (SEE DETAIL)
  - 19 STEPPING STONE PATH (RE: ARCH)
  - 20 CRUSHER FINE PATH/SURFACE (RE: ARCH)
  - 21 LAWN (RE: ARCH)
  - 22 BICYCLE RACKS (RE: ARCH)

- NOTES**
1. SEE THE JOINT PLAN AND GRADING SHEETS FOR LOCATIONS AND ELEVATIONS.
  2. SEE ARCHITECTURAL PLANS FOR LANDSCAPE REQUIREMENTS.
  3. SEE STRUCTURAL PLANS FOR STRUCTURE REQUIREMENTS.
  4. CONCRETE A PAVEMENTS AND SIDEWALKS SHALL CONFORM TO CDOT M-STANDARDS AND DETAILS CONTAINED HEREIN.
  5. ALL CONCRETE PAVEMENT, CURB AND SIDEWALK PREFORMED JOINT FILLER MATERIAL SHALL BE FLEXIBLE FOAM EXPANSION JOINT FILLER, SEE SPECS.
  6. ALL REINFORCING SHALL BE EPOXY COATED.



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Full Path: n:\projects\2022\22032-gws north landing\dwg		
Drawing File Name: 22032-c-base		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			

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BUI Project No.: BUI #22032.01

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**North Landing Park**  
**Civil Site Plan**  
**100% Construction Documents**

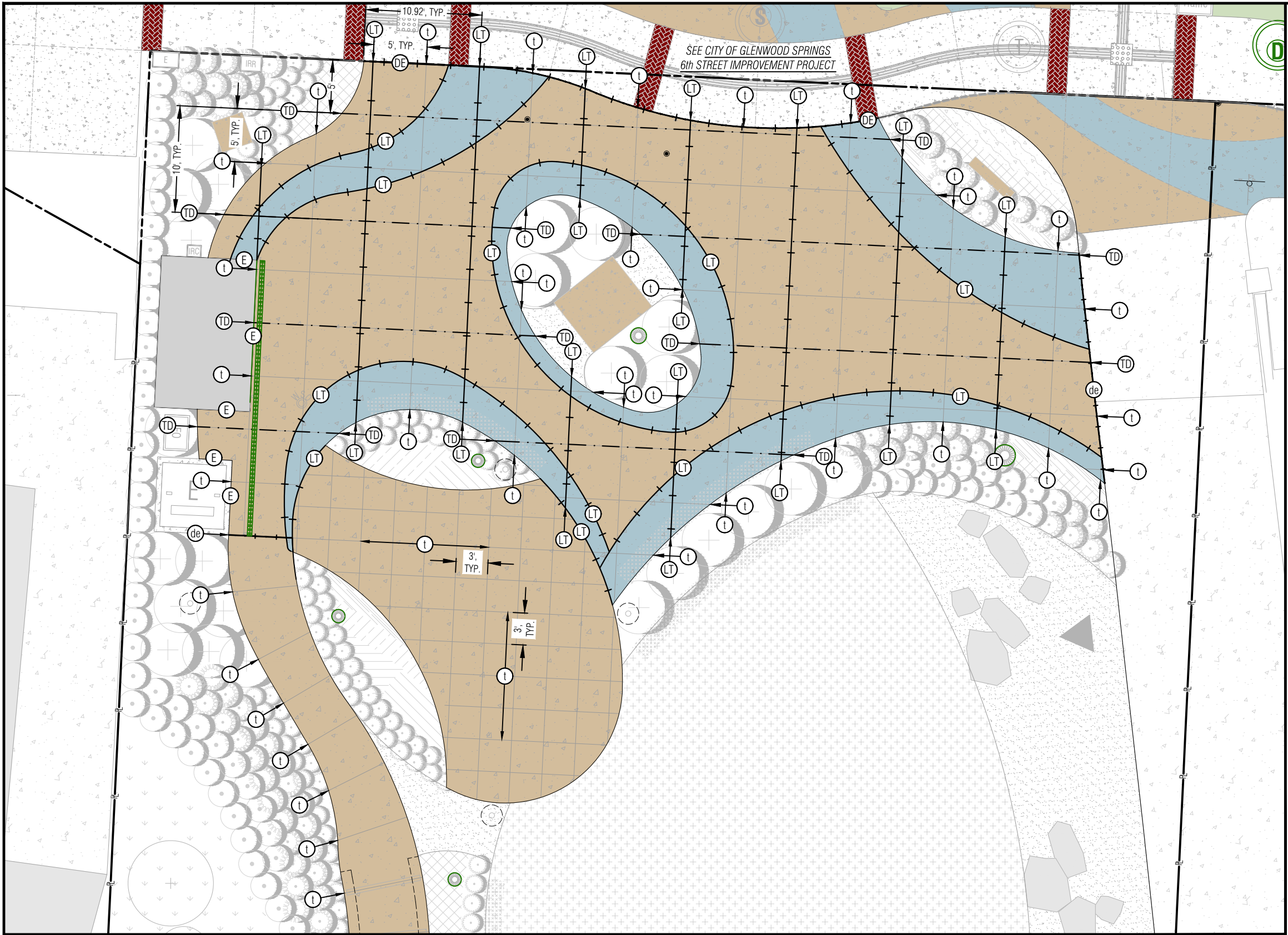
Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

Project No./Code
N/A
STATE HWY NO./MP/SIDE
N/A
Sheet Number:
<b>C.10</b>





**LEGEND**

DOWELED EXPANSION JOINT

DOWELED TRANSVERSE CONTRACTION JOINT

LONGITUDINAL TIED JOINT

TROWEL JOINT (CONTROL)

DOWELED SIDEWALK JOINT

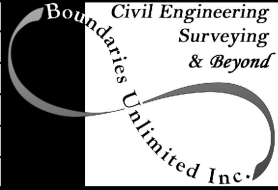
DOWELED SIDEWALK EXPANSION JOINT

EXPANSION JOINT

Next

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Full Path: n:\projects\2022\22032-gws north landing\dwg		
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Index of Revisions			
1.			
2.			
3.			
4.			
5.			



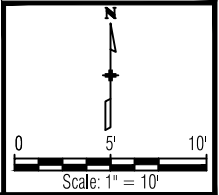
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Glenwood Springs, CO 81601  
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fax: 970.384.2833  
BUI Project No.: BUI #22032.01



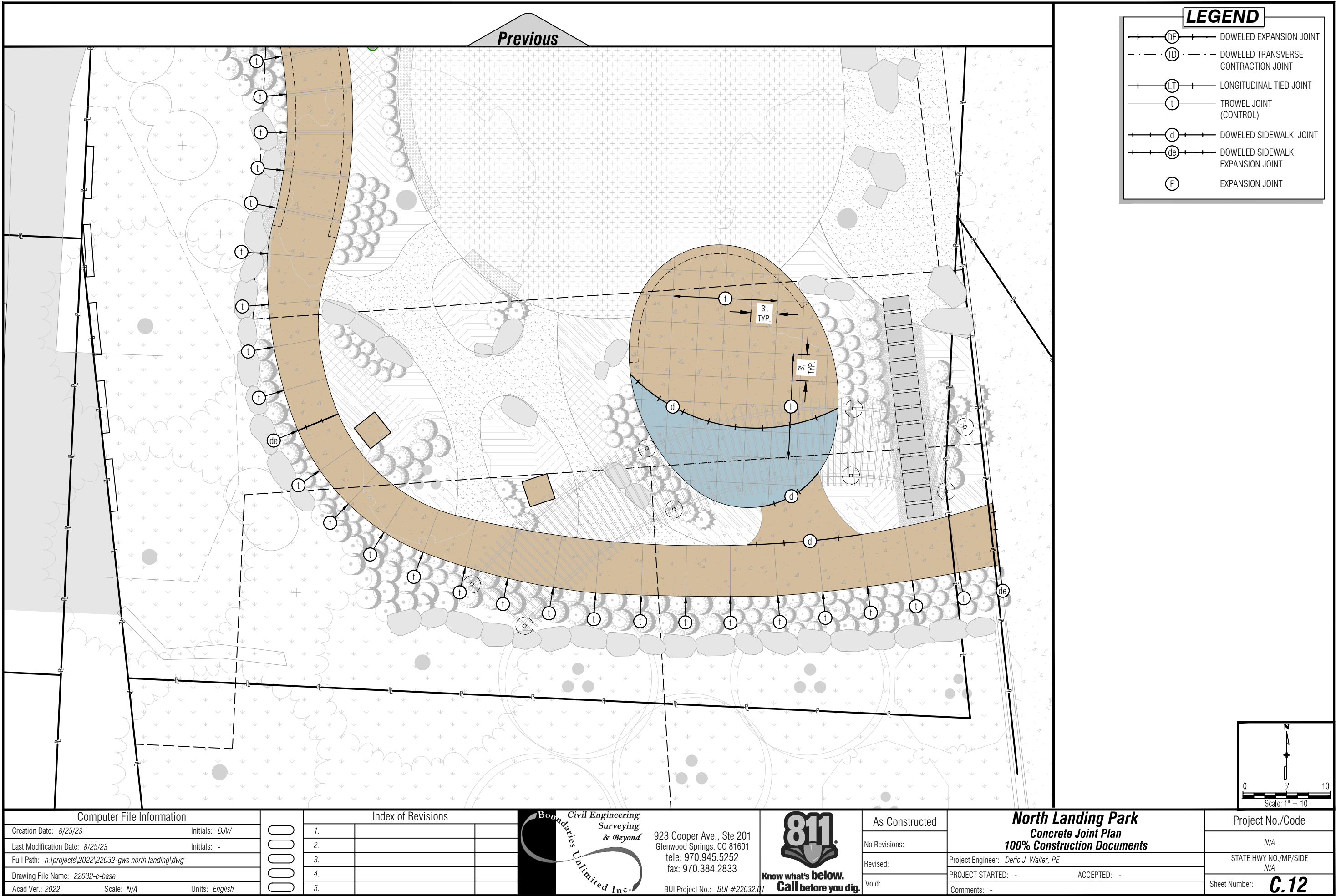
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North Landing Park Concrete Joint Plan 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

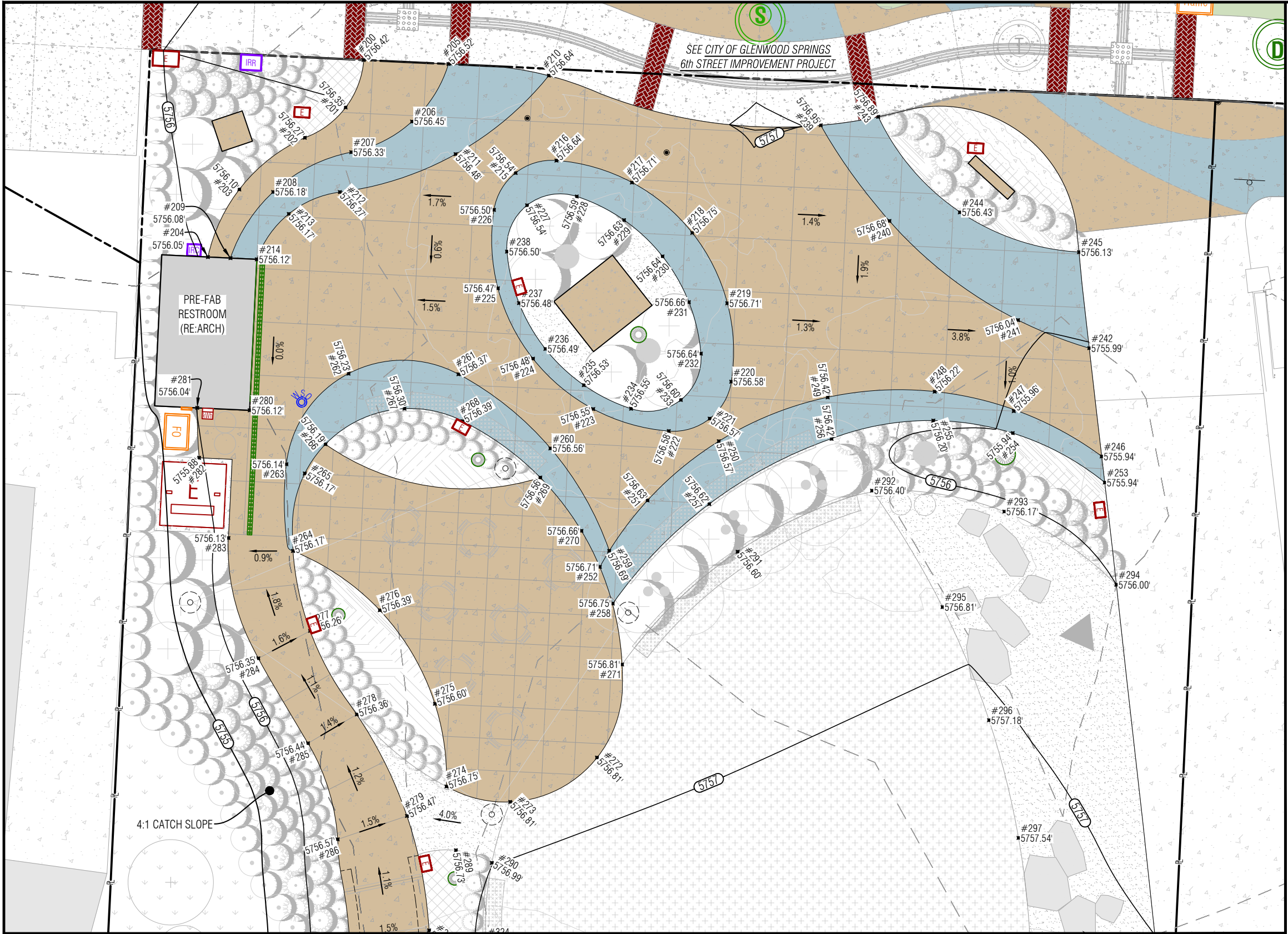
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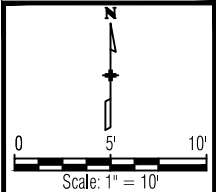






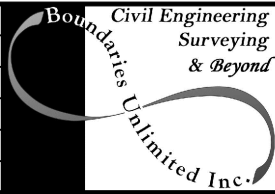


- NOTES
1. TIE BAR//DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
  2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.



Computer File Information		
Creation Date: 8/25/23	Initials: DJW	
Last Modification Date: 8/25/23	Initials: -	
Full Path: n:\projects\2022\22032-gws north landing\dwg		
Drawing File Name: 22032-c-base		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			



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BUI Project No.: BUI #22032.01

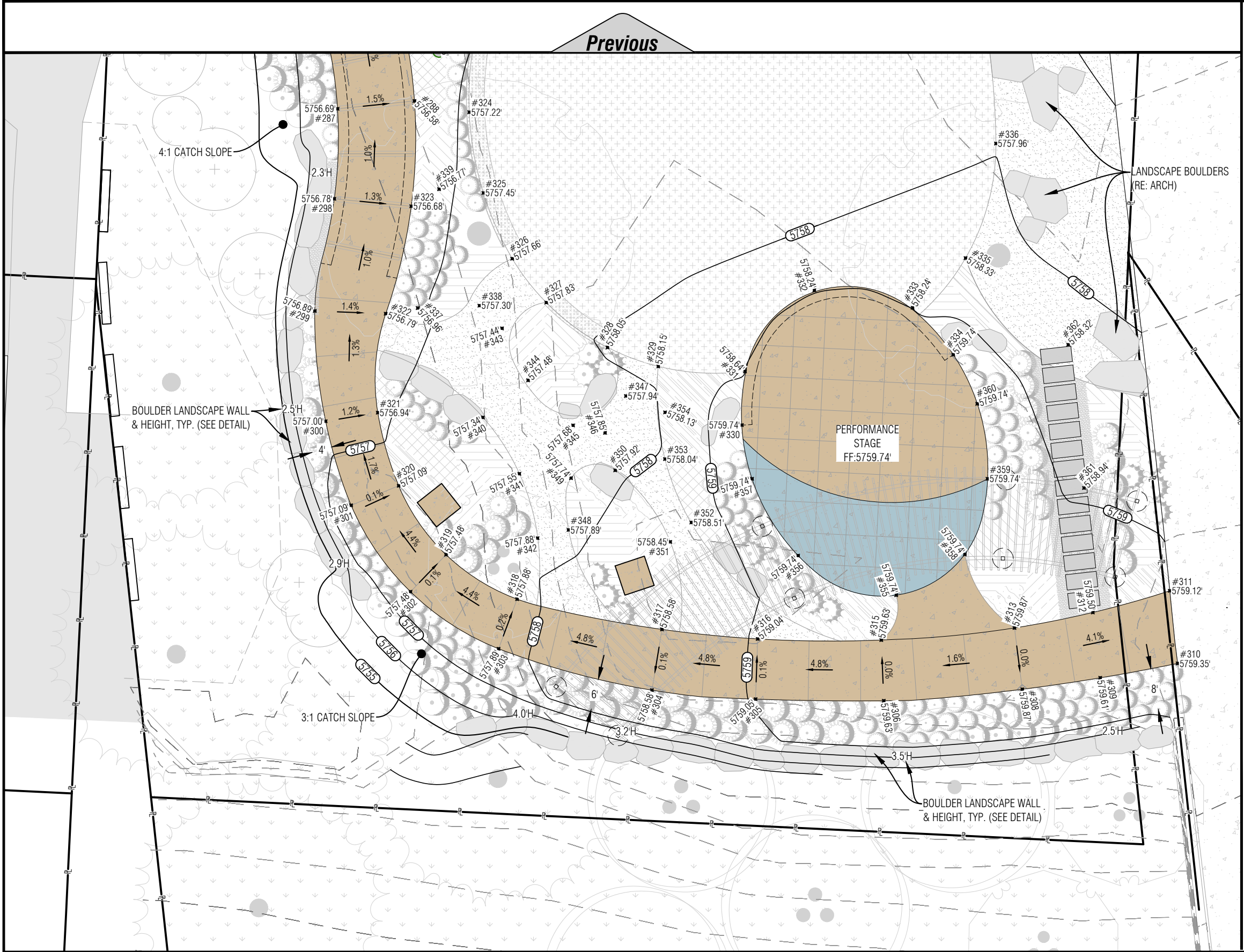


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No Revisions:
Revised:
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North Landing Park Civil Grading Plan 100% Construction Documents	
Project Engineer: Deric J. Walter, PE	
PROJECT STARTED: -	ACCEPTED: -
Comments: -	

Project No./Code
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STATE HWY NO./MP/SIDE
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Sheet Number:
C.13

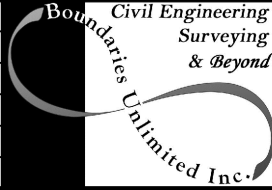




- NOTES**
1. TIE BAR/DOWEL JOINTS ARE REQUIRED AT SEVERAL LOCATIONS. SEE SITE PLAN SHEETS FOR JOINT TYPES/LOCATIONS.
  2. SEE THE CIVIL SITE PLANS AND DETAILS FOR HARDSCAPE MATERIALS, TYPES, THICKNESS, COLOR, ETC.

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Drawing File Name: 22032-c-base		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			



Civil Engineering  
Surveying  
& Beyond

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BUI Project No.: BUI #22032.01



Know what's below.  
Call before you dig.

As Constructed
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**North Landing Park**  
**Civil Grading Plan**  
**100% Construction Documents**

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

Comments: -

Project No./Code
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Sheet Number: <b>C.14</b>

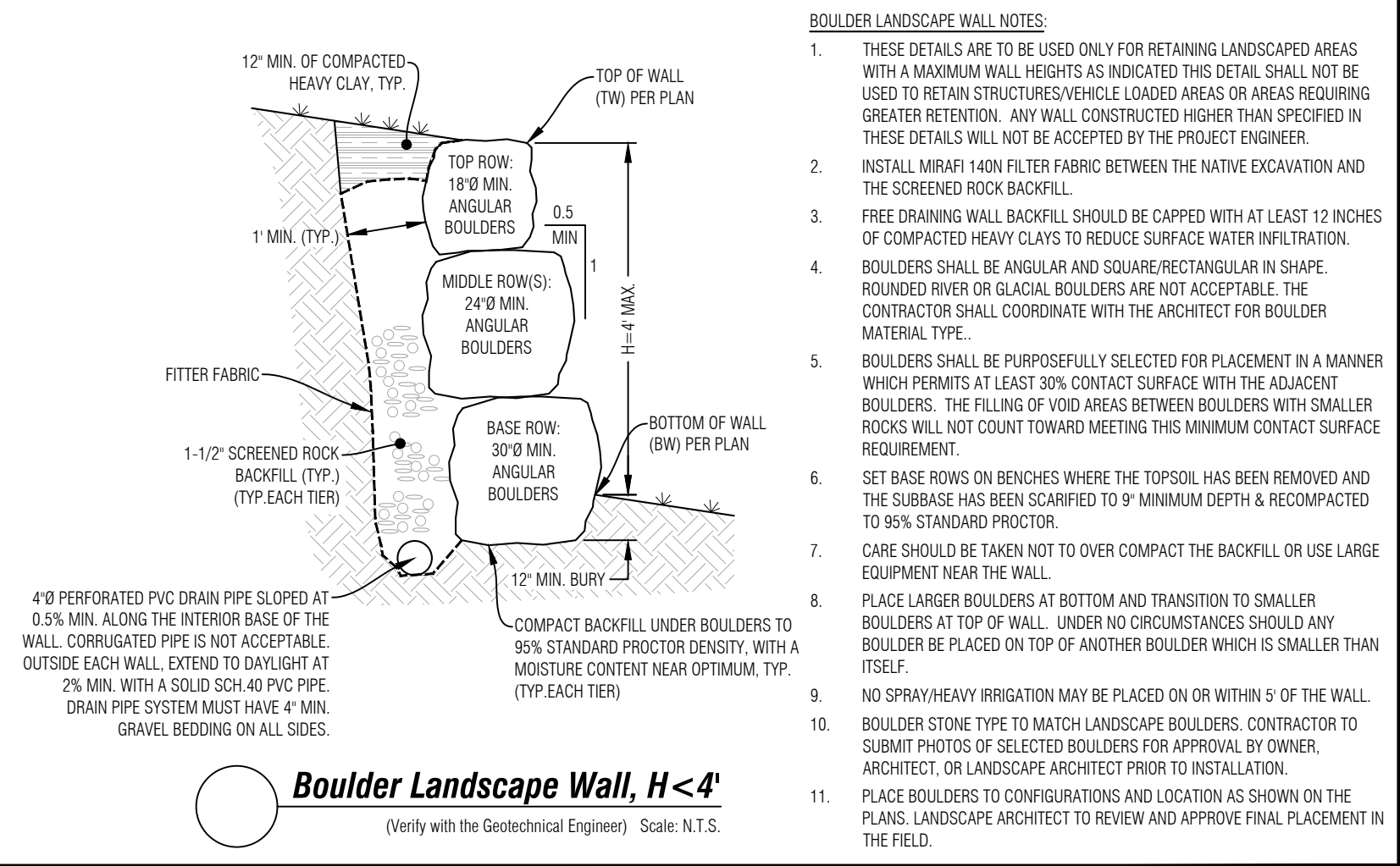
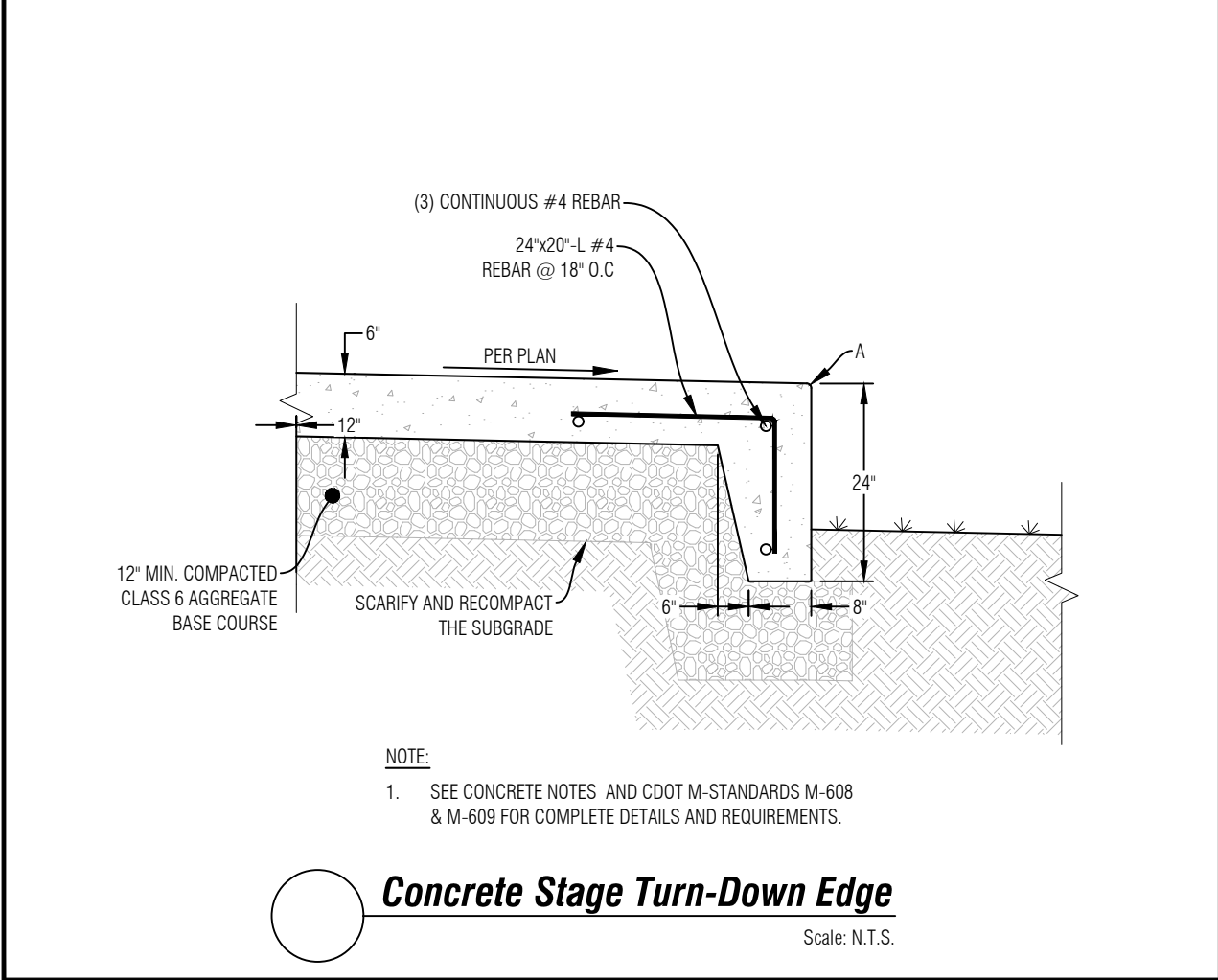
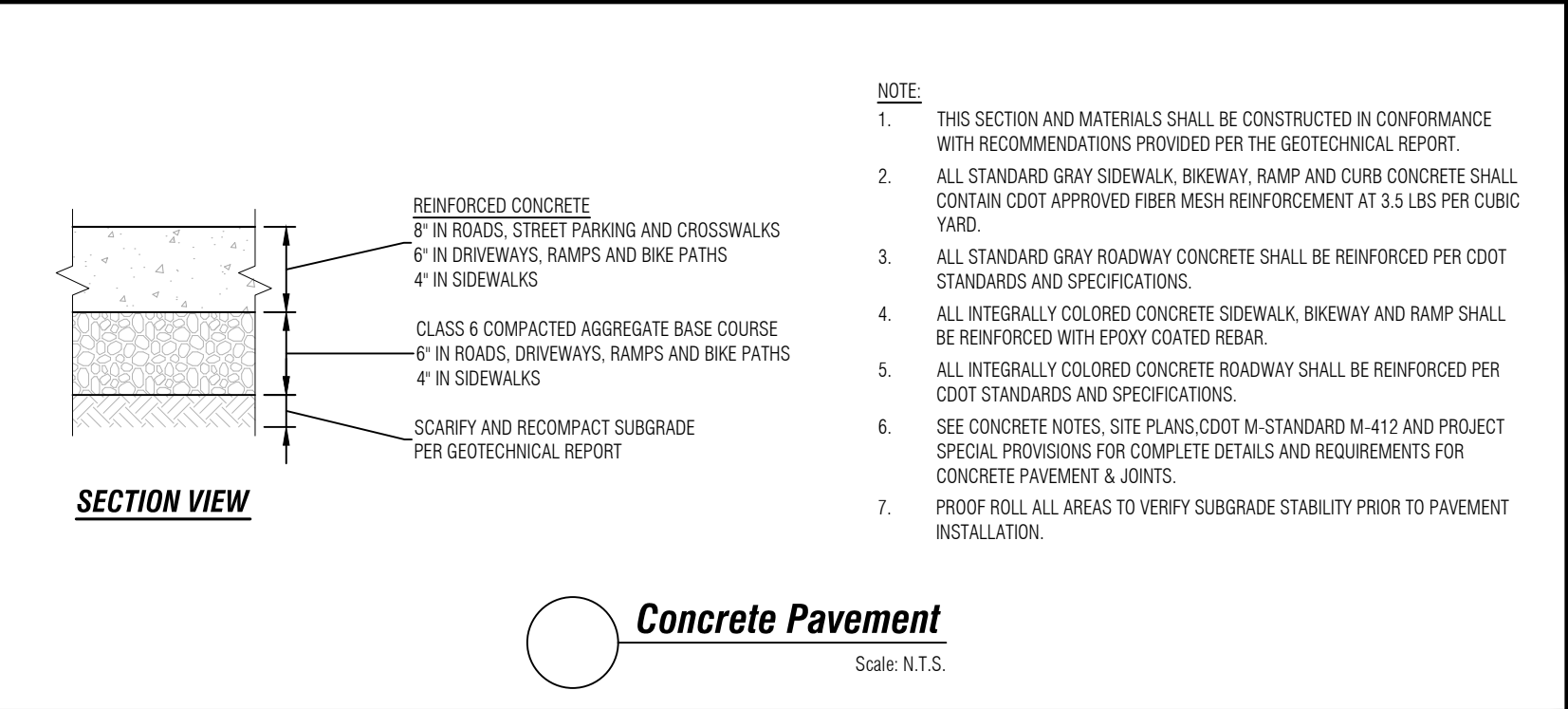
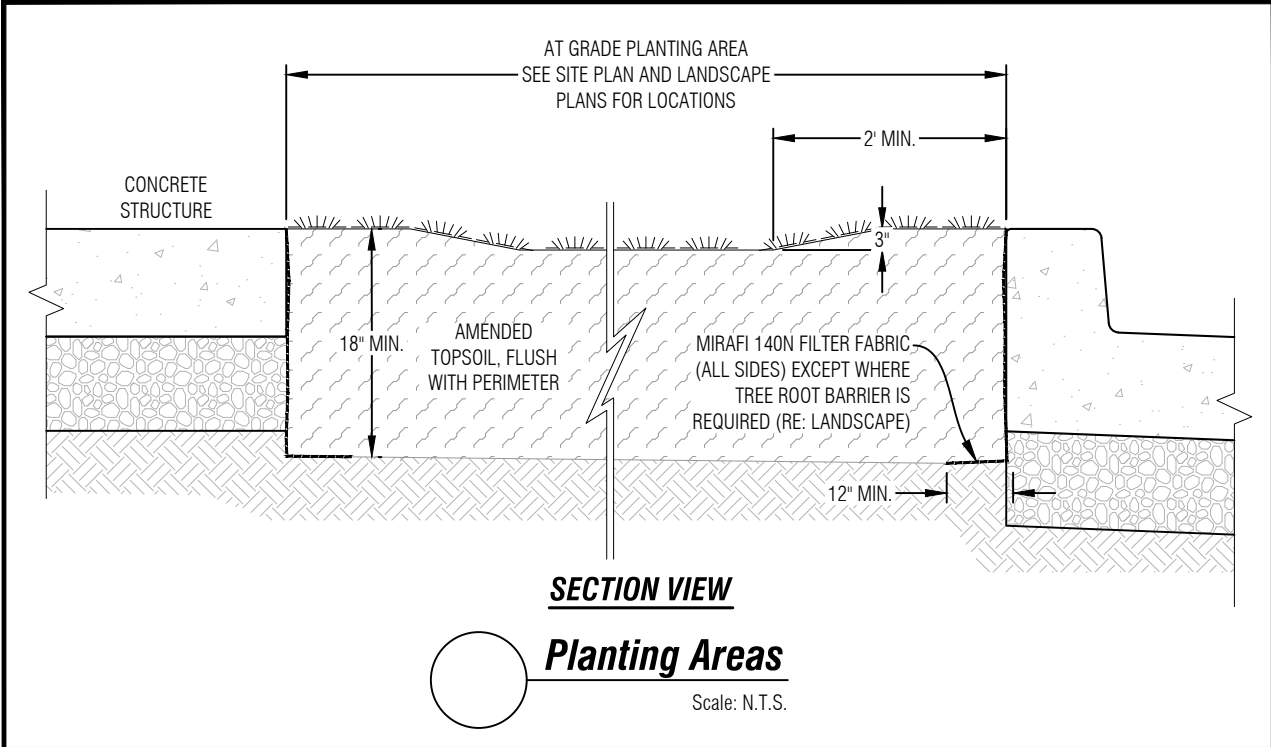
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101	Trench Drain Rim	5756.10'	1630406.45	2485382.83
200	FG	5756.42'	1630425.18	2485392.32
201	FG	5756.35'	1630420.72	2485390.62
202	FG	5756.27'	1630417.88	2485386.78
203	FG	5756.10'	1630413.03	2485380.65
204	FG	5756.05'	1630406.69	2485377.70
205	FG	5756.52'	1630424.80	2485400.26
206	FG	5756.45'	1630419.40	2485396.85
207	FG	5756.33'	1630416.52	2485391.15
208	FG	5756.18'	1630412.79	2485383.82
209	FG	5756.08'	1630406.59	2485379.82
210	FG	5756.64'	1630423.71	2485409.67
211	FG	5756.48'	1630416.34	2485400.93
212	FG	5756.27'	1630412.78	2485390.08
213	FG	5756.17'	1630410.74	2485385.29
214	FG	5756.12'	1630406.48	2485382.29
215	FG	5756.54'	1630414.58	2485406.55
216	FG	5756.64'	1630415.75	2485410.39
217	FG	5756.71'	1630413.68	2485417.46
218	FG	5756.75'	1630408.96	2485423.12
219	FG	5756.71'	1630402.36	2485426.41
220	FG	5756.58'	1630395.00	2485426.78
221	FG	5756.57'	1630391.54	2485424.75
222	FG	5756.58'	1630390.37	2485420.92
223	FG	5756.55'	1630392.43	2485413.84
224	FG	5756.48'	1630397.16	2485408.19
225	FG	5756.47'	1630403.76	2485404.90
226	FG	5756.50'	1630411.12	2485404.53
227	FG	5756.54'	1630411.54	2485407.63
228	FG	5756.59'	1630412.37	2485412.29
229	FG	5756.63'	1630410.15	2485416.73
230	FG	5756.64'	1630406.75	2485420.33
231	FG	5756.66'	1630402.46	2485422.80
232	FG	5756.64'	1630397.63	2485423.93

Centerline				
Point #	Align/Sta.	Elev.	North	East
233	FG	5756.60'	1630393.29	2485422.05
234	FG	5756.55'	1630392.46	2485417.39
235	FG	5756.53'	1630394.68	2485412.96
236	FG	5756.49'	1630398.08	2485409.35
237	FG	5756.48'	1630402.37	2485406.88
238	FG	5756.50'	1630407.20	2485405.75
239	FG	5756.95'	1630419.05	2485435.17
240	FG	5756.68'	1630410.07	2485441.61
241	FG	5756.04'	1630400.78	2485453.68
242	FG	5755.99'	1630398.15	2485460.35
243	FG	5756.89'	1630419.84	2485440.56
244	FG	5756.43'	1630410.88	2485448.21
245	FG	5756.13'	1630407.15	2485459.39
246	FG	5755.94'	1630388.00	2485461.52
247	FG	5755.96'	1630392.25	2485453.27
248	FG	5756.22'	1630394.07	2485445.86
249	FG	5756.42'	1630393.54	2485435.82
250	FG	5756.57'	1630389.42	2485425.61
251	FG	5756.63'	1630383.87	2485418.93
252	FG	5756.71'	1630377.62	2485414.45
253	FG	5755.94'	1630385.54	2485461.80
254	FG	5755.94'	1630390.17	2485453.17
255	FG	5756.20'	1630391.35	2485445.73
256	FG	5756.42'	1630389.64	2485436.19
257	FG	5756.62'	1630383.53	2485424.72
258	FG	5756.75'	1630374.19	2485415.67
259	FG	5756.69'	1630379.13	2485415.34
260	FG	5756.56'	1630388.75	2485409.82
261	FG	5756.37'	1630395.70	2485401.19
262	FG	5756.23'	1630395.76	2485390.89
263	FG	5756.14'	1630387.26	2485385.06
264	FG	5756.17'	1630379.12	2485385.68
265	FG	5756.17'	1630386.40	2485386.79
266	FG	5756.19'	1630389.14	2485388.73
267	FG	5756.30'	1630392.47	2485396.14

Centerline				
Point #	Align/Sta.	Elev.	North	East
268	FG	5756.39'	1630391.30	2485401.59
269	FG	5756.56'	1630386.01	2485408.87
270	FG	5756.66'	1630381.01	2485412.73
271	FG	5756.81'	1630368.48	2485416.55
272	FG	5756.81'	1630359.74	2485414.19
273	FG	5756.81'	1630355.59	2485406.06
274	FG	5756.75'	1630357.03	2485400.07
275	FG	5756.60'	1630364.79	2485399.00
276	FG	5756.39'	1630373.56	2485393.82
277	FG	5756.26'	1630371.63	2485387.29
278	FG	5756.36'	1630363.80	2485391.66
279	FG	5756.47'	1630354.27	2485396.37
280	FG	5756.12'	1630392.31	2485381.62
281	FG	5756.04'	1630392.55	2485376.70
282	FG	5755.88'	1630387.87	2485376.88
283	FG	5756.13'	1630380.34	2485379.63
284	FG	5756.35'	1630369.05	2485382.43
285	FG	5756.44'	1630361.09	2485387.09
286	FG	5756.57'	1630352.07	2485389.87
287	FG	5756.69'	1630342.78	2485390.98
288	FG	5756.58'	1630343.54	2485398.45
289	FG	5756.73'	1630351.05	2485400.96
290	FG	5756.99'	1630349.87	2485404.33
291	FG	5756.60'	1630379.05	2485427.38
292	FG	5756.40'	1630384.79	2485439.98
293	FG	5756.17'	1630382.82	2485452.39
294	FG	5756.00'	1630375.95	2485462.90
295	FG	5756.81'	1630373.86	2485446.59
296	FG	5757.18'	1630363.25	2485450.96
297	FG	5757.54'	1630352.21	2485453.72
298	FG	5756.78'	1630334.04	2485390.67
299	FG	5756.89'	1630323.15	2485388.77
300	FG	5757.00'	1630312.43	2485389.83
301	FG	5757.09'	1630304.27	2485392.30
302	FG	5757.48'	1630295.88	2485398.06

Centerline				
Point #	Align/Sta.	Elev.	North	East
303	FG	5757.89'	1630290.34	2485406.61
304	FG	5758.58'	1630286.32	2485421.50
305	FG	5759.05'	1630285.45	2485431.57
306	FG	5759.63'	1630285.29	2485444.02
308	FG	5759.87'	1630286.41	2485457.46
309	FG	5759.61'	1630287.52	2485465.03
310	FG	5759.35'	1630288.92	2485472.55
311	FG	5759.12'	1630295.97	2485471.78
312	FG	5759.50'	1630293.87	2485464.31
313	FG	5759.87'	1630292.36	2485456.70
315	FG	5759.63'	1630291.19	2485443.77
316	FG	5759.04'	1630291.30	2485431.77
317	FG	5758.58'	1630292.22	2485422.48
318	FG	5757.88'	1630295.16	2485408.41
319	FG	5757.48'	1630299.48	2485401.51
320	FG	5757.09'	1630306.17	2485396.92
321	FG	5756.94'	1630313.27	2485394.89
322	FG	5756.79'	1630322.88	2485395.66
323	FG	5756.68'	1630333.31	2485398.14
324	FG	5757.22'	1630342.45	2485403.76
325	FG	5757.45'	1630334.60	2485405.14
326	FG	5757.66'	1630328.22	2485407.94
327	FG	5757.83'	1630323.96	2485411.25
328	FG	5758.05'	1630319.60	2485417.19
329	FG	5758.15'	1630317.76	2485422.12
330	FG	5759.74'	1630312.06	2485430.23
331	FG	5758.64'	1630317.28	2485430.54
332	FG	5758.24'	1630325.15	2485437.27
333	FG	5758.24'	1630323.45	2485446.81
334	FG	5759.74'	1630318.90	2485450.76
335	FG	5758.33'	1630328.28	2485451.95
336	FG	5757.96'	1630339.41	2485454.90
337	FG	5756.96'	1630323.42	2485398.76
338	FG	5757.30'	1630323.66	2485404.76
33				





Computer File Information			Index of Revisions			North Landing Park			Project No./Code
Creation Date: 8/25/23	Initials: DJW		1.			Civil Details			N/A
Last Modification Date: 8/25/23	Initials: -		2.			100% Construction Documents			STATE HWY NO./MP/SIDE
Full Path: n:\projects\2022\22032-gws north landing\dwg			3.			Project Engineer: Deric J. Walter, PE			N/A
Drawing File Name: 22032-c-base			4.			PROJECT STARTED: - ACCEPTED: -			Sheet Number: C.16
Acad Ver.: 2022	Scale: N/A	Units: English	5.			Comments: -			

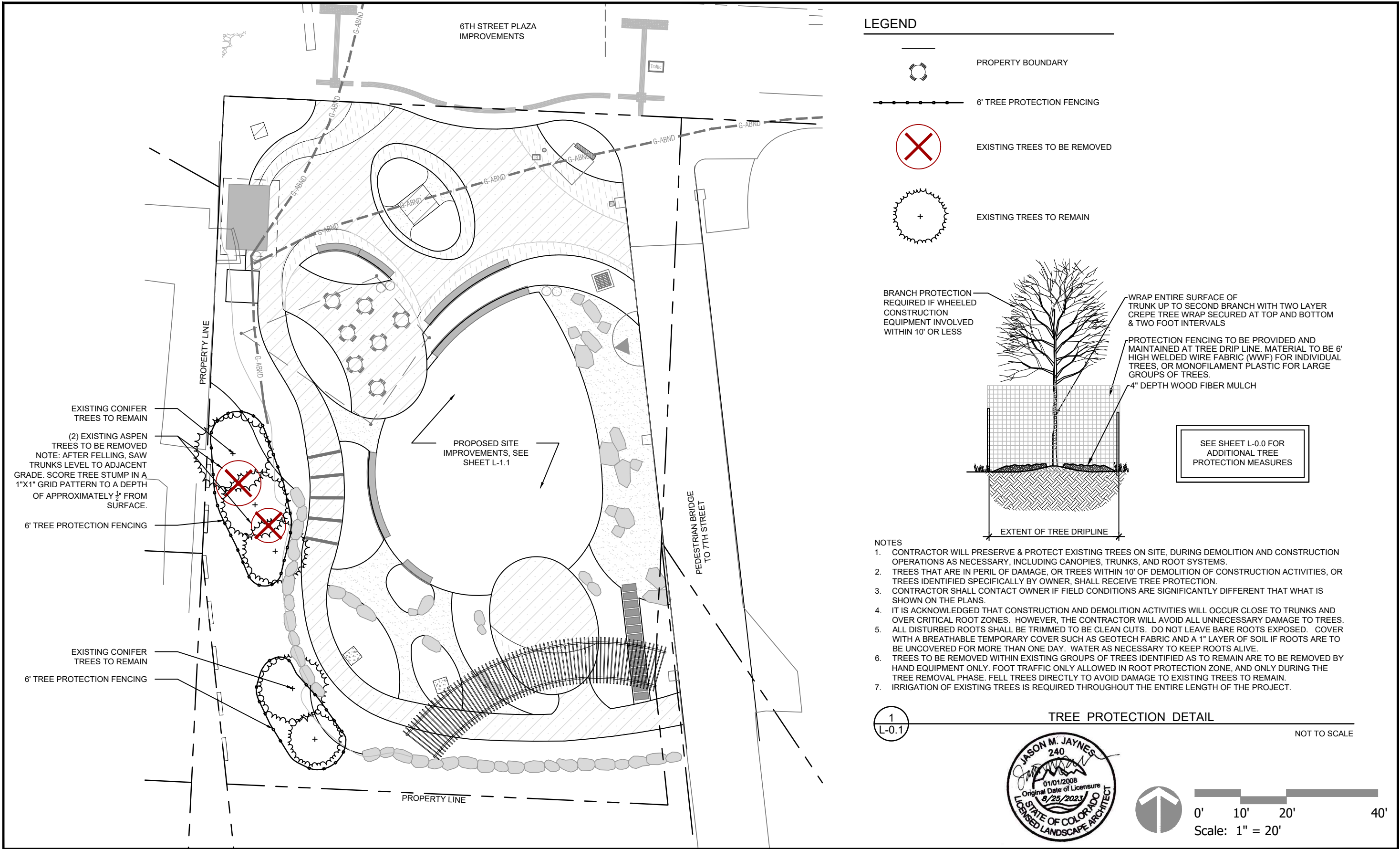
TREE PROTECTION & DRIPLINE EXCAVATION NOTES:

1. PROTECTION FENCING: PROTECT ALL EXISTING VEGETATION TO REMAIN. PROVIDE CONSTRUCTION FENCING AROUND THE DRIP LINE OF EACH TREE OR GROUP OF TREES TO REMAIN, OR AS INDICATED ON THE PLAN.
2. ALL EXCAVATIONS WITHIN THE DRIP ZONE OF EXISTING TREES TO REMAIN WILL BE VERTICAL EXCAVATION ONLY WITH NO OVER-DIGGING. EXCAVATIONS WILL BE SOIL STABILIZED IN A MANNER THAT PREVENTS OVER EXCAVATION OF THE SITE.
3. ALL ROOTS OVER 2" IN DIAMETER WHICH NEED TO BE CUT DUE TO CONSTRUCTION IMPROVEMENTS SHALL BE REVIEWED BY A CERTIFIED ARBORIST PRIOR TO CUTTING.
4. ALL ROOTS SHALL BE CUT PRIOR TO FULL EXCAVATION USING A CLEAN, SHARP PRUNING SAW. ALL ROOTS WILL BE CUT FLUSH WITH THE EXPOSED SOIL LINE.
5. FOUR INCHES OF MULCH ARE REQUIRED TO BE PLACED WITHIN THE ZONE OF VEGETATION PROTECTION. THE MULCH SHALL BE MAINTAINED BY THE CONTRACTOR AT A LEVEL OF 4" DURING THE ENTIRE PROJECT.
6. IRRIGATION OF EXISTING TREES IS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL ENSURE TREES ARE IRRIGATED AT A RATE WHICH IS APPROPRIATE FOR PROPER HEALTH. CONTRACTOR TO PROVIDE A SUBMITTAL OF RECOMMENDED WATERING SOURCE, METHOD OF IRRIGATION, AND WATERING SCHEDULE FOR APPROVAL PRIOR TO START OF ANY DEMOLITION ON SITE. ADDITIONAL WATERING WILL TAKE PLACE ALONG THE EDGE OF THE ROOT CUTTINGS. THE CONTRACTOR WILL BE REQUIRED TO PLACE A BURLAP PROTECTION COVER OVER THE CUT ROOTS. THE CONTRACTOR WILL IRRIGATE THE BURLAP WITH AN APPROPRIATE AMOUNT OF WATER IN ORDER TO KEEP THE BURLAP MOIST.
7. ALL TREES ON SITE INDICATED AS TO REMAIN SHALL BE MONITORED FOR INSECTS, STRESS, ADJACENT SOIL MOISTURE CONTENT AND OVERALL HEALTH AND VIGOR DURING CONSTRUCTION BY A CERTIFIED ARBORIST. FOLLOW A WATERING SCHEDULE FOR ALL EXISTING TREES TO REMAIN AS RECOMMENDED BY ARBORIST. SOURCE OF WATER PER CONTRACTOR BUT ENSURE ARBORIST RECOMMENDATIONS ARE IMPLEMENTED.
8. THERE SHALL BE ABSOLUTELY NO STORAGE OF MATERIAL, EQUIPMENT, SOIL COMPACTION OR ACTIVITY ALLOWED WITHIN THE TREE PROTECTION FENCING.



Computer File Information		Index of Revisions			811   Know what's below. Call before you dig.	2023.08.25	<b>Glenwood North Landing Park</b>  <b>Tree Removal and Protection Notes</b>  <b>100% Construction Document Set</b>	Project No./Code
Creation Date: 05.16.2023	Initials: DB, CF	<input type="checkbox"/>	1.			No Revisions:		22195
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.			Revised:		
Full Path:		<input type="checkbox"/>	3.			Void:		
Drawing File Name: project page border		<input type="checkbox"/>	4.					
Acad Ver.: 2022	Scale: N/A	<input type="checkbox"/>	5.		DHM Project No.: 22-195		Project Engineer: Deric J. Walter, PE   PROJECT STARTED: -      ACCEPTED: -   Comments: -	Sheet Number:   L-0.0





Computer File Information			Index of Revisions			225 Main Street #201 Corbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-195	811   Know what's below. Call before you dig.	2023.08.25		Glenwood North Landing Park   Tree Removal and Protection Plan   100% Construction Document Set	Project No./Code	
Creation Date: 05.16.2023	Initials: DB, CF	<input type="checkbox"/>	1.					No Revisions:			22195	
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:	Project Engineer: Deric J. Walter, PE			
Full Path:		<input type="checkbox"/>	3.					Void:	PROJECT STARTED: - ACCEPTED: -			
Drawing File Name: project page border		<input type="checkbox"/>	4.						Comments: -		Sheet Number: L-0.1	
Acad Ver.: 2022	Scale: N/A	Units: English	5.									

EXISTING CONDITIONS NOTES:

1. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES, NOT SHOWN ON PLANS, MAY ALSO EXIST. CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS, TREES, VEGETATION OR OTHER EXISTING STRUCTURES AND IMPROVEMENTS INDICATED AS 'TO REMAIN' THAT IS A RESULT OF THE CONTRACTOR'S WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT AND BRING TO THE ATTENTION OF OWNER AND LANDSCAPE ARCHITECT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT AT THE BEGINNING OF WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. SEE GENERAL CONDITIONS, GENERAL NOTES AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE CONDITIONS PRIOR TO START OF PROJECT.
5. ALL EQUIPMENT AND MATERIALS TO BE REMOVED FROM THE SITE MUST BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
6. CONTRACTOR TO REVIEW CITY STANDARDS AND SPECIFICATIONS FOR APPLICABLE STANDARD DRAWINGS, SPECIFICATIONS AND TRAFFIC CONTROL REQUIREMENTS.

SITE LAYOUT NOTES:

1. UNLESS SPECIFIED OTHERWISE, LANDSCAPE CONSTRUCTION AND LAYOUT WORK INCLUDES BUT IS NOT LIMITED TO THE LOCATION, PLACEMENT AND DETAILING OF THE PAVING AND SITE FURNISHINGS.
2. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
3. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY CITY OF GLENWOOD SPRINGS.
4. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
5. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
6. PROVIDE RECESSED AND CAULKED EXPANSION JOINTS, PER WRITTEN SPECIFICATIONS, WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS POSTS, WALLS, RAMPS, CURBS, STEPS, AND BUILDING ELEMENTS OR WHERE INDICATED ON THE PLAN.
7. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES IF REQUESTED IN WRITING.
8. LAYOUT POINTS OF ALL RADII SHALL BE CONNECTED BY SMOOTH EVEN LINES TO CREATE THE CURVED CONFIGURATION AS SHOWN ON THE PLANS.
9. SEE CIVIL PLANS FOR GRADING AND DRAINAGE.
10. SEE CIVIL FOR PAVING SCORING & JOINING.
11. ALL HARDWARE SUCH AS NAILS, BOLTS, FASTENERS, ETC., SHALL BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE NOTED / SPECIFIED.
12. DUE TO SCALE OF THESE DRAWINGS, NOT ALL CONDITIONS / ITEMS ARE IDENTIFIED BY A CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE SIMILAR (OR TYPICAL) CONDITIONS / ITEMS FROM THE PROJECT. IF ANY PROPOSED IMPROVEMENTS ARE CAUSE FOR QUESTION, CONTRACTOR SHALL SUBMIT A FORMAL RFI TO THE LANDSCAPE ARCHITECT FOR REVIEW AND COMMENT.
13. NO DEVIATIONS SHALL OCCUR WITHOUT WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
14. UPON AWARD OF THE CONTRACT, CONTRACTOR SHALL NOTIFY SPECIFIED MATERIALS PROVIDERS OF PROJECT AND REQUIRED QUANTITIES.



Computer File Information			Index of Revisions			DHM DESIGN   225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-195	811   Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park   General Notes   100% Construction Document Set	Project No./Code
Creation Date: 05.16.2023	Initials: DB, CF		1.					No Revisions:		22195
Last Modification Date: -	Initials: -		2.					Revised:		Project Engineer: Deric J. Walter, PE
Full Path:			3.					Void:		PROJECT STARTED: -ACCEPTED: -
Drawing File Name: project page border			4.					Comments: -		
Acad Ver.: 2022	Scale: N/A	Units: English		5.					Sheet Number: L-1.0	



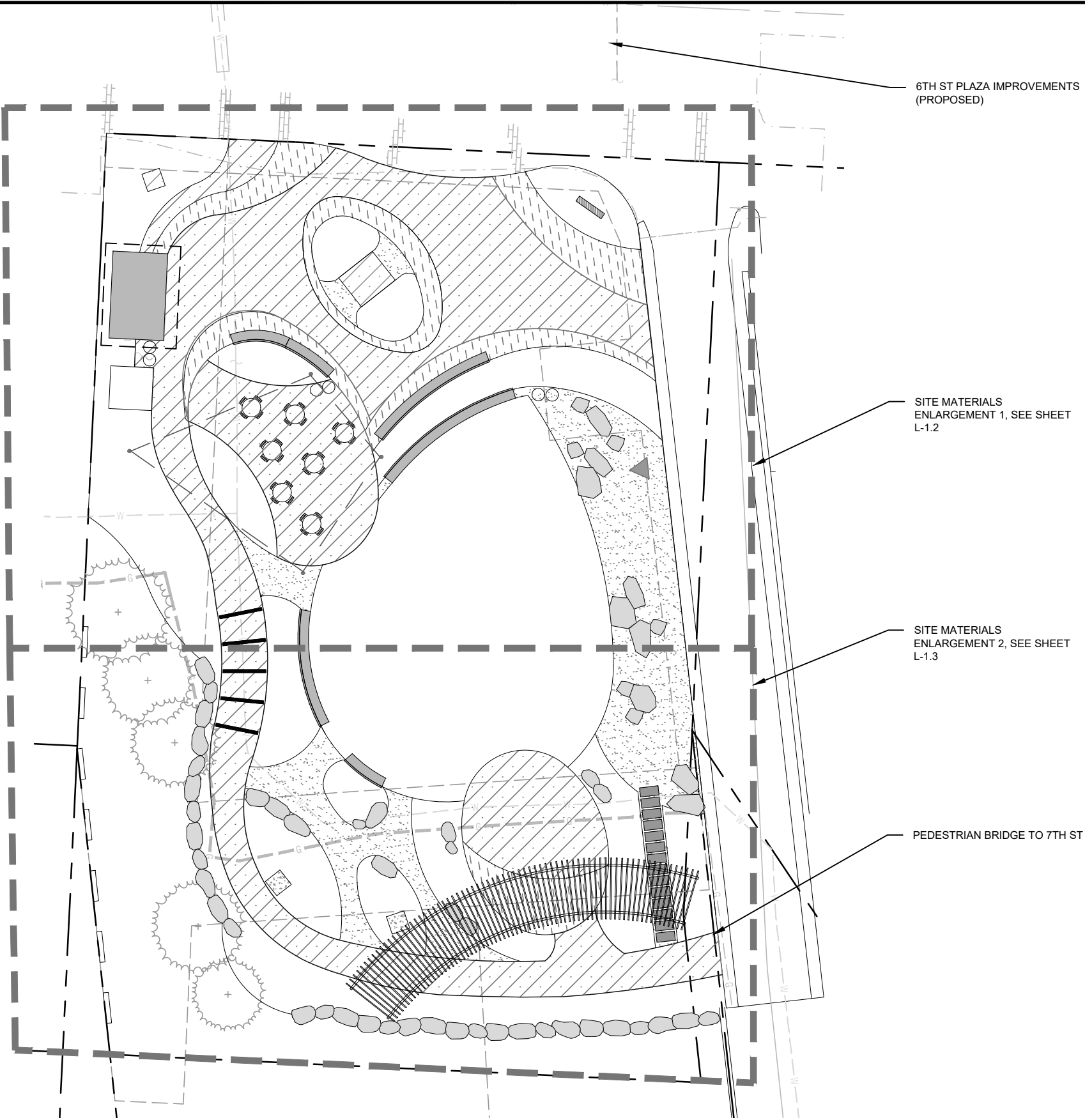
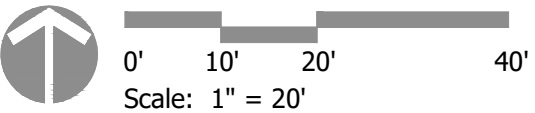
SITE IMPROVEMENTS NOTES

- 1. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, DRAINAGE AND HORIZONTAL LAYOUT.
- 2. SITE ACCESS, CONSTRUCTION STAGING AND STOCKPILING AREAS TO BE COORDINATED WITH CIVIL AND CONTRACTOR.
- 3. SEE ELECTRICAL AND LIGHTING SHEETS FOR LIGHTING DESIGN AND FIXTURES.
- 4. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 5. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

LEGEND

- PROPERTY BOUNDARY
- UTILITIES EASEMENTS
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 1 - DAVIS COLOR #641 PEBBLE
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 2 - DAVIS COLOR #418 EURO BLUE
- CRUSHER FINES
- WASTE RECEPTACLES
- BOULDER RETAINING WALLS, PER CIVIL
- BENCHES
- STEPPING STONES
- STEEL ARCHES
- MOVABLE PATIO TABLES
- PARK ENTRY SIGN
- LANDSCAPE BOULDERS

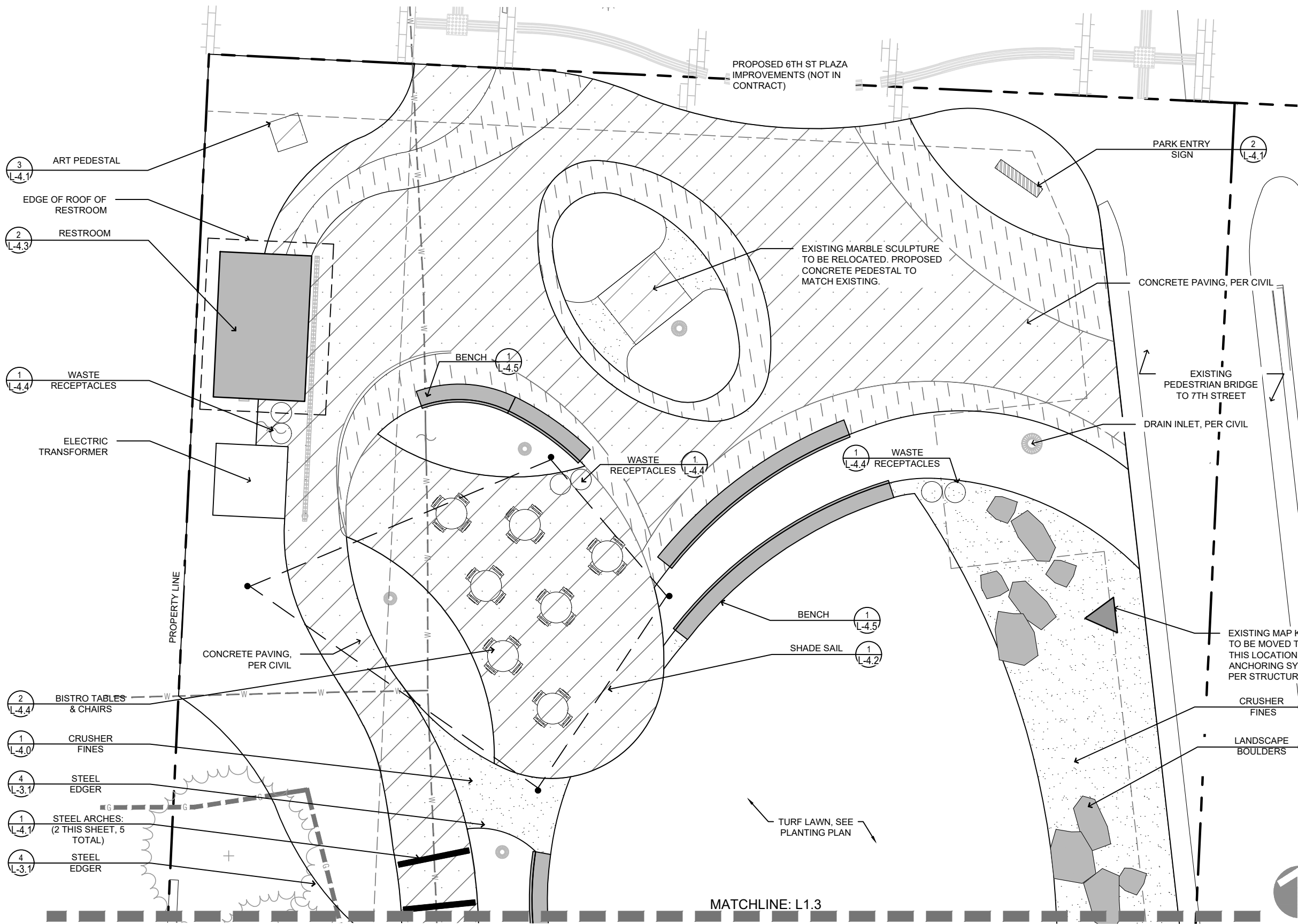
NOTE: SEE ENLARGEMENT PLANS FOR ADDITIONAL MATERIALS INFORMATION AND DETAIL REFERENCES.



Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	2023.08.25	<b>Glenwood North Landing Park</b> <b>Site Materials Plan</b> <b>100% Construction Document Set</b>	Project No./Code
Creation Date: 05.16.2023	Initials: DB, CF	<input type="checkbox"/>	1.				No Revisions:		
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.				Revised:	Project Engineer: Deric J. Walter, PE	
Full Path:		<input type="checkbox"/>	3.				Void:	PROJECT STARTED: -                      ACCEPTED: -	
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LEGEND

- PROPERTY BOUNDARY
- UTILITIES EASEMENTS
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 1 - DAVIS COLOR #641 PEBBLE
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 2 - DAVIS COLOR #418 EURO BLUE
- CRUSHER FINES
- WASTE RECEPTACLES
- BOULDER RETAINING WALLS, PER CIVIL
- BENCHES
- STEPPING STONES
- LANDSCAPE BOULDERS



0' 5' 10' 20'

Scale: 1" = 10'



Computer File Information	
Creation Date: 05.16.2023	Initials: DB, CF
Last Modification Date: -	Initials: -
Full Path:	
Drawing File Name: project page border	
Acad Ver.: 2022	Scale: N/A Units: English

Index of Revisions	
1.	
2.	
3.	
4.	
5.	

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DHM Project No.: 22-195

Know what's below.  
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2023.08.25
No Revisions:
Revised:
Void:

**Glenwood North Landing Park**  
**Site Plan Enlargement**  
**100% Construction Document Set**

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

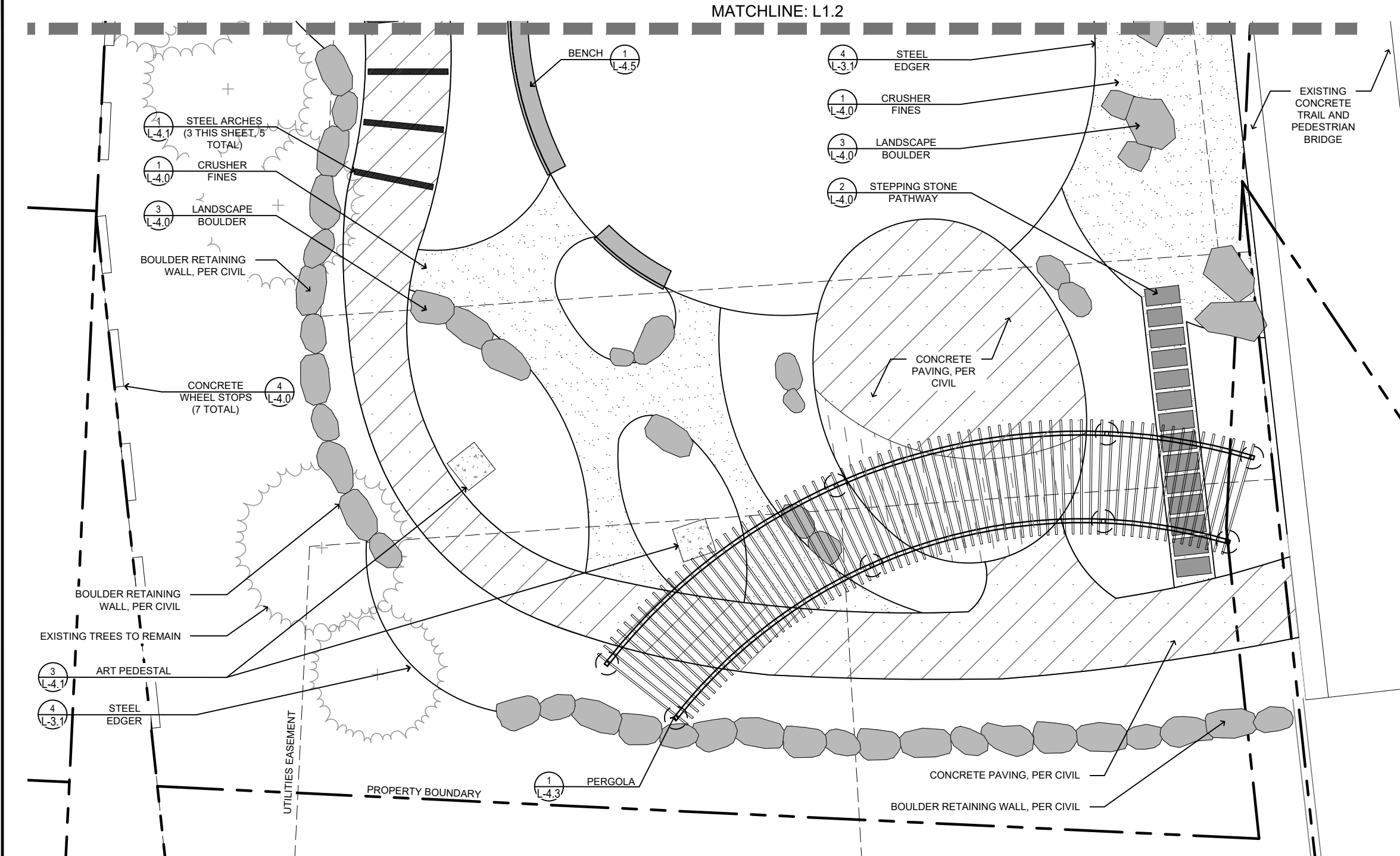
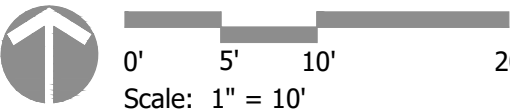
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Project No./Code
22195
Sheet Number: <b>L-1.2</b>



LEGEND

- PROPERTY BOUNDARY
- UTILITIES EASEMENTS
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 1 - DAVIS COLOR #641 PEBBLE
- INTEGRAL COLOR CONCRETE, PER CIVIL: TYPE 2 - DAVIS COLOR #418 EURO BLUE
- CRUSHER FINES
- WASTE RECEPTACLES
- BOULDER RETAINING WALLS, PER CIVIL
- BENCHES
- STEPPING STONES
- LANDSCAPE BOULDERS



Computer File Information		
Creation Date: 05.16.2023	Initials: DB, CF	
Last Modification Date: -	Initials: -	
Full Path:		
Drawing File Name: project page border		
Acad Ver.: 2022	Scale: N/A	Units: English

Index of Revisions			
1.			
2.			
3.			
4.			
5.			

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DHM Project No.: 22-195

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2023.08.25
No Revisions:
Revised:
Void:

**Glenwood North Landing Park**  
Site Plan Enlargement  
100% Construction Document Set

Project Engineer: Deric J. Walter, PE  
PROJECT STARTED: - ACCEPTED: -  
Comments: -

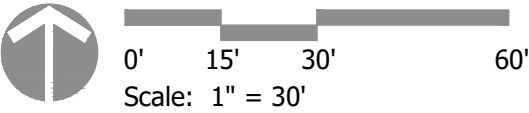
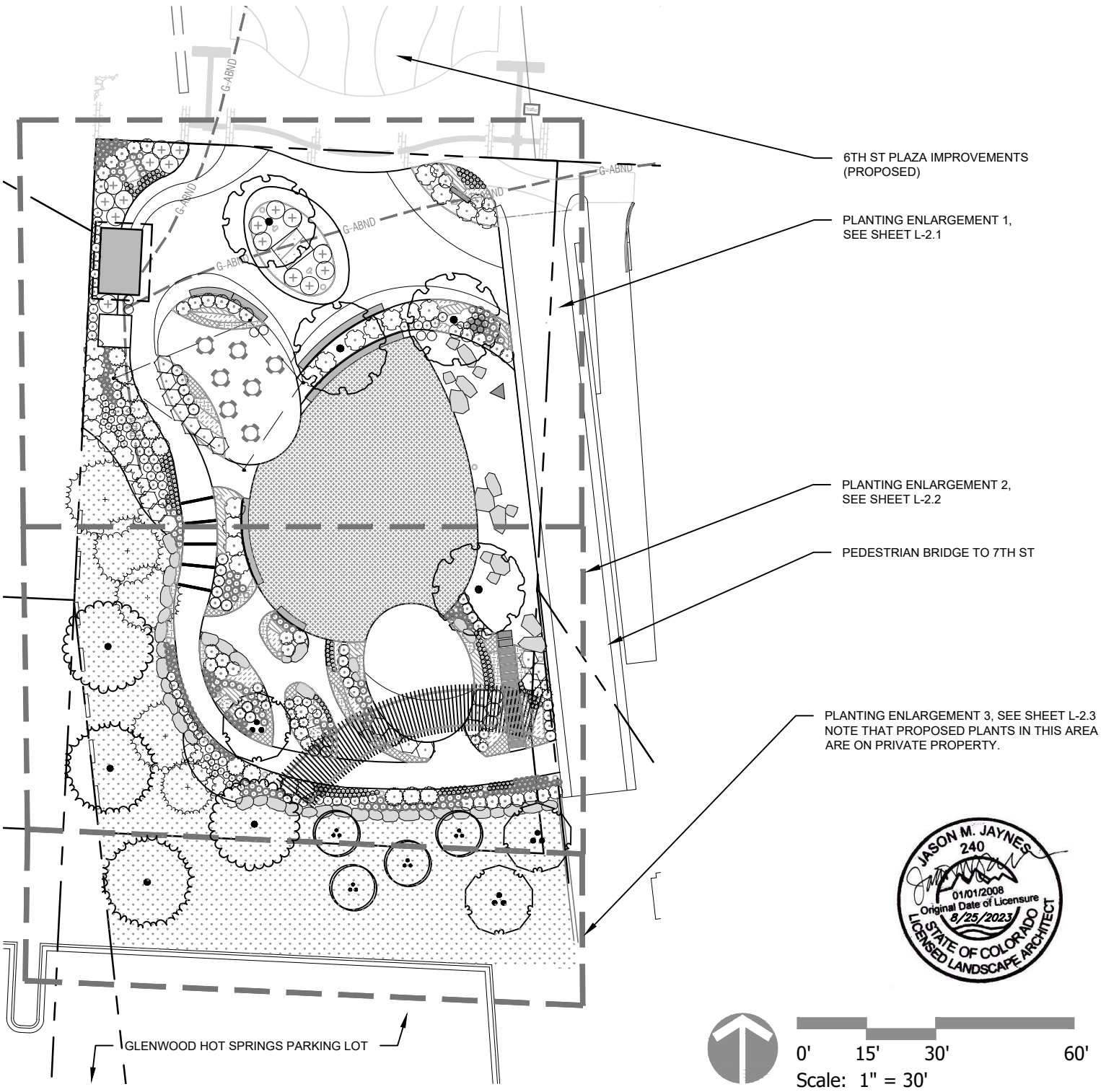
Project No./Code
22195
Sheet Number: <b>L-1.3</b>

PLANT SCHEDULE OVERALL

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT		QTY
	AG	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	8' CL		2
	GS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2.5" Cal B&B		5
	PN	Pinus nigra	Austrian Pine	8' B&B		2
	PP	Pinus ponderosa	Ponderosa Pine	8' B&B		1
	PR	Prunus virginiana melanocarpa	Western Chokecherry	8' CL		2
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	CC	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard	5 gal	36" o.c.	43
	NS	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	1 gal	30" o.c.	31
	PT	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine® Ninebark	5 gal	48" o.c.	22
	PM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal	30" o.c.	13
	PB	Prunus pumila besseyi PAWNEE BUTTES®	Pawnee Buttes® Sand Cherry	5 gal	48" o.c.	14
	RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	48" o.c.	17
	VM	Viburnum carlesii SPICE BABY™	Spice Baby™ Koreanspice Viburnum	5 gal	54" o.c.	26
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	BB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 gal	15" o.c.	110
	CB	Calamagrostis brachytricha	Korean Feather Reed Grass	5 gal	24" o.c.	72
	HS	Helictotrichon sempervirens	Blue Oat Grass	5 gal	20" o.c.	93
	PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	5 gal	18" o.c.	33
	PH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	5 gal	12" o.c.	183
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	EP	Echinacea purpurea	Purple Coneflower	1 gal.	12" o.c.	138
	II	Iris x germanica 'Immortality'	Immortality German Iris	1 gal.	12" o.c.	153
	SD	Sedum x 'Dazzleberry'	Dazzelberry Stonecrop	4" pot	10" o.c.	233
	SB	Stachys byzantina 'Silver Carpet'	Silver Carpet Lamb's Ear	4" pot	12" o.c.	143
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	SOD	Lawn	See Mix, Sheet L-2.4	SOD		2,320 sf
	NTV	Native Seed	See Mix, Sheet L-2.4	SEED MIX		2,003 sf

KEY PLAN NOTES

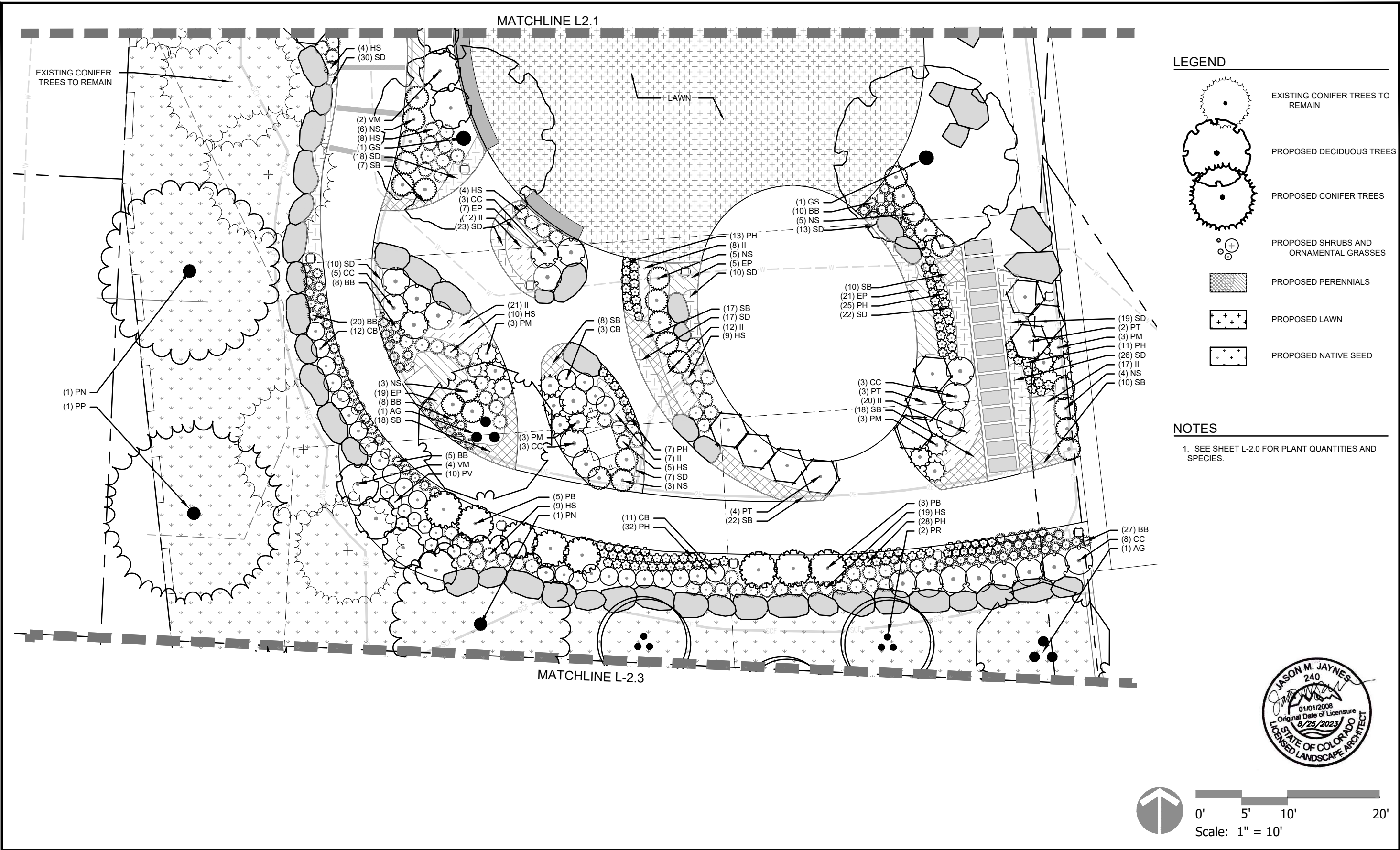
1. SEE INDIVIDUAL ENLARGEMENT SHEETS FOR SPECIES, LOCATION, SIZE AND NUMBER PER SHEET.
2. SEE SHEET L-2.4 FOR NOTES ON OVERALL PLANTING REQUIREMENTS.
3. ALL DISTURBED AREAS TO BE REVEGETATED AND IRRIGATED.
4. PLANTING SHEETS ILLUSTRATE PLANTING IMPROVEMENTS ONLY. SOME SITE/CIVIL IMPROVEMENTS ARE OMITTED FOR CLARITY.
5. THE OVERALL PLANTING SCHEDULE DOES NOT INCLUDE PROPOSED PLANTING ON PRIVATE PROPERTY. SEE SHEET L-2.3 FOR PLANT SCHEDULE AND NOTES SPECIFIC TO THE PROPOSED PLANTING TO THE SOUTH OF CITY PROPERTY.
6. SEE SHEET L-2.4 FOR INFORMATION ON THE LAWN (SOD) AND NATIVE SEED MIXES.



Computer File Information			Index of Revisions				2023.08.25		<b>Glenwood North Landing Park</b> <b>Planting Key Plan</b> <b>100% Construction Document Set</b>	Project No./Code	
Creation Date: 05.16.2023	Initials: DB, CF	<input type="checkbox"/>	1.				No Revisions:			22195	
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Acad Ver.: 2022	Scale: N/A	Units: English	5.			DHM Project No.: 22-195			Project Engineer: Deric J. Walter, PE		
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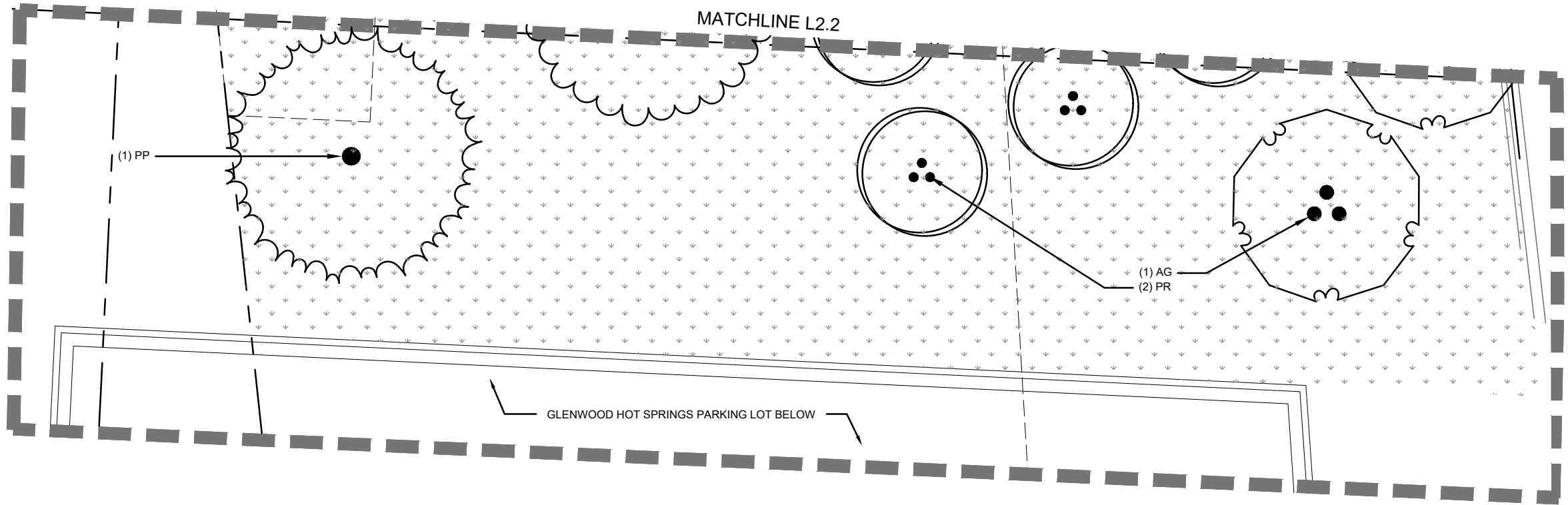






Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	2023.08.25		Glenwood North Landing Park  Planting Enlargement 2  100% Construction Document Set	Project No./Code	
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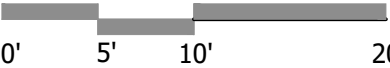




PLANT SCHEDULE PRIVATE PROPERTY ENLARGEMENT					
TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AG	Acer tataricum 'GarAnn'	Hot Wings® Tatarian Maple	8' CL	1
	PP	Pinus ponderosa	Ponderosa Pine	8' B&B	1
	PR	Prunus virginiana melanocarpa	Western Chokecherry	8' CL	2
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	NTV	Native Seed	See Mix, Sheet L-2.4	SEED MIX	2,495 sf

PRIVATE PROPERTY PLANTING ENLARGEMENT NOTES

1. PLANTING ON THIS SHEET IS TO BE BID AS AN "ADD ALTERNATE".
2. PLANTING AND IRRIGATION IN THIS AREA IS OFF-PROPERTY AND REQUIRES COORDINATION WITH AND APPROVAL BY THE PRIVATE PROPERTY OWNER. THIS COORDINATION IS PENDING; NO IMPROVEMENTS IN THIS AREA WILL BE AUTHORIZED WITHOUT WRITTEN APPROVAL BY PROPERTY OWNER TO CITY OF GLENWOOD SPRINGS.
3. PLANTS SHOWN ON THIS SHEET AND DEPICTED IN THIS PLANT SCHEDULE ARE NOT INCLUDED IN OVERALL PLANTING SCHEDULE.



Scale: 1" = 10'

Computer File Information			Index of Revisions				2023.08.25	<b>Glenwood North Landing Park</b> <b>Planting Enlargement 3 - GWHS</b> <b>100% Construction Document Set</b>	Project No./Code	
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Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.							
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Acad Ver.: 2022	Scale: N/A	Units: English	5.						Sheet Number:	<b>L-2.3</b>

DHM Project No.: 22-195

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PLANTING NOTES

1.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND UNDERSTAND ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES LOCATED ON SITE. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND THE REPLACEMENT OF SAID UTILITIES. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO, 303.232.1991 OR 8-1-1.
2.

CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3.

PRIVATE UTILITY LOCATES MAY BE REQUIRED TO IDENTIFY EXISTING UTILITIES NOT INCLUDED IN ONE-CALL'S SERVICE SCOPE.
4.

SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS. SOIL IMPORT MAYBE REQUIRED TO SATISFY TOPSOIL VOLUME NEEDS AND QUALITY SPECIFICATIONS.
5.

CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
6.

CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT, ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
7.

ALL PLANTS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. NOTIFY ENGINEER FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY THE OWNER. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
8.

PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1. SEE SPECIFICATIONS.
9.

IF PLANTS ARE NOT AVAILABLE, IN SPECIES, SIZE, QUANTITIES, OR QUALITY SPECIFIED, NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.
10.

THE OWNER'S AUTHORIZED REPRESENTATIVE MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. PLANT LAYOUT AND ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
11.

MINOR FIELD ADJUSTMENTS TO THE PLANTING PLANS MAY BE NECESSARY BASED ON THE ACTUAL LOCATION OF LIGHTS, TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES. ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER PRIOR TO ADJUSTING THE DESIGN.
12.

ALL SHRUB BEDS AND SOD AREAS SHALL BE CONTAINED BY A STEEL EDGER, OR A CONCRETE CURB, WALK, OR OTHER SHRUB BED DEFINING ELEMENT.
13.

TREE BASKETS SHALL BE REMOVED FROM ROOTBALLS AND KEPT BY THE PLANTED TREE UNTIL VERIFIED BY THE OWNER'S REPRESENTATIVE. SEE SPECIFICATIONS FOR BASKET REMOVAL REQUIREMENTS.
14.

STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND HAND-WATERED UNTIL PLANTED. STOCKPILED MATERIAL SHALL NOT BE DELIVERED TO PROJECT SITE MORE THAN 48 HOURS AHEAD OF INSTALLATION, INCLUDING WEEKENDS. SHOULD PLANT MATERIAL REQUIRE STOCKPILING FOR A TIME PERIOD GREATER THAN 48 HOURS, CONTRACTOR SHALL NOTIFY OWNER AND PROVIDE A SPECIFIC PLAN FOR MONITORING, MAINTAINING, AND DOCUMENTING PLANT CARE. ANY PLANTS STOCKPILED OVER NON-WORK DAYS (WEEKENDS AND HOLIDAYS) SHALL BE SUBJECT TO THESE REQUIREMENTS. PLANTS MUST NOT BE STORED ON PAVING.
15.

MAINTAIN POSITIVE DRAINAGE AWAY FROM WALLS, WALKS, AND OTHER STRUCTURES AT ALL TIMES. FINE GRADING SHALL BE APPROVED PRIOR TO SEEDING OR INSTALLATION OF ANY PLANT MATERIAL.
16.

THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALK WAYS TO ACCOMMODATE SEED OR MULCH DEPTH TO BRING BACK TO GRADE.
17.

ALL DISTURBED AREAS TO BE RE-VEGETATED AS DESIGNATED IN THE PLANS.
18.

NOXIOUS VEGETATION SHALL BE CONTROLLED BY LANDSCAPE CONTRACTOR IN ALL AREAS AFFECTED BY THE WORK DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE REVIEW.
19.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
20.

MULCH - ALL PLANTING BEDS SHALL BE COVERED BY A SPECIFIED MULCH (OR ACCEPTED SUBSTITUTION) AS APPROVED BY OWNER. ALSO REFER TO SPECIFICATIONS AND DETAILS.
- 20.1.

ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 4" OF MULCH, INCLUDING THE DRY ZONE AROUND THE BUILDINGS.
- 20.1.1.

EXCEPT GROUNDCOVERS SHALL RECEIVE 3" OF MULCH.
- 20.1.2.

DO NOT BURY PERENNIALS OR ORNAMENTAL GRASSES WITH MULCH.
- 20.2.

MULCH AROUND TREES SHALL BE 4" DEEP IN NON-TURF AREAS & 2" DEEP IN TURF AREAS.
- 20.2.1.

PULL MULCH BACK 6" FROM TRUNK OF TREES AS PER DETAILS.
- 20.2.2.

DO NOT PROVIDE A WATER BASIN FOR TREES IN LAWN AREAS
21.

SPACING / LAYOUT.
- 21.1.

TREES TO BE A MINIMUM OF 8' FROM CENTER LINE OF UNDERGROUND UTILITIES SUCH AS STORM SEWERS, WATER MAINS, ETC.
22.

WHEN PLANTING TREES, THE 1ST STRUCTURAL ROOT SHOULD BE PLACED 1" ABOVE THE FINISHED GRADE. SEE DETAILS.

LAWN (SOD)

1.
- SOD FOR LAWN TO BE VORTEX SOD HYBRID BLUEGRASS BLEND AS SUPPLIED BY KORBY SOD OR APPROVED EQUAL.

NATIVE SEED MIX

7,178 SF

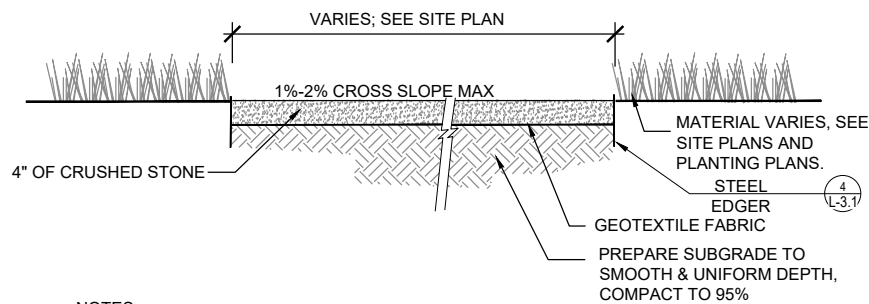
Achnatherum hymenoides / Indian Rice Grass	10%
Bouteloua curtipendula / Sideoats Grama	10%
Bouteloua gracilis / Blue Grama Grass	15%
Elymus elymoides / Bottlebrush Squirreltail Grass	2.5%
Festuca glauca / Blue Fescue Grass	20%
Festuca saximontana / Rocky Mountain Fescue	15%
Poa alpina / Alpine Bluegrass	2.5%
Poa canbyi / Canby Bluegrass	15%
Poa secunda / Sandberg Bluegrass	10%

*MIX IS THE NATIVE LOW GROW SEED MIX SUPPLIED BY RIVENDELL DISTRIBUTION OR APPROVED EQUAL.

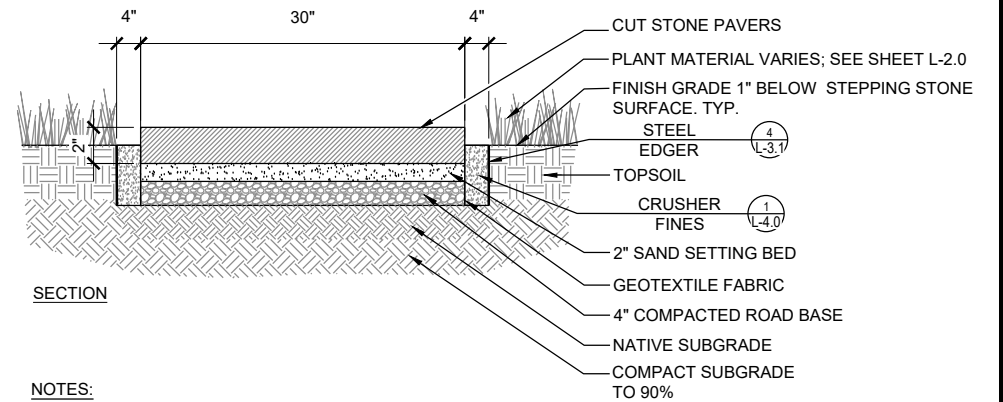
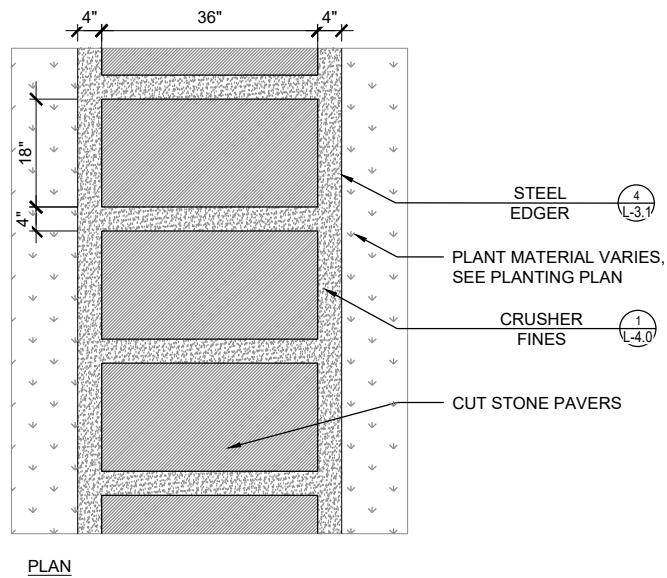


Computer File Information			Index of Revisions			DHM DESIGN   225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-195	811   Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park   Planting Notes   100% Construction Document Set	Project No./Code	
Creation Date: 05.16.2023	Initials: DB, CF		1.					No Revisions:		22195	
Last Modification Date: -	Initials: -		2.					Revised:		Project Engineer: Deric J. Walter, PE	
Full Path:			3.					Void:		PROJECT STARTED: -      ACCEPTED: -	
Drawing File Name: project page border			4.							Comments: -	
Acad Ver.: 2022	Scale: N/A	Units: English	5.							Sheet Number:	L-2.4





- NOTES:**
1. WIDTH AND ADJACENT MATERIAL VARIES, SEE SITE PLANS.
  2. COLOR: GRAY. COLOR SAMPLE TO BE PROVIDED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  3. CRUSHED STONE TO BE 8-10MM.
  4. CRUSHED STONE TO BE INSTALLED IN 2" LIFTS, COMPACTED.
  5. CRUSHER FINES TO BE DELIVERED PRE-MIXED WITH STABILIZER.
  6. GEOTEXTILE FABRIC TO BE NONWOVEN NEEDLE-PUNCHED GEOTEXTILE, MANUFACTURED FOR SUBSURFACE DRAINAGE APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS; WITH ELONGATION GREATER THAN 50 PERCENT; COMPLYING WITH AASHTO M 288.



- NOTES:**
1. DETAIL HAS BEEN PROVIDED TO ILLUSTRATE DESIGN INTENT.
  2. SEE CIVIL ENGINEERS' GRADING AND EROSION CONTROL PLAN SHEETS FOR ELEVATIONS.
  3. STONE TYPE TO BE COLORADO BUFF SANDSTONE. STEPPING STONES TO BE 36" L X 18"W X 2" D. CUT EDGE STONE. CONTRACTOR TO PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1  
L-4.0

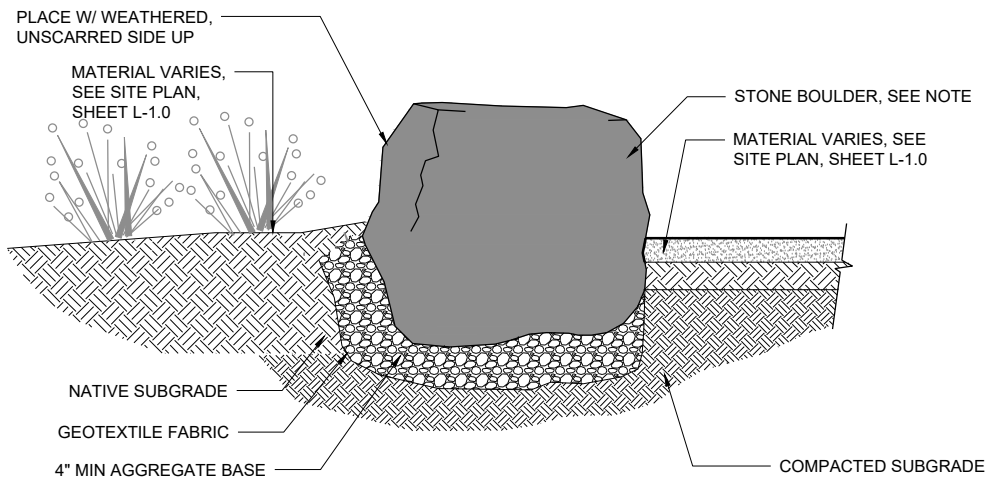
CRUSHER FINES

3/8" = 1'-0"

2  
L-4.0

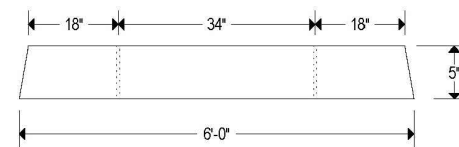
STEPPING STONE PATHWAY

3/8" = 1'-0"



- NOTES:**
1. BOULDERS TO BE "COLORADO BUFF BOULDERS" AS SUPPLIED BY BEDROCK LANDSCAPE MATERIALS, OR APPROVED EQUAL.
  2. PLACE STONES IN CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN. LANDSCAPE ARCHITECT TO APPROVE LOCATIONS. BURY STONES MINIMUM 1/3 OF TOTAL DEPTH.
  3. WASH OFF STONES COMPLETELY AFTER PLACEMENT.
  4. CONTRACTOR TO SUBMIT PHOTOS OF SELECTED BOULDERS FOR APPROVAL BY OWNER, ARCHITECT, OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  5. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ON LAYOUT AND PLACEMENT OF SELECTED STONES.
  6. DO NOT FRACTURE STONES DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
  7. PLACE STONES USING STRAPS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
  8. FILL VOIDS BETWEEN STONES WITH SOIL.

Elevation



Elevation  
Side View

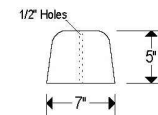


IMAGE PROVIDED BY COPELAND PRECAST

- NOTES:**
1. MODEL TO BE FLAT TOP STANDARD WHEEL STOP BY COPELAND PRECAST, INC, OR APPROVED EQUAL.
  2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, INCLUDING ANCHORING.
  3. SPACE CONCRETE WHEEL STOPS 5' APART, ALONG WEST PROPERTY LINE, AS SHOWN ON PLANS.
  4. INSTALL WHEEL STOPS IN EXISTING NATIVE SURFACE.

3  
L-4.0

LANDSCAPE BOULDERS

3/8" = 1'-0"

4  
L-4.0

CONCRETE WHEEL STOPS

3/8" = 1'-0"

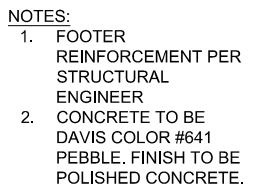


Computer File Information			Index of Revisions			811   Know what's below. Call before you dig.	2023.08.25   No Revisions:   Revised:   Void:	Glenwood North Landing Park   Site Details   100% Construction Document Set	Project No./Code
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Last Modification Date: -	Initials: -		2.						
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Drawing File Name: project page border			4.						
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$$3/8'' = 1'-0''$$

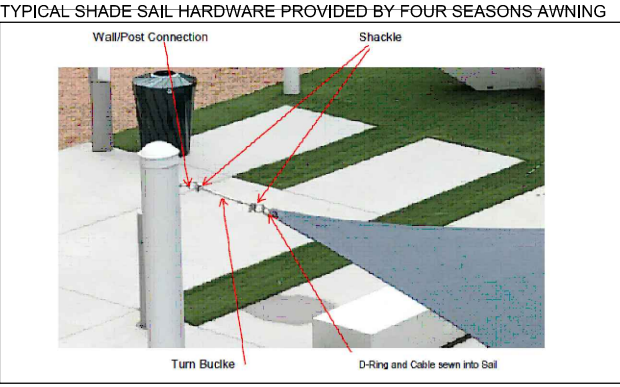
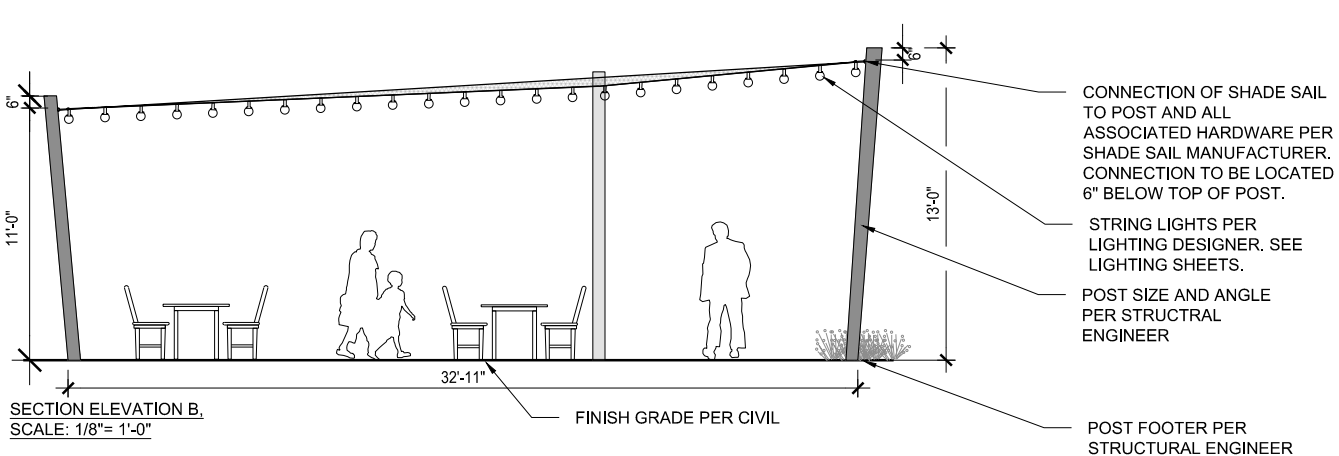
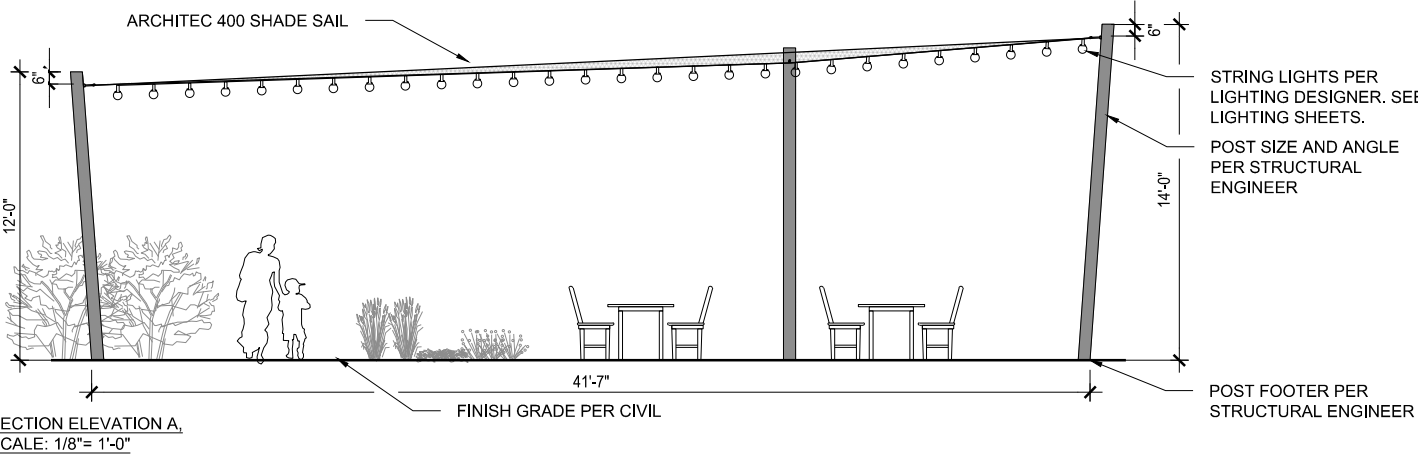
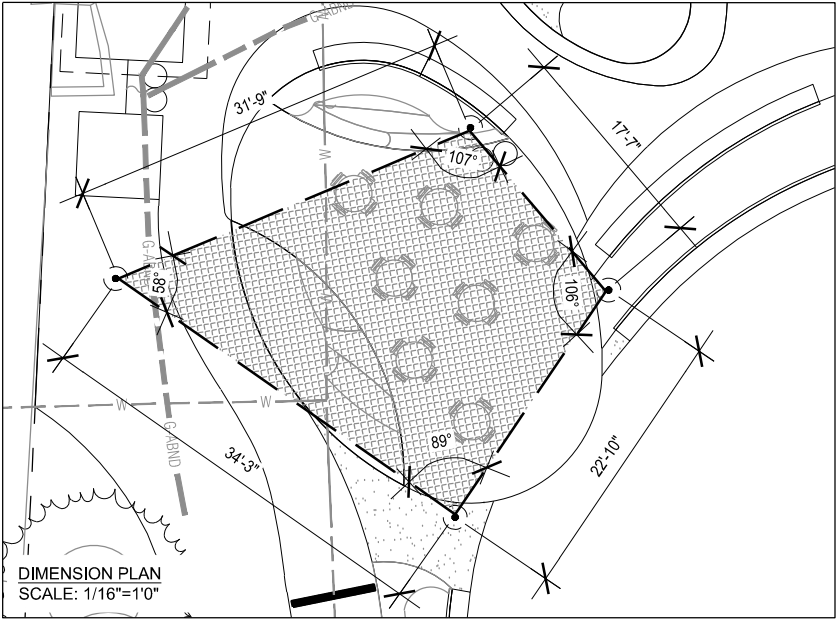
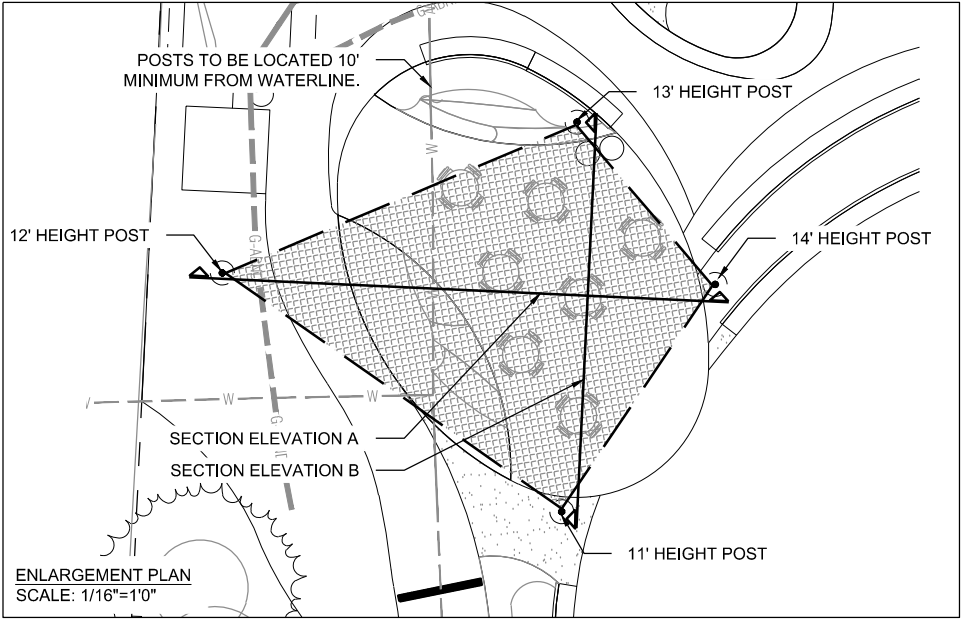
- 2  
L-4.1

NOT TO SCALE


$$3/8'' = 1'-0''$$


Computer File Information			Index of Revisions			DHM DESIGN  225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com  DHM Project No.: 22-195	811  Know what's below. Call before you dig.	2023.08.25		Glenwood North Landing Park Site Details 100% Construction Document Set		Project No./Code	
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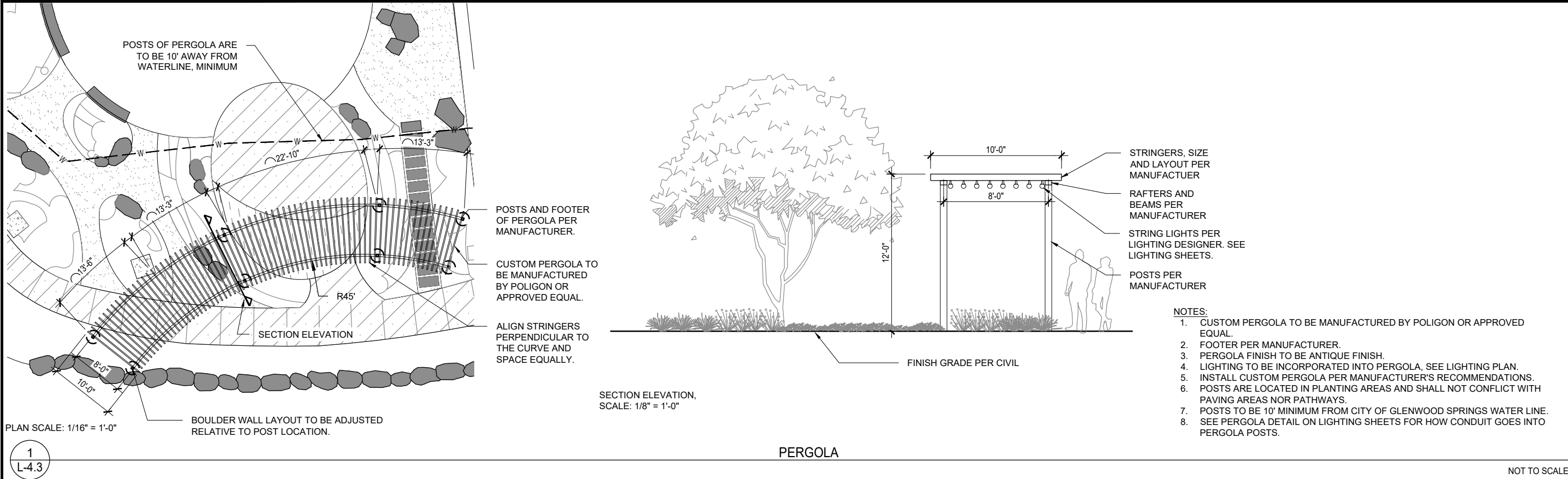




- NOTES:
1. POST TO BE ROUND SECTION STEEL. FINISH TO BE PLAIN WEATHERING STEEL.
  2. ALL POSTS TO BE LOCATED IN PLANTING OR CRUSHER FINES.
  3. POST SIZE AND POST FOOTER PER STRUCTURAL ENGINEER.
  4. SHADE SAILS TO BE ARCHITEC 400 BY POLYFAB USA SHADE SAIL OR APPROVED EQUAL.
  5. COLOR OF SHADE SAIL TO BE PORCELAIN.
  6. THE SHADE SAIL IS A FOUR-SIDED SAIL: FINAL DIMENSIONS AND LAYOUT OF SHADE SAIL PER PLAN.
  7. SHADE SAIL CONNECTION TO POST AND ALL ASSOCIATED HARDWARE TO BE PROVIDED BY SHADE SAIL MANUFACTURER.
  8. POST CAP TO BE PREFABRICATED PIPE CAP MATCHING POST MATERIAL AND FINISH. CAP TO BE FLUSH WITH OUTSIDE PIPE WALL.
  9. REFERENCE THE PERGOLA DETAIL ON THE LIGHTING SHEETS FOR HOW THE CONDUIT GOES INTO THE SHADE SAIL POSTS.
  10. ALL PLAIN WEATHERING STEEL TO BE TREATED WITH THE FOLLOWING RUST PROCESS:
    - 10.1. CLEAN/ETCH: ALL WEATHERING STEEL SHALL BE BLAST CLEANED TO REMOVE MILL SCALE AND FOREIGN MATERIAL WHICH WOULD PROHIBIT RUSTING TO A UNIFORM COLOR. HOSE DOWN METAL SURFACE, THEN BRUSH MURIATIC ACID SOLUTION ONTO THE METAL TO CLEAN AND ETCH THE SURFACE. LET ACID SOLUTION SIT FOR 10 MINUTES BEFORE NEUTRALIZING WITH WATER TO REMOVE AS MUCH ACID AS POSSIBLE.
    - 10.2. RUST PATINA: MIX HYDROGEN PEROXIDE AND WHITE VINEGAR IN A RATIO OF 8:1, WITH 1/4 TABLESPOON SALT PER EACH 8 OUNCES OF HYDROGEN PEROXIDE. APPLY RUST PATINA SOLUTION AND LET SIT UNTIL DESIRED RUST COLOR APPEARS. 12-24 HRS IS TYPICAL FOR THE DEEP ORANGE RUST. REPEAT APPLICATION PROCESS UNTIL STEEL HAS COMPLETE AND EVEN COVERAGE OF RUST. AMBIENT AIR TEMPERATURE MUST BE 60 DEGREES FAHRENHEIT OR WARMER.
    - 10.3. ARREST RUSTING PROCESS: WHEN SUITABLE RUST PATINA HAS BEEN ACHIEVED, ARREST RUSTING PROCESS BY RINSING STEEL WITH A SOLUTION OF BAKING SODA AND WATER; ALLOW TO DRY COMPLETELY.
    - 10.4. SEALANT: FOR EXTERIOR USE MODERN MASTER CLEAN SUPREME OR APPROVED EQUAL. MATTE FINISH. IF THE SEALANT IS TO BE APPLIED WITH A SPRAYER, IT MUST BE THINNED 10% WITH WATER.



Computer File Information			Index of Revisions			DHM DESIGN   225 Main Street #201 Corbondale, Co. 81623 970.963.6520 www.dhmdesign.com   DHM Project No.: 22-195   811 Know what's below. Call before you dig.	2023.08.25		Glenwood North Landing Park		Project No./Code	
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Acad Ver.: 2022	Scale: N/A	Units: English	5.						Comments: -		Sheet Number: L-4.2	



CHARACTER IMAGERY OF RESTROOM BY URBEN BLU:



- NOTES:
1. RESTROOM TO BE SINGLE-STALL MODEL WITH WATER BOTTLE FILLER BY URBEN BLU. INSTALL PER MANUFACTURER INSTRUCTIONS AND REQUIREMENTS.
  2. FOOTER/CONCRETE SLAB TO BE PROVIDED BY URBAN BLU.
  3. CONTRACTOR TO PREPARE BASE FOR SLAB PER CIVIL DRAWINGS.
  4. STORAGE ROOM DOOR TO BE LOCATED ON SAME ELEVATION AS RESTROOM DOOR. STORAGE ROOM TO BE LOCATED TO THE LEFT OF THE RESTROOM (PLAN SOUTH).
  5. FACADE COATING TO BE COMMERCIAL ALUMINUM IN COLOR MOONSTONE.
  6. SIDES AND BACK COATING TO BE CORREGUE.
  7. ROOF TYPE TO BE FLAT.
  8. ROOF SOFFIT TO BE WHITE.
  9. ROOF BAND TO BE BLACK.
  10. OUTSIDE LIGHTING TO BE ON ALL 4 SIDES. LIGHTING PROVIDED BY MANUFACTURER.
  11. CONTRACTOR TO PROVIDE DRAFT ORDER AND CUTSHEETS FROM MANUFACTURER FOR APPROVAL BY OWNER PRIOR TO FINALIZING AND PLACING ORDER.

2  
L-4.3

RESTROOM

1/16" = 1'-0"

Computer File Information			Index of Revisions			DHM DESIGN  225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com     811  Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park  Site Details  100% Construction Document Set		Project No./Cod
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Drawing File Name: project page border			4.					Comments: -	Sheet Number: L-4.3	
Acad Ver.: 2022	Scale: N/A	Units: English	5.			DHM Project No.: 22-195				





- NOTES:
- 1. WASTE RECEPTACLE TO BE MODEL CHASE PARK BY LANDSCAPE FORMS. STYLE TO BE TOP OPENING WITH BEAR RESISTANT MODIFICATIONS. CONCRETE MOUNTING.
  - 2. WASTE RECEPTACLE TO BE POWDERCOATED COLOR BLACK.
  - 3. RECEPTACLES TO BE CUSTOMIZED WITH CITY OF GLENWOOD SPRINGS LOGO.
  - 4. CITY OF GLENWOOD SPRINGS TO PROVIDE CUSTOM LOGO TO INCORPORATE INTO RECEPTACLE.
  - 5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  - 6. EACH LOCATION IDENTIFIED ON PLAN TO INCLUDE (1) MIXED RECYCLING AND (1) REUSE RECEPTACLE. CONTRACTOR TO COORDINATE APPLICATION OF 'RECYCLE' AND 'REUSE' INFOGRAPHIC WITH MANUFACTURER AND CITY OF GLENWOOD SPRINGS STAFF.

1  
L-4.4

WASTE RECEPTACLE

3/8" = 1'-0"



- NOTES:
- 1. TABLES TO BE FORO ROUND TABLE, STANDARD HEIGHT, PATTERN 1, FREESTANDING BY MAGLIN SITE FURNITURE.
  - 2. CHAIRS TO BE FORO CHAIRS WITH ARMS TABLE, STANDARD HEIGHT, PATTERN 1, FREESTANDING BY MAGLIN SITE FURNITURE.
  - 3. CHAIRS AND TABLE TO BE POWDERCOATED COLOR BLUE (RAL 5005).
  - 4. ASSEMBLE PER MANUFACTURERS RECOMMENDATIONS.

2  
L-4.4

BISTRO TABLE & CHAIRS

NOT TO SCALE

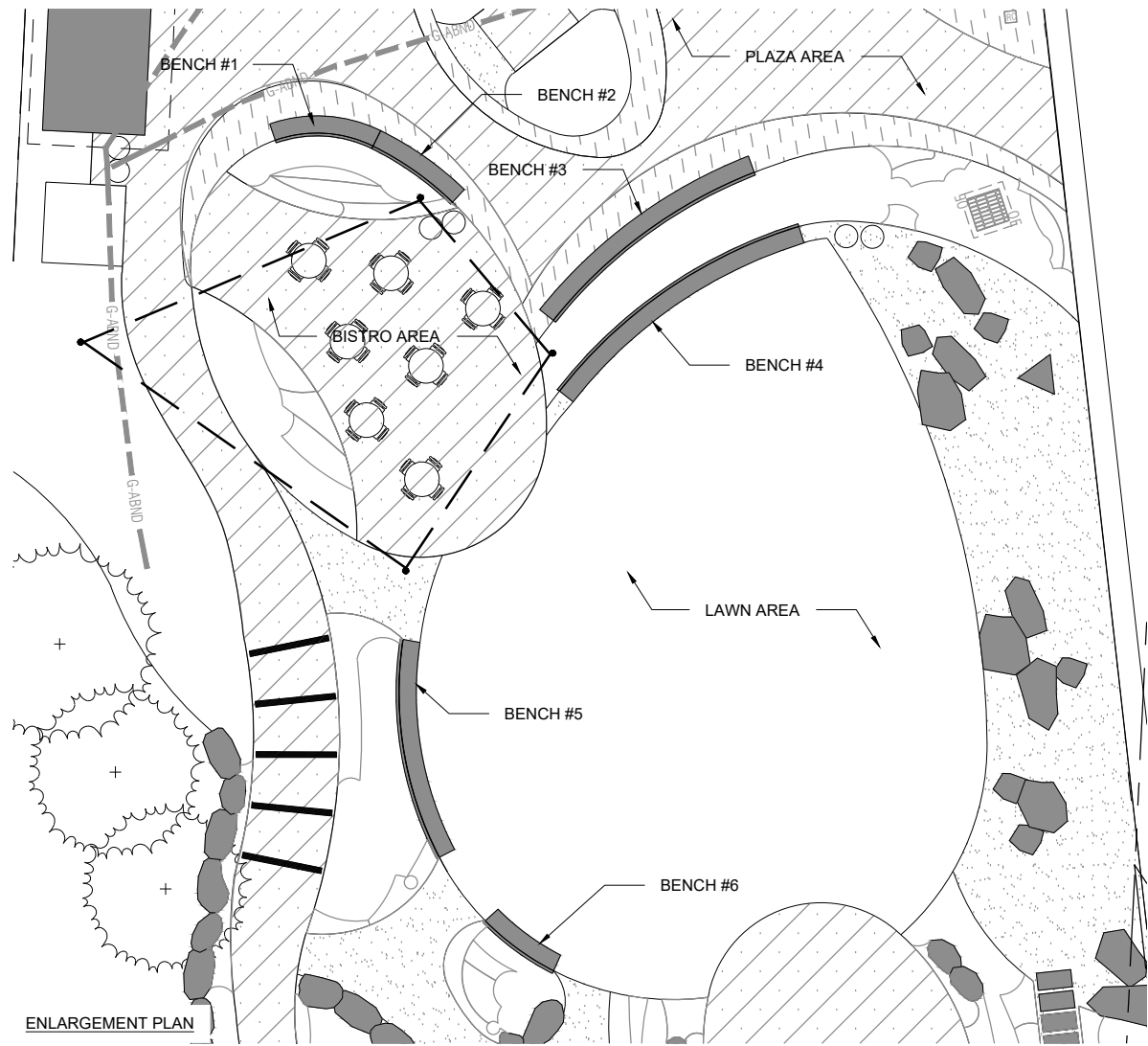


Computer File Information			Index of Revisions			811  Know what's below. Call before you dig.	2023.08.25   No Revisions:   Revised:   Void:	<b>Glenwood North Landing Park</b>   Site Furnishings   100% Construction Document Set   Project Engineer: Deric J. Walter, PE   PROJECT STARTED: -      ACCEPTED: -   Comments: -	Project No./Code
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BENCH #	INSIDE RADIUS	OUTSIDE RADIUS	ARC SECTION DEGREES	NUMBER OF SECTIONS			
1	11'	12'-6"	22.5°	2	CENTERLINE ARC LENGTH	BENCH BACK?	SKATE STOP
2	27'	28'-6"	9°	2			
3	42'	43'-6"	5°	6	111.5"	YES	YES
4	40'-6"	42'	5°	7	104.5"	YES	YES
5	29'-6"	31'	9°	4	268.5"	YES	YES
6	21'-6"	23'	9°	2	303"	YES	NO
					228.5"	YES	NO
					85"	YES	NO

IMAGE SHOWING CHARACTER OF BENCH



- NOTES:
- BENCHES TO BE OGDEN CURVED BENCH BY MAGLIN WITH SQUARE MOUNTS, BACK RESTS, AND SKATE STOPS WHERE INDICATED IN CHART ABOVE. SEAT DEPTH TO BE 18".
  - BENCH SEAT MATERIAL TO BE IPE WITH FRONT TO BACK SLAT DIRECTION. BENCH SUPPORT MATERIAL TO BE POWDERCOATED GLOSS BLACK. BENCHES TO INCLUDE MAGLIN SKATE DETERRENT STYLE 2 BETWEEN SECTIONS AS INDICATED IN CHARTS.
  - BENCH LENGTHS AND RADII VARY, SEE ABOVE CHART.
  - BENCHES LOCATED IN LAWN AREA. TO BE SET ON CRUSHER FINES PAD AND ANCHORED PER MANUFACTURER'S ABOVE RECOMMENDATIONS.
  - EDGE OF CRUSHER FINES PAD TO ALIGN WITH DRIP LINE OF BENCH.

1  
L-4.5

BENCH

3/8" = 1'-0"



Computer File Information			Index of Revisions			DHM DESIGN  225 Main Street #201 Carbondale, Co. 81623 970.963.6520 www.dhmdesign.com     811  Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park Site Furnishings 100% Construction Document Set		Project No.: 22-195
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PROJECT DESCRIPTION

- 1. Project consists of structurally designed landscaped elements.
- 2. This description is for general orientation only. The General Contractor is responsible for all scope items described in the drawings and project specifications as well as for all material and labor that can reasonably be inferred there from.

GENERAL APPLICATION

- 1. These drawings must be used in conjunction with the architectural drawings on the project to clearly define all requirements for construction.
- 2. No Contractor should attempt to bid nor construct any portion of this project without consulting the project architectural, mechanical, and electrical documents.
- 3. All things which, in the opinion of the Contractor, appear to be deficiencies, omissions, contradictions, or ambiguities in the drawings shall be brought to the attention of the Structural Engineer. Corrections or written interpretations shall be issued before affected work may proceed.
- 4. The Contractor shall inform the Structural Engineer, clearly and explicitly in writing of any deviation or substitution from requirements of the contract documents. Contractor shall not be relieved of any requirement of the contract documents by virtue of the Structural Engineer's review of shop drawings, project data, etc., unless the Contractor has clearly and explicitly informed the Structural Engineer in writing of any deviations or substitutions at time of submission.

MISCELLANEOUS NOTES

- 1. The Contractor is solely responsible for all safety regulations, programs, and precautions related to all work on this project.
- 2. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect it against injury, damage, or loss.
- 3. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
- 4. The structure is designed to function as a unit upon completion of construction of the project and then, only to support the design loads indicated. The Contractor is responsible for means, methods and sequence of construction, and the adequacy of the structure to support loads occurring during construction of the project. Furnish all temporary bracing, shoring, and/or support as may be required.
- 5. No openings, nor any change in size, dimension or location shall be made in any structural element without written approval of the Structural Engineer.

MISCELLANEOUS NOTES (CONT.)

- 6. Do not scale these drawings, use the dimensions shown. In case of conflict, request clarification from Architect and Structural Engineer.
- 7. No structural modifications, alterations, or repairs shall be made without prior review by Structural Engineer. Submit details and calculations prepared by a professional engineer registered in state where project is located and employed by Contractor.

QUALITY ASSURANCE AND QUALITY CONTROL

- 1. The Contractor is responsible for assuring quality, including workmanship and materials furnished by subcontractors and suppliers.
- 2. Inspection or testing by the Owner does not relieve the Contractor of the responsibility to perform the work in accordance with the Contract Documents.
- 3. Workmanship: The Contractor is responsible and shall bear the cost of correcting work which does not conform to the specified requirements.
- 4. Correct deficient work by means acceptable to the Architect. The cost of extra work incurred by the Architect to approve corrective work shall be borne by the Contractor.

SPECIFICATIONS

- 1. These General Notes are intended to function as the structural portion of project specifications.

FOUNDATIONS

GENERAL:

- 1. The foundations have been designed based on the design criteria and the Geotechnical Report referenced in the Structural Design Criteria section. Earthwork and foundation soil preparation shall be performed to provide soil properties meeting the design criteria.
- 2. Bottom of foundation elements shall bear below final exterior grade for frost protection - see structural design criteria section of the General Notes.
- 3. Foundation elements having earth placed on each side shall have both sides filled simultaneously to maintain a common elevation.
- 4. Slab on grade movement is anticipated, see Geotechnical Report for magnitude of vertical movement.
- 5. No plumbing, vaults, tanks or other devices are to be placed below footings within zone of influence defined as a zone projecting 45 degrees outward from bottom edges of footing without acceptance by Structural Engineer and Geotechnical Engineer.



Computer File Information			Index of Revisions			 <b>KL&amp;A</b> Engineers &amp; Builders 215 North 12th Street, Unit E Carbondale, Colorado 81623 (970) 927 5174 © 2023 KL&amp;A, INC Buffalo, WY • Carbondale, CO • Golden, CO • Loveland, CO	2023.08.25		<b>Glenwood North Landing Park</b> <b>General Notes</b> <b>100% Construction Document Set</b>		Project No./Code	
Creation Date: -	Initials: <i>SMR</i>		1.				No Revisions:			23347		
Last Modification Date: -	Initials: -		2.				Revised:	Project Engineer: <i>Rachael Dobosiewicz, PE</i>				
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Drawing File Name: -			4.					Comments: -		Sheet Number:		
Acad Ver.: 2022	Scale: N/A	Units: <i>English</i>	5.						<b>S.01</b>			

STRUCTURAL DESIGN CRITERIA	
Building Code: 2021 International Building Code (Note 1)	
Local Jurisdiction: Glenwood Springs, CO	
Risk Category: I	
Wind Loading	
Basic Wind Speed	Vult= 100 MPH Vasd= 77.5 MPH
Exposure Category	C
GCpi	0
Foundations	
Geotechnical Engineer Information:	Daniel Hardin, PE #24443
	Kumar & Associates, Inc.
	5020 County Rd 154
	970-945-7988
	Geotech Project #21-7-619.01
	Date of Report: 03/08/2023
Active Equivalent Fluid Pressure	45 pcf
Passive Equivalent Fluid Pressure	350 pcf
Sliding Friction Coefficient	0.35
Allowable Bearing Capacity	2000 psf
Minimum Frost Depth	36 IN
NOTES:	
1. The governing building code defines the applicable edition of referenced codes and standards. Where governing building code does not define referenced codes and standards, the latest edition shall be used.	
2. Ultimate wind speed is according to the ASCE Hazard Report on 08/17/2023.	

CONCRETE MATERIALS DESIGNATION	
Material	Standard
Portland Cement	ASTM C150, Type I or Type II
Fly Ash	ASTM C618, Class C or F
Aggregate	ASTM C33
Water	Potable
Water Reducing Admixture	ASTM C494, Type A or Type D
High Range Water Reducing Admixture	ASTM C494, Type F or Type G
Accelerator Admixture	ASTM C494, Type C or Type E
Air Entraining Admixture	ASTM C260
Lightweight Aggregates	ASTM C330
Curing Compound	ASTM C309, Type I, Class A
Reinforcing Bars	ASTM A615-grade 60 (Specified Yield Strength = 60ksi)
Welded Reinforcing Bars	ASTM A706-grade 60 (Specified Yield Strength = 60ksi)
Epoxy Coated Reinforcing Bars	ASTM A775 or ASTM A954
Welded Wire Fabric	ASTM A185
Vapor Retarder below SOG	ASTM E1745-Class A
NOTES:	
1. Type III Portland cement may be used if acceptable to the Architect.	

CAST-IN-PLACE CONCRETE

GENERAL:

- 1. All concrete work shall conform to ACI 318 and ACI 301 and tolerances shall conform to ACI 117 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
- 2. Concrete Compressive Strength – See "Concrete Mix Design Requirements" table
- 3. Materials – See "Concrete Materials Designation" table
- 4. Unless noted otherwise, the terms reinforcing and reinforcement refer to elements reinforced with deformed reinforcing as defined in ACI 318 and/or reinforcing conforming to deformed reinforcing.

PLACING AND FINISHING:

- 1. Handling, placing, constructing, and curing shall conform to ACI 301 including placement of concrete in wet weather, cold weather, and hot weather.
- 2. All concrete work shall be poured in-place unless noted otherwise.



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Creation Date: -	Initials: <i>SMR</i>	1.				General Notes		23347
Last Modification Date: -	Initials: -	2.				100% Construction Document Set		
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Acad Ver.: 2022	Scale: <i>N/A</i>	Units: <i>English</i>	5.		Void:	Comments: -		



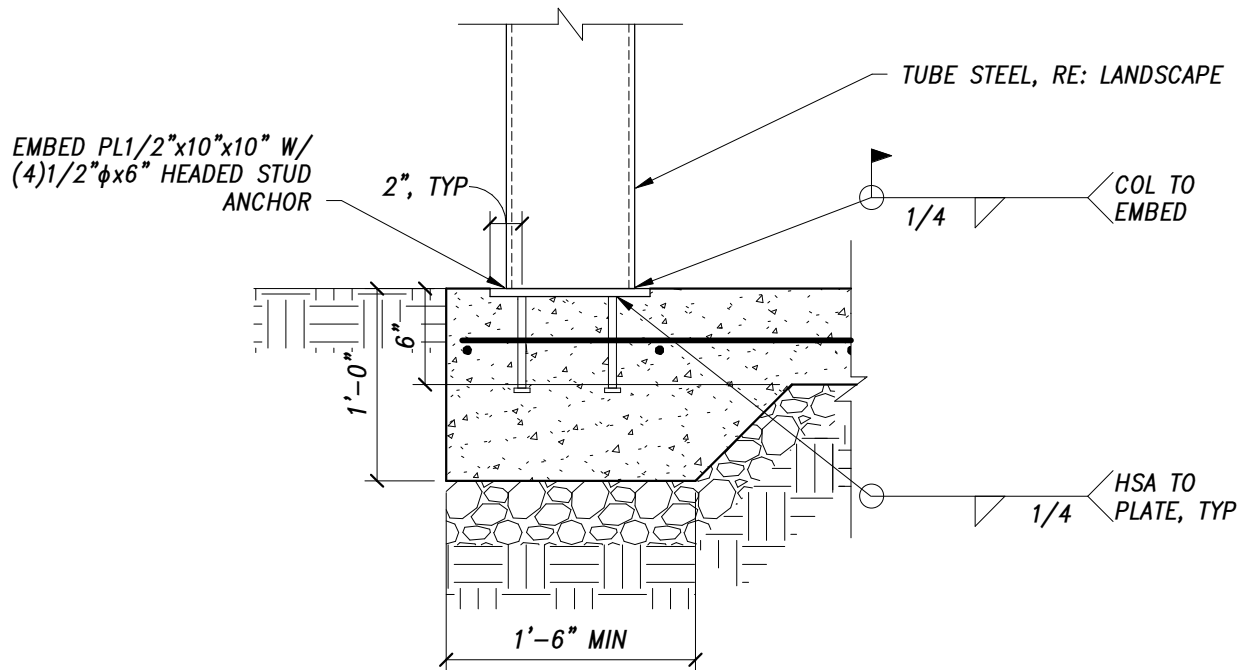
CONCRETE MIX DESIGN REQUIREMENTS							
Element	f'c (psi)	Cement Type	Max W/C	Max Agg	Air Content (Note 1,2)	Slump (Note 3)	Exposure Class
Foundations and Footings	4000, NW	-	-	3/4"	-	-	F1 C0 S0 W0
Exterior Slab-on-Grade	5000, NW	-	-	3/4"	5	-	F3 C2 S0 W0
Other ⁵	5000, NW	I/II	-	3/4"	-	-	F2 C0 S0 W0

TABLE FOOTNOTES:

- For any concrete exposed to freezing temperatures and moisture, the air content shall be the greater of 5%, minimum required by ACI 318, or of that shown in the table.
- Tolerance on air content as delivered shall be +/- 1.5%.
- Slump tolerances as follows (ACI 117):  
Specified Slump not greater than 4"= +/- 1"  
Specified Slump more than 4"= +/- 1 1/2"  
Where Slump is specified as a range= No Tolerance  
See ACI 301 for slump of concrete before addition of plasticizers or high-range water reducing admixtures.
- Refer to concrete column schedule for additional strength requirements.
- Unless otherwise approved by structural engineer.

GENERAL CONCRETE MIX NOTES:

- Strength (f'c) is the compressive strength at 28 days unless noted otherwise or compressive strength at the specified age.
- Concrete is normal weight concrete unless noted otherwise. Normal weight concrete (NW) shall have a dry density of 145 ± 5 pcf unless noted otherwise. Lightweight concrete (LW) shall have a dry density of 110 ± 5 pcf unless noted otherwise.
- Required minimum average splitting tensile strength = 6.7*√(f'c) regardless of concrete density.
- Mix designs shall be in accordance with ACI 301.
- Exposure Class indicates the severity of the anticipated exposure of concrete members for each exposure indicated below according to ACI 318 Table 19.3.1.1/ACI 301:  
Freeze Thaw Exposure noted thus: F0,F1,F2,F3  
Water-Soluble Sulfate in Soil Exposure noted thus: S0,S1,S2,S3  
Permeability Requirements noted thus: W0,W1...
- Corrosion Protection of Reinforcement requirements (C0,C1,C2):  
Maximum water-soluble chloride ion (CL-) content in concrete, by % weight of cement:  
Reinforced Concrete: C0 = 1.0 C1 = 0.3 C2 = 0.15
- Where concrete is exposed to F3 freeze thaw exposure, restrictions on maximum fly ash and/or other cementitious materials apply. Refer to Table 26.4.2.2(b) in ACI 318 for requirements.



STEEL TUBE ARCHWAY CONNECTION

TO SOG

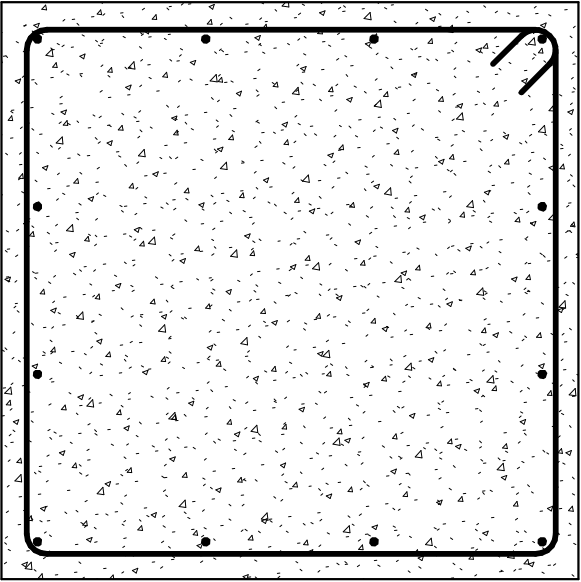
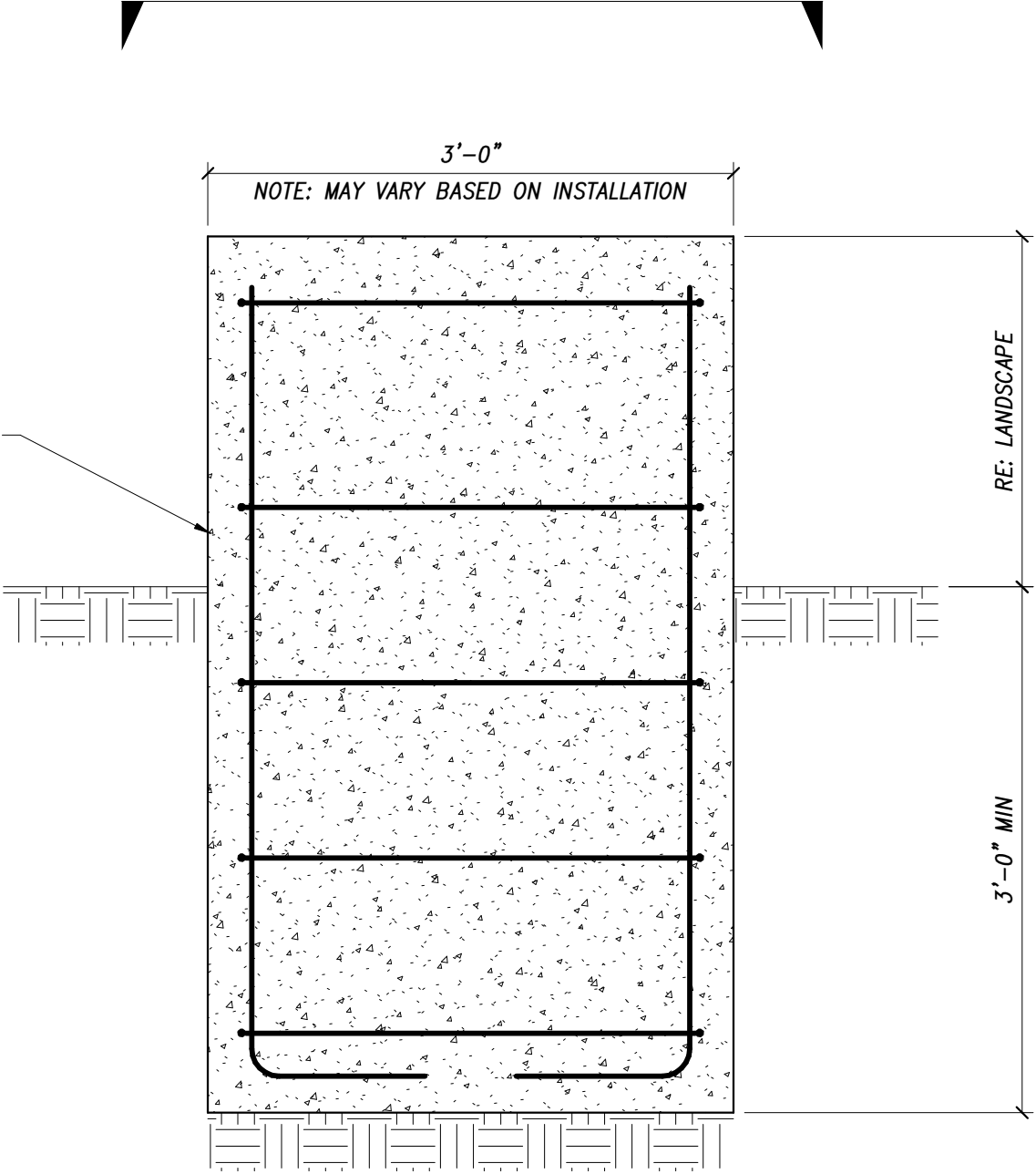
1" = 1'-0"



Computer File Information		Index of Revisions			2023.08.25		Glenwood North Landing Park		Project No./Code
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Last Modification Date: -	Initials: -	2.			Revised:		100% Construction Document Set		
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Drawing File Name: -		4.					PROJECT STARTED: -		
Acad Ver.: 2022	Scale: N/A	5.					ACCEPTED: -		Sheet Number: S.03
	Units: English						Comments: -		



CONCRETE PEDESTAL,  
REINFORCE WITH AND (4)#  
5 DOWELS VERTICAL EACH  
SIDE, #3 TIES@10



TOP VIEW

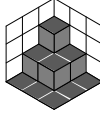


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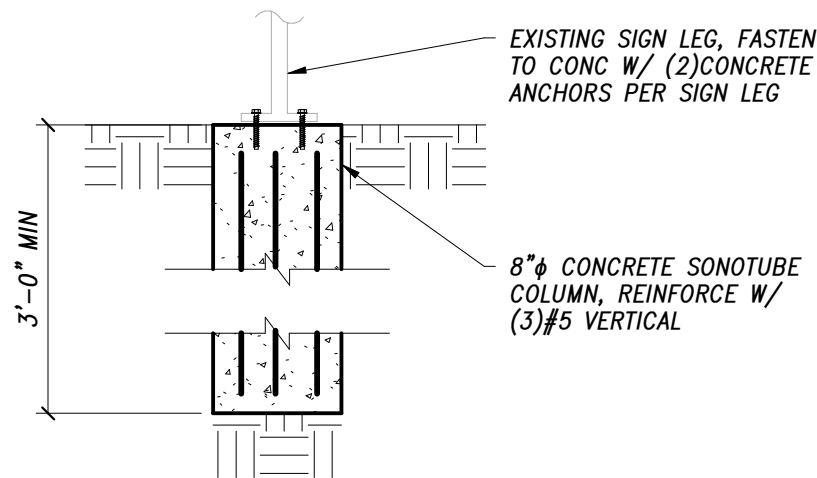
S.04

ART PEDESTAL

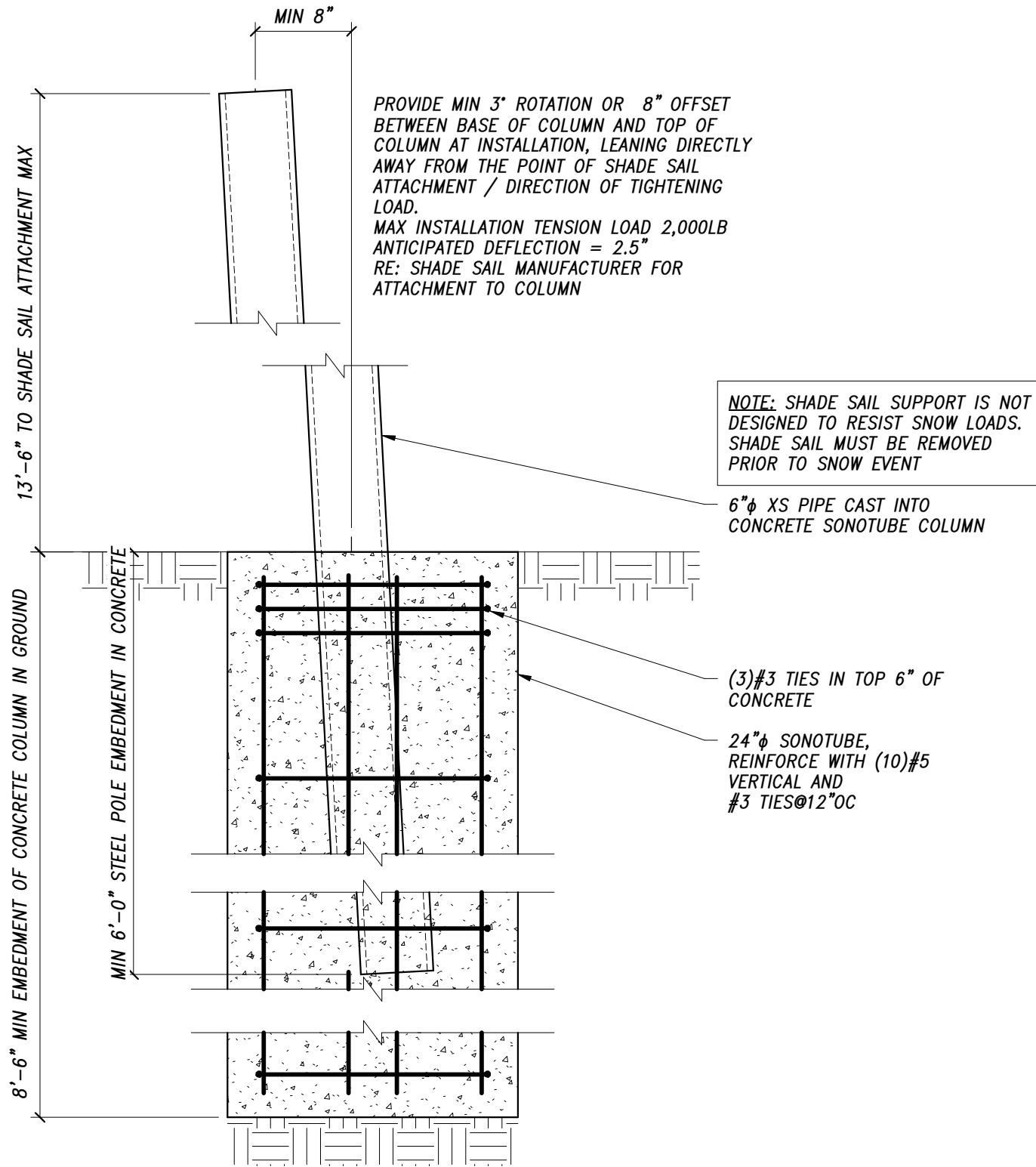
1" = 1'-0"

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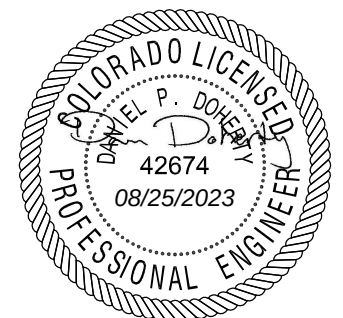




**2** **MAP KIOSK FOUNDATION**  
 S.05 1" = 1'-0"



**1** **SHADE SAIL POST**  
 S.05 1" = 1'-0"



Computer File Information		Index of Revisions			2023.08.25	Glenwood North Landing Park Details 100% Construction Document Set	Project No./Code 23347
Creation Date: -	Initials: SMR	1.					
Last Modification Date: -	Initials: -	2.			No Revisions:	Project Engineer: Rachael Dobosiewicz, PE	
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Drawing File Name: -		4.			Void:	ACCEPTED: -	
Acad Ver.: 2022	Scale: N/A	5.				Comments: -	Sheet Number: S.05



GENERAL ELECTRICAL NOTES:

- 1. ALL ELECTRICAL WORK TO COMPLY WITH THE 2020 EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
- 2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE.

WIRING:

- 1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
- 2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
- 3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
- 4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
- 5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
- 6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
- 7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
- 8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
- 9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
- 10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
- 12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 15000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
- 13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LUMINAIRES:

- 1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
- 2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
- 3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
- 4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
- 5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
- 6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
- 7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

- A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.
- B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.
- C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.
- D. THE CODES THAT WILL BE ADHERED TO ARE THE 2021 INTERNATIONAL MECHANICAL, 2018 INTERNATIONAL PLUMBING, AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AS WELL AS THE 2020 NATIONAL ELECTRICAL CODE. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS. (REFERENCE ARCHITECTURAL DRAWINGS FOR CODE PLANS FOR GOVERNING CODES AND REGULATIONS.)
- E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.



Computer File Information		Index of Revisions			Bighorn Consulting Engineers, Inc.      Mechanical &amp; Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	811   Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park   Electric Notes: 100% CONSTRUCTION DOCUMENTS	Project No./Code
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Acad Ver.: 2022	Scale: N/A	<input type="checkbox"/>	5.					Comments: -	Sheet Number: E.0.1



LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

LIGHT FIXTURES

- A

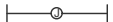


1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- A



2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- A



2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
- 

OPEN STRIP FIXTURE
- 

WALL BRACKET LINEAR FIXTURE
- A



WALL MOUNTED SCONCE LIGHT FIXTURE
- A



RECESSED DOWNLIGHT CAN FIXTURE
- A



SURFACE CEILING OR PENDANT MOUNTED FIXTURE
- EX2



DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
- EX1



SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
- EM



WALL MOUNTED EMERGENCY LIGHT
- EMR



EMERGENCY EXTERIOR EGRESS FIXTURE

ELECTRICAL EQUIPMENT LEGEND

- 

BRANCH CIRCUIT PANELBOARD
- 

TELEPHONE TERMINAL BOARD
- 

ELECTRIC MOTOR
- 

FUSED SAFETY SWITCH / DISCONNECT COMBINATION
- 

MOTOR STARTER
- 

CONTACTOR
- 

CIRCUITRY HOMERUN: PANEL LA - CIR. #7
- 

CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
- 

CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE)

ELECTRICAL DEVICE LEGEND

- 

CEILING JUNCTION BOX - SURFACE/FLUSH
- 

WALL JUNCTION BOX - SURFACE/FLUSH
- 

DUPLEX RECEPTACLE
- 

FLOOR MOUNTED RECEPTACLE
- 

SPLIT WIRED DUPLEX RECEPTACLE
- 

CEILING MOUNTED DUPLEX RECEPTACLE
- 

FOURPLEX RECEPTACLE
- 

FLOOR MOUNTED FOURPLEX RECEPTACLE
- 

APPLIANCE RECEPTACLE - 3 WIRE
- 

GFCI

GROUND FAULT CIRCUIT INTERRUPTER
- 

USB

RECEPTACLE WITH USB CHARGING CAPABILITES
- 

AC

RECEPTACLE MOUNTED ABOVE COUNTER
- 

CW

RECEPTACLE MOUNTED IN CASEWORK
- 

ELECTRIC HAND DRYER
- 

THERMOSTAT
- 

OPEN/CLOSE/STOP PUSH BUTTON
- 

1

DRAWING KEY NOTES
- 

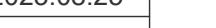
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WP

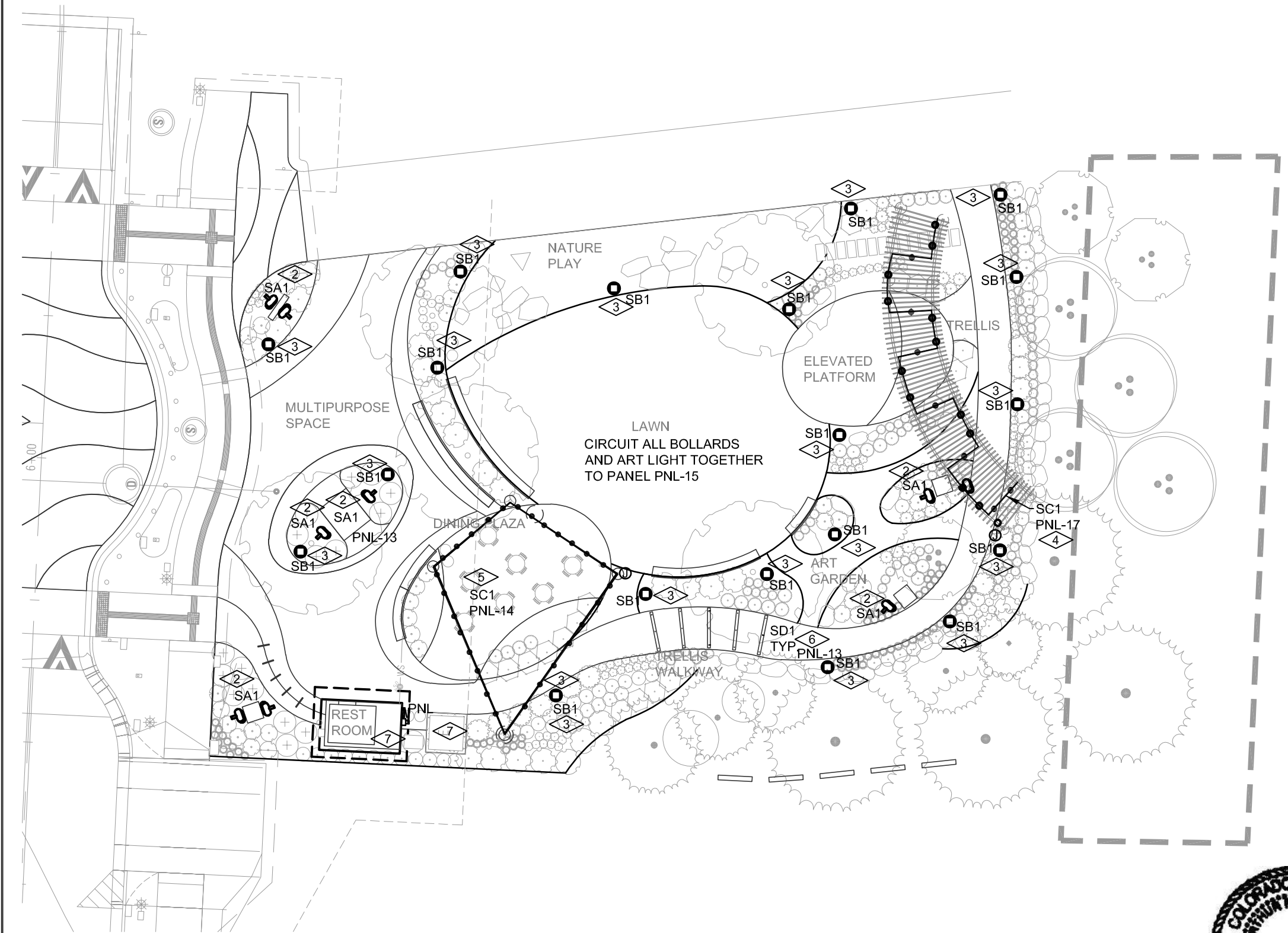
GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE WITH A WEATHER PROOF COVER
- 

GFCI  
44"

GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNTED AT 44" ABOVE FINISHED FLOOR

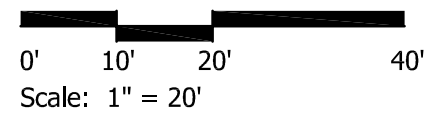


Computer File Information				Index of Revisions			   Bighorn Consulting Engineers, Inc.  Mechanical &amp; Electrical Engineers  386 Indian Road  Grand Junction, CO 81501  Phone: (970) 241-8709	   Know what's below.  Call before you dig.	2023.08.25	Glenwood North Landing Park  Electric Legends:  100% CONSTRUCTION DOCUMENTS		Project No./Code	
Creation Date: 05.16.2023	Initials: DB	1.				No Revisions:			23-189				
Last Modification Date: -	Initials: -	2.				Revised:			STATE HWY NO./MP/SIDE				
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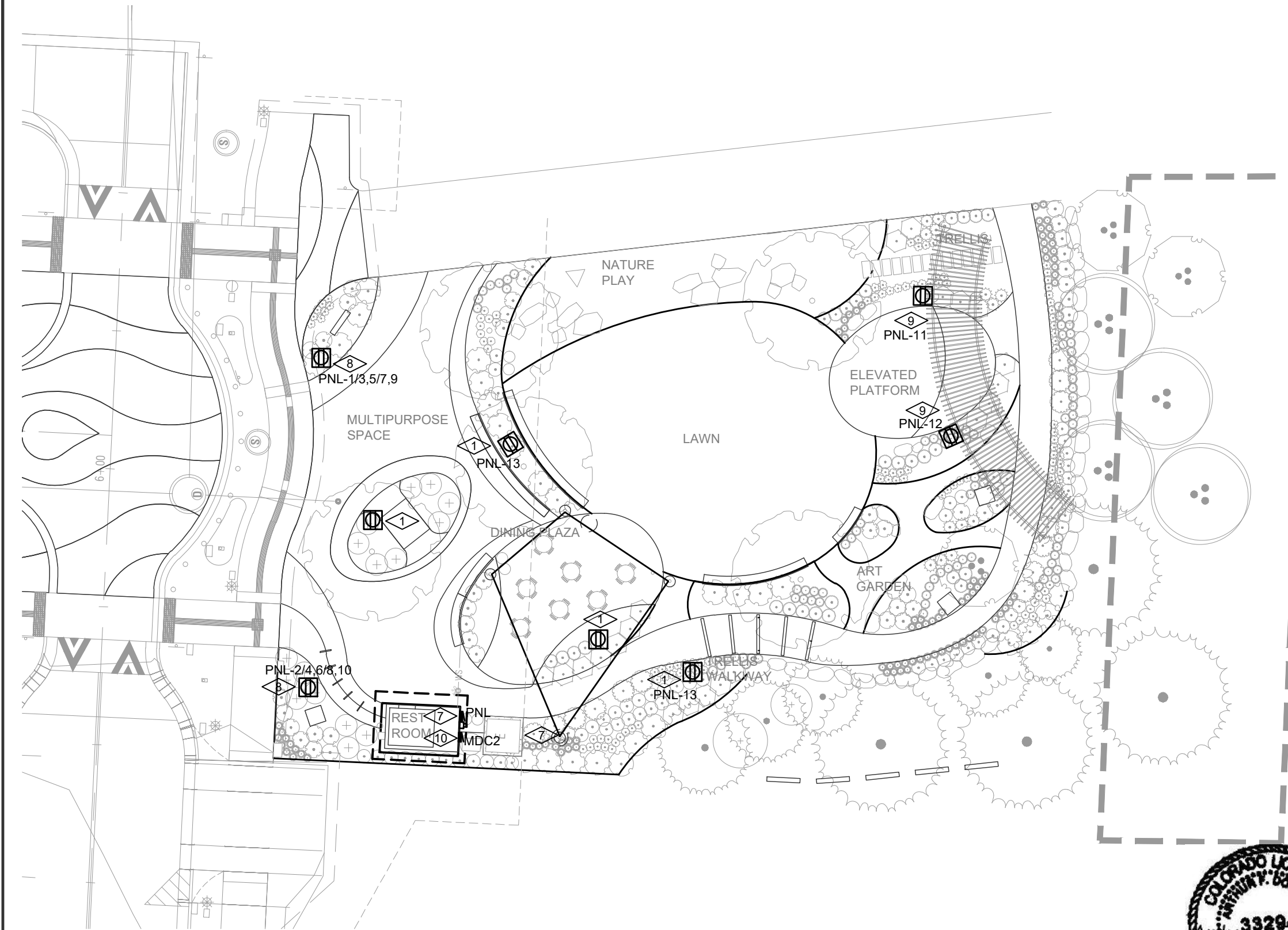
**ELECTRICAL KEYED NOTES:**

1. IN-GRADE WEATHER PROOF RECEPTACLE
2. IN-GRADE ADJUSTABLE FLOOD LIGHT TO HIGHLIGHT THE ARTWORK, COORDINATE THE EXACT LOCATION WITH THE ART WORK DISPLAY LOCATION AND CONSTRUCTION, REFER TO THE ARCHITECTURAL PLANS.
3. INSTALL THE LANDSCAPE BOLLARDS WITHIN 12" OF THE EDGE OF THE SIDEWALK. COORDINATE THE EXACT LOCATION WITH THE EDGE OF THE SIDEWALK LAYOUT.
4. MOUNT THE STRING LIGHTS TO THE UNDERSIDE OF THE TRELLIS.
5. MOUNT THE STRING LIGHT BETWEEN THE POLES AT THE DINING AREA. COORDINATE THE EXACT STRING DIRECTIONS WITH THE ARCHITECTURAL PLANS AND DETAILS.
6. INSTALL 3 RECESSED LIGHTS TYPE SD1 IN THE FACE OF THE BEAM REFER TO THE ARCHITECTURAL PLANS FOR SPACING AND MOUNTING. TYPICAL OF 5 BEAMS
7. THE NEW SERVICE WILL BE FEED FROM THE TRANSFORMER LOCATED NEXT TO THE NEW RESTROOM BUILDING. LOCATE THE ELECTRICAL METER AND POWER PANEL ON THE SIDE OF THE NEW RESTROOM BUILDING. THE PANEL WILL BE INSTALLED IN A NEMA 3R LOCKING ENCLOSURE. THE LIGHTING CONTROLS WILL BE LOCATED INSIDE THE RESTROOM BUILDING.
8. PROVIDE A 208V/100A/1 $\phi$  FEED TO NEW POWER PEDESTAL LOAD CENTER FOR SEPARATE (1) 120V/20A, (1) 120V/30A, AND (1) 208V/50A/1 $\phi$  RECEPTACLES. PROTECT THE PEDESTAL WITH BOLLARDS.
9. PROVIDED A DEDICATED RECEPTACLE NEXT TO TRELLIS POST. INSTALL IN A WEATHER PROOF IN USE LOCKING PEDESTAL ENCLOSURE.
10. MDC2 IS PART OF THE 6TH STREET IMPROVEMENT AND SHOWN FOR REFERENCE.
11. LOCATE THE LIGHTING CONTROL PANEL INSIDE THE UTILITY SPACE NEXT TO THE RESTROOM.



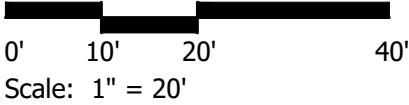
Computer File Information			Index of Revisions			Bighorn Consulting Engineers, Inc.  Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	2023.08.25	Glenwood North Landing Park Lighting Site Plan: 100% CONSTRUCTION DOCUMENTS	Project No./Code
Creation Date: 05.16.2023	Initials: DB	<input type="checkbox"/>	1.					No Revisions:		23-189
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:		Project Engineer: Deric J. Walter, PE
Full Path:		<input type="checkbox"/>	3.					Void:		PROJECT STARTED: -      ACCEPTED: -
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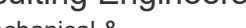


ELECTRICAL KEYED NOTES:

1. IN-GRADE WEATHER PROOF RECEPTACLE
2. IN-GRADE ADJUSTABLE FLOOD LIGHT TO HIGHLIGHT THE ARTWORK, COORDINATE THE EXACT LOCATION WITH THE ART WORK DISPLAY LOCATION AND CONSTRUCTION. REFER TO THE ARCHITECTURAL PLANS.
3. INSTALL THE LANDSCAPE BOLLARDS WITHIN 12" OF THE EDGE OF THE SIDEWALK. COORDINATE THE EXACT LOCATION WITH THE EDGE OF THE SIDEWALK LAYOUT.
4. MOUNT THE STRING LIGHTS TO THE UNDERSIDE OF THE TRELLIS.
5. MOUNT THE STRING LIGHT BETWEEN THE POLES AT THE DINING AREA. COORDINATE THE EXACT STRING DIRECTIONS WITH THE ARCHITECTURAL PLANS AND DETAILS.
6. INSTALL 3 RECESSED LIGHTS TYPE SD1 IN THE FACE OF THE BEAM REFER TO THE ARCHITECTURAL PLANS FOR SPACING AND MOUNTING. TYPICAL OF 5 BEAMS
7. THE NEW SERVICE WILL BE FEED FROM THE TRANSFORMER LOCATED NEXT TO THE NEW RESTROOM BUILDING. LOCATE THE ELECTRICAL METER AND POWER PANEL ON THE SIDE OF THE NEW RESTROOM BUILDING. THE PANEL WILL BE INSTALLED IN A NEMA 3R LOCKING ENCLOSURE. THE LIGHTING CONTROLS WILL BE LOCATED INSIDE THE RESTROOM BUILDING.
8. PROVIDE A 208V/100A/1 $\phi$  FEED TO NEW POWER PEDESTAL LOAD CENTER FOR SEPARATE (1) 120V/20A, (1) 120V/30A, AND (1) 208V/50A/1 $\phi$  RECEPTACLES. PROTECT THE PEDESTAL WITH BOLLARDS.
9. PROVED A DEDICATED RECEPTACLE NEXT TO TRELLIS POST. INSTALL IN A WEATHER PROOF IN USE LOCKING PEDESTAL ENCLOSURE.
10. MDC2 IS PART OF THE 6TH STREET IMPROVEMENT AND SHOWN FOR REFERENCE.
11. LOCATE THE LIGHTING CONTROL PANEL INSIDE THE UTILITY SPACE NEXT TO THE RESTROOM.



Scale: 1" = 20'

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Creation Date: 05.16.2023	Initials: DB			1.					No Revisions:			23-189
Last Modification Date: -	Initials: -			2.					Revised:	STATE HWY NO./MP/SIDE 006K/TBD/Left & Right		
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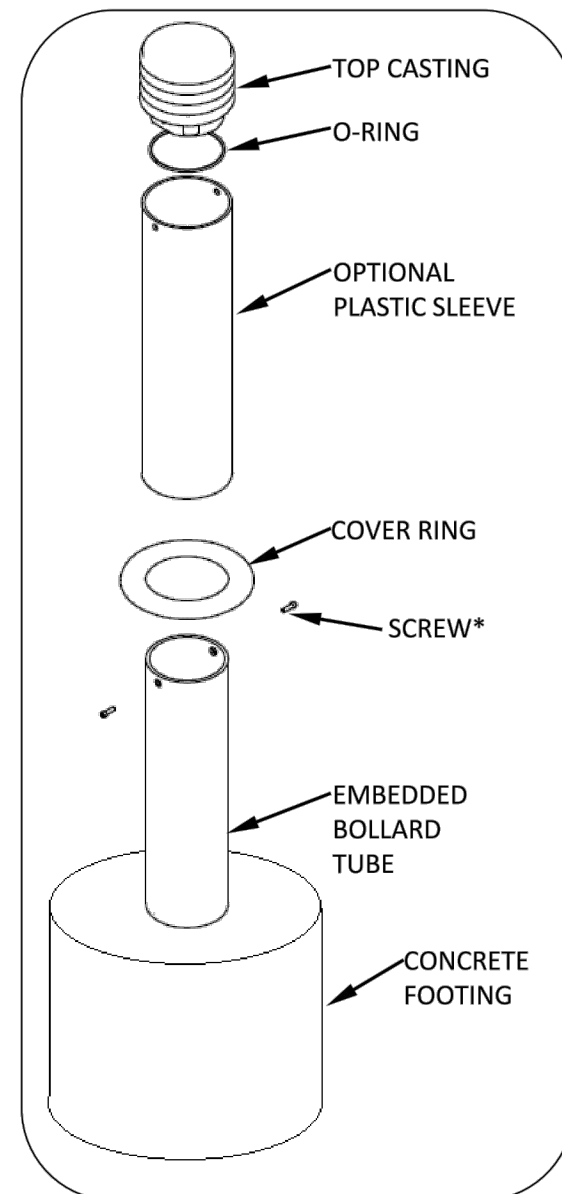


FIG. 1 - EMBEDDED BOLLARD ASSEMBLY

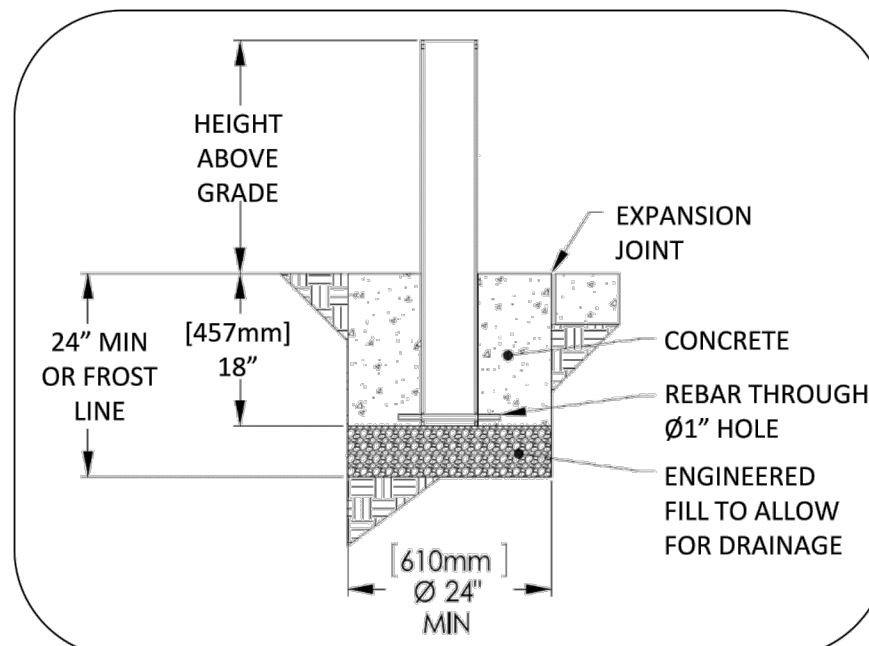


FIG. 2 - FOOTING DETAIL FOR EMBEDDED BOLLARD WITH NO  
LIGHT OR SOLAR LIGHT

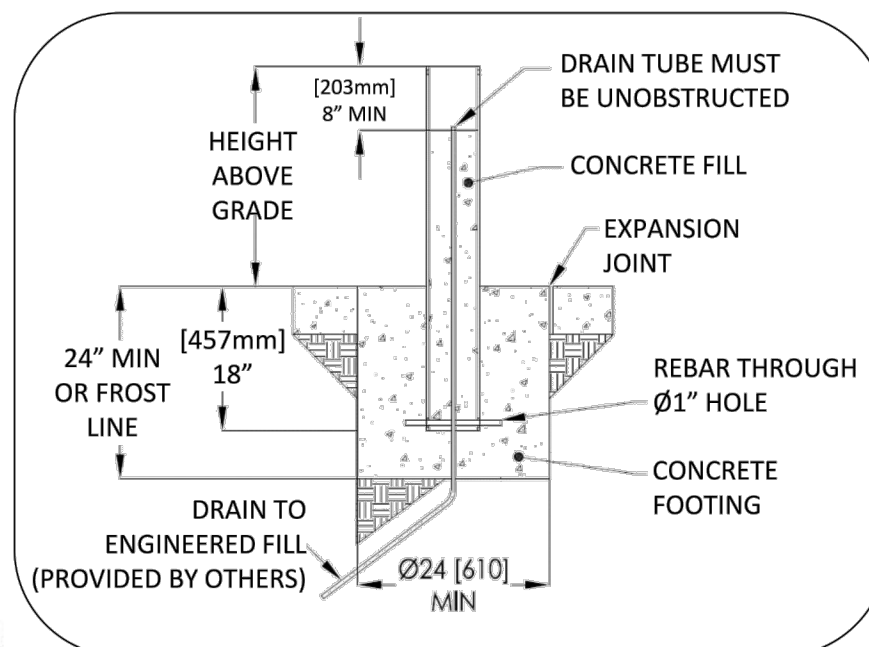
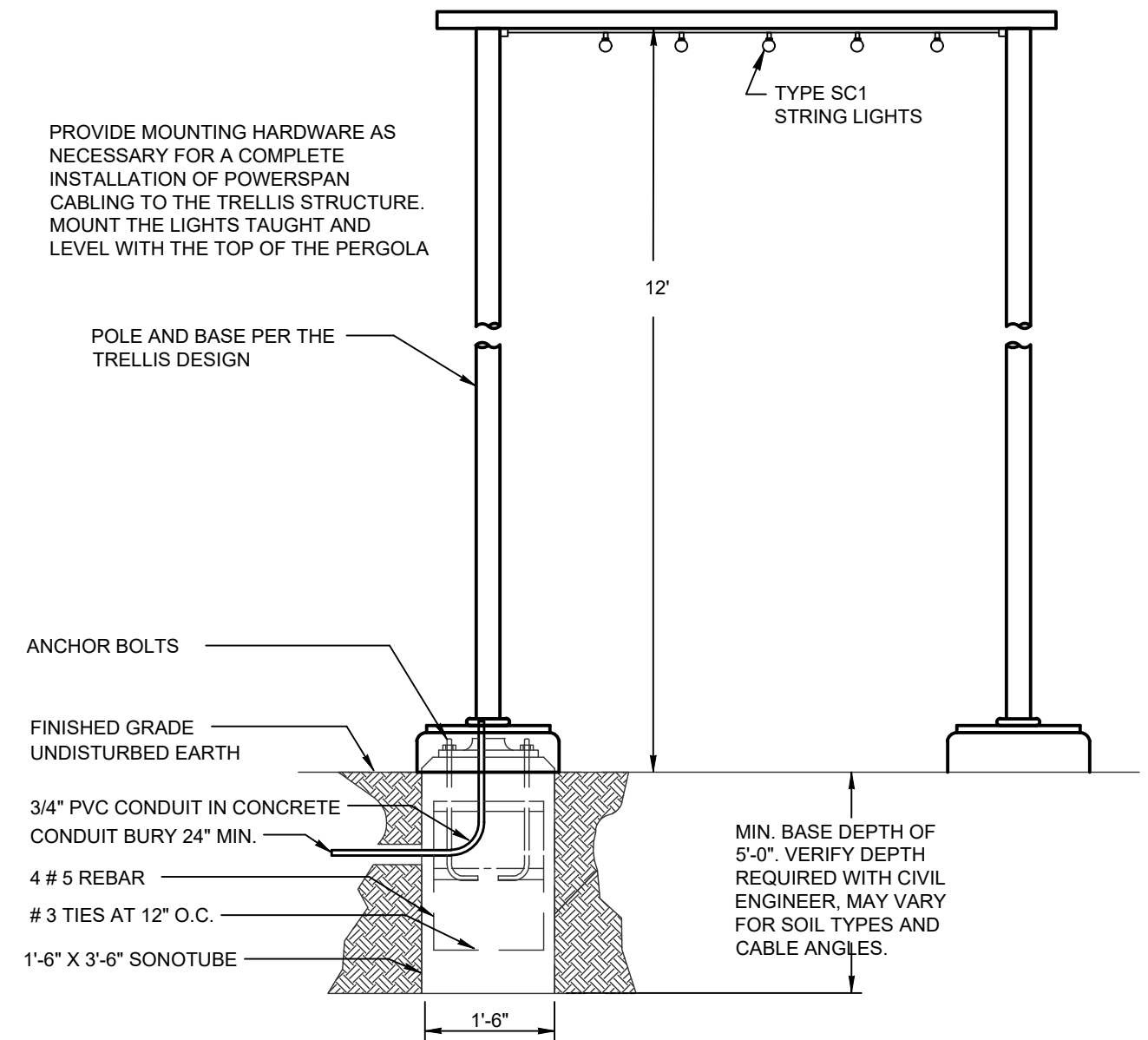


FIG. 3 - ALT FOOTING FOR EMBEDDED BOLLARD WITH INTERNAL CONCRETE FOR MINIMUM SECURITY



## STRING LIGHT POLE BASE DETAIL & ELEVATION

NO SCALE

NOTES:

1. VERIFY THE BURY DEPTH AND DIAMETER OF THE SONOTUBE WITH THE CIVIL ENGINEER PRIOR TO PURCHASING THE EQUIPMENT. DEPTH WILL DEPEND ON SOIL CONDITIONS. TYPICAL CONCRETE DEPTH IS 5 FT.
2. THE ELECTRICAL CONTRACTOR IS TO INSTALL VIBRATION DAMPERS IN ALL POLES, OBTAIN DAMPERS FROM POLE MANUFACTURER FOR EACH ALUMINUM POLE.
3. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH LOCAL THE ZONING AND DEVELOPMENT CODE.
4. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.

Computer File Information			Index of Revisions			Bighorn Consulting Engineers, Inc.			2023.08.25			Glenwood North Landing Park Lighting Site Details 100% CONSTRUCTION DOCUMENTS			Project No./Code			
Creation Date: 05.16.2023 Initials: DB				1.				 Mechanical & Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	No Revisions:			Project Engineer: Deric J. Walter, PE PROJECT STARTED: - ACCEPTED: - Comments: -			23-189		
Last Modification Date: - Initials: -				2.						Revised:								
Full Path:				3.						Void:								
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Acad Ver.: 2022 Scale: N/A Units: English				5.														
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													Sheet Number: E.1.2					



SITE LIGHTING LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SA1	HYDREL LIGHTING PDX10-B-18LED-RGB-MVOLT-MFL-FLCAS-34S-RDM	APPROVED EQUIVALENT	MVOLT INGRADE	750mA LED DMX512 CONTROL 845LM, RGB, 47W	PARADOX 10, RGB, DMX COLOR CHANGING 10" IN-GRADE MEDIUM FLOOD LIGHT, 15° TILT, 360° ROTATION, REMOTE CONTROL, FLAT ANTI-SLIP CLEAR LENS
SB1	LANDSCAPE FORMS LIGHTING ANNAPOLIS 12" BOLLARD	APPROVED EQUIVALENT	120-277V BOLLARD	LED 10LM, 3500K, 3W	12"DIAx33"H LED HARDWIRED AND SOLAR LANDSCAPE BOLLARD, BLACK FINISH
SC1	TEGAN LIGHTING KORE-EX5-K-C-GEF-BLK HM1-HMPT ARM, TEGAN POWER SUPPLY & DRIVER	APPROVED EQUIVALENT	120V POWER SPAN DIRECT MOUNT CABLE	LED REMOTE DIMMING POWER SUPPLY, 6W, 199LM, 3500K, 90CRI	EXTRON POWERSPAN PENDANT, CABLE MOUNT, G GLASS ENVELOPE FROSTED GLASS BULB, BLACK FINISH, DIMMABLE. 110' MAX CABLE LENGTH, MOUNT LAMPS 3'-0" APART.
SD1	KILK LIGHTING LPXL-28-F00-30K-1.9-S-FLD-SPC	APPROVED EQUIVALENT	INPUT 24V, 110-277 VAC PRIMARY DRIVER, RECESSED TRELLIS	0-10V LED DIMMING DRIVER, 162LM, 3000K, 80-85CRI, 1.9W/POD	LED POD, FLAT LENS, CLEAR LENS, SYMMETRICAL FLOOD DISTRIBUTION, STANDARD POWDERCOAT FINISH,

- NOTES:
- 1. THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
  - 2. ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRES. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR
  - 3. ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
  - 4. LIGHTS WILL BE CONTROLLED WITH A LIGHTING CONTROL SYSTEM LOCATED IN THE RESTROOM BUILDING.
  - 5. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
  - 6. ORDER ALL EXTERIOR LUMINAIRES WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.

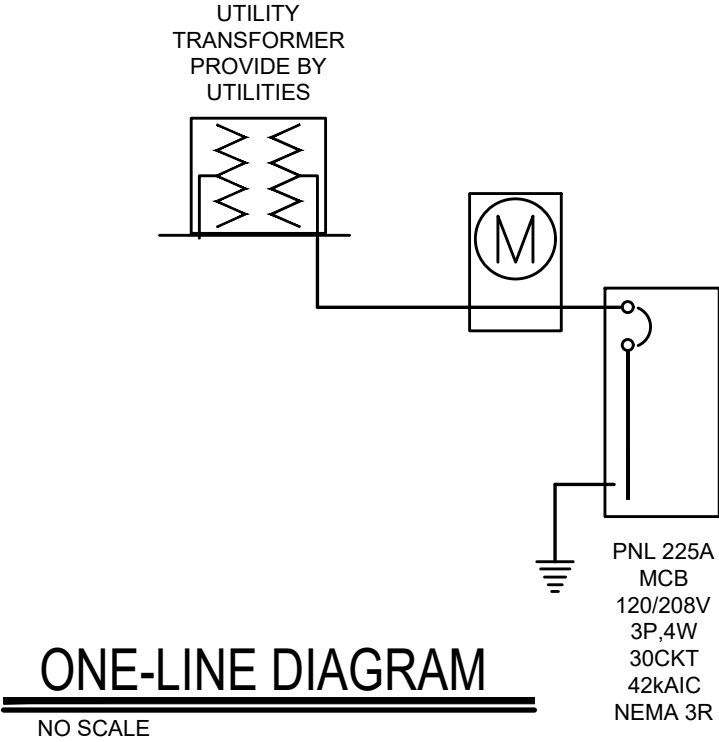
LIGHTING CONTROLS:  
ALL LIGHTS WILL BE CONTROLLED PER THE CITY OF GLENWOOD SPRINGS LIGHTING CODES AND STANDARDS.

- THE LIGHTS WILL BE CONTROLLED IN GROUPS AS FOLLOWS:
- 1. THE TYPE SB1 BOLLARDS ALONG ALL WALKING PATHS.
  - 2. THE TYPE SD1 MOUNTED IN THE BOTTOM OF THE ARCH.
  - 3. THE TYPE SS1 LIGHTS AT THE DINING PLAZA.
  - 4. THE TYPE SS1 TRELLIS LIGHTS AT THE ELEVATED PLAZA.
  - 5. THE TYPE SA1 ART LIGHTS



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Creation Date: 05.16.2023	Initials: DB	<input type="checkbox"/>	1.					No Revisions:		23-189
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:		STATE HWY NO./MP/SIDE 006K/TBD/Left & Right
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Acad Ver.: 2022	Scale: N/A	<input type="checkbox"/>	5.							
Units: English										

PANEL SCHEDULE -		PNL	TYPE: VOLTAGE: ENCLOSURE:		PANELBOARD 120/208 NEMA1		BUS SIZE: MAIN BRKR: MOUNTING:		100 NONE FLUSH		PHASES: WIRES: SC RATING:		3 4 10000		NEUTRAL BUS: YES GROUND BUS: YES	
LOAD TYPE	LOAD DESCRIPTION			AMPS POLES	CKT# LOAD	Ø	CKT# LOAD	AMPS POLES	LOAD TYPE	LOAD DESCRIPTION						
RECEPTACLE	EVENT POWER (FOOD TRUCK) ---			50A 2P	1 4162	A	2 4162	50A 2P	RECEPTACLE	EVENT POWER (FOOD TRUCK) ---						
RECEPTACLE	--- ---			--- ---	3 4162	B	4 4162	--- ---	RECEPTACLE	--- ---						
RECEPTACLE	EVENT POWER (FOOD TRUCK) ---			30A 2P	5 2496	C	6 2496	30A 2P	RECEPTACLE	EVENT POWER (FOOD TRUCK) ---						
RECEPTACLE	--- ---			--- ---	7 2496	A	8 2496	--- ---	RECEPTACLE	--- ---						
RECEPTACLE	EVENT POWER (FOOD TRUCK) ---			20A 1P	9 1800	B	10 1800	20A 1P	RECEPTACLE	EVENT POWER (FOOD TRUCK) ---						
RECEPTACLE	EVENT POWER (ELEVATED PLATFORM) ---			20A 1P	11 1800	C	12 1800	20A 1P	RECEPTACLE	EVENT POWER (ELEVATED PLATFORM) ---						
RECEPTACLE	GENERAL PURPOSE IN-GRADE ---			20A 1P	13 720	A	14 846	20A 1P	LIGHTING	DINING AREA LIGHTS ---						
LIGHTING	BOLLARDS, ART LTGS, WALKWAY TRELLIS ---			20A 1P	15 278	B	16 0	--- ---	SPACE	--- ---						
LIGHTING	TRELLIS LIGHTS ---			20A 1P	17 372	C	18 0	--- ---	SPACE	--- ---						
SPACE	--- ---			--- ---	19 0	A	20 0	--- ---	SPACE	--- ---						
SPACE	--- ---			--- ---	21 0	B	22 0	--- ---	SPACE	--- ---						
SPACE	--- ---			--- ---	23 0	C	24 0	--- ---	SPACE	--- ---						
LOADS BY TYPE:					LOADS BY PHASE:											
LOAD TYPE	CONNECTED LOAD (VA)	DEMAND FACTOR	DEMAND LOAD (VA)	PHASE		CONNECTED LOAD (VA)	CONNECTED LOAD (AMPS)	BALANCE (PERCENT)								
LIGHTING	1496.00	1.25	1870.00	A		14882.00	124.02	A-B: 82								
KITCHEN	0.00	0.00	0.00	B		12202.00	101.68	B-C: 73.5								
PROCESS	0.00	1.00	0.00	C		8964.00	74.70	C-A: 60.2								
RECEPTACLES	10000.00	1.00	10000.00	TOTAL/AVERAGE		36048.00	100.13	71.9								
RECEPTACLES	24552.00	0.50	12276.00	NOTES:												
MECH HEATING	0.00	1.00	0.00	1. THE LARGEST CONNECTED MOTOR LOAD IS INCLUDED IN MECHANICAL, PROCESS, OR MOTOR LOADS.												
MECH COOLING	0.00	1.00	0.00													
MECH YEAR ROUND	0.00	1.00	0.00													
APPLIANCE	0.00	1.00	0.00													
MISCELLANEOUS	0.00	1.00	0.00													
MOTOR	0.00	1.00	0.00													
SPARE	0.00	1.00	0.00													
LARGEST MOTOR ¹	ABOVE	0.25	0.00													
TOTAL	36048.00		24146.00													



- ELECTRICAL SERVICE NOTES:**
1. PROVIDE MATERIALS FOR SUPPORT STRUCTURE TO MOUNT CT, PANEL, AND NEMA 3R RATED LOCKABLE ELECTRICAL ENCLOSURE; COORDINATE SIZE WITH CONTROLS AND HEATER TO BE INSTALLED; MINIMUM DIMENSIONS: 24"W x 24"H x 8"D.
  2. CONTROLS TO BE A 2 RELAY LIGHTLEADER AUTOMATIC LIGHTING CONTROLLER, WITH A LIGHTSYNC DIMMER MODULE AND PHOTO SENSOR. CONTRACTOR TO SUPPLY A DIMMING SWITCH COMPATIBLE WITH THE LIGHTLEADER CONTROLLER AND SINGLE GANG HOUSING TO MOUNT IN THE ELECTRICAL ENCLOSURE. EACH RELAY ( "A" AND "B") WILL CONTROL A LIGHTING CIRCUIT EACH POWERING MULTIPLE LIGHT PANELS.
  3. THE INTERIOR OF THE ELECTRICAL ENCLOSURE TO BE THERMALLY REGULATED BY A HOFFMAN DAH1001A (OR EQUIVALENT) ENCLOSURE HEATER. SET THERMOSTAT TO ENSURE 40°F (5°C) MINIMUM ENCLOSURE TEMPERATURE. ENSURE ADEQUATE CLEARANCE AROUND HEATER PER MANUFACTURER'S RECOMMENDATIONS.
  4. PROVIDE GROUNDING PER THE 2020 NEC.
  5. ELECTRICAL CONTRACTOR TO PROVIDE LINE VOLTAGE 0-10V DIMMER SWITCH TO CONTROL THE DIMMING MODULE FOR ALL LIGHT CABLE INSTALLATIONS.
  6. ENSURE CONDUIT BURIAL TO A MINIMUM DEPTH OF 24".
  7. PROVIDE A 48"x36"x3" CONCRETE PAD AROUND THE METER SERVICE FRAMEWORK WITH CONCRETE FILLED 4" GALVANIZED SCHEDULE 40 STEEL PIPE AT EACH OF THE CORNERS THAT IS EXPOSED TO VEHICULAR TRAFFIC.
  8. SET TIME SWITCH AND CALENDAR PER CITY OF GLENWOOD SPRINGS DIRECTION.
  9. ALL MODELS IDENTIFIED ON DRAWINGS ARE FOR DESIGN INTENT; EQUIVALENT MODELS SHALL BE SUBMITTED TO ENGINEERS FOR APPROVAL.



Computer File Information				Index of Revisions		 Mechanical &amp; Electrical Engineers 386 Indian Road Grand Junction, CO 81501 Phone: (970) 241-8709	 Know what's below. Call before you dig.	2023.08.25	<b>Glenwood North Landing Park</b> <b>Site Electrical Details</b> <b>100% CONSTRUCTION DOCUMENTS</b>	Project No./Code
Creation Date: 05.16.2023	Initials: DB	<input type="checkbox"/>	1.					No Revisions:		23-189
Last Modification Date: -	Initials: -	<input type="checkbox"/>	2.					Revised:		STATE HWY NO./MP/SIDE 006K/TBD/Left & Right
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									Project Engineer: Deric J. Walter, PE	
									PROJECT STARTED: -	ACCEPTED: -
									Comments: -	





Programmable Lighting Control

- 365-day programmable Lighting Control Panel
- Automatic receptacle plug load control
- All products Made in the USA
- LightSync™ switch and accessory ready
- USB, modem and TCP/IP connectivity available
- Integrated surge suppression
- Built-in programming backup and restore
- Connect up to 254 panels and 16,510 devices together
- Allows network connections across the Internet



Overview

The LightLEEDer programmable lighting control panel is the key to a powerful, dependable, flexible and energy efficient lighting system. LightLEEDer panels come with our new Reliant40 relays which feature a superior four contact design — the first true 40Amp lighting relay. Reliant40 relays come in 1-, 2- and 3-pole configurations in a robust breaker-style body. LightLEEDer panels range in size from 4 to 64 relay capacity and are equipped with CAT-5 RJ45 connectors for LightSync data line devices and interconnecting panels. Panels include a keyboard and LCD screen, along with USB and TCP/IP connections for easy programming with our free LightLEEDer Pro Software. Add-on modules are available for connecting to BAS, theatrical, or security systems.

Features

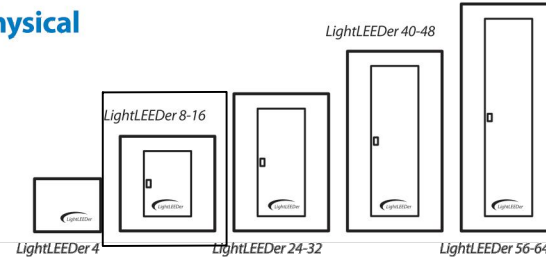
- **Made in the USA** relays and hardware
- **Automatic** receptacle plug load and lighting circuit control
- **Programming Options** are done with a Integrated keypad with 4-line LCD display or using LightLEEDer Pro software via USB or TCP/IP.
- **LightSync Data Line Device Ready** utilizing RJ45 connectors and standard CAT-5 cabling for data line.
- **Network Capability** allows you to connect up to **254 panels** and **64 LightSync devices** per panel, plus an additional **254 devices** on the panel network.
- **Internet Capability** to interconnect panels across the internet.
- **Relay Groups** can comprise any relay on the network and be assigned to any of the **256 available groups** — controlled by any timer, switch, or other external commands.
- **Relay Presets** can be programmed from any relay ON/OFF patterns and be assigned to any of the **256 available presets** — controlled by any timer, switch, or other external commands.
- **Timer Scheduling** for **128 available timers** that can turn relays ON or OFF for Time-of-Day, Astronomical times, and Open/Close.
- **Clock Functions** include Automatic Astronomical calculation of Sunrise and Sunset, Adjustable Daylight Saving Time and Enable/Disable.
- **Switching Inputs** accepts virtually any type of switch, momentary or maintained, 2- or 3-wire switch and directly powers motion sensors, data line switches and devices.
- **Switch Input Flexibility** is provided with time-of-day function change and also has “and/or” logic built in.
- **Add-On Modules** available for each controller, and include BACnet IP, BACnet MSTP, Modbus RTU, Modbus ASCII, N2, LonWorks, DMX512, DTMF telephone switching and modem.

INTELLIGENT LIGHTING CONTROLS, INC.  
www.ilc-usa.com



Programmable Lighting Control

Physical



Enclosure Size Options (NEMA Type 1 w/cover)				
Enclosure Type	Relays	Width	Height	Depth
LightLEEDer 4	1 to 4	14 in.	11 in.	6 in.
LightLEEDer 8-16	1 to 16	20 in.	20 in.	6 in.
LightLEEDer 24-32	1 to 32	20 in.	29 in.	6 in.
LightLEEDer 40-48	1 to 48	20 in.	38 in.	6 in.
LightLEEDer 56-64	1 to 64	20 in.	48 in.	6 in.

Specifications

Relays:

- Superior breaker style design
- Switch type override control
- Lockout feature disables control from panel
- 40 Amps @ 120, 277 and 347 VAC
- 1-, 2-, or 3-pole configurations

Safeguards:

- **Power surge and spike suppression** up to 123 volts on the 24VAC power input
- **Data Line surge and spike suppression** up to 8Kv and 15Kv through air
- **Memory retention** for firmware and programming up to 200 years and electrostatic discharge to 4Kv
- **Real-Time-Clock time retention** 45 days or greater without power
- **Internal memory backup** and restore

Physical:

- Double-sided construction for mounting directly to breaker box or stand alone
- Pre-drilled mounting holes for easy installation
- Provided with a removable hinged locking door mount door, or optional flush mount door. 4 size enclosure provided with a screw cover.

- High voltage barriers separate Normal/Emergency and Class 1/Class 2 wiring
- Optional NEMA 4 and 4X enclosures available

Electrical:

- 120 or 277 VAC @ 1 Amp, 347 VAC optional

Capacities:

- Up to 64 single pole relays
- 2 to 4 add-on modules

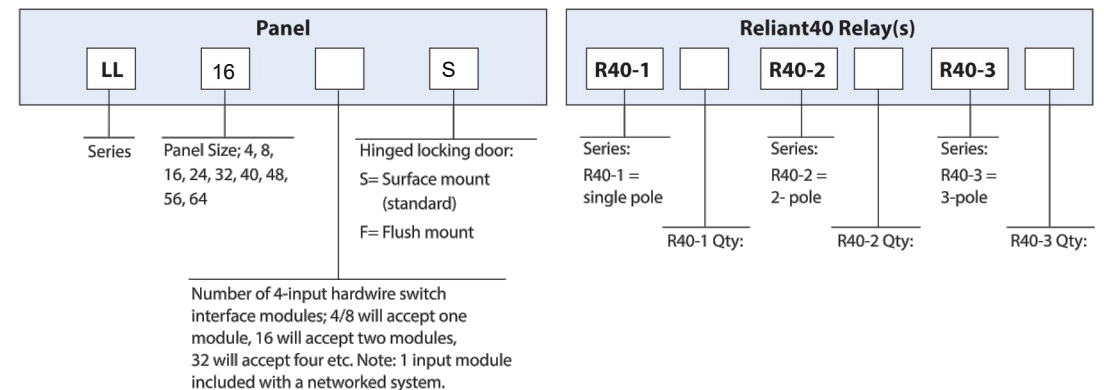
Operating Environment:

- Location: Interior space
- Operating Temp.: 0° to 50° C
- Humidity: 10% - 90% Non-condensing
- Atmosphere: Non-explosive/corrosive
- Vibration: Stationary

Certifications and Approvals:

- UL
- CUL
- FCC Part 15
- FCC Part 68
- Title 24
- ASHRAE compliant

Ordering



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Index of Revisions

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Bighorn Consulting Engineers, Inc.



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



2023.08.25

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Glenwood North Landing Park  
Site Lighting Control Details  
100% CONSTRUCTION DOCUMENTS

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: -

ACCEPTED: -

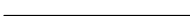
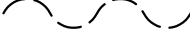
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Project No./Code

23-189

STATE HWY NO./MP/SIDE  
006K/TBD/Left & Right

Sheet Number: **E.1.5**

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD-06-S-P30 WITH MATCHED PRECIPITATION RATE NOZZLES	POPUF SPRAY HEAD	18
	RAIN BIRD	RD-12-S-P30 WITH MATCHED PRECIPITATION RATE NOZZLES	HI-POP SPRAY HEAD	17
	RAIN BIRD	PEB WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	16 & 12
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	5
	RAIN MASTER	EAGLE ICENTRAL EGP-TW W/ CELLULAR KIT	TWO-WIRE ELECTRIC CONTROLLER	8 & 10
	HUNTER	WRF-CLIK	WEATHER SENSOR DEVICE	9
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	2
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	3
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	4
	RAIN BIRD	PESB	MASTER CONTROL VALVE	6 & 12
	CST	FSI-T10-001 (1")	FLOW SENSOR	7
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	20
		TYPE K COPPER	HARD COPPER PIPE	1
		CLASS 200 BE	PVC LATERAL	20
		CLASS 160	PVC SLEEVING	19
	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	12 & 13
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	15
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	15
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	14
N/S	RAIN MASTER	TW-D-1	VALVE DECODER	6, 12 & 13
	PAIGE	P7354D	2-WIRE DECODER CABLE	VARIOUS
	RAIN MASTER	TW-LA-1	GROUNDING LIGHTNING ARRESTOR	11
CONTROLLER &amp; STATION NO. CONTROL VALVE SIZE				

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Index of Revisions			
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HydroSystems

Irrigation Consulting & Water Management  
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401  
o. 303.980.5327 www.hydrosystemsksd.com

BUI Project No.: BUI #22021



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**Glenwood North Landing Park**  
**IrrigationSchedule**  
**100% Construction Documents**

Project Engineer: Deric J. Walter, PE

PROJECT STARTED: - ACCEPTED: -

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Sheet Number: <b>IR-0.0</b>



IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
			EXISTING MAINLINE	
			EXISTING SLEEVING	

IRRIGATION CONSTRUCTION NOTES

1.

DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DHM . THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
2.

SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE PROJECT CIVIL ENGINEER AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 100 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 86 PSI MINIMUM.
3.

RAW WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH RAW WATER. INFORMATION ON WATER QUALITY HAS BEEN OBTAINED FROM THE CIVIL ENGINEER. DESIGN REFLECTS FILTRATION LEVELS FOR KNOWN ISSUES. SHOULD ALGAE GROWTH BE A CONCERN, A DISC FILTER MAY BE REQUIRED AND ADDITIONAL CHLORINE TREATMENT IS RECOMMENDED. INSTALLATION CREWS ARE TO BE INFORMED OF THE FILTER MAINTENANCE REQUIREMENTS AND ANY ADDITIONAL FLUSHING THAT MAY BE REQUIRED PRIOR TO INSTALLATION OF NOZZLES OR DRIP EMITTERS.
4.

IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO SERVE THE 6TH STREET IMPROVEMENTS AND NORTH LANDING PARK. THE SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A 6 NIGHT PER WEEK, 6 HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF

1.54" PER WEEK PEAK SEASON

ORNAMENTAL PLANTINGS

0.62" PER WEEK PEAK SEASON

- NATIVE SEED MIXES

0.51" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
5.

EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK, ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
6.

PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
7.

MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

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Acad Ver.: 2022	Scale: N/A	<input type="checkbox"/>	5.					

IRRIGATION CONSTRUCTION NOTES- CONT.

8. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
9. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
10. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
11. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
- | SLEEVED PIPE SIZE/WIRE QUANTITY | REQUIRED SLEEVE SIZE & (QUANTITY) |
|---------------------------------|-----------------------------------|
| 3/4" - 1 1/4" PIPING            | 2" PVC (1)                        |
| 1 1/2" - 2" PIPING              | 4" PVC (1)                        |
| 2- TWO WIRE CABLES              | 2" PVC (1)                        |
| COMMUNICATION CABLE             | 2" PVC (1)                        |
12. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
- 12.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
- 12.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
- 12.3. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
- 12.4. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
- 12.5. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
- 12.6. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
- 12.7. GROUNDING SHALL BE IN AN IRRIGATED AREA.
- 12.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE

- OR EVERY 8TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
- 12.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
13. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
14. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
15. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
16. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
17. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.

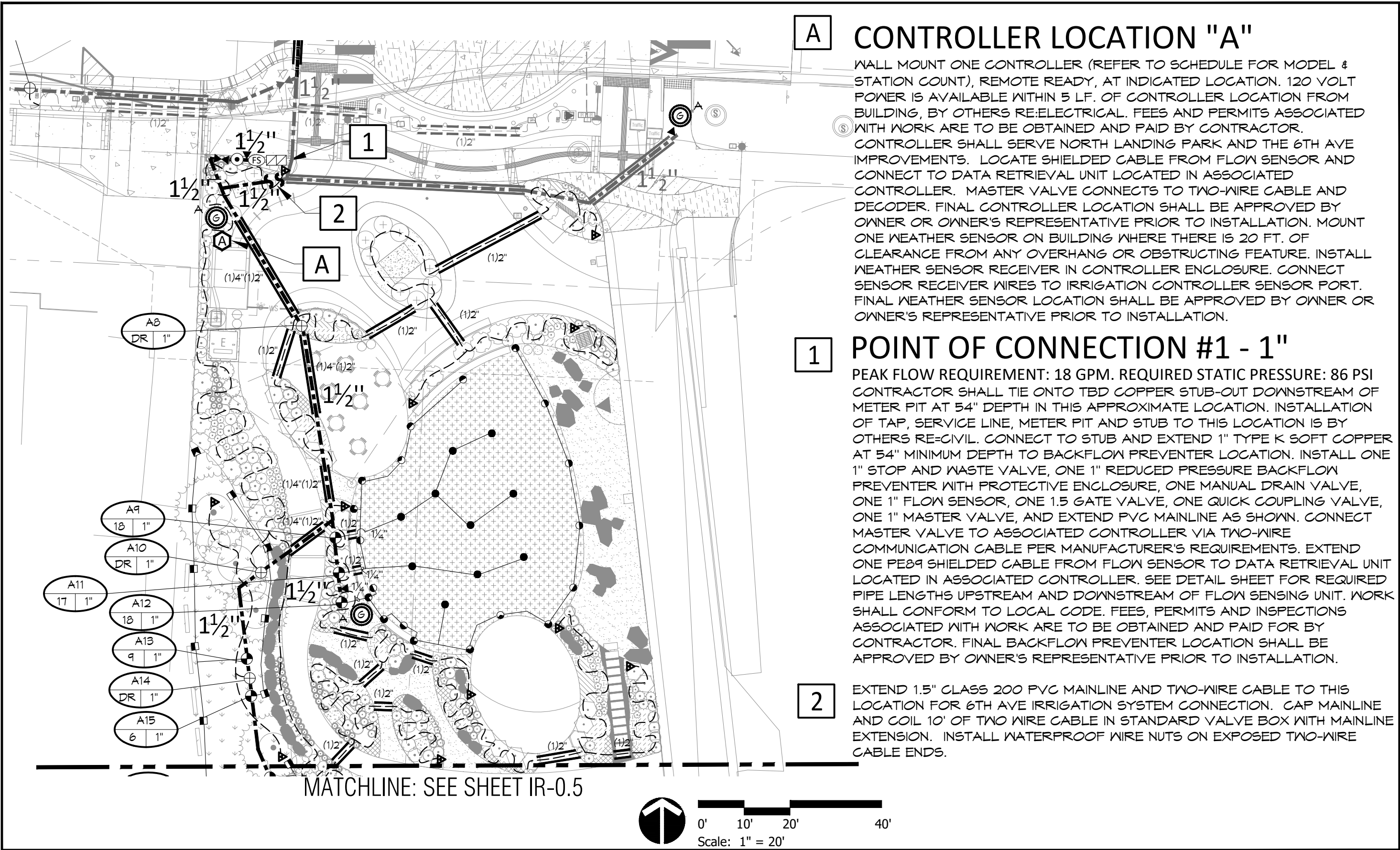
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IRRIGATION CONSTRUCTION NOTES- CONT.

18. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
19. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
- 19.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
- 19.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
- 19.3 LEAKS - DETECT AND REPAIR LEAKS.
- 19.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
- 19.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
- 19.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

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Acad Ver.: 2022	Scale: N/A	Units: English	<input type="checkbox"/>	5.						PROJECT STARTED: -	ACCEPTED: -	Sheet Number: <b>IR-0.3</b>
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**A** **CONTROLLER LOCATION "A"**

WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 5 LF. OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS RE:ELECTRICAL. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. CONTROLLER SHALL SERVE NORTH LANDING PARK AND THE 6TH AVE IMPROVEMENTS. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. MASTER VALVE CONNECTS TO TWO-WIRE CABLE AND DECODER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**1** **POINT OF CONNECTION #1 - 1"**

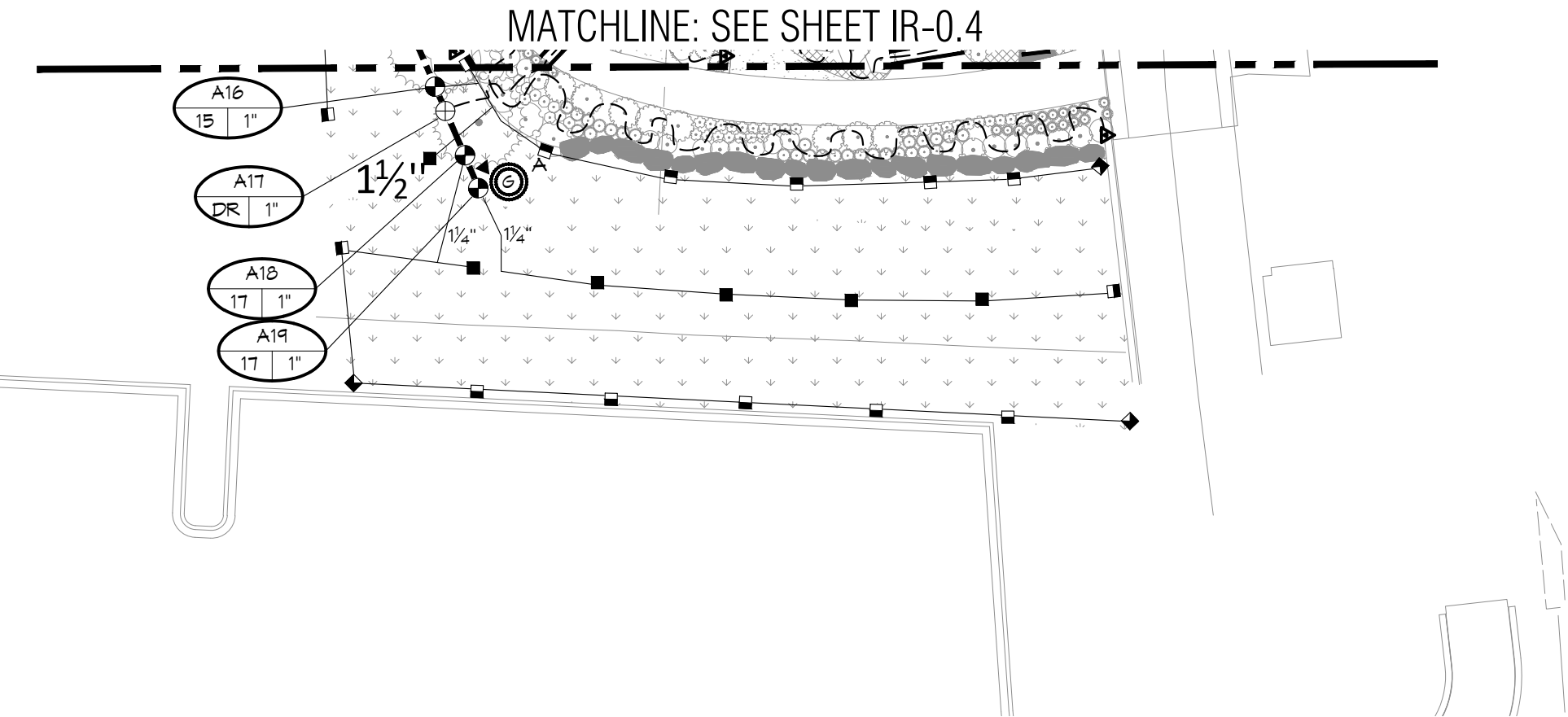
PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 86 PSI CONTRACTOR SHALL TIE ONTO TBD COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-CIVIL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1.5 GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**2**

EXTEND 1.5" CLASS 200 PVC MAINLINE AND TWO-WIRE CABLE TO THIS LOCATION FOR 6TH AVE IRRIGATION SYSTEM CONNECTION. CAP MAINLINE AND COIL 10' OF TWO WIRE CABLE IN STANDARD VALVE BOX WITH MAINLINE EXTENSION. INSTALL WATERPROOF WIRE NUTS ON EXPOSED TWO-WIRE CABLE ENDS.

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Computer File Information			Index of Revisions			  Irrigation Consulting &amp; Water Management 13949 W. Colfax Ave, Suite 260 o. 303.980.5327 www.hydrosystemsksdi.com   BUI Project No.: BUI #22021	  Know what's below. Call before you dig.	As Constructed	<b>Glenwood North Landing Park</b> <b>Irrigation Plan - Sta. 1+00 to 3+00</b> <b>100% Construction Documents</b>		Project No./Code	
Creation Date: 07/25/2023	Initials: EWP	<input type="checkbox"/>	1.					No Revisions:			RMS M535-010	
Last Modification Date: 2023.08.25	Initials: EWP	<input type="checkbox"/>	2.					Revised:	STATE HWY NO./MP/SIDE 006K / W 6th Street			
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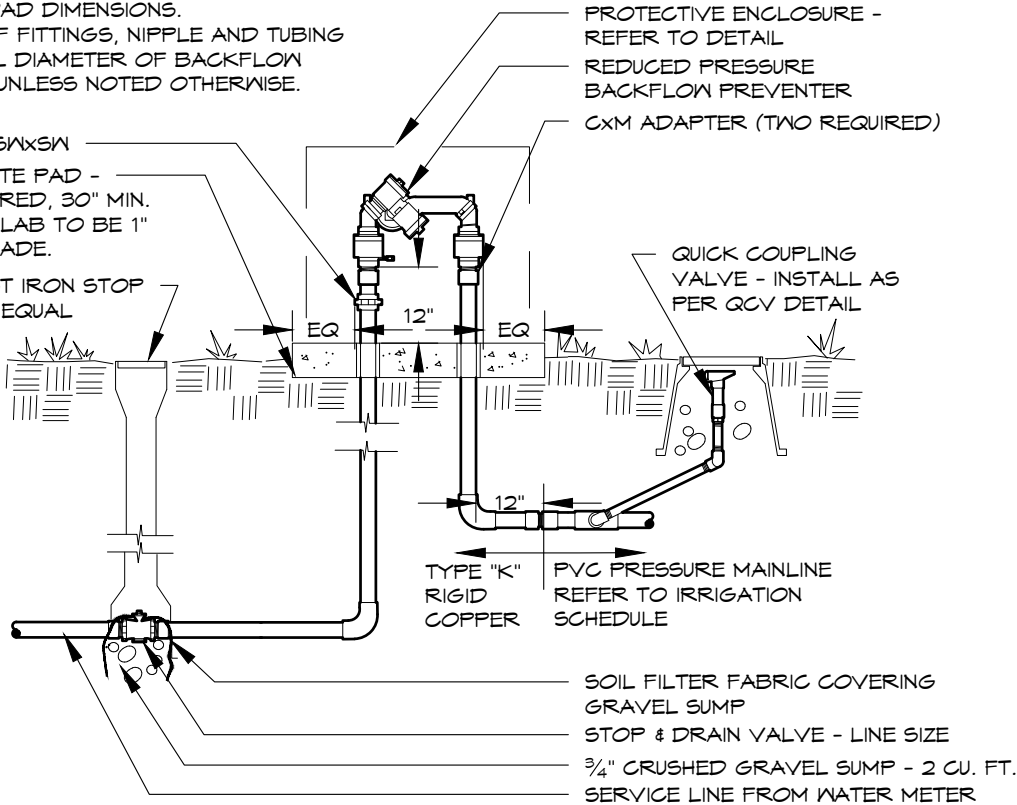
NOTE:

- CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER.
- REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
- DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

BRONZE UNION - 5Wx5W

6" THICK CONCRETE PAD - LENGTH AS REQUIRED, 30" MIN. WIDTH. TOP OF SLAB TO BE 1" ABOVE FINISH GRADE.

ADJUSTABLE CAST IRON STOP BOX - TYLER OR EQUAL



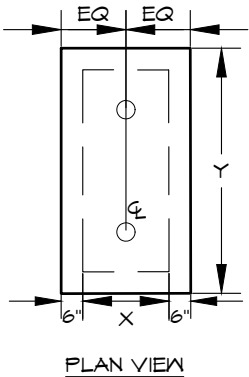
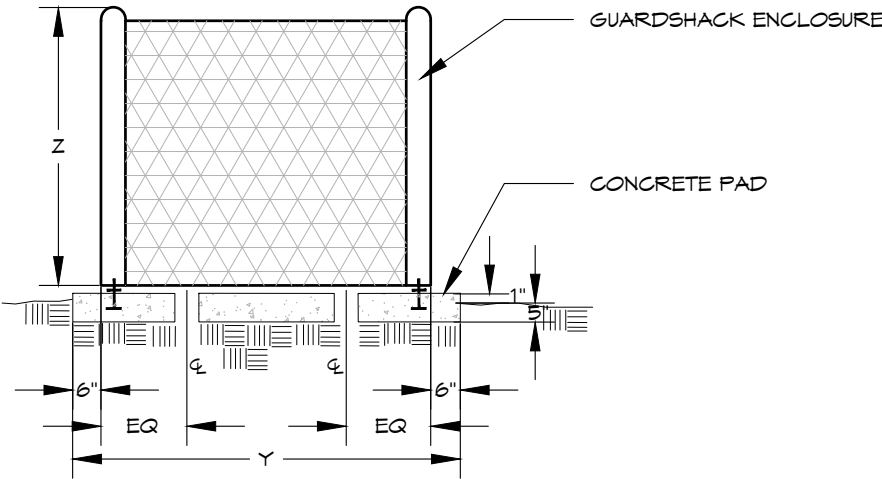
# BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

1

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBCO 825YA 3/4" & 1"	GS-.5	10"	24"	18"
FEBCO 825YA 1 1/2" & 2"	GS-1	10"	34"	24"

ELEVATION



NOTES:

- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.
- PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR. UNLESS OTHERWISE NOTED (SEE SCHEDULE).

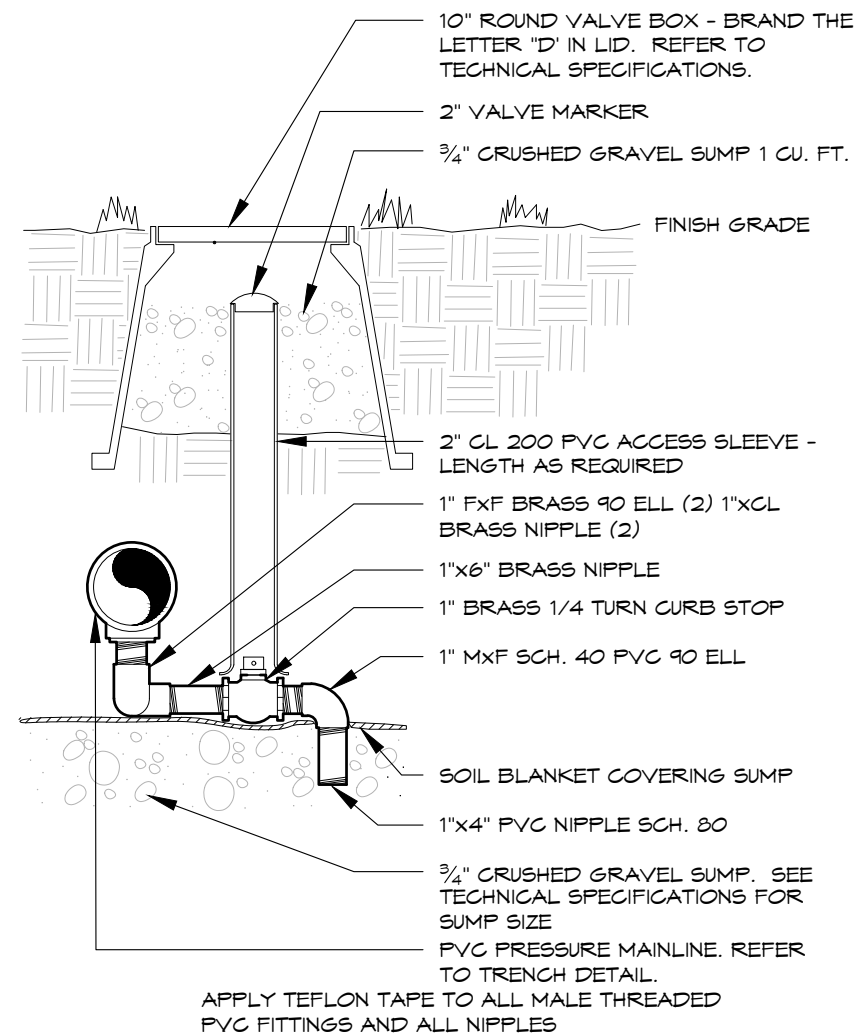
# BACKFLOW ENCLOSURE

GUARDSHACK - 3/4" - 2" SYSTEMS

2

Computer File Information		Index of Revisions			 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o. 303.980.5327 www.hydrosystemsksi.com	 Know what's below. Call before you dig.	As Constructed	<b>Glenwood North Landing Park</b> <b>Irrigation Details</b> <b>100% Construction Documents</b>		Project No./Code
Creation Date: 07/25/2023	Initials: EWP	1.					No Revisions:			RMS M535-010
Last Modification Date: 2023.08.25	Initials: EWP	2.			BUI Project No.: BUI #22021		Revised:	Project Engineer: Deric J. Walter, PE	PROJECT STARTED: - ACCEPTED: -	STATE HWY NO./MP/SIDE 006K / W 6th Street
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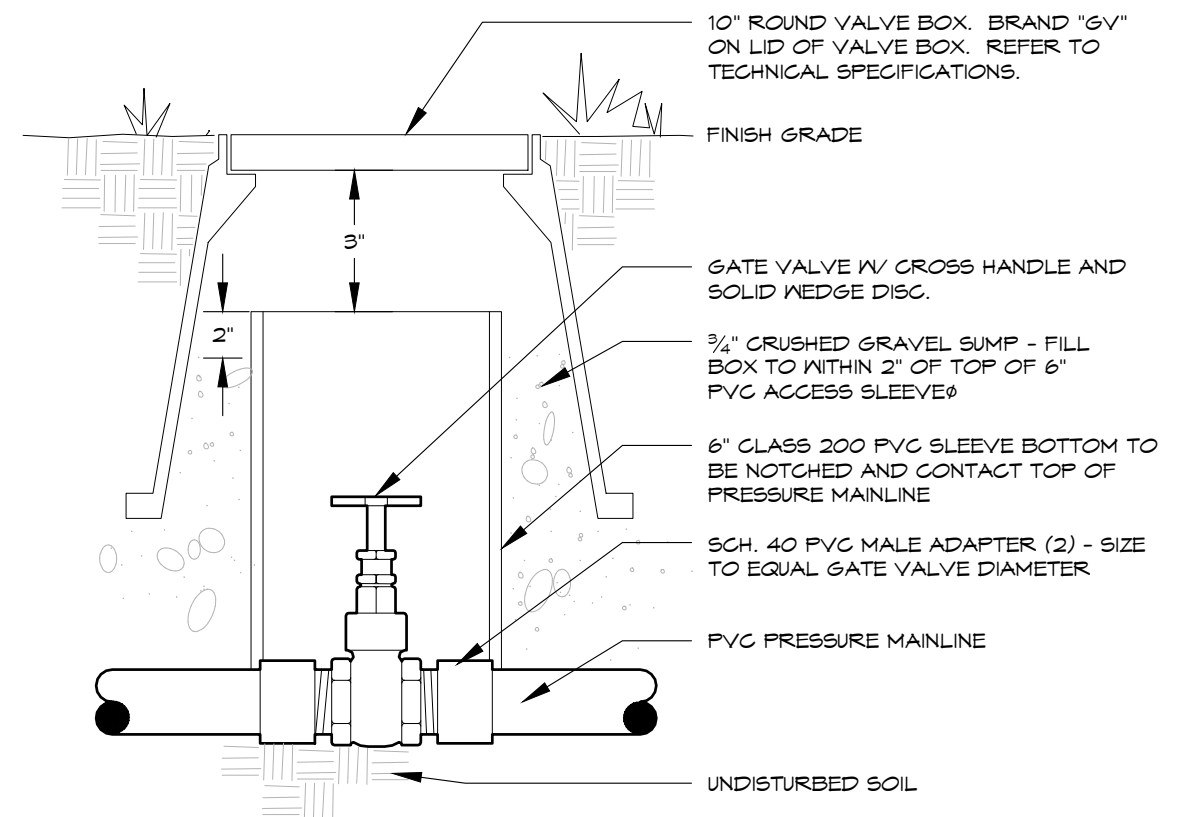




## MANUAL DRAIN VALVE

### TYPICAL

3

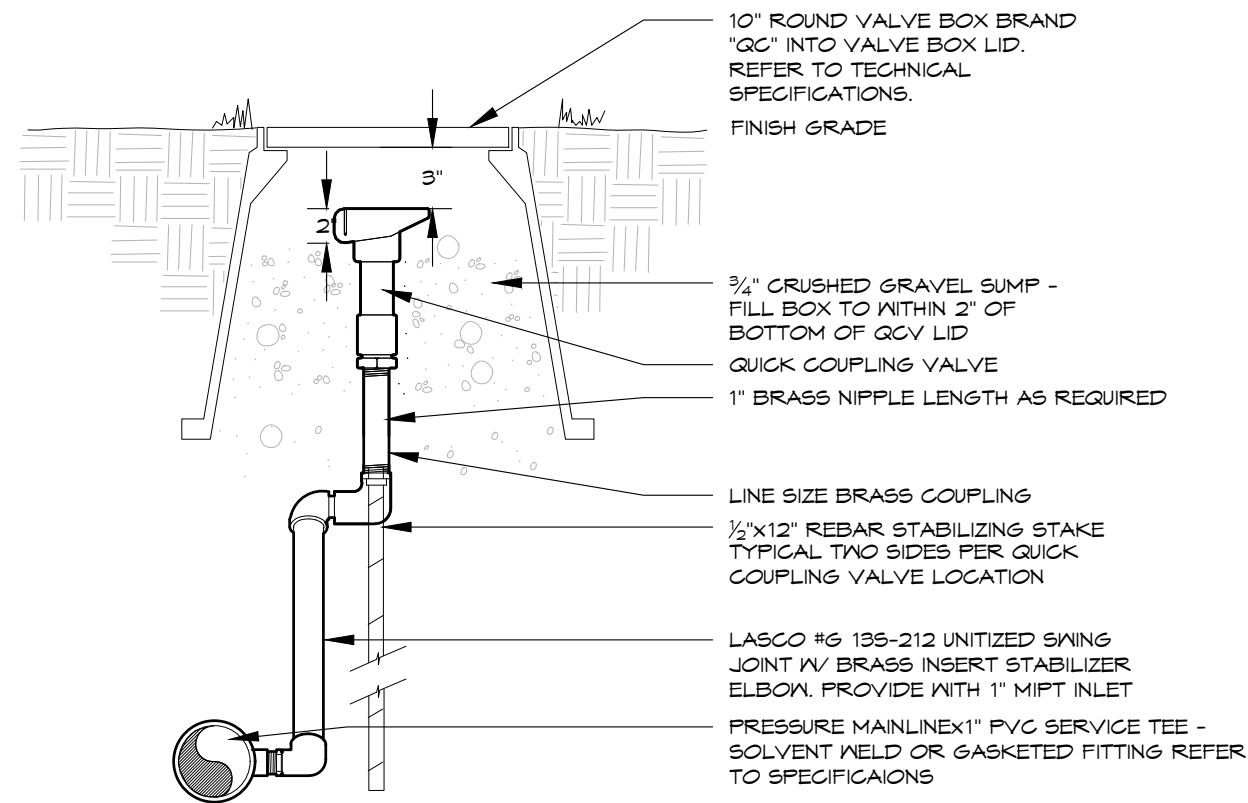


## GATE VALVE

### 2.5" & SMALLER - X-HANDLE

4

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Creation Date: 07/25/2023	Initials: EWP	1.				No Revisions:		RMS M535-010	
Last Modification Date: 2023.08.25	Initials: EWP	2.				Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street	
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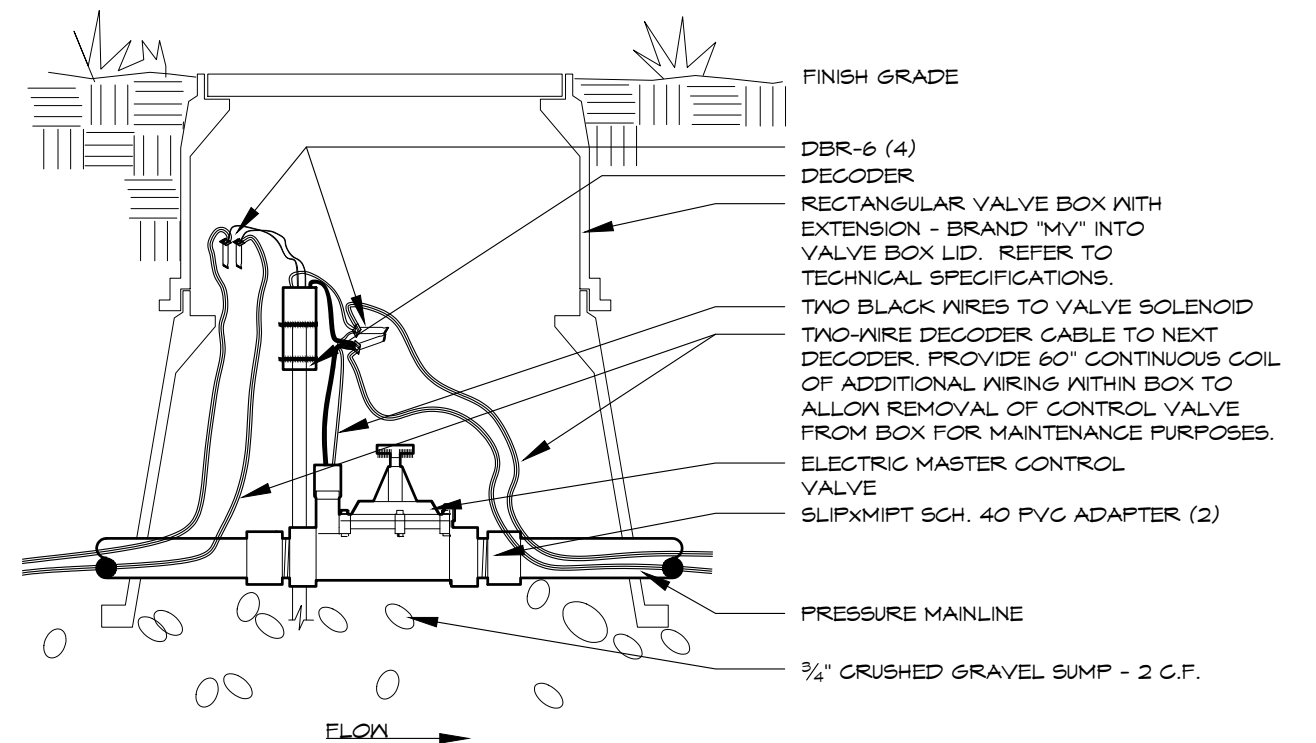


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

## QUICK COUPLING VALVE

LASCOSWING - TYPICAL

5



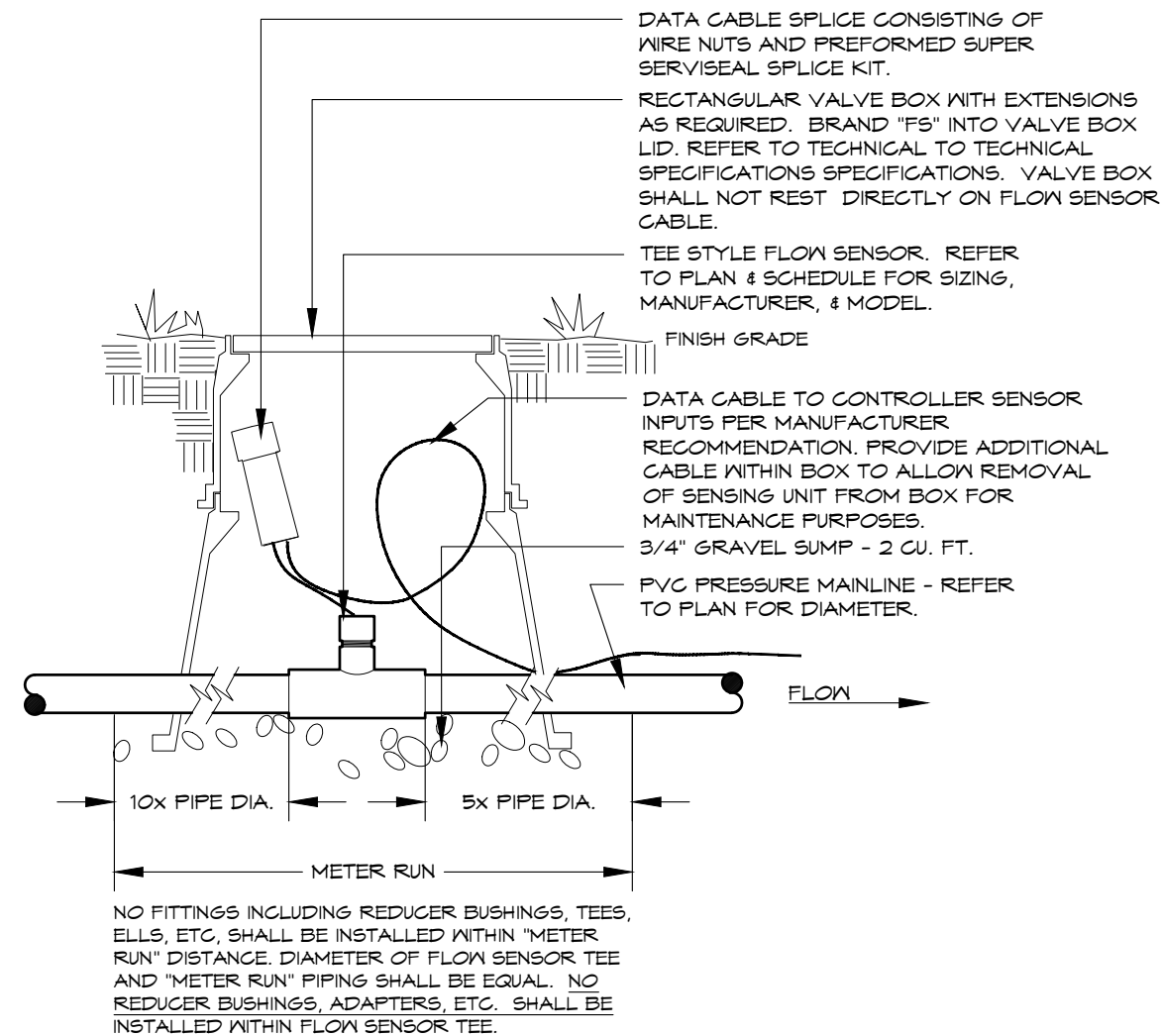
## MASTER VALVE

VIA DECODER - TAPS 2" & SMALLER

6

Computer File Information		Index of Revisions			 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401            o. 303.980.5327 www.hydrosystemsksdi.com	 Know what's below. Call before you dig.	As Constructed	<b>Glenwood North Landing Park</b> <b>Irrigation Details</b> <b>100% Construction Documents</b>		Project No./Code
Creation Date: 07/25/2023	Initials: EWP	1.					No Revisions:			RMS M535-010
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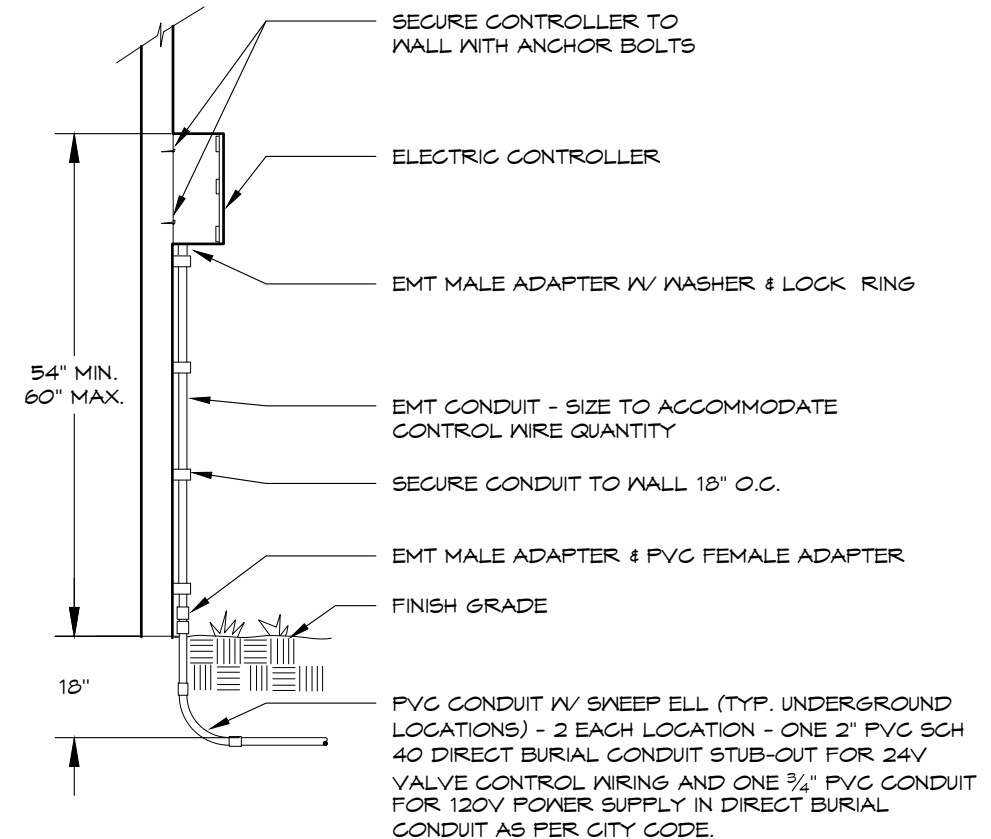




## FLOW SENSOR

### VIA DATA CABLE - TEE STYLE

7

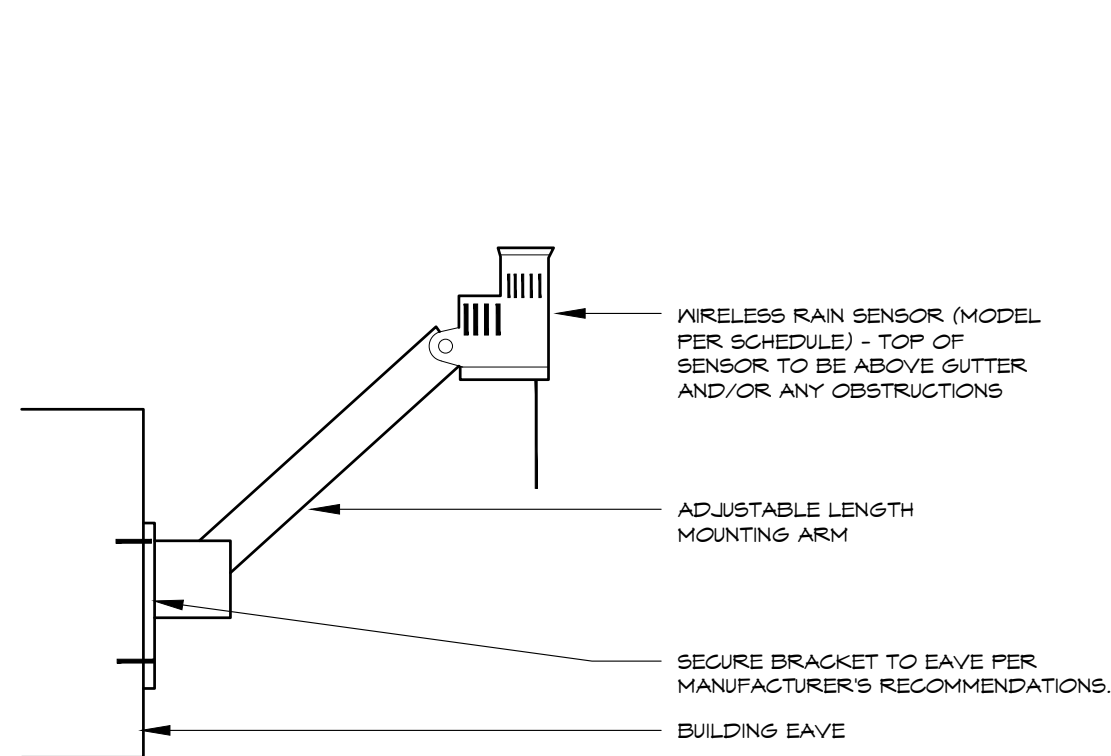


## ELECTRIC CONTROLLER

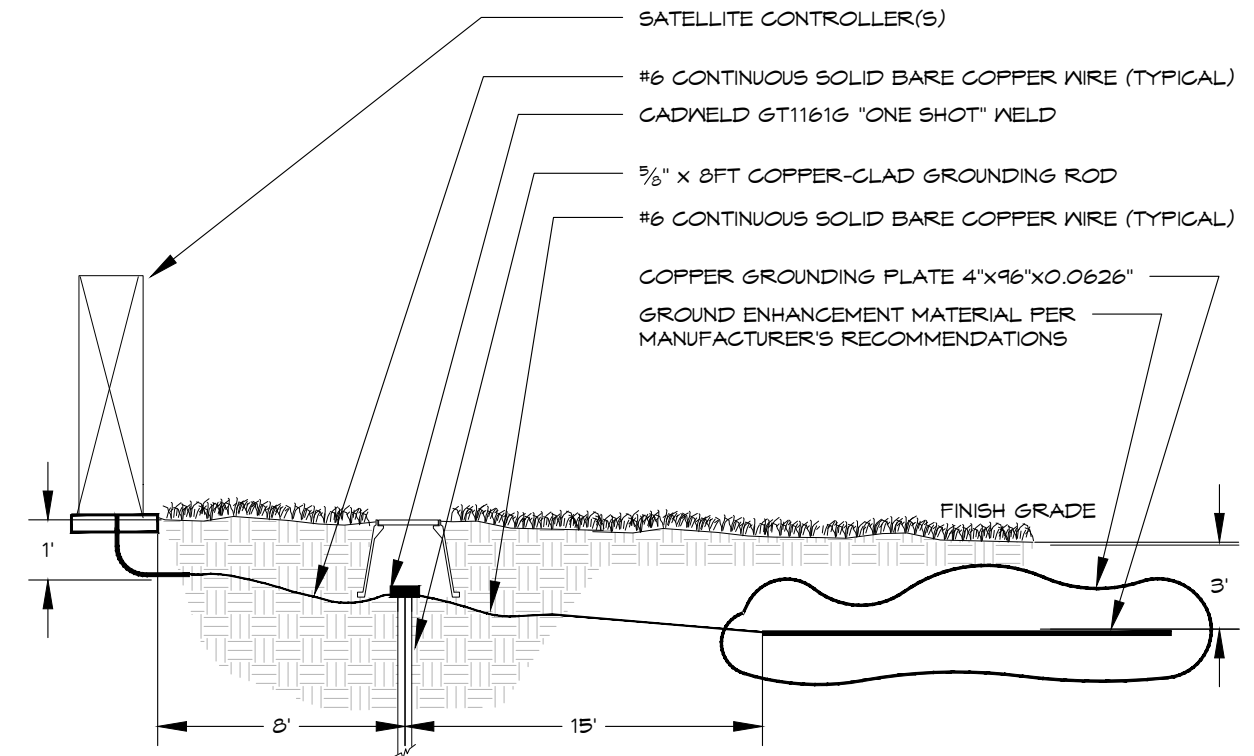
### EXTERIOR WALL MOUNT

8

Computer File Information			Index of Revisions			 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o. 303.980.5327 www.hydrosystemsksi.com	 Know what's below. Call before you dig.	As Constructed		Glenwood North Landing Park Irrigation Details 100% Construction Documents		Project No./Code	
Creation Date: 07/25/2023	Initials: EWP		1.					No Revisions:				RMS M535-010	
Last Modification Date: 2023.08.25	Initials: EWP		2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE 006K / W 6th Street			
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Acad Ver.: 2022	Scale: N/A	Units: English		5.			BUI Project No.: BUI #22021						



NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.



GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

## WEATHER SENSOR

### EAVE MOUNTED - Wireless

9

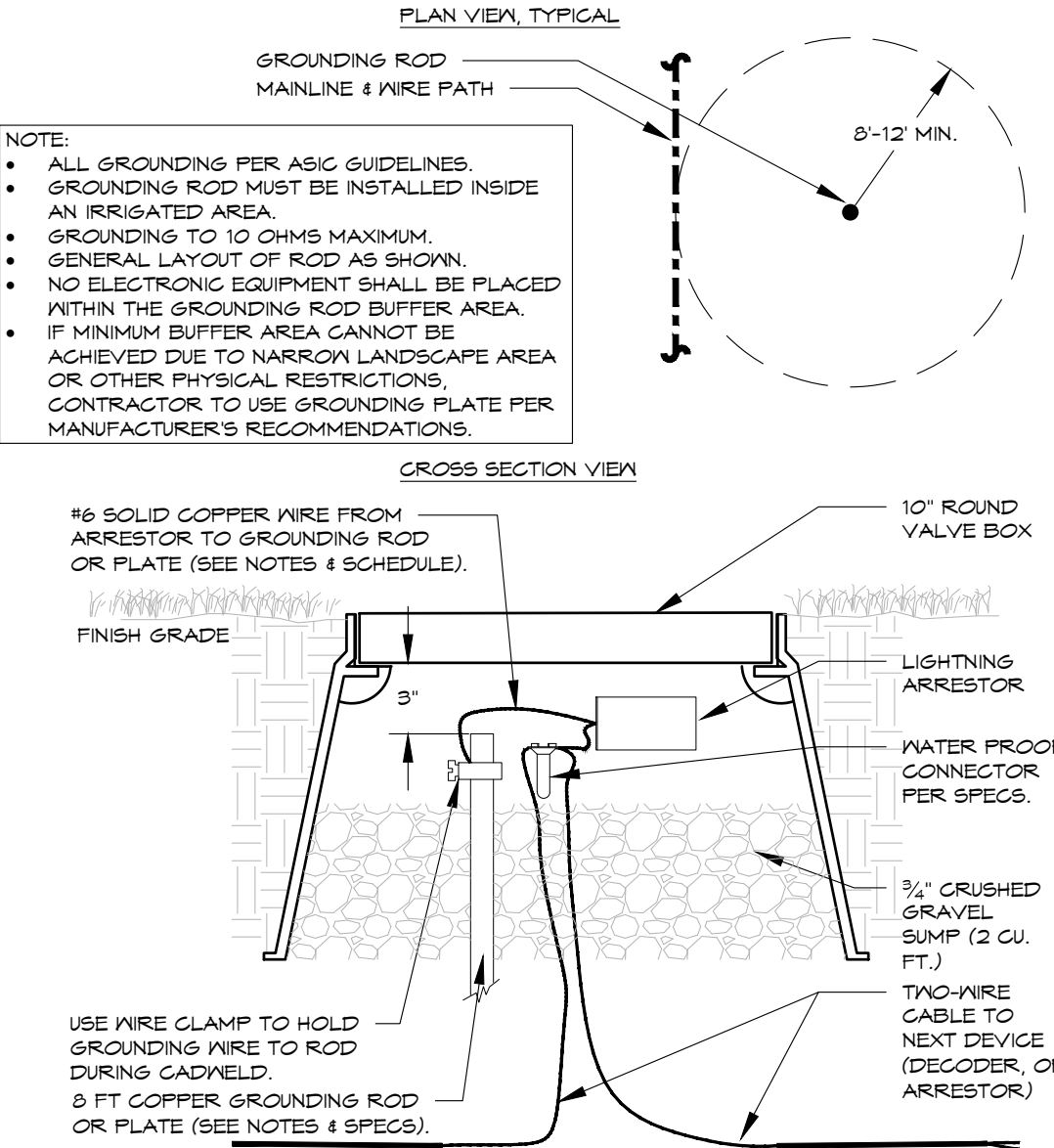
## CONTROLLER GROUNDING

### TWO-WIRE SYSTEM - Pedestal Mount

10

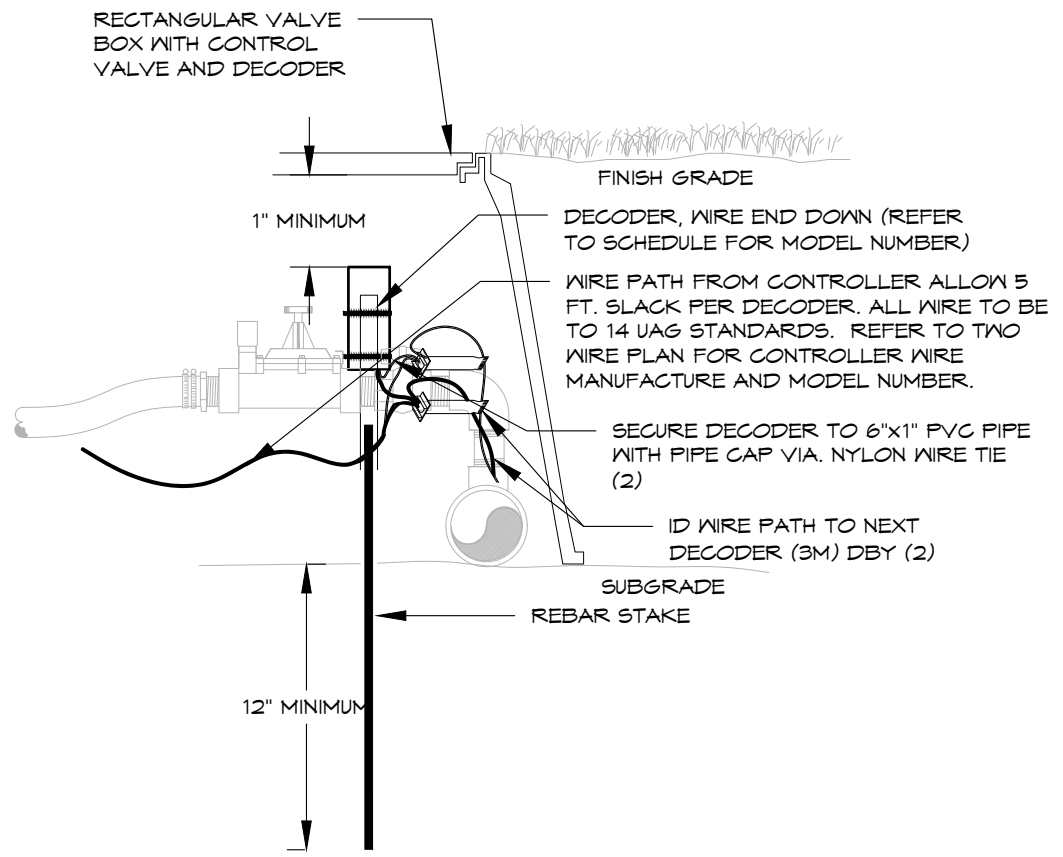
Computer File Information		Index of Revisions			HydroSystems KDI Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o. 303.980.5327 www.hydrosystemsksdi.com	811 Know what's below. Call before you dig.	As Constructed	Glenwood North Landing Park Irrigation Details 100% Construction Documents	Project No./Code
Creation Date: 07/25/2023	Initials: EWP	1.					No Revisions:		RMS M535-010
Last Modification Date: 2023.08.25	Initials: EWP	2.					Revised:	Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE
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ARRESTOR GROUNDING  
TWO-WIRE SYSTEM - TYPICAL

11

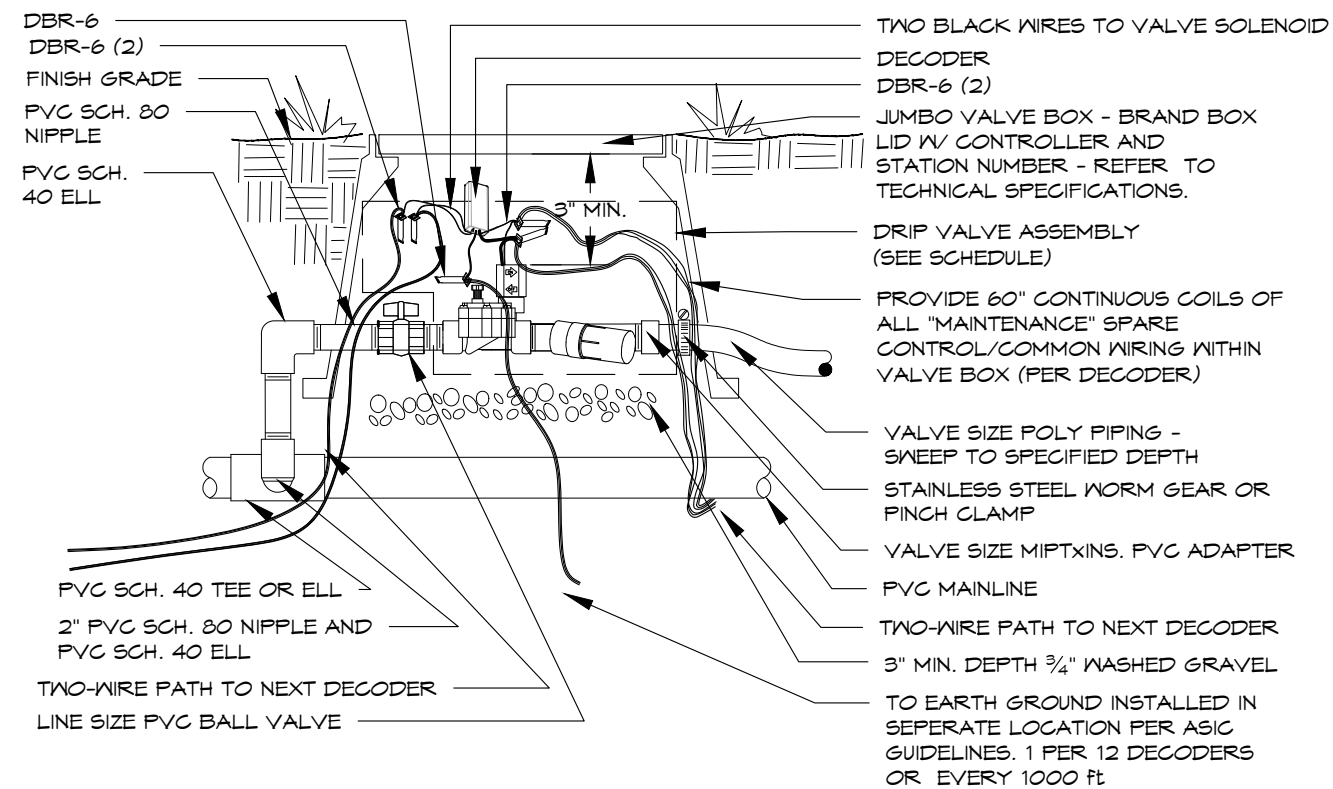


DECODER INSTALLATION  
TWO-WIRE SYSTEM

12

Computer File Information			Index of Revisions			 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o. 303.980.5327 www.hydrosystemsksdi.com	 Know what's below. Call before you dig.	As Constructed	Glenwood North Landing Park Irrigation Details 100% Construction Documents		Project No./Code
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NOTE:  
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.



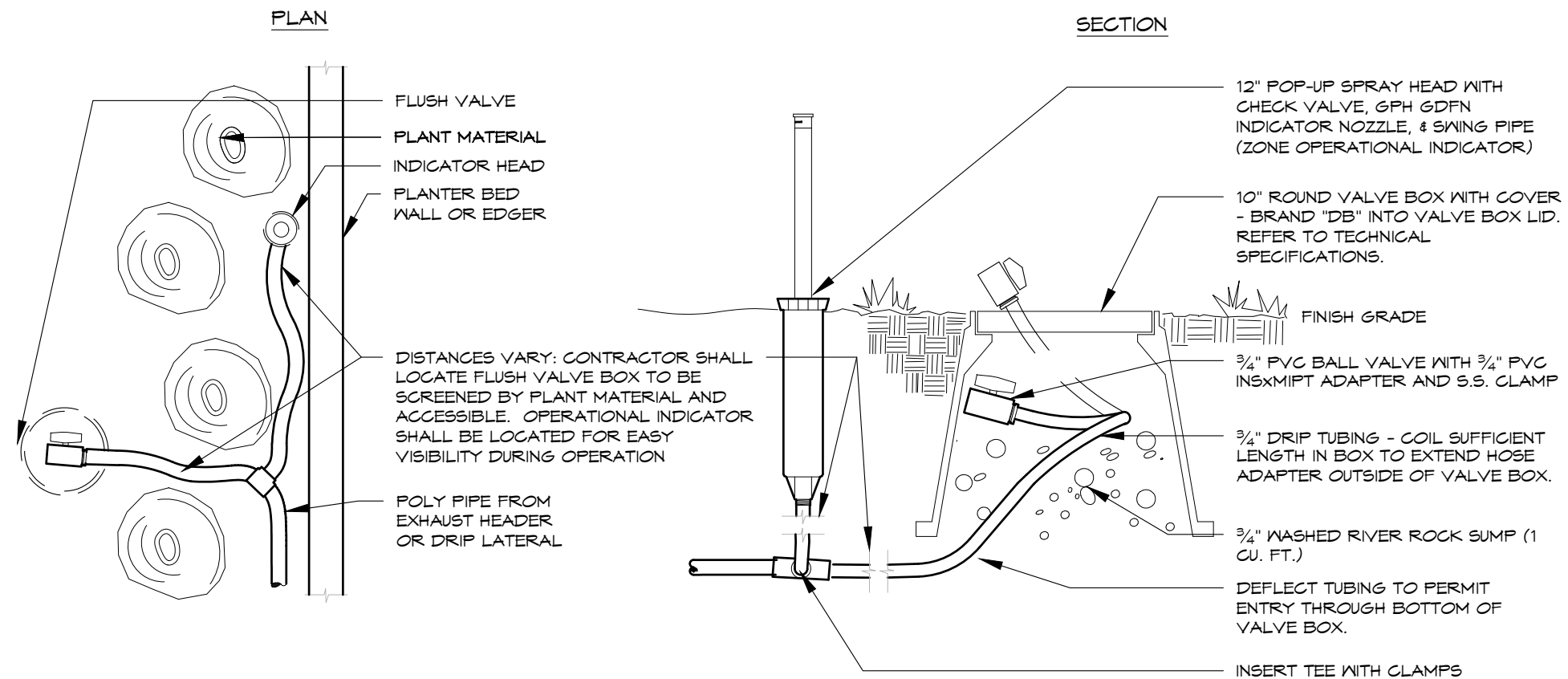
# DRIP VALVE

## TWO-WIRE SYSTEM - KIT - POLY PIPE

13

Computer File Information			<th colspan="3">Index of Revisions</th> <th rowspan="6">                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                </th>	Index of Revisions			
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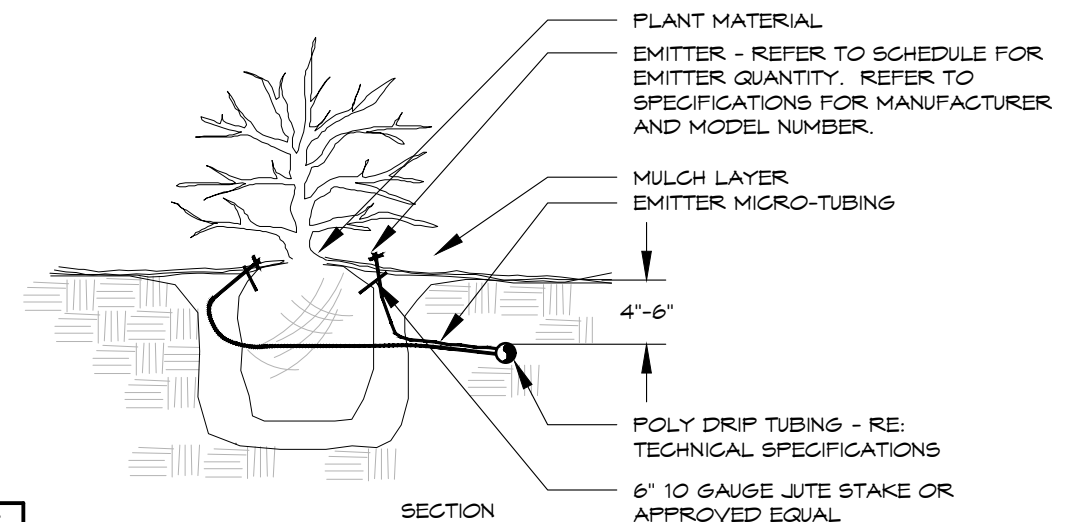
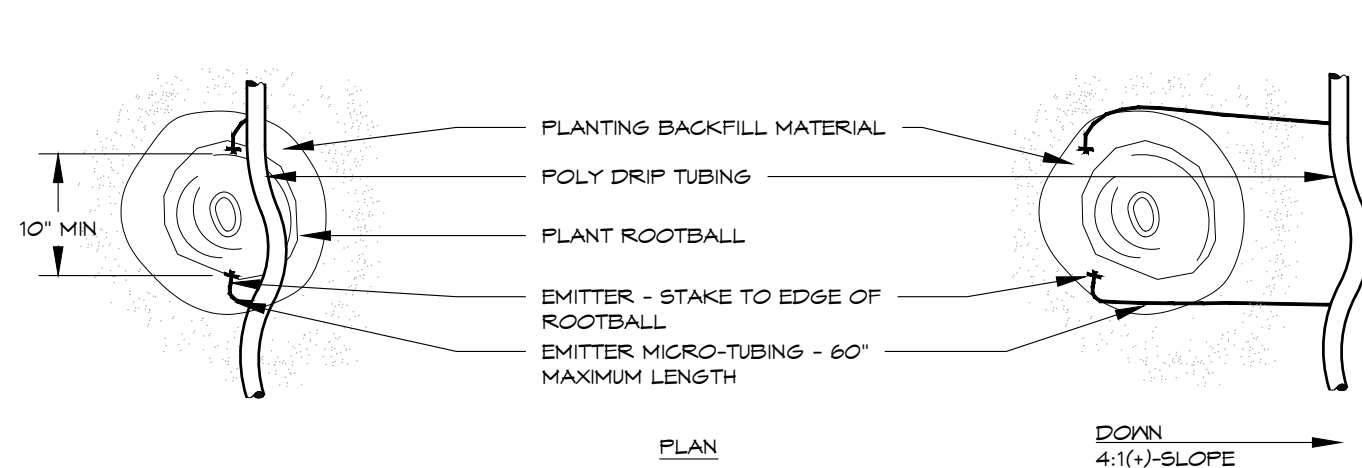




# DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

14

Computer File Information		Index of Revisions		 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o: 303.980.5327 www.hydrosystemsksdi.com	 Know what's below. Call before you dig.	As Constructed	<b>Glenwood North Landing Park</b> <b>Irrigation Details</b> <b>100% Construction Documents</b>	Project No./Code	
Creation Date: 07/25/2023	Initials: EWP	1.				No Revisions:		RMS M535-010	
Last Modification Date: 2023.08.25	Initials: EWP	2.				Revised:		Project Engineer: Deric J. Walter, PE	STATE HWY NO./MP/SIDE
Full Path: t:\7600-7699 jobs\7646-6th ave -glenwood springs		3.						PROJECT STARTED: - ACCEPTED: -	006K / W 6th Street
Drawing File Name: 7646-6th ave glenwood springs-irr- cds-park		4.						Void:	Comments: -
Acad Ver.: 2022	Scale: N/A	5.							



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

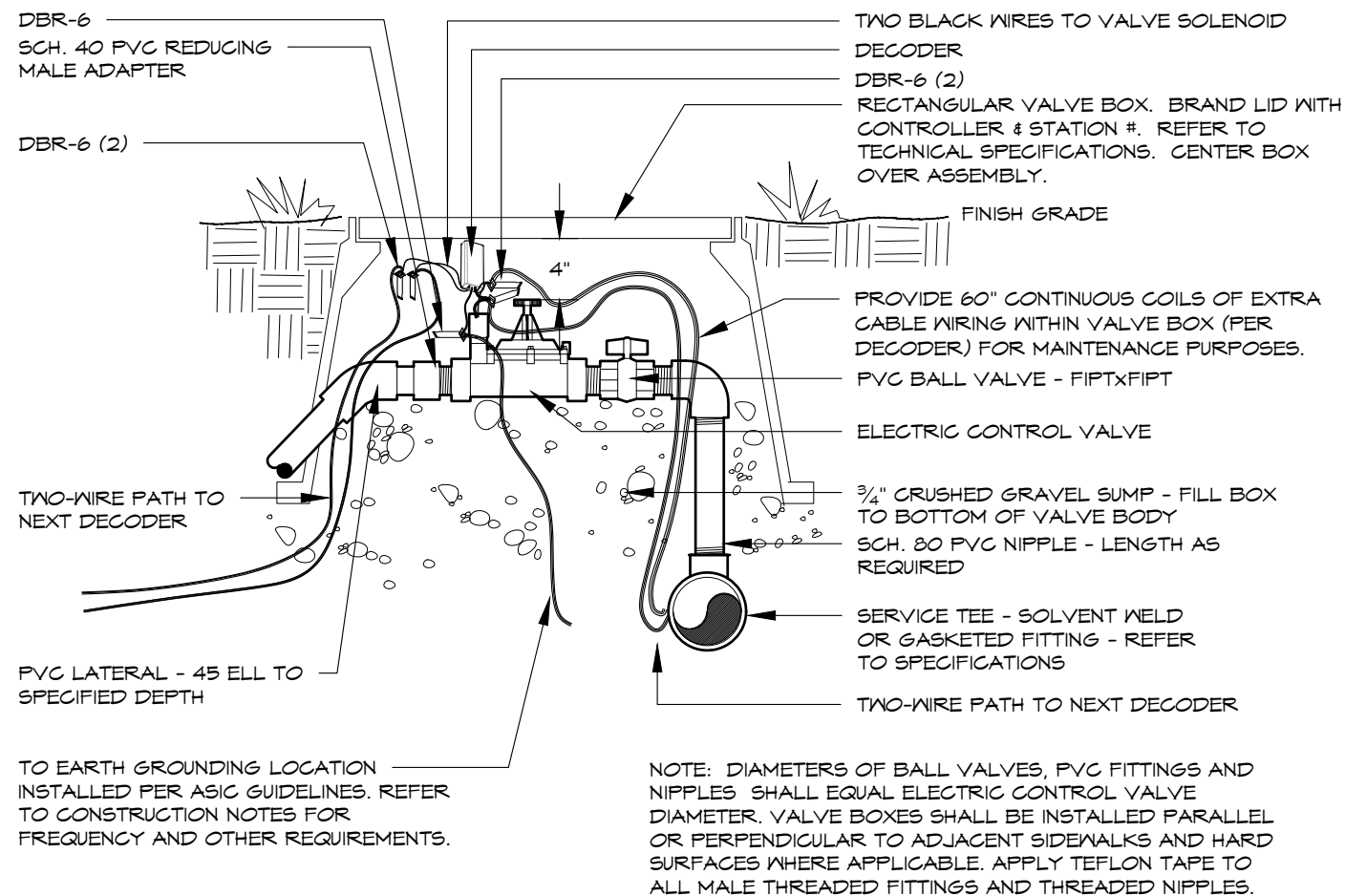
- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
  - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
  - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
  - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
  - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
  - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
  - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
    - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
    - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
    - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

# DRIP EMITTER BELOW GRADE

15

Computer File Information			Index of Revisions		HydroSystems  KDI  Irrigation Consulting &amp; Water Management  13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401  o: 303.980.5327 www.hydrosystemsksdi.com    BUI Project No.: BUI #22021	  Know what's below.  Call before you dig.	As Constructed		Glenwood North Landing Park Irrigation Details 100% Construction Documents		Project No./Code	
Creation Date: 07/25/2023	Initials: EWP		1.				No Revisions:			RMS M535-010		
Last Modification Date: 2023.08.25	Initials: EWP		2.				Revised:	Project Engineer: Deric J. Walter, PE		STATE HWY NO./MP/SIDE		
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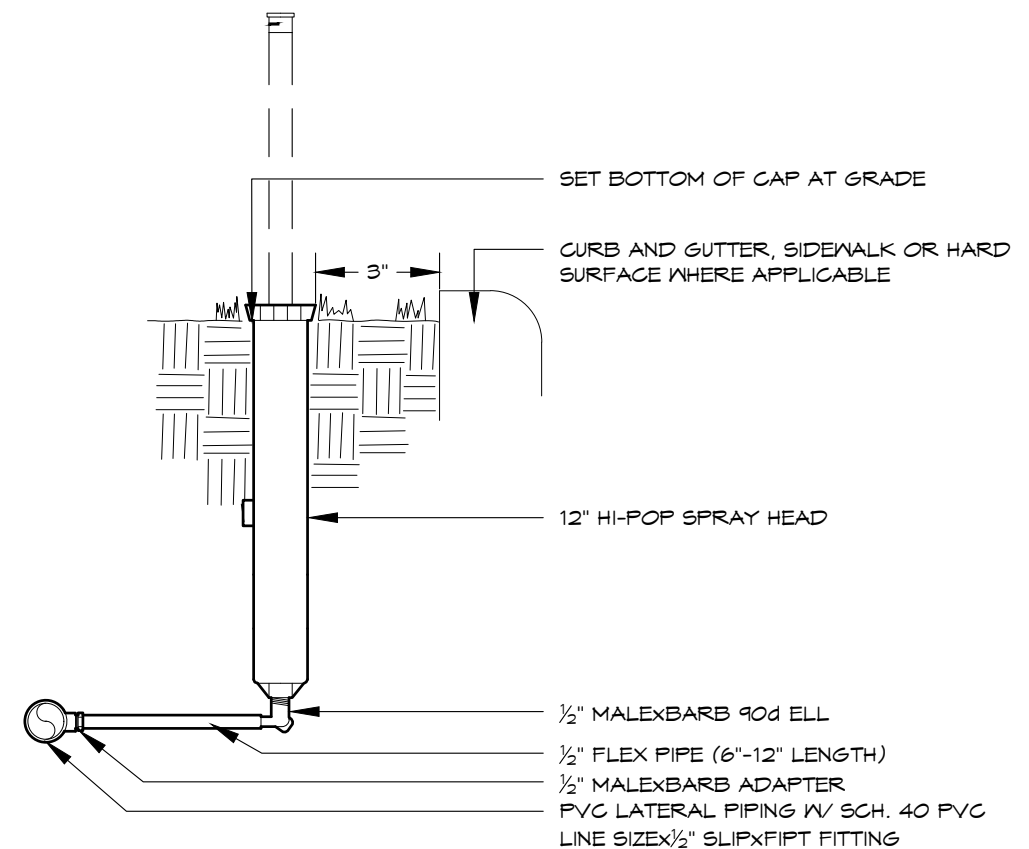




## ELECTRIC CONTROL VALVE

### TWO-WIRE SYSTEM - PVC PIPE

16



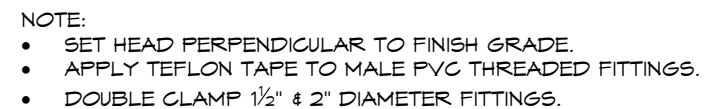
- NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
  - FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
  - APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

## HI-POP SPRAY HEAD

### SWING PIPE - PVC

17

Computer File Information		Index of Revisions			HydroSystems 13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401 o. 303.980.5327 www.hydrosystemsksd.com	811 Know what's below. Call before you dig.	As Constructed	Glenwood North Landing Park Irrigation Details 100% Construction Documents	Project No./Code
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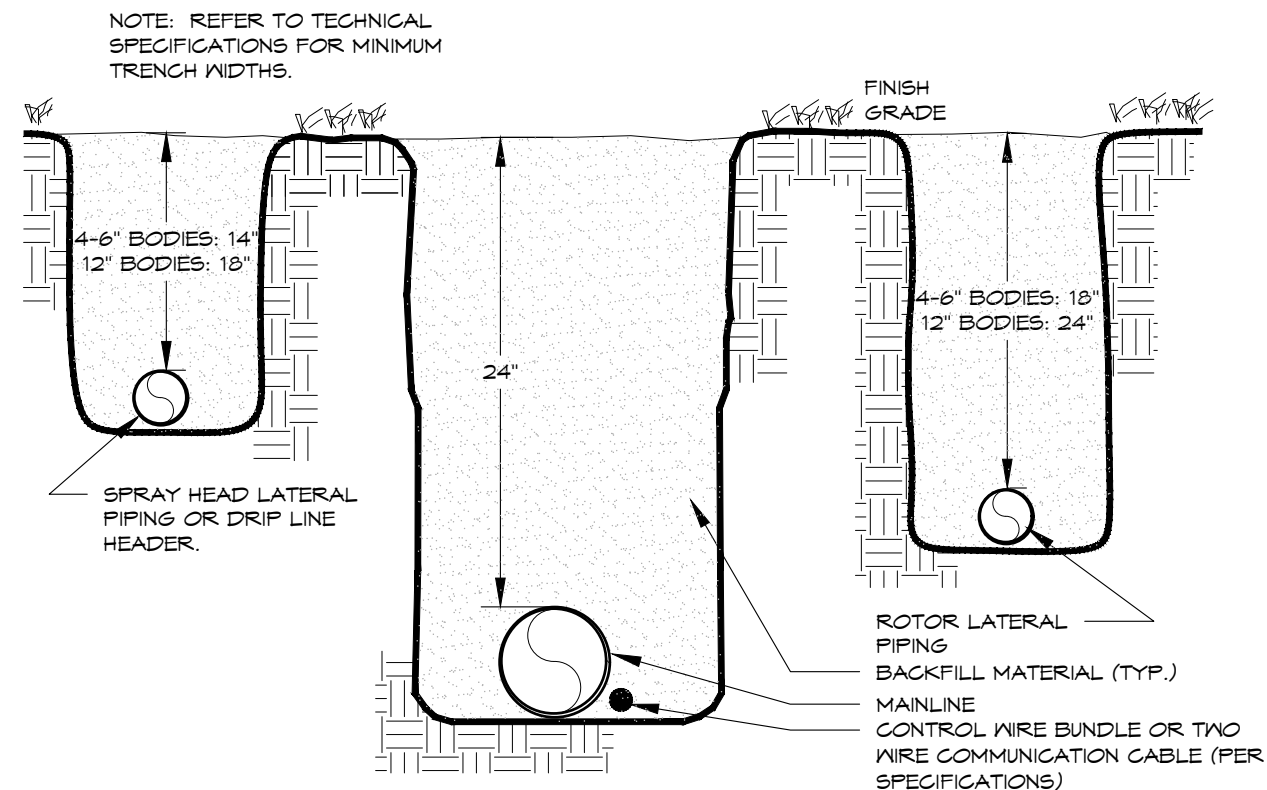
18



## 19

Computer File Information		Index of Revisions		  <b>HydroSystems</b> Irrigation Consulting &amp; Water Management 13949 W. Colfax Ave., Suite 280 Lakewood, Colorado 80401 o: 303.980.5327 www.hydrosystemsksdi.com	  <b>Know what's below. Call before you dig.</b>	As Constructed		<b>Glenwood North Landing Park</b> <b>Irrigation Details</b> <b>100% Construction Documents</b>		Project No./Code	
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## TRENCH

### 24" MAINLINE

20

Computer File Information		Index of Revisions			 Irrigation Consulting & Water Management 13949 W. Colfax Ave, Suite 260 o. 303.980.5327 Lakewood, Colorado 80401 www.hydrosystemsksdi.com	 Know what's below. Call before you dig.	As Constructed	<b>Glenwood North Landing Park</b> <b>Irrigation Details</b> <b>100% Construction Documents</b>	Project No./Code
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BUI Project No.: BUI #22021									

06/03/2024

16:28

24012A

Glwd 6th St North Landing Revised Qty

*** Dale

**BID TOTALS**

<b><u>Biditem</u></b>	<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Units</u></b>	<b><u>Unit Price</u></b>	<b><u>Bid Total</u></b>
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15	Mobilization, demobilization & bonds	1.000	LS	151,025.00	151,025.00
20	Construction traffic control	1.000	LS	2,975.00	2,975.00
25	Construction fencing	1.000	LS	8,695.00	8,695.00
35	Clear and grub (strip)	1.000	LS	10,300.00	10,300.00
40	Construction surveying	1.000	LS	31,660.00	31,660.00
45	Removal of structure (columns)	3.000	EA	333.00	999.00
50	Removal of structure - art statue (salvage) and pa	1.000	EA	1,940.00	1,940.00
55	Removal of irrigation	1.000	LS	1,415.00	1,415.00
60	Tree trimming	6.000	EA	1,030.00	6,180.00
65	Removal of electrical conduit & ground boxes	1.000	LS	685.00	685.00
70	Tree retention and protection	1.000	LS	2,845.00	2,845.00
75	Removal of wayfinding sign (salvage) and pad	2.000	EA	213.00	426.00
80	Unclassified excavation (With Export Soils)	120.000	CY	64.55	7,746.00
90	Earthwork (miscellaneous)	1.000	LS	4,830.00	4,830.00
95	Site overlot grading	355.000	CY	15.00	5,325.00
100	Water - service	12.000	LF	480.00	5,760.00
105	Sanitary sewer - service	28.000	LF	250.00	7,000.00
110	Electric / communications - service/panel	1.000	LS	58,185.00	58,185.00
115	2" Electrical conduit (plastic)	470.000	LF	96.00	45,120.00
120	Pull box (18"x12"x8" electric)	12.000	EA	1,180.00	14,160.00
125	6" Plastic pipe (storm sewer)	12.000	LF	132.00	1,584.00
130	8" Plastic pipe (storm sewer)	27.000	LF	118.00	3,186.00
135	10" Plastic pipe (storm sewer)	38.000	LF	128.00	4,864.00
140	12" Plastic pipe (storm sewer)	50.000	LF	123.00	6,150.00
145	Inlet special (trench drain, 4" width)	26.000	LF	436.00	11,336.00
150	Inlet special (15" nyloplast)	4.000	EA	2,380.00	9,520.00
155	Inlet special (24" nyloplast)	2.000	EA	3,405.00	6,810.00
160	Erosion control (all 208 related items)	1.000	LS	15,330.00	15,330.00
170	Native seeding	223.000	SY	38.05	8,485.15
175	Turf lawn	258.000	SY	45.25	11,674.50
180	Evergreen trees (8' B&B)	3.000	EA	1,300.00	3,900.00
185	Deciduous trees (3" cal)	9.000	EA	940.00	8,460.00
190	Shrubs (5 gal)	166.000	EA	92.00	15,272.00
195	Grasses (5 gal)	491.000	EA	77.30	37,954.30
200	Perennials (1 gal or 4" pot)	667.000	EA	28.60	19,076.20
205	Planter soil mix	130.000	CY	131.00	17,030.00
210	Landscape edger	512.000	LF	14.25	7,296.00
215	Irrigation	889.000	SY	64.25	57,118.25
220	2" Plastic pipe (irrigation sleeve)	65.000	LF	31.00	2,015.00
225	4" Plastic pipe (irrigation sleeve)	360.000	LF	19.00	6,840.00
230	Erosion control (silt fence)	267.000	LF	5.60	1,495.20
240	Reset structure (art statue and new concrete pad)	1.000	EA	16,890.00	16,890.00
245	Reset ground sign (CL1)	1.000	EA	236.00	236.00
250	Reset ground sign (Wayfinding)	1.000	EA	575.00	575.00
255	Aggregate base course (Class 6) (roadbase)	87.000	CY	152.30	13,250.10
260	Concrete pavement (8" Grey)	87.000	SY	518.00	45,066.00
265	Concrete pavement (8" colored, Harvesy Gold)	166.000	SY	409.00	67,894.00
270	Concrete sidewalk (5"-gray)	20.000	SY	310.00	6,200.00
275	Concrete sidewalk (5" colored, Harvest Gold)	226.000	SY	298.50	67,461.00
280	Concrete pavement dowel bar retrofit	78.000	LF	81.00	6,318.00
285	Concrete sidewalk - turndown edge	78.000	LF	278.00	21,684.00
290	Median cover material (stone crusher fines)	18.000	CY	490.00	8,820.00



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Glwd 6th St North Landing Revised Qty

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**BID TOTALS**

<u>Biditem</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
295	Wheel stop (rubber)	5.000	EA	286.00	1,430.00
300	Concrete pad for bathroom	6.000	SY	60.00	360.00
305	Concrete foundation pad (art base)	8.000	SY	629.00	5,032.00
310	Environmental concrete sealer	499.000	SY	10.00	4,990.00
315	Stone pavers	7.000	SY	776.00	5,432.00
320	Boulders (feature)	27.000	EA	460.00	12,420.00
330	Concrete sculpture bases	4.000	EA	4,775.00	19,100.00
345	Site furnishings (bistro chairs)	21.000	EA	851.00	17,871.00
350	Site furnishings (bistro tableS)	7.000	EA	1,400.00	9,800.00
355	Site furnishings (park entry sign)	1.000	EA	1,125.00	1,125.00
360	Site Lighting - Bollards	19.000	EA	310.00	5,890.00
380	Site Lightng - Floor Mounted Receptacles	8.000	EA	3,945.00	31,560.00
390	Site Lighting - Trenching and Conduit	1.000	LS	79,368.00	79,368.00
400	Shade trellis at raised platform	1.000	EA	177,900.00	177,900.00
405	Shade sail	1.000	EA	25,000.00	25,000.00
410	Comfort Station	1.000	LS	262,025.00	262,025.00

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 Bid Total      =====>

\$1,541,124.70

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Glenwood 6Th St Improvements Rev'd Scope  
**BID TOTALS**

<b><u>Biditem</u></b>	<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Units</u></b>	<b><u>Unit Price</u></b>	<b><u>Bid Total</u></b>
5	Quality Control and Materials Testing (Contractor)	1.000	LS	29,600.00	29,600.00
10	Rem of Str and Obstructions (Hotel Colo Vault)	1.000	EA	3,680.00	3,680.00
15	Tree Trimming	19.000	EA	1,025.00	19,475.00
20	Removal of Inlet	5.000	EA	2,970.00	14,850.00
25	Removal of Manhole	5.000	EA	2,305.00	11,525.00
30	Removal of MH (Spec)(Irrig & Appurtenances)	2.000	EA	1,100.00	2,200.00
35	Removal of Fire Hydrant	1.000	EA	3,550.00	3,550.00
40	Removal of Valve	5.000	EA	1,700.00	8,500.00
45	Removal of Valve/Traffic Box	3.000	EA	800.00	2,400.00
50	Removal of Pipe (Storm)	248.000	LF	128.00	31,744.00
55	Removal of Fiber Optic Cable	560.000	LF	27.00	15,120.00
60	Removal of Tree Retention and Protection	1.000	LS	1,490.00	1,490.00
65	Removal of Sidewalk	474.000	SY	45.30	21,472.20
70	Removal of Curb and Gutter	1,402.000	LF	26.00	36,452.00
75	Removal of Concrete Curb Ramp	417.000	SY	48.00	20,016.00
80	Removal of Brick Pavers	505.000	SY	24.00	12,120.00
85	Removal of Concrete Pavement	492.000	SY	60.00	29,520.00
90	Removal of Asphalt Mat (12 In)	3,047.000	SY	18.00	54,846.00
95	Removal of Asphalt Mat (Planing)(2 In)	317.000	SY	22.00	6,974.00
100	Removal of Pedestrian Rail	82.000	LF	35.00	2,870.00
110	Removal of Light Standard Foundation	1.000	EA	6,535.00	6,535.00
115	Removal of Ground Sign	18.000	EA	102.00	1,836.00
120	Removal of Pull Box	18.000	EA	494.00	8,892.00
125	Removal of Electric Outlet	5.000	EA	60.00	300.00
130	Plug/Fill Pipe (storm/Water/San. Sewer)	29.000	CY	655.00	18,995.00
135	Sawing Concrete Material (6 In)	569.000	LF	7.20	4,096.80
140	Sawing Concrete Material (10 In)	242.000	LF	9.00	2,178.00
145	Sawing Asphalt Material (6 In)	48.000	LF	8.50	408.00
150	Unclass Exc (General EW)(With Disp)	2,346.000	CY	57.00	133,722.00
155	Unclass Exc (Spec, Unsuitable)(Allow)	356.000	CY	170.00	60,520.00
160	Planter Soil Mix	486.000	CY	130.00	63,180.00
165	Erosion Control Management (All 209 Related Items)	1.000	LS	20,000.00	20,000.00
170	Reset Pedestrian Railing	82.000	LF	38.00	3,116.00
180	Reset Ground Sign (CL1)	13.000	EA	313.00	4,069.00
185	Reset Ground Sign (Special)(Wayfinding)	3.000	EA	265.00	795.00
190	Adjust Manhole (Telecommunications)	1.000	EA	385.00	385.00
195	Adjust Manhole (Storm, Fill & Remove Cover)	1.000	EA	719.00	719.00
200	Modify Inlet	2.000	EA	7,495.00	14,990.00
205	Adj Valve Box (or Pullbox)	8.000	EA	578.00	4,624.00
210	Sod	2,230.000	SF	3.00	6,690.00
215	Mulching (Decorative)	974.000	SY	41.40	40,323.60
220	24 Inch Root Barrier	920.000	LF	17.15	15,778.00
225	Irrigation Sprinkler Systems	10,996.000	SF	6.05	66,525.80
230	Irrigation Control Systems	1.000	EA	5,480.00	5,480.00
235	Deciduous Tree (2 In Caliper)	3.000	EA	805.00	2,415.00
240	Deciduous Tree (3 In Caliper)	19.000	EA	852.00	16,188.00
245	Deciduous Shrub (5 Gal )	462.000	EA	83.00	38,346.00
250	Ornamental Grass (5 Gal)	734.000	EA	76.00	55,784.00
255	Evergreen Shrub (5 Gal)	32.000	EA	189.00	6,048.00
260	Perennials (4 In Pot)	222.000	EA	14.00	3,108.00
265	Perennials (1 Gal Container Pot)	909.000	EA	28.00	25,452.00
270	Agg Base Course (CI 6)	953.000	CY	122.00	116,266.00
275	HBP (Grading SX)(75)(PG 64- 28)	390.000	TON	201.00	78,390.00



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Glenwood 6Th St Improvements Rev'd Scope  
**BID TOTALS**

<b><u>Biditem</u></b>	<b><u>Description</u></b>	<b><u>Quantity</u></b>	<b><u>Units</u></b>	<b><u>Unit Price</u></b>	<b><u>Bid Total</u></b>
280	Conc Pvmnt (6 In)(Driveway/Ramp)	364.000	SY	213.00	77,532.00
285	Conc Pvmnt (6 In (Spec)(Colored, Harvest Gold(Walk)	37.000	SY	521.20	19,284.40
295	Conc Pvmnt (6 In)(Spec)((Bike Path)-gray	335.000	SY	226.20	75,777.00
300	Conc Pvmnt (8 In)(Driveway/Ramp)	550.000	SY	296.30	162,965.00
305	Conc Pvmnt (8 In)(Spec)(Cobble Stamp Surface)(	93.000	SY	622.00	57,846.00
310	Conc Pvmnt (8 In)(Spec)(gray)	141.000	SY	456.10	64,310.10
315	Conc Pvmnt(8 In)(Spec)(Colored,Harvest Gold)	131.000	SY	480.50	62,945.50
320	Conc Pvmnt (8 In)(Spec)-gray	69.000	SY	370.20	25,543.80
325	Conc Pvmnt (8 In)(Spec)(Asphalt Transition)	115.000	SY	285.40	32,821.00
330	18 In Geotextile (Separator)(Cl 3)	2,894.000	LF	0.65	1,881.10
335	Geotextile (Weed Barrier)	971.000	SY	7.00	6,797.00
340	Masonry Landscape Wall (Elect Panel Support)	2.000	EA	8,785.00	17,570.00
345	12 Inch ADSHP	38.000	LF	211.40	8,033.20
350	18 Inch ADS HP	101.000	LF	253.00	25,553.00
355	24 Inch ADS HP	110.000	LF	277.25	30,497.50
360	30x19 In RCP Elliptical	51.000	LF	442.00	22,542.00
365	38x24 In RCP Elliptical	184.000	LF	370.00	68,080.00
370	12 In SDR26 PVC (Storm)	24.000	LF	182.00	4,368.00
375	4 In Sewer Pipe	28.000	LF	347.00	9,716.00
380	8 In Sewer Pipe	302.000	LF	314.00	94,828.00
385	Inlet Type 16 Dbl	3.000	EA	16,227.00	48,681.00
387	Inlet Type 16 Triple	1.000	EA	17,067.00	17,067.00
390	Inlet 48" Storm Conc MH (MH# 5)	1.000	EA	5,525.00	5,525.00
400	Manhole Slab Base (5 Ft)(Spec)(6 Ft Dia)	3.000	EA	10,275.00	30,825.00
405	Manhole Slab Base (10 Ft)(Spec)(6 Ft Dia)	1.000	EA	13,180.00	13,180.00
410	Manhole Slab Base 4' Dia (Sewer)	3.000	EA	15,404.00	46,212.00
415	Storm Sewer Ring And Cover	1.000	EA	1,350.00	1,350.00
420	Sanitary Sewer Cleanout	1.000	EA	696.00	696.00
425	Sidewalk Chase Drain	44.000	LF	374.00	16,456.00
430	Steel Drain Channel	20.000	LF	82.00	1,640.00
435	Curb Opening Inlet/Outlet	4.000	EA	286.00	1,144.00
440	Concrete Sidewalk (4 Inch)	779.000	SY	157.00	122,303.00
445	Detectable Warnings (Spec)(Way-Finding)(4 In)	27.000	SF	297.00	8,019.00
450	Detectable Warnings (Spec)(Way-Finding)(12 In)	236.000	SF	155.00	36,580.00
455	Detectable Warnings	298.000	SF	116.00	34,568.00
460	Brick Pavers (Clay)(Sand Set)	479.000	SF	41.00	19,639.00
465	Brick Pavers (Clay)(Sand Set Over Conc)	755.000	SF	75.00	56,625.00
470	Brick Pavers (Existing)(Mortar Set Over Conc)	34.000	SF	46.00	1,564.00
475	Curb Type 2 (Section I-B)(Special)(Turndown Edge)	57.000	LF	114.00	6,498.00
480	Curb Type 2 (Section B)	49.000	LF	66.00	3,234.00
485	C&G Ty 2 (Section I-B Or I-M)	149.000	LF	57.00	8,493.00
490	C&G Ty 2 (Section II-B Or II-M)	1,198.000	LF	72.00	86,256.00
495	Gutter Ty 2 (Spec)(Ribbon Curb)	100.000	LF	69.00	6,900.00
500	Gutter Ty 2 (2 Ft)	82.000	LF	75.00	6,150.00
505	1 In Elect Conduit (Plastic)	785.000	LF	80.00	62,800.00
510	2 In Elect Conduit (Plastic)	1,958.000	LF	96.00	187,968.00
515	4 In Elect Conduit (Plastic)	55.000	LF	116.00	6,380.00
520	4 In Elect Conduit (Plastic)(Fiber)	870.000	LF	116.00	100,920.00
525	6 In Elect Conduit (Plastic)	640.000	LF	149.00	95,360.00
530	Pull Box (18"x12"x12")(Elect)	27.000	EA	2,807.00	75,789.00
535	Pull Box (24"x18"x12")(Irrg)	7.000	EA	2,844.00	19,908.00
540	Pull Box (36"x24"x12")(Elect & Traffic)	7.000	EA	4,886.00	34,202.00
550	Wire And Wiring	1.000	LS	144,910.00	144,910.00

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Glenwood 6Th St Improvements Rev'd Scope  
**BID TOTALS**

<u>Biditem</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
555	Electrical Service	1.000	EA	25,141.00	25,141.00
565	Light Standard & Luminaire (Street)	4.000	EA	7,630.00	30,520.00
570	Light Standard & Luminaire (Pedestrian)	25.000	EA	6,820.00	170,500.00
585	Receptacle Post (Special)	15.000	EA	2,362.00	35,430.00
590	Light Standard Foundation	4.000	EA	3,523.00	14,092.00
595	Light Standard Foundation Spec (Ped)	25.000	EA	3,523.00	88,075.00
600	Lighting Control Center (MDC)	1.000	LS	15,845.00	15,845.00
605	Lighting Control Center (MDC1)	1.000	LS	14,650.00	14,650.00
640	Locate Utilities (Pothole)(Special)	2.000	EA	3,200.00	6,400.00
650	Sign Panel (Class 1)	24.000	EA	100.00	2,400.00
655	Steel Sign Support (Size P)(P&S)(Black)	15.000	EA	583.00	8,745.00
660	Steel Sign Support (Size P2)(P& Slipbase)(Black)	8.000	EA	967.00	7,736.00
675	Fiber Optic Cable (Special)	560.000	LF	28.40	15,904.00
680	Connect To Existing Waterline	7.000	EA	3,900.00	27,300.00
685	6 In Ductile Iron Pipe	120.000	LF	287.00	34,440.00
690	8 In Ductile Iron Pipe	114.000	LF	398.00	45,372.00
695	16 In Ductile Iron Pipe	106.000	LF	605.00	64,130.00
700	2 Inch Plastic Pipe (Sch40 PVC, 2" Irrig. Sleeve)	410.000	LF	38.00	15,580.00
705	2 Inch Plastic Pipe (Sch80 Pvc, 2" Raw Water Later	30.000	LF	37.00	1,110.00
710	4 Inch Plastic Pipe (Sch40 Pvc, 4" Irrig. Sleeve)	370.000	LF	33.00	12,210.00
715	6 Inch Plastic Pipe (Sch40 Pvc, 4" Irrig. Sleeve)	90.000	LF	33.00	2,970.00
720	6 Inch Plastic Pipe (C900 Pvc, Raw Water Main)	430.000	LF	57.00	24,510.00
725	2 In Blow Off (Raw Water Main, Excl 2"VB)	1.000	EA	1,768.00	1,768.00
730	2 In Gatevalve And Valve Box	2.000	EA	869.00	1,738.00
735	6 In Gatevalve And Valve Box	3.000	EA	2,027.00	6,081.00
740	8 In Gatevalve And Valve Box	3.000	EA	2,750.00	8,250.00
745	16 In Butter Fly Valve And Valve Box	2.000	EA	6,576.00	13,152.00
750	Fire Hydrant	2.000	EA	5,845.00	11,690.00
755	Waterline Joint Encasement	65.000	LF	190.00	12,350.00
760	Sanitary Facility	1.000	LS	3,500.00	3,500.00
765	Sewage Pumping	2.000	DAY	8,975.00	17,950.00
770	Connect To Existing Sanitary Sewer Service	1.000	EA	8,175.00	8,175.00
780	Bollard & Chains	13.000	EA	4,645.00	60,385.00
790	Construction Surveying	1.000	LS	79,000.00	79,000.00
795	Mobilization, Demobilization and Incidentals	1.000	LS	636,745.00	636,745.00
800	Public Information Management	120.000	DAY	185.00	22,200.00
805	Thermoplastic Pavement Marking (Inlaid)	344.000	SF	34.00	11,696.00
810	Pvmt Marking Paint (Waterborne)	64.000	SF	1.40	89.60
815	Pvmt Marking Paint (Waterborne)(Inlaid)	538.000	SF	4.40	2,367.20
820	Construction Traffic Control*	1.000	LS	500,000.00	500,000.00
825	Construction Fencing	1.000	LS	34,390.00	34,390.00
830	Force Account (For Minor Contract Revisions)	1.000	LS	100,000.00	100,000.00

Bid Total =====> \$5,525,878.80





**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

<b>Agenda Item:</b>	South Bridge Update
<b>Action Requested:</b>	No action
<b>Department:</b>	Engineering
<b>Presented By:</b>	Ryan Gordon
<b>Strategic Goals:</b>	Preserve and Improve Infrastructure
<b>Background Info:</b>	There are no substantial updates to provide. Staff is working with CDOT and FHWA to finalize the agreements in order to start the redesign efforts in earnest.
<b>Issues:</b>	NA
<b>Fiscal Impact:</b>	NA
<b>Legal Review:</b>	NA
<b>Staff Recommendation:</b>	NA



**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

<b>Agenda Item:</b>	Ordinance 2024-12; Amending Title 060 §1608.2, Ground Snow Loads
<b>Action Requested:</b>	Approval of Building Code Amendment to Section 060.020.020, and Section 060.030.020, §1608.2 Ground Snow Loads
<b>Department:</b>	Economic and Community Development
<b>Presented By:</b>	Hannah Klausman, Victor Meraz
<b>Strategic Goals:</b>	Preserve and Improve Infrastructure Provide Efficient and Responsive City Government
<b>Background Info:</b>	The City of Glenwood Springs Building Code has had an official ground snow load of 50 pounds per square foot (psf) since at least 2011. Since that time, new data has been published by the Structural Engineers Association of Colorado (SEAC) indicating different thresholds deemed more appropriate. Staff proposes to update Title 060, Section 020.020 to reflect these new established protocols.
<b>Issues:</b>	The Structural Engineers Association of Colorado (SEAC) developed new ground snow loads in 2016 recommended for use in structural design in Colorado. The recommended loads are based on a suite of over 300 snow sites in the state of Colorado for which data was assembled from historical records of ground snow loads and depth. In the SEAC's report titled "Colorado Design Snow Loads", Glenwood Springs is given the base design ground snow load of 40 psf for an elevation of 5,760'. This base number then graduates based on finish floor elevation of a project.   Other municipalities that have adopted this new threshold include Basalt, Carbondale, and Fort Collins. Boulder adopted the base number that was provided (40psf) and dropped the equation (potentially due to their relative lack of elevation variability in build sites).   In addition, building guides provided by the Colorado Chapter of the International Code Council utilize a 40 psf requirement. The Building Department utilizes these guides with community members who are building structures themselves as allowed or small project development. The current Glenwood Springs ground snow load requirement of 50psf can create cost prohibitive standards that impose far greater structural requirements than necessary for most homes in the City.
<b>Fiscal Impact:</b>	None
<b>Legal Review:</b>	Legal has drafted the ordinance for adoption.
<b>Staff Recommendation:</b>	Staff recommends approval of the amendment of Municipal Code 060.020.020, and Section 060.030.020 §1608.2 Ground Snow Loads



## **ORDINANCE NO. 12**

Series of 2024

### **AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 060 CONSTRUCTION BUILDING CODES AND REGULATIONS.**

**WHEREAS**, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

**WHEREAS**, Title 060 of the Glenwood Springs Municipal Code regulates all construction, reconstruction, repair, remodeling, or other construction activity within the City of Glenwood Springs ("Glenwood Springs" or the "City") by the adoption of certain international and national construction codes; and

**WHEREAS**, to appropriately regulate current building practices, the City periodically reviews and updates the Construction Building Codes and Regulations; and

**WHEREAS**, following City staffs recent review of Title 060, City Council finds that the amendments set forth on **Exhibit A** are necessary to correct and clarify the Construction Building Codes and Regulations; and

**WHEREAS**, the City Charter of the City of Glenwood Springs requires that an ordinance be enacted to effectuate the amendments.

### **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:**

**Section 1.** The foregoing recitals are incorporated herein as if set forth in full.

**Section 2.** Title 060 of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED  
PUBLISHED BY TITLE ONLY THIS 20th DAY OF JUNE, 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

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Ingrid Wussow, Mayor

ATTEST:

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Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED  
BY TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF  
SECOND PUBLICATION THIS _____ DAY OF _____, 2024.

CITY OF GLENWOOD SPRINGS, COLORADO

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Ingrid Wussow, Mayor

ATTEST:

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Ryan Muse, City Clerk



## EXHIBIT A

### 060.020.020 Amendments to the International Building Code.

#### CHAPTER 16—STRUCTURAL DESIGN

##### §1608.1.1 Alternate Design Method.

In lieu of Ground Snow Load Design methods of ASCE 7, buildings and other structures and all portions thereof that are subject to snow loading may be designed to resist a basic horizontal snow load of forty (40) pounds per square foot (psf), in accordance with the load combinations set forth in Section 1605.2 or 1605.3. The duration of snow loading shall be considered as two months.

Potential unbalanced accumulation of snow due to drifting and sliding at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered.

Snow load on roofs that are not impaired by obstacles such as dormers, chimneys, valleys, or roofs of lesser pitch may be reduced for each degree of pitch over 20 degrees by 0.50 psf.

##### §1608.2 Ground Snow Loads.

~~The minimum ground snow load for buildings or structures within the City of Glenwood Springs shall be 50 pounds per square foot (psf). Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. See Table R301.2(1) for climatic and geographic design criteria.~~

The Structural Engineers Association of Colorado (SEAC) has developed a report titled “Colorado Design Snow Loads” that provides guidance for ground snow load design in Colorado’s wide array of climates. The formula associated with this guidance is:

$$P_{g,site} = P_{g,tabulated} * \left( \frac{A_{site}}{A_{tabulated}} \right)^3$$

For use within the City of Glenwood Springs, this can be simplified to:

$$P_{g,site} = 40 * \left( \frac{A_{site}}{5760} \right)^3$$

Where  $P_{g,site}$  is the design ground snow load, and  $A_{site}$  is the finish floor elevation of the project in question. Ground snow load shall not be designed for any less than 40psf.

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	Wind Design			Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topo-graphic Effects	Special Wind		Weathering	Frost Line Depth	Termite					
<del>50</del> <a href="#">Refer to SEAC</a>	115	No	No	B/C	Severe	36"	slight/mod	-2F	Yes	Yes/10-15-85	1500	48F

##### §1613.1 Scope (Earth Quake Loads).

Every structure, and portion thereof, including non-structural components that are permanently attached to structures and their support and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 14 and Appendix 11A. The seismic design category for a structure is permitted to be determined in accordance with Section 1613 or ASCE7. Structures in Occupancy Categories I and II may be designed for Seismic Design Category B and structures in Occupancy Categories III and IV may be designed to Seismic Design Category C.

...

#### 060.020.030 The International Building Code and Commentary Vols. 1 and 2.

The International Building Code and Commentary Vols. 1 and 2, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, are hereby adopted as enforcement guides. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the documents referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

(Ord. No. 06-2022 , § 2(Exh. A), 3-3-2022)

...

#### 060.030.020 Amendments to the International Residential Code.

##### CHAPTER 3—BUILDING PLANNING

##### §R301.2 Climatic and Geographic Design Criteria.

See Table R301.2 for design criteria.

Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2. See Table R301.2 for design criteria.

**TABLE R301.2**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	Wind Design			Windborne Debris Zone	Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index
	Speed (MPH)	Topo- graphic Effects	Special Wind			Weathering	Frost Line Depth	Termite				
<del>50</del> <a href="#">Refer to SEAC</a>	115	No	No		B/C	Severe	36"	slight/mod	-2F	Yes	Yes/10- 15-85	1500



Elevation	Altitude correction factor	Coincident wet bulb	Indoor Winter design dry-bulb temp.	Indoor winter design dry-bulb temp.		Outdoor winter design bulb temp.	Heating Temp. Diff.
5,761	.84	59	70	70	-2F	2	68
Latitude							
39.5506 N							

**TABLE R301.5**

TABLE R301.5 shall remain as part of the code in full except for the 2 items below which are amended as follows:

Habitable attics and attics served with fixed stairs	40 psf.
Sleeping rooms	40 psf.

#### **§R302.2.1.1**

Gypsum board separation shall be continuous around and behind all surface membrane penetrations in separation walls or ceilings.

#### **§R302.2.6 Structural Independence.**

Exceptions:

5. Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.

#### **§R302.5.1 Opening Protection.**

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/4 inches (35 mm) thick, or 20-minute fire-rated doors. Such doors shall be tight-fitting and self-closing.

**TABLE R302.6**

Table R302.6 shall remain in the code in full, with all the materials in the in the Table being changed to 5/8" Type X gypsum board.

#### **§R302.6.1 Heating Equipment Room Occupancy Separation.**

In R-3 occupancies rooms containing a boiler, central heating plant or hot water supply boiler in excess of 400,000 btu per hour input shall be separated from the rest of the building by not less than: one-hour construction on the room side of the heating equipment, with a 20-minute rated door, smoke sealed and self-closing.

#### **§R302.7 Under stair protection.**

Enclosed accessible space under stairs shall have walls, under-stair surface and soffits protected on the enclosed side with fire taped 5/8" gypsum board.

#### **§R306.5 Sanitation at Construction Sites.**

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Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

...

**060.030.030 The International Residential Code and Commentary Vols. 1 and 2.**

The International Residential Code and Commentary Vols. 1 and 2, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5771, are hereby adopted as enforcement guides. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the documents referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

(Ord. No. 06-2022 , § 2(Exh. A), 3-3-2022)





**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** Request for Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests (Butler Rents)

**Action Requested:** Please see attached memo from Legal.

**Department:** City Administration

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**

*Glenwood Springs – Main Office*  
201 14th Street, Suite 200  
P. O. Drawer 2030  
Glenwood Springs, CO 81602

*Aspen*  
0133 Prospector Rd.  
Suite 4102J  
Aspen, CO 81611

*Montrose*  
1544 Oxbow Drive  
Suite 224  
Montrose, CO 81402

Office: 970.945.2261  
Fax: 970.945.7336  
**Direct Mail to Glenwood Springs*

DATE: June 13, 2024

TO: Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests

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In June 2017 in preparation for the Grand Avenue Bridge project, the City entered into an Agreement for Immediate Possession and Conveyance of Property Interests with the owners of property near the 8th Street bridge (the Butler Rents property) to obtain permanent right-of-way for 8th Street and an easement for drainage and pedestrian/bike access through the Property. The original agreement contained certain development incentives to encourage the redevelopment of the property as follows:

10. In the event that the matter is resolved through negotiation, without the need for judicial proceedings of any kind, and in furtherance of the development of the residual parcel within five years, the City of Glenwood Springs will agree to the following items, in addition to paying fair market value of the property to be acquired:
  - a. Count the conveyed Property as full satisfaction of the owner's parklands dedication requirement that is associated with residential development on the Owner's residual Property and no further parklands dedication shall be required by the City of Owner; and
  - b. Approve two additional access between the residual parcel and the City's riverfront pathway of at least 30 feet in aggregate width including access that wraps around the northwest corner residual property near which the existing Church structure stands and the balance of the access as mutually agreed to best integrate the residual parcel with the City's riverfront pathway and protect the health, safety and welfare of the public; and
  - c. Contribute five (5) City of Glenwood Springs EQR taps for potable water and waste water upon the date of development. Said EQR taps can only be used on Owner's residual parcel and the ability to use those taps shall run with title to the Owner's residual parcel. Owner shall receive no credit or rebate in the event those taps are not used within the five-year period; and



- d. The City will assist the Owner in applying to enlarge current EPA planning area in order to provide federal, state and local government resources for planning and economic analysis of the future development of Owner's residual property; and
- e. A waiver of any land use application fees charged by the City for any development application or variance filed by the owner with the City within the five-year time period following the execution of this agreement; and
- f. The City recognizes that the acquisition of the Property has the potential to interfere with and/or complicate the development of the Owners' residual property. As such, the City will consider in good faith and deal fairly in accommodating the impacts of the Property acquisition and other relevant matters if/when the Owner applies for any variance of setback requirements, design, height, parking and/or other zoning variances driven by said Property acquisition. The City and Owner contemplate that any development of the property will include (but not be limited to) commercial, residential and/or mixed use of the property to the fullest extent allowed, and nothing herein shall be considered to limit these uses.

The Fourth Amendment to the Agreement extended the deadline to use the development credits to May 31, 2024. The owner has been working with staff and was prepared to submit an application prior to the deadline but could not do so because of the current moratorium on accepting land use applications for residential or mixed-use projects. Accordingly, it is appropriate to extend the filing deadline to the end of the moratorium. Working with the Owner's counsel, Legal has also tried to clarify what technically complete is and how that interacts with responding to Staff comments. Staff and Legal are both recommending approval of the amendment.

## **FIFTH AMENDMENT TO AGREEMENT FOR IMMEDIATE POSSESSION AND CONVEYANCE OF PROPERTY INTERESTS**

This Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests (“Fifth Amendment”) is made and entered into this ___ date of May 2024, by and between 406 WEST 7TH, LLC, a Colorado limited liability company (also referred to herein as “Owner”), and the CITY OF GLENWOOD SPRINGS, COLORADO (also referred to herein as “City”).

WHEREAS, on June 7, 2017, the Parties entered into an Agreement for Immediate Possession and Conveyance of Property Interests (the “Agreement”); and

WHEREAS, on July 5, 2017, the Parties entered into an Amendment to Agreement for Immediate Possession and Conveyance of Property Interests; and

WHEREAS, on November 28, 2017, the Parties entered into a Second Amendment to Agreement to Agreement for Immediate Possession and Conveyance of Property Interests; and

WHEREAS, on May 17, 2018, the Parties entered into a Third Amendment to Agreement to Agreement for Immediate Possession and Conveyance of Property Interests; and

WHEREAS, on June 20, 2023, the Parties entered into a Fourth Amendment to Agreement to Agreement for Immediate Possession and Conveyance of Property Interests; and

WHEREAS, the Parties desire to enter into a Fifth Amendment to the Agreement on the terms and conditions stated herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The time to utilize the development credits set forth in Section 10 of the Agreement set to expire on May 31, 2024, is extended to 60 days after the expiration of the City’s current moratorium on the acceptance of land use applications (the “Expiration Date”).

2. The development credits may be utilized for any application which was deemed “technically complete” by the Expiration Date. Notwithstanding the foregoing, in the event Owner has submitted an Application, but City Staff deems the Application not technically complete, the Expiration Date shall be extended so long as Owner is diligently working to respond to City Staff’s request for additional materials, but in no event shall the Expiration Date be extended for an additional 60 days (being 120 days after the expiration of the City’s current moratorium) without Council approval. In the event the application is denied, the City will work in good faith with Owner to negotiate and extension to the Expiration Date to allow Owner to submit a revised application which conforms to Glenwood’s Municipal Code and Comprehensive Plan. The extension provision contemplated herein shall only apply to the first timely submittal and not to any subsequent applications.

[Signature Page to follow]



3. Except for the foregoing amendment, all other terms and provisions of the Agreement, as amended, shall remain in full force and effect as written.

**406 WEST 7TH, LLC**

By: _____  
Barbara B. Wyatt, Manager

STATE OF COLORADO     )  
                                          ) ss  
COUNTY OF GARFIELD    )

The foregoing instrument was acknowledged before me on this _____ day of June, 2024 by Barbara B. Wyatt, Manager of 406 West 7th, LLC.

Witness my hand and official seal  
My commission expires: _____

_____  
Notary Public

**CITY OF GLENWOOD SPRINGS, COLORADO**

BY: _____  
_____, City Manager

**ATTEST:**

_____  
City Clerk

Approve as to form:

**KARP NEU HANLON, P.C.**

For the City of Glenwood Springs, Colorado

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Karl J. Hanlon, Attorney





**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** City Manager

**Action Requested:**

**Department:** City Clerk

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**



**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** City Attorney

**Action Requested:**

**Department:** City Clerk

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**





**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** Correspondence Incoming/Outgoing

**Action Requested:**

**Department:** City Clerk

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**



**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** Council Social Event Location

**Action Requested:** City Council will announce the location of their social event following the Council meeting.

**Department:** City Clerk

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**





**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** Direction and/or action regarding executive session matters

**Action Requested:**

**Department:** City Administration

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**



**City Council**  
**STAFF REPORT**  
**City of Glenwood Springs**  
**June 20, 2024**

**Agenda Item:** Adjournment

**Action Requested:**

**Department:** City Clerk

**Presented By:**

**Strategic Goals:**

**Background Info:**

**Issues:**

**Fiscal Impact:**

**Legal Review:**

**Staff Recommendation:**