AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
FEBRUARY 24, 2026
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

A. This meeting is held in person as well as via Zoom.
Join at: https://us02web.zoom.us/j/86380550264
Or Dial:719-359-4580,
253-215-8782 US (Tacoma) 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: https://us02web.zoom.us/u/kbEVpOzwHL

2 Roll Call

3 Receipt of the Minutes

A. December 18, 2025 Meeting Minutes

B. January 24, 2026 Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 New Items

A. Planning File SUP-000131-2025 Special Use Permit Childcare, 515 Flat Tops Drive

B. Planning File ARC-000130-2025, Minor Site and Architectural Plan and Design Variances, 210 8th Street

C. Work Session Regarding Section 070.040.050 - Landscaping, Screening, and Fencing

6 Commissioner Comments

7 Director Comments

8 Adjournment

MINUTES
CITY OF GLENWOOD SPRINGS Planning and Zoning Commission

Regular Meeting
December 16, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Carolyn Cipperly, Amy Connerton, Pete Waller, John Haughton, Gregory Cowan, Pat Corcoran, Joy White

Also Present: Community Development Director Trent Hyatt, Senior Planner Watkins Fulk-Gray, Assistant City Attorney JJ Carl, Fire Marshal Robin Pitt, and Building Official Victor Meraz

Actions: Commissioner XXX made a motion to seat Alternate Commissioner XXX, motion seconded by Commissioner XXX. Voice vote taken; motion passed unanimously.

2. Receipt of Minutes

November 18, 2025, Planning and Zoning Commission special meeting minutes

Commissioner Cipperly made a motion to approve the minutes, seconded by Commissioner Corcoran. Voice vote taken, passed unanimously.

3. Comments from citizens for items not appearing on the agenda

No public comment was offered.

4. New Items

a. Colorado Wildfire Resiliency Code Work Session

Community Development Director Hyatt presented the topic as a code update required by the State. Fire Marshal Robin Pitt presented the purpose for the code updates, how the State mandate was developed, what the new code applies to, what the new code requires, hazard classes, and mapping. All jurisdictions must adopt these rules. The Director noted that it is easier to apply one standard, rather than the two standards that are in the code. Education is easier and it is more likely that stores like Lowe's will carry the necessary materials when there is one standard.

Commissioner questions, comments, and staff responses included the following:

- Commissioner Cowan: Are there off-ramps or opportunities for flexibility with these rules? **Staff response**: Yes, the building official can make interpretations, and the P&Z also can act as the building board of appeals.
- Commissioner Cowan: Will Comm Dev be the ones enforcing these rules? **Staff response**: Yes, although the building code and development code are separate. However, some development code changes may be necessary too.
- Commissioner White: Are the hazard classes tied to insurance? **Staff response**: Insurance companies were represented on the board that created these rules because they have an

interest in stopping wildfire damage. They also use their own mapping, but they are invested in these new rules.

- Commissioner White: Does the Fire Department do free assessments? Is there a bigger, wider effort regarding wildfires? **Staff response**: Yes, and they are expanding it to incorporate these new rules. Other work is ongoing regarding evacuation routes, forest health, and other topics.
- Commissioner Connerton: Would building a new shed trigger these requirements? **Staff response**: No, the new wildfire code deals with occupiable structures.
- Commissioner Cipperly: Are exterior sprinklers considered best practice? **Staff response**: Alternative measures like exterior sprinklers can be considered.
- Commissioner Cipperly: Will we be looking at applying Class 1 or Class 2 to Glenwood? **Staff response**: We are inclined to apply Class 2. Some upgrades are not much more expensive.
- Commissioner Cipperly: Why not apply the new wildfire code to utility structures? **Staff response**: It applies to occupiable structures, which would apply to some utility structures.
- Commissioner Cipperly: Will there be any funding incentives from the State? **Staff response**: It does not appear likely because of the funding situation.
- Commissioner Houghton: Will neighbors sometimes put your property at risk when they build structures close to the property line? **Staff response**: Most development close to property lines is not allowed by zoning.
- Chair Waller: Is this going to be the last time we see this? **Staff response**: Related elements like landscaping changes will come back before the P&Z.
- Chair Waller: Can we implement a program to expand the Fire Department's home inspections? **Staff response**: They have had a neighborhood ambassador program for years, but yes it would be good to do.
- Commissioner White: Can you explain the five-foot setback again? **Staff response**: Noncombustible vegetation within five feet of the structure.
- Commissioner White: How much change will this mean from what we do already? **Staff response**: Minimal changes to construction.
- Commissioner Cowan: Can we highlight the other programs in the community while we do education on this?
-

b. Housing Work Session

Planner Fulk-Gray presented information and a survey about housing, following up the previous month's housing work session. He highlighted the feedback received at the last work session and topics to explore in the future.

In the first voting exercise, "What should Glenwood be doing with tiny homes and ADUs," the priorities as voted on by P&Z commissioners was as follows:

1. Allow smaller lots
2. Allow ADUs to be subdivided from primary home
3. Eliminate parking requirements for ADUs
4. Allow smaller homes than currently
5. Offering pre-approved models
6. Allow homes not on permanent foundations

7. Allowing RVs to be used as a primary home

In the voting exercise "What should density bonuses incentivize," the priorities as voted on by P&Z commissioners was as follows:

1. Affordable housing
2. Development near RFTA or Ride Glenwood stops
3. Specific residential types of development (tie)
4. ADA/accessible housing (tie)
5. Senior housing (tie)
6. Green building
7. Development in certain neighborhoods or locations
8. Specific nonresidential land uses

To the open-ended question "What should density bonuses incentivize," the following responses were received:

- Dense infill development
- For-sale opportunities
- Deed restricted units
- Duplexes
- Affordable for-sale units
- Fitting neighborhood character
- Historic preservation

In the voting exercise "What does the public need to know about housing that it doesn't know? What should an education campaign include," the priorities as voted on by P&Z commissioners was as follows:

1. Information aimed at taking away emotion or fear from certain kinds of development
2. Infrastructure and water capacity
3. Discussions about regionalism
4. Issues surrounding severity of housing cost (tie)
5. PPP (public-private partnership) possibilities (tie)
6. Housing navigator position or type of assistance possibilities

To the open-ended question "What does the public need to know about housing, or what should an educational campaign include," the following responses were received:

- Benefits to our community through housing become more accessible
- Get employers onboard with housing assistance
- The demographic makeup of Glenwood Springs and how the city needs to plan for a shift
- Code change for smaller lot size so small homes at more affordable
- Housing data over time
- The supply/demand disparity
- How may GWS homes sit empty most of the time

Commissioner questions, comments, and staff responses included the following:

- Commissioner White: Do we allow mobile homes not on foundations? **Staff response**: Most mobile homes are on foundations or at least attached to the ground.
- Commissioner Cowan: Does mobile home park preservation fit into the category of promoting tiny homes? **Staff response**: People use the term "tiny home" in many ways. The important point is that Glenwood does not regulate how small a home can be, and in most cases requires homes be on a foundation or permanently attached to the ground.
- Commissioner White: What is the purpose of requiring occupants of deed restricted units to work in Glenwood? Staff response: The purpose is to focus help to Glenwood's workforce.
- Commissioner Cowan: What percentage of City staff live outside Glenwood? **Staff response**: A significant proportion.
- Commissioner White: What would it take to change the housing guidelines to allow deed restricted units to be occupied by workers elsewhere? **Staff response**: Acceptance that tax dollars would be spent elsewhere.
- Commissioner Cipperly: What does the housing board think about these things, and should there be a joint session?
- Commissioner White: How much success are we having with hotel to housing conversions? **Staff response**: There have been two, and they are occupied most of the time, so it seems like a success. There are more opportunities for conversions, although some on Highway 6 have a problem with low water flows.
- Commissioner Corcoran: Does the City lose sales tax revenue when there are these hotel conversions? **Staff response**: The new housing would no longer pay sales tax.
- Commissioner Cipperly: Do we have lodging tax? **Staff response**: Yes, 5% total with 2.5% going to the affordable housing fund.
- Commissioner Cowan: Rather than have P&Z topics be brought forward based on City Council comments, can these topics be brought forward only after a motion, so that it is something the full City Council is interested in?
- Chair Waller: What should be the next steps? **Staff response**: A meeting with WHFAB may be good. P&Z can then report back to City Council at a work session; City Council has said they want to meet more frequently. City Council is not going to commit to any action in work session, however.
- Commissioner Corcoran: Does anyone know about the County selling property in the City? **Staff response**: It may be hillside lots that would be difficult to build on.
- Commissioner Cowan: Do we know how many seasonal employees we have? **Staff response**: We can try to get the number.

5. Commissioner Comments

- Commissioner Cipperly said her group is trying to save the greenhouse. They have a website and Venmo account. They think the cost to dismantle it would be $850,000.

6. Director Comments

- Community Development Director Hyatt indicated they are still trying to hire a Housing Development Manager.
- Other issues to explore that also came from the City Council work session are lighting standards and landscaping.

- A survey for people that use the City's new online permitting system is in the works.

7. Adjournment

Meeting adjourned at 8:30 pm.

MINUTES

City of Glenwood Springs Planning and Zoning Commission

Regular Meeting
January 27, 2025
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. **Roll Call**
   Present: Commissioners: Carolyn Cipperly, Amy Connerton, Pete Waller, Joy White, Connie Geiman, John Haughton, Gregory Cowan

   Also Present: Community Development Director Trent Hyatt, Senior Planner Emery Ellingson, , Long Range Principal Planner Jim Hardcastle, Deputy City Clerk Liz Jeplawy, City Attorney Karl Hanlon

2. **Conflicts of Interest**
   None

3. **Receipt of Minutes**
   No receipt of minutes

4. **Comments from citizens for items not appearing on the agenda**
   No public comment was offered.

5. **New Items**

a. Planning File VAR-000098-2025 Variance, Iron Mountain Hot Springs

Long Range Principal Planner Jim Hardcastle presented Planning File VAR-000098-2025, Variance, for Iron Mountain Hot Springs, recommending denial with findings and conditions in the staff report.

Commissioner questions, comments, and staff responses included the following:

- Clarification requested of changes between the sign proposed in 2014 from the new proposed sign. **Staff response:** Changes include the public is not allowed to access the tower, sign is integrated into the surface of the structure, and signage is smaller in size. However, the previous variance staff report was recommended for denial as this one is today.
- Are there similar structures or signs in Glenwood Springs? **Staff response:** Not that we are aware of. Of note, the nature of such a structure was not anticipated for pole signs in the Municipal Code, hence the need for the variance.
- Clarification requested on maximum sign heights in other places in the city. **Staff response:** The maximum for most districts, especially with commercial expose to the public, is 20'.

- Why does the Municipal Code only allow 1 pole support for a pole structure and not two. **Staff response:** The definition was created as such to establish a standard; one pole also minimizes the number of items that can block the view of drivers.
- Explain the variance criteria and review the staff recommendation for denial, as many of these are subjective. **Staff response:** These were reviewed and clarified.
- As there was an opportunity to further review and interpret the definitions of signs and how that has affected the variance request, is there the need to possible revise the code? **Staff response:** The unique nature of this tower focused on the definitions of the code, and they we included for reference, not necessarily cited as a need to examine the code for potential modifications.
- Clarification requested on the number of variance criteria required to be approved. **Staff response:** The list was reviewed and it was stated that all seven items must be met to gain approval.
- Were any code compliant alternatives considered by applicant. **Staff response:** Staff met with the applicant, and alternate locations and options were discussed by staff, alternate to where it had originally been proposed, though that option was taken off the table by the applicant.
- What is the intent of the criteria and how long have they been put in place? **Staff response:** These have been in place for many years, and it is common to find such findings lists of some sort in all jurisdictions.
- Please explain the difference between a pole sign and an attached sign on a building vs a structure and how this affects heights. What would change if this were a building**. Staff response:** The sign would be allowed higher as a sign on a building based on building maximum heights, much higher than an allowed sign pole.

Applicant Bruce Barth gave a presentation to the Commission on the application.

- He discussed the merits of the previous variance approval in 2014.
- Comparison between the original and current pole sign.
- The current location for installation.
- The proposed location, over 100' from the interstate.
- Comparison of other similar properties and existing signs in various districts, other RE zone parcels and existing signs, and other 6 & 24 corridor existing signs.

Commissioner questions, comments, and applicant responses included the following:

- Specify the grade difference between I-70 and the proposed location of the sign. Applicant responded with 5'-6' as a guess, later clarified at 10' by the Director.
- Discuss the differences in height between the 2014 sign and the current proposed sign. Applicant responded that the sign is lower by 1' between 36'-44', though the structure is 47' compared to 52' from the past approval.
- Describe the tower location: It is proposed at 50' to the right-of-way, and 100' to I-70 asphalt, on a parking island in a landscaped area as required by code.
- Describe what the sign says and if it is wayfinding. It is not directional and indicates "Iron Mountain Hot Springs - A World Springs Property."

- Please explain the expiration of the previous variance. It expired 3 years from the 2014 approval, and staff explained how the location and design changes currently planned would have necessitated a new variance regardless of expiration.
- Clarification requested on the height of the lowest bars on the proposed sign from grade and if someone could walk under it or climb on it. The applicant indicated the cables and space of the wooded braces would not invite the public to access the structure.
- Is there lighting that would illuminate the structure? The applicant indicated the base of the tower would be highly visible at night.
- Commissioner Cipperly expressed disappointment at the applicant choosing not to install a "green roof" on one of their campus structures as proposed in the 2014 development approval, as this expected innovation would have been a nice to have. Where is it?
- An examination of the historical site photo of the site focused on scale.

Commissioner Waller opened the item to public comments. No members of the public presented. Commissioner Waller closed the item to public comment.

Commissioner Connerton made an alternate motion, opposing the staff recommendation, to approve Action Items 1 and 2 with the following findings:

- Exceptional site conditions: The site has a unique shape and is adjacent to the river. The buildings are angled unusually, and the property looks down from I-70, making the site conditions not typical or common
- Strict code application produces undue hardship: Due to the site's physical and regulatory constraints, strict compliance with current signage rules would prevent the sign from functioning reasonably for identification and wayfinding comparable to similar properties. This hardship is considered a "practical difficulty."
- Hardship not self-created: The hardship arises from the inherent characteristics of the site and existing regulatory constraints, not from the applicant's design choices.
- No harm to public or code intent: The proposal is seen to advance design quality, consolidate signage, and enhance the corridor's character in a manner consistent with the intent of sign regulations.
- Hardship beyond convenience or financial gain: The hardship stems from physical site constraints affecting basic site identification, not from a desire for increased exposure or profit.
- No building/fire code conflict: This was already supported.
- Minimum variance necessary: The requested sign configuration represents the minimum relief needed to address the site-specific visibility and placement constraints.

Commissioner Cowan seconded the motion.

Commissioner discussion after the motion included:

- The applicant had created their own hardship by choosing this specific design and not a more code compliant option, some commissioners cannot approve of this as in their opinion all seven criteria cannot be met.
- Discussion regarding the impact of signage on the community.
- Consideration for visibility from I-70 was discussed.

- Concept of how the sign contributes to decline and/or enhancement of community character and economic vitality, and how the Code addresses protecting the character of the community.
- Consideration of signage alternatives and how the proposed sign compares to a code compliant pole sign.

Commissioner Waller called the item to question. Motion passed with a vote of 4-3 with commissioners Connerton, Cowan, Chair Waller and Geiman voting in favor, and commissioners Cipperly, Houghton, and White not voting in favor.

b. Lighting and Illumination Work Session

Senior Planner Emery Ellingson presented lighting, illumination, and signage and provided several discussion points for Planning and Zoning Commission to discuss.

Commissioner discussion included:

- Interested in the regulation of lighting fixture color.
- Request for staff to come back with comparisons of ordinances, incentives, and initiatives from other communities.
- Variable lighting controls for parking lots
- Balancing the needs of safety vs. Light pollution and obtaining input from the Police Department
- Previous efforts at light regulation within the City, including efforts in the early 2000s to address the issue.
- Consideration of how excessive lighting can affect animals.
- Consideration of how lighting controls can affect businesses in terms of safety, security, and insurance.
- Considering adapting the curfew for signing to be more expansive than just within view of residential zoning districts.
- Discussion of the City's role in contributing to illumination, including exterior lighting at Two Rivers Park and North Landing.
- Discussing differences in signage illumination and permitted locations for each type.

Following the discussion, the Commission requested that staff come back with additional information which would include examples from other communities.

6. Commissioner Comments

Commissioners discussed Carolyn Cipperly, they noted.

- Appreciation for Service: Commissioners thanked her for her six years of service, highlighting how different things were when she started.
- Positive Energy and Focus: She was praised for bringing "good energy" and a "specific focus" to the discussions.
- Mentorship and Collegiality: Colleagues noted her willingness to take new commissioners "under her wing" and appreciated sitting alongside her.
- Future Endeavors: Carolyn herself mentioned her plans to continue with other volunteer projects, including work with the preservation commission, museum presentations, and

botanical gardens. She stated it had been a pleasure to serve with all the staff and commissioners.
- Commissioner Cipperly noted her thanks and appreciation for her time on Planning & Zoning Commission and staff.

Regarding the vacant land north of Walmart, which is a combination of private and BLM holdings, can it be developed into mountain biking trails? The city cannot maintain additional amenities in addition to the many locations of public use in the city. Hiking is a highly utilized use and biking registers less participants currently.

7. Director Comments

Community Development Director Trent Hyatt noted the following:

- He specifically thanked **Carolyn Cipperly** for her service on multiple public service platforms, noting it was good to have familiar faces when he returned.
- He emphasized the significant service the commissioners provide to the community, reiterating his appreciation for their contributions.
- Future projects next month from applicants and a set of proposed code amendments: 070.040.050 - Landscaping, Screening, and Fencing

8. Adjournment

Meeting adjourned at 8:10PM.

Planning and Zoning Commission Report

Date	February 24, 2026
File Number	SUP-000062-2025
Request	Consideration of a Special Use Permit for operation of a Large Child Care Center in the RH Residential High Density Zoning District.
Applicant	Dustin Roberston
Owner	Glenwood Land Holdings, LLC
Location	515 Flat Tops View Drive (Parcel no. 218508143002)
Zone	RH Residential High Density Zoning District
Existing Use	Vacant unfinished space
Surrounding Land Uses	North: Restaurant and retail South: Residential East: Residential West: Undeveloped space
Lot Size	28.13 acres
Building Size	4,632 square feet

ACTION ITEM

The City is in receipt of an application, submitted by Dustin Robertson, for a Special Use Permit (SUP) for a large child care facility. Per Table 060.1/Section 070.060.020 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the deciding body for a SUP. The Commission may approve, deny, or continue the application to the next regularly scheduled meeting date.

Action 1 – Special Use Permit – Consideration of a request for a Special Use Permit for operation of a Large Child Care Center in the RH Residential High Density Zoning District.

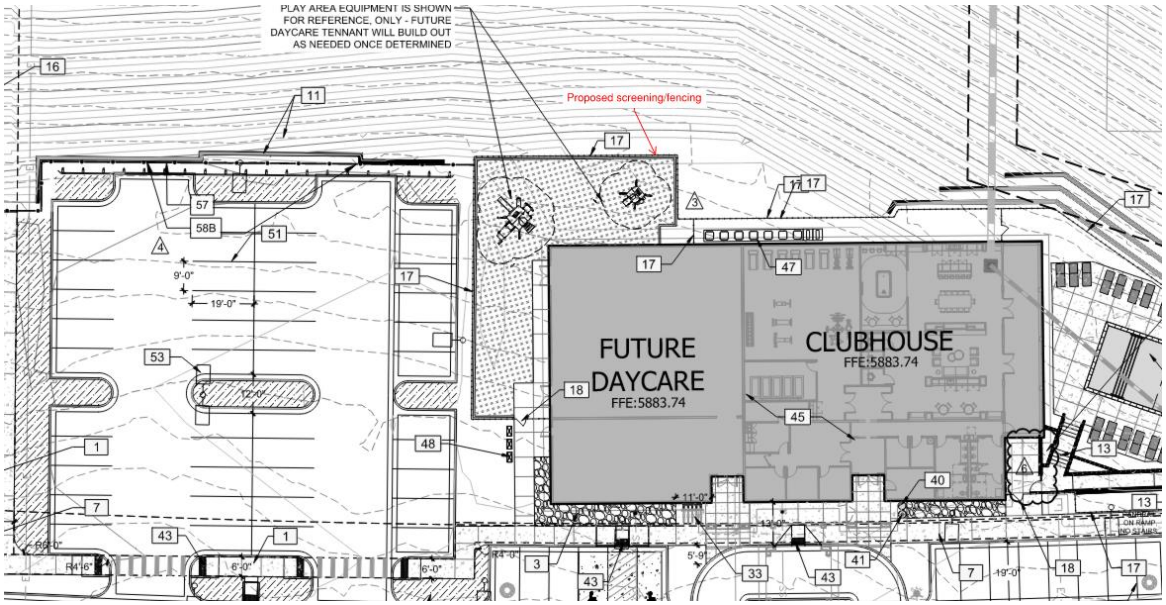
Staff Recommendation: *Staff recommends approval of the Special Use Permit with findings and conditions on pages 8 and 9 of the staff report.*

BACKGROUND

The applicant, Dustin Robertson, seeks to open a large childcare center at 515 Flat Tops View Drive within the RH Residential High Density Zoning District. Section 070.070.020(b)(2)b of the Code defines "*child care center, large"* as a facility which provides care for twelve or more children. Table 030.1/Section 070.030.020 requires a Special Use Permit in this zoning district for the use. The applicant currently operates Honey Tree Preschool in El Jebel and intends to open a second location for their operations.

LOCATION

The proposed location of the center is 515 Flat Tops View Drive within the Meadows Apartments complex, a 300-unit multifamily residential development. When the development was originally approved by City Council in 2022 as a Major Site and Architectural Plan, the development plans reserved space adjacent to the clubhouse for child care. BLD Group, the developer of the Meadows Development, stated their intent was to fill the space with a child care facility, however it was not a requirement for approval of the development permit nor did BLD Group ever intend to develop the space themselves. It was always intended that the future operator of the space would be responsible for applying for the Special Use Permit as well as corresponding building permit to finish the space. At present, the shell for the space was built out with a fenced area for a future playground as shown in the site plan graphic below. If the Special Use Permit is approved, the applicant intends to submit a building permit to finish the interior space.



PROJECT ANALYSIS AND CRITERIA

Special Use Permits

The SUP procedures allows the City to review development and land uses with unique or varying operating characteristics on a case-by-case basis. The procedure is intended to ensure compatibility with surrounding areas and mitigate potential impacts of a proposed use.

Use Specific Standards

In addition to the criteria of approval for a Special Use Permit, Child Care Centers are also subject to the use specific standards of Section 070.030.030(d)(1) as outlined in *italics* below. These standards are included as recommended conditions of approval.

a. That the applicant shall provide documentation of preliminary approval from the State of Colorado Department of Human Services; and
b. That the applicant buffer play areas through the use of fencing or a landscape screen in compliance with the height restrictions of this Code when play areas are adjacent to residential uses.

Parking Analysis

As outlined in the analysis provided with the application, large childcare centers require one parking space per 250 square feet of building area. The existing building area is 4,632 square feet, which requires 19 parking spaces. The entire development provides 550 parking spaces and can accommodate the childcare center use in addition to the parking spaces for the multifamily development as seen in the table below.

PARKING	REQUIRED	PROVIDED						TOTAL Provided
		Garage	Garage ADA	Off street	Off Street ADA	Carport	Carport ADA	
GENERAL PARKING (1.5 spaces per unit)	450	90	10	308	15	27	5	455
GUEST PARKING (1 space for every 5 units)	60			61				61
CLUBHOUSE PARKING (1 space for every 300sf)	21			21				21
DAYCARE PARKING (1 space for every 250sf)	19			20				20
Total Spaces	**550**	90	10	410	15	27	5	557

Traffic Analysis

The applicant has provided a traffic assessment letter which analyzes the traffic generation volumes for this use based on the Institute of Transportation Engineers Trip Generation Manual 12th Edition for childcare centers. The daycare is anticipated to generate 50-60 vehicles trips during the AM (8:30 AM to 9:30 AM) and PM peak (4:15 PM to 5:30 PM) hours. It is important to note, this analysis assumes full capacity of the use in the

calculation so it is likely that traffic volumes would vary dependent on student attendance. The analysis also assumes that all users arrive in cars, and it is reasonable to presume that some daycare customers will live within the development and be able to walk to the childcare facility. The trip generation data in the table below shows the anticipated traffic peaks.

WEEKDAY DESIGN HOUR TRAFFIC TABLE				
Time/Direction	**AM (IN)**	**AM (OUT)**	**PM (IN)**	**PM (OUT)**
Trips	*30*	*27*	*26*	*30*
	27	*24*	*24*	*27*

Demonstrated Community Need

Per the "**Parachute to Aspen Licensed Provider Survey Date Report**" (available here) dated October 2023, only 2,459 licensed child care slots are currently provided for more than 5,200 children under the age of five in the region. This means that the licensed capacity of childcare facilities within the Roaring Fork and Colorado River Valley could only serve a maximum of 47% of the region's children. More recently, in November 2025, voters in Garfield, Eagle, and Pitkin County passed a sales and use tax to help fund and create the Confluence Early Childhood Development Service District. This helps demonstrate that finding childcare is a challenge in the community and that there is a significant need.

Special Use Permit Approval Criteria

For any approval of the SUP, the Commission must consider whether the application conforms with the approval criteria found in Section 070.060.050(e)(3)e.2 of the Code outlined in ***bold italics*** below. Staff analysis of these criteria follows.

SPECIAL USE PERMIT CRITERIA	Meets Criteria
The use will be compatible with the surrounding area	YES
The impacts of the use on surrounding area have been adequately minimized	YES
The use will be consistent with the general purpose and intent of this Code	YES
The use will be consistent with all applicable standards of this Code	YES
The use is in conformance with the Comprehensive Plan and other City plans and policies	YES
The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City	YES

i. The use will be compatible with the surrounding area.

Staff Analysis: The original development plan, which was fully reviewed by City Staff and Planning and Zoning Commission and approved by City Council included a daycare center proposal. A large childcare center is not only compatible with the surrounding area but complementary to a high-density residential development.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.i as it is compatible with the surrounding area.

ii. The impacts of the use on the surrounding area have been adequately minimized.

Staff Analysis: The impacts of the use have been minimized as associated traffic and stacking for pick-ups and drop times will occur on private roads away from public rights-of-way and traffic present on Wulfsohn Road. In addition, the placement of the daycare near the entrance of the development ensures that traffic does not have to travel through the dense residential use areas. There is also sufficient parking provided in close proximity to the building and there are two entrances/exits to the development.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.ii as impacts have been adequately minimized.

iii. The use will be consistent with the general purpose and intent of this Code.

Staff Analysis: The use is consistent with the general purpose and intent of the Code. The playground area is already fenced and buffered from neighboring residential buildings and is located away from majority of the buildings in the residence and meeting all use-specific standards has been placed as a condition of approval.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.iii as it is consistent with the general purpose and intent of the Code.

iv. The use will comply with all applicable standards of this Code.

Staff Analysis: The use will comply with all applicable standards of this Code. The building's shell has already been constructed under a previous building permit and the tenant finish for the childcare center will require a new building permit, and all construction will meet applicable standards. In addition, meeting the use-specific standards has been included in the conditions of approval.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.iv as it complies with applicable standards of the Code with the imposition of recommended conditions of approval.

***v. The use is in conformance with the Comprehensive Plan and other City plans and policies*.**

Staff Analysis: The 2023 Glenwood Springs Comprehensive Plan Update's (Comp Plan) Future Land Use Map categorizes this site as Multi-Family Residential. The majority of this site is utilized as multifamily residential, and as the child care use is complementary to the primary use of this property.

The proposed use also meets the following Policy and Actions from the Comp Plan.

- **Policy Action 3.1 Retain Glenwood Springs' role as a regional commercial hub**

Childcare is an important piece in economic development as having childcare options allows for greater workforce participation. In addition, having more options within the City for childcare Heps Glenwood Springs retain its role as a regional commercial hub.

- **Policy Action 3.3 Attract and retain diverse businesses and industries**

Childcare options help businesses better attract and retain their employees which in turn helps to further economic development as current businesses can continue to grow and new businesses can start.

- **Policy Action 3.3.C Facilitate the expansion of regional facilities. Work to protect and expand Glenwood Springs' role as a regional hub for medical and educational activity by facilitating expansion of existing facilities where compatible and appropriate. Consider suitable incentives for attracting new educational and healthcare facilities as those opportunities arise.**

A childcare center is early childhood education, and the placement of a large childcare center facilitates the role as a regional hub for educational activity, and this is a compatible and appropriate location.

- **Policy Action 5.5 Promote Mixed Use Development**

Locating a child care within a high-density residential area promotes mixed use development in which services are conveniently located closer to residential areas.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.v as conforms with the Comp Plan.

vi. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City.

The proposed use would not adversely impact the health, safety, and welfare of the inhabitants of the surrounding areas and the City. The proposed use will instead have positive impacts to the health, safety, and welfare of the community as it would help to address the lack of childcare options within the City and greater region.

Findings: Staff finds that the request complies with Section 070.060.050(e)(3)e.2.i as it promotes the health, safety, and welfare of the inhabitants of the area and City.

REVIEWING AGENCY COMMENTS

Comments received from referral agencies are summarized below.

FIRE DEPARTMENT – Comments outline that a fire suppression system already exist for the building and that additional review of the use will occur with the tenant finish building permit

BUILDING DEPARTMENT – Comments outline that the structure has passed all building inspections for the shell and that additional review will occur with the tenant finish building permit.

ENGINEERING DEPARTMENT – Based on the traffic assessment letter received, the proposed improvement does not generate traffic volumes necessary for any infrastructure improvements to the existing network.

PUBLIC NOTICE AND COMMENT

The applicant completed all three forms of required public notice. Letters were mailed to all neighboring property owners within 300 feet. A sign was posted on the property at least 10 days prior to the hearing. Two notices were published in the *Glenwood Springs Post Independent* on February 13 and February 20. All comments received outline support in favor of approval of the Special Use Permit and have been included in the packet for review.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION

The Commission may approve, approve with conditions, or deny the Special Use Permit. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Code and/or city goals and policies.

Action 1 – Special Use Permit – Consideration of a request for a Special Use Permit for operation of a Large Child Care Center in the RH Residential High-Density Zoning District.

Staff Recommendation/Suggested Motion
Staff recommends approval of the Special Use Permit as outlined in the suggested motion below.

Suggested Motion for Approval
I move to **approve** planning file SUP-000062-2025 with the suggested findings and conditions outlined in the staff report.

Suggested Findings
1. The use will be compatible with the surrounding area;
2. The impacts of the use on surrounding areas have been adequately minimized with the recommended conditions of approval;
3. The use will be consistent with the general purpose and intent of this Code;
4. This use will comply with the applicable standards of this Code;
5. The use is in conformance with the Comprehensive Plan; and
6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City.

Suggested Conditions
1. The applicant shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director;
2. Any future physical changes to or improvements to the property are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code;
3. The Special Use Permit shall expire if the authorized use is not substantially underway within three years after that date of this approval;
4. The business shall be at all times in conformance with all State laws and regulations;
5. The business shall not commence operations before receiving all required local approvals, including a sales/business license;
6. The business shall not commence operations until passing inspections from all relevant City departments; and
7. Prior to issuance of a new Certificate of Occupancy for the large childcare center, the applicant shall show proof of compliance with all use-specific standards as described in Section 070.030.030(d)(1).

Alternative Motion
*** If the Planning and Zoning Commission finds this application does **not** meet all six

criteria of approval, it may make a motion to recommend denial. This motion must be supported with findings that describe which criteria are not met and reasons why the Commission finds this to be the case. An example motion shown below:

Motion for Denial

I move to **deny** planning file SUP-000062-2025 finding that:

1. The use is not compatible with the surrounding area [because _____].
2. The impacts of the use on surrounding areas have not been adequately minimized [because _____].
3. The use is not be consistent with the general purpose and intent of this Code [because _____].
4. The use does not comply with all applicable standards of this Code [because _____].
5. The use is not in conformance with the Comprehensive Plan and other city plans and policies [because _____].
6. The use does not minimize adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the City [because _____].

Rocky Mountain
EARLY CHILDHOOD COUNCIL

January 15, 2026

To Whom It May Concern,

As the Director of the Rocky Mountain Early Childhood Council (RMECC), I am writing this letter to offer my strongest recommendation and support for Honey Tree Preschool and their proposed expansion into Glenwood Meadows. Having been deeply involved in the early childcare field for many years, I am acutely aware of the critical need for high-quality care across our region, spanning from Aspen to Parachute.

The Rocky Mountain Early Childhood Council is dedicated to supporting childcare centers through various resources and advocating for both providers and families within our community. We have maintained a close partnership with the owners, Kelly Beal and Dustin Robertson of Honey Tree Preschool since they first opened their doors in May 2020. Throughout this time, they have proven to be exemplary partners and dedicated members of the RMECC, consistently demonstrating a commitment to excellence in early childhood education.

The need for childcare from Glenwood Springs to Parachute is significant. Many families in our community face long commutes, and the lack of accessible, high-quality care adds a substantial burden to their daily lives. Allowing Honey Tree Preschool to expand their highly qualified center to Glenwood Meadows would be a transformative development for the area. It would not only provide more options for families but also strategically place care in a location that reduces the travel distance for commuting parents.

In the last election, a Special Tax District was approved to tackle the issues we see in Early Childhood in the Aspen to Parachute (Roaring Fork Valley) region. Glenwood Springs is part of this district. I was part of the Committee that spent several years putting the Special Tax District ballot measure together and a great deal of data collection was part of this effort. The big overarching data point is that in the Roaring Fork Valley there are only enough licensed slots to serve 44% of children. Parents in the Roaring Fork Valley often travel throughout this region and have to access childcare where they can find available spots. This new facility would help families access high quality care at a convenient location at the Glenwood Meadows location.

Honey Tree Preschool has a proven track record of providing a nurturing and educational environment. Their expansion would mean more than just additional slots; it would mean the extension of a trusted, high-quality program to a community that desperately needs it. I fully endorse their expansion efforts and look forward to continuing our strong relationship as they grow to serve more families in our region. Don't hesitate to reach out with any questions you may have.

Sincerely,

Stacy Petty, Director
Rocky Mountain Early Childhood Council
spetty@mtnvalley.org.

Early Childhood Network

Enhancing Capacity, Quality & Accessibility of Childcare

January 14, 2026

Re: Letter of Support for Honey Tree Preschool – Glenwood Meadows Childcare

To Whom It May Concern,

I am writing in support of Honey Tree Preschool and their proposed childcare center at Glenwood Meadows. I have known the current owner and operator, Kelly Beal, since approximately 2013, when we were both serving as preschool directors in Pitkin County. While Honey Tree Preschool had been an established program in the valley under prior ownership, Ms. Beal and her team have been operating the program for approximately six years. During that time, our organizations have worked in close partnership and seen amazing growth.

Garfield County continues to experience a significant gap between the availability of licensed childcare and the number of families who need care to participate in the workforce. Infant and toddler care remains one of the most limited resources in the county, creating barriers for families and employers alike.

Honey Tree Preschool has demonstrated the operational experience necessary to support this expansion, particularly in serving infants and young children. Their programmatic decisions consistently reflect an understanding of regulatory requirements, staffing needs, and the realities facing early childhood educators. Honey Tree has also sought out additional coaching and professional development opportunities for their staff, recognizing that effective practice requires ongoing learning and implementation support. This commitment to professionalism aligns closely with county and statewide efforts to stabilize and strengthen the early childhood workforce.

The proposed Glenwood Meadows site would help bridge geographic and logistical gaps for families commuting for employment from Parachute through Glenwood Springs and surrounding communities. Increased access to licensed, reliable childcare in this corridor would directly support parents' ability to maintain employment, reduce workforce disruptions, and improve economic stability for families across the region.

From a systems perspective, this expansion represents a practical response to documented childcare shortages in Garfield County. It would add capacity in a way that aligns with community needs, workforce demands, and the expectations placed on licensed early childhood programs. Based on our direct partnership and experience working alongside Honey Tree Preschool under current ownership, I am confident in their ability to operate a program that meets these needs and contributes meaningfully to the local early childhood infrastructure.

I support Honey Tree Preschool's proposal for expansion at Glenwood Meadows and appreciate your consideration of an operator with demonstrated experience, professional practices, and a clear understanding of the role childcare plays in supporting families and the broader economy.

Sincerely,

Kelly Esch

Executive Director
Early Childhood Network

Phone: 970.928.7111
1317 Grand Avenue, Suite 125 • Glenwood Springs, CO 81601
www.earlychildhoodnet.org

CRAWFORD PROPERTIES, LLC
EL JEBEL, COLORADO

Date: January 14, 2026

To: Whom it may concern
From: Crawford Properties LLC

Subj: Tenant of good standing

I am writing this letter to share my personal experience working with the owners, Kelly Beal and Dustin Robertson of Honey Tree Preschool, who have been leasing our property for the past six years. Over this time, our relationship has grown from a standard landlord-tenant arrangement into a true partnership that I deeply value.

What stands out most about the owners is their genuine, positive nature. They are truly dedicated professionals who bring a sense of warmth and integrity to everything they do. Whenever we need to discuss the facility or walk through the building, the conversation is always easy and productive. They treat the property with the same care and respect as if it were their own, which is a rare and appreciated quality in a tenant.

Whether we are navigating updates to lease agreements or discussing minor repairs, they are always approachable, reasonable, and incredibly fair. It is also wonderful to see how much they pour back into our local community; their dedication to the families they serve is evident in the vibrant, nurturing environment they've built at the preschool.

It has been a sincere pleasure having them on our property for the last six years, and I look forward to continuing our work together for many more. They are exactly the kind of tenants and business owners any landlord would be lucky to have.

Warmly,

Thank you and feel free to contact me if you have any questions.

Robert Hubbell
Crawford Properties LLC
60 El Jebel Rd. Unit 105
Carbondale, CO 81623
(970)963-2684

Christine Gazda
402 N. Golden Dr.
Silt, CO 81652

January 14, 2026

RE: A Honey Tree Location in Glenwood Springs

To Whom It May Concern:

My sons, Graham (age 2) and Henry (age 8 months), are students at Honey Tree Preschool. Graham has attended Honey Tree since he was about 6 months old, and Henry recently started. We are so thankful for the loving care and support provided by Honey Tree. Without it, my husband and I would not be able to fulfill our demanding careers.

I am an attorney at Garfield & Hecht, P.C.'s Glenwood Springs office. My practice centers on civil litigation. My husband, Michael, owns Belmont Clean + Restore, which is based out of Carbondale and is planning to open a second location in the Vail Valley within the year.

When Graham first started attending Honey Tree, we lived in a small (< 1,000 square-feet) condo in Glenwood Springs. As Graham approached the age of 1, and knowing that our family may continue to grow, we knew we had to find more space. So, last summer, we purchased and moved into a single-family home in Silt. Of course, that meant a longer commute to Honey Tree.

The drive between our home in Silt and Honey Tree in El Jebel is rough on the boys. Given the nature of my and my husband's jobs, we are unable to pick the boys up from Honey Tree until 5pm or 5:30pm most days. That means it takes over an hour to get home, with rush hour traffic. On days when Graham gets home really late, he often doesn't eat dinner because he needs playtime before bed. Last night, for example, he not only did not eat dinner, but we couldn't get him to sleep until 9pm. We then have to wake him up by 6:30am in order to make the one-hour morning commute work for our schedules.

In light of the commute, you may be wondering why we would continue to go to Honey Tree. Even if we could get off the waitlist at one of the other preschools, we wouldn't leave Honey Tree because Graham is absolutely thriving. Thanks to Honey Tree, his language skills, for example, are above average for his age. He is constantly surprising us with new skills and knowledge that he could have only gotten at Honey Tree.

Suffice to say, having a Honey Tree location in Glenwood Springs would significantly improve our lives. Not only would it be easier on us, as parents, but it would be so much better for Graham and Henry, who would not have to wake up as early or get home as late. We sincerely hope that you accept Honey Tree as a tenant. Certainly, we're not the only family whose lives would be positively impacted by the opening of a Honey Tree in Glenwood Springs.

Yours truly,

Christine Gazda

PROJECT DESCRIPTION & SPECIAL USE PERMIT CRITERIA

Meadows Childcare Center – A Branch of Honey Tree
515 Flat Tops Drive, Glenwood Springs, CO

Project Narrative and Description

The proposed project is the build-out and operation of a licensed early childhood education and childcare center within the Meadows Apartments development located at 515 Flat Tops Drive, Glenwood Springs, CO 81601. A childcare space was implemented during the permit process with the City as part of the developer's agreement to complete the Meadows Apartments development. The proposed childcare center space was built during the construction of the clubhouse located on the far southeast portion of the Meadows Apartments development. The childcare center is connected to the clubhouse on the north side with an approximate square footage of 4,632. The Meadows Apartments development is located in parcel #218508143002 of Glenwood Meadows Sub No 7.

This application proposes to activate the designated childcare space through a tenant improvement (TI) build-out. This TI will be consistent with the original intended use set forth during the original permit process. The proposed childcare center will comply with all applicable zoning, building, fire, health, accessibility, and Colorado Department of Early Childhood licensing requirements. The childcare center will provide high-quality early childhood education while supporting local families, workforce participation, and the residential community within the Meadows development and beyond.

The proposed childcare center will be owned and operated by Kelly Beal and Dustin Robertson. Kelly and Dustin have successfully owned and operated Honey Tree Preschool in El Jebel, CO, and the greater Roaring Fork Valley for the past 5.5 years. During this time, Honey Tree has built a strong reputation for providing reliable, safe, and high-quality early childhood education to working families throughout the Roaring Fork Valley. The Honey Tree program is intentionally designed to be more than traditional daycare. It is a learning-centered environment focused on child development, enrichment, and community connection.

Honey Tree emphasizes the use of educated and experienced teachers who immerse children in age-appropriate, developmentally stimulating activities that support gross motor development, sensory exploration, and social-emotional learning. These foundational skills are critical to children's long-term growth and success. Beginning at age three, children also participate in regular community-based field trips, reinforcing our belief that early exposure to the broader community fosters confidence, curiosity, and a sense of belonging.

Children will spend many years in formal academic settings after leaving early childhood education. The preschool years are a vital opportunity to nurture imagination, curiosity, outdoor exploration, and meaningful community engagement. Honey Tree currently operates two buses at the El Jebel location and plans to purchase an additional bus to serve the proposed Glenwood Springs location. This will provide safe and structured access to community and outdoor activities.

Before identifying the Meadows space, Honey Tree ownership was actively seeking a location in Glenwood Springs due to a demonstrated gap in the availability of high-quality early childhood education. The gap is apparent in infant and toddler care compared to up-valley communities. Over the years, many Glenwood Springs families have traveled to the Honey Tree El Jebel location to access infant and toddler programming, highlighting the apparent demand for expanded childcare services within the Glenwood Springs area.

The proposed Honey Tree Preschool at the Meadows Apartments will directly support the needs of Glenwood Springs families by expanding access to high-quality, licensed early childhood education in a location originally

intended for this use. Approval of this Special Use Permit will allow an experienced operator to deliver a proven, trusted childcare program that serves children, families, employers, and the broader Glenwood Springs community.

Additional Project Information

Hours of Operation

- **Monday–Friday: 7:30 a.m. to 5:30 p.m.**

Building Information & Classrooms

- **Total Indoor Space:** 4,632 square feet
- **Total Classrooms:** 5 classrooms
- **Licensed Capacity:** Approximately **73 children per day**
- **Estimated Daily Staffing:** Approximately **13–14 staff members per day**
- **Job Creation:** Approximately **16 full-time equivalent positions**

Classroom Breakdown

- **Infant/Toddler Program:**
  - 1 Infant classroom with a maximum of 10 children per day
  - 2 Infant/Toddler classrooms with a combined maximum of 22 children per day
    - One classroom with 10 children per day
    - One classroom with 12 children per day
- **Preschool Classroom:** A Maximum of 18 children per day
- **Pre-K Classroom:** Maximum of 23 children per day

Parking & Traffic

- **Address:** 515 Flat Tops Drive, Glenwood Springs
- **Parking Availability:** 44 parking spaces located in the adjacent parking lot
- **Reference:** Site Plan Sheet No. LC-1.3

The existing parking supply is sufficient to accommodate staff parking and parent drop-off and pick-up during peak times. Traffic associated with the childcare center will be distributed throughout the day:

- **Morning Drop-Off:**
  - Families arriving between 7:30 a.m. and 9:30 a.m.
- **Afternoon Pick-Up:**
  - Families arriving between 3:30 p.m. and 5:30 p.m.
- **Staff Arrival:**
  - Approximately 14 staff members are arriving between 7:30 a.m. and 8:30 a.m.
- **Staff Departure:**
  - Staff departures begin around 5:30 p.m.

Outdoor Play Space

- **Total Outdoor Area:** Approximately **2,900 square feet**
- **Playground Configuration:**
  - One Infant/Toddler playground
  - One Preschool/Pre-K playground
- **Surfacing:** A Combination of grass and resilient safety surfacing
- **Equipment:** Age-appropriate, multi-use play structures for each age group
- **Additional Features:** Shaded areas for sun protection

The outdoor areas meet Colorado childcare licensing requirements for size, safety, and supervision.

Compliance with Special Use Permit Approval Criteria

a. Compatibility with the Surrounding Area

The proposed childcare center is compatible with the surrounding Meadows residential space. The childcare center, which is adjacent to the existing clubhouse, was initially designed and intended by the City for childcare use as part of the Meadows development permit process. Childcare centers are low-impact, daytime uses that generate activity aligned with the natural rhythms of a residential neighborhood. The use also complements existing residential units by providing a community-serving amenity that supports families living on-site and in the surrounding area.

Noise levels will be minimal and primarily limited to weekday daytime hours within the outdoor play area, with all activities concluding well before evening quiet hours.

Additionally, the childcare space is located within the clubhouse area of the Meadows development, which was explicitly intended to function as a public or community-oriented space. As such, the proposed use aligns with the original design and purpose of this portion of the development and enhances its role as a shared amenity for residents and the broader community. Overall, the childcare center integrates naturally into the development and strengthens the area's community-serving character.

b. Impacts on Surrounding Areas Minimized

Traffic and parking impacts to the surrounding residential area will be minimized through a combination of site design and daily operational practices. Drop-off and pick-up occur over extended windows (approximately 7:30–9:30am and 3:30–5:30pm), which helps disperse arrivals and departures and reduces the likelihood of vehicle queueing. Families and staff will utilize the adjacent parking lot with 44 spaces, as shown on the approved site plan (Sheet LC-1.3), which is intended to comfortably accommodate typical daily demand and short-duration parking during peak periods. The center will also communicate clear expectations to families regarding appropriate parking locations, safe speeds within the Meadows neighborhood, and no-idling practices. Staff will monitor peak times as needed to encourage smooth circulation and discourage double-parking or stopping in areas that could impede traffic flow, fire access, or accessible spaces.

Noise impacts will be minimized through supervised and well-managed operations both indoors and outdoors. Outdoor play will be scheduled and supervised, with classrooms rotating as needed to avoid excessive concentration of children outside at one time and to maintain a calm environment during early morning hours. During the build-out phase, the project will comply with all applicable City noise requirements, and higher-noise construction activities will be limited to allowable daytime working hours to reduce impacts to nearby residences.

Trash and refuse impacts will be minimized by using the existing designated trash and recycling areas on the Meadows development, and staff will conduct routine trash and litter checks to keep the surrounding area clean.

Construction impacts associated with the build-out will be temporary and will be managed to minimize disruption to the neighborhood. Contractors will park in designated areas and will stage materials and equipment within the approved work zone to avoid spillover into residential streets and adjacent properties. Dust and debris will be controlled as needed, the site will be kept clean, and construction waste will be properly contained and removed to prevent tracking onto sidewalks and roadways. Fire access, pedestrian routes, and adjacent property access will be maintained throughout construction with temporary safety signage and fencing as needed. All work will be completed in accordance with the required building permits and will comply with all applicable building, safety, and inspection requirements.

c. Consistency with the General Purpose and Intent of the Code

The proposed childcare use aligns with the goals of the Glenwood Springs Municipal Code by supporting community-serving services within new residential developments and promoting land uses that help meet local housing and workforce needs. The project will activate a childcare space that was incorporated into the Meadows development as part of the City's original intent for the site, providing an essential service and amenity for residents and nearby families. By locating childcare within the development's amenity core, the proposed use reinforces a pedestrian-friendly, family-oriented environment and supports workforce participation. Collectively, the project advances the City's broader objectives for integrated development that serve residents, employers, and the Glenwood Springs community.

d. Compliance with All Applicable Standards of This Code

The proposed childcare center will comply with all applicable standards of the Glenwood Springs Municipal Code, including the requirements and conditions associated with approval of a Special Use Permit within the Meadows residential development. The tenant improvement build-out and ongoing operations will meet all applicable zoning, development, and design standards, as well as all adopted building, fire, mechanical, plumbing, and electrical codes. The childcare center will meet all ADA accessibility requirements. It will comply with Colorado Department of Early Childhood licensing regulations, including standards for outdoor play areas, fencing, restroom facilities, and fire/life-safety requirements specific to childcare use. All improvements will be completed under approved building permits and will be inspected by the City before occupancy.

e. Conformance with the Comprehensive Plan and Other City Policies

The proposal is strongly aligned with multiple City policy objectives, including increasing access to high-quality early childhood education, supporting workforce stability and reducing childcare shortages, and strengthening neighborhood-serving amenities within residential developments. The project also supports walkability and helps reduce travel demand by providing childcare within the Meadows development's amenity core for on-site residents and nearby families. Finally, the proposal advances the City's stated intent that the designated childcare space within the Meadows development be activated and utilized as a licensed childcare center. The project directly advances these goals and provides a long-term community benefit.

f. Minimizing Adverse Impacts to Health, Safety, and Welfare

The proposed childcare center will be designed and operated to safeguard the health and safety of children, staff, and nearby residents through strict adherence to Colorado Department of Early Childhood licensing standards, including supervision, sanitation, emergency preparedness, and required staff-to-child ratios. The facility will include secure, controlled access and appropriate fencing for outdoor areas. It will comply with all applicable building, fire, and life-safety requirements, including required alarm systems and code-compliant emergency egress. Indoor conditions will meet applicable code requirements for ventilation and mechanical systems to support safe indoor environmental quality. Operations will occur during typical weekday daytime hours, and site circulation, parking, and outdoor play activities will be managed to minimize impacts on surrounding residents. Overall, the proposed use provides an essential community-serving amenity while maintaining compatibility with the residential character of the Meadows development.

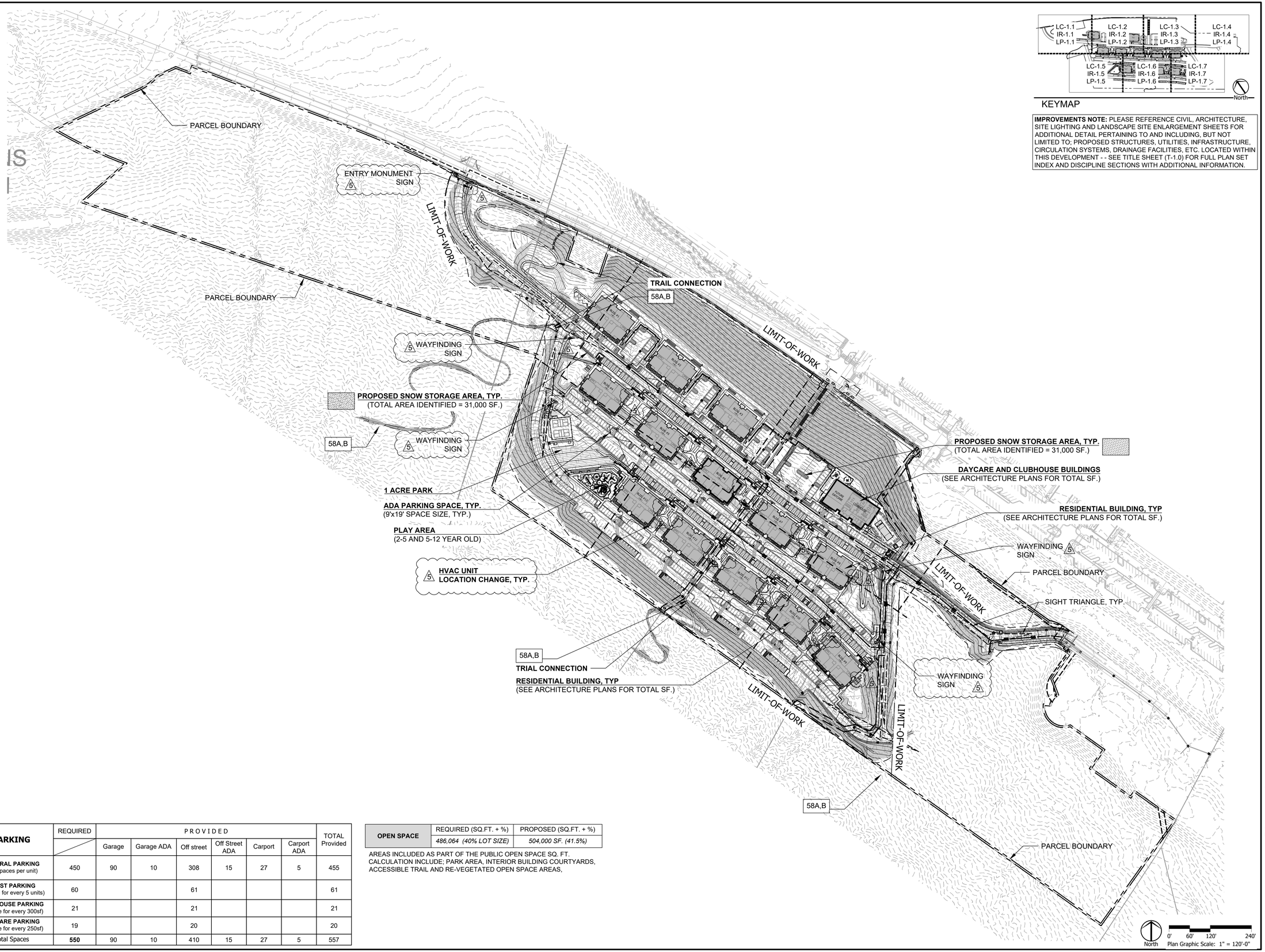
Conclusion

The proposed Meadows Childcare Center satisfies the City's Special Use Permit approval criteria and fulfills the City's original intent for the designated childcare space within the Meadows development. Although a licensed childcare center is not permitted by right within the underlying residential zoning district, this Special Use Permit application provides the appropriate mechanism to formally authorize the intended childcare use

within the development's designated public/amenity area adjacent to the clubhouse. The proposed use activates a purpose-designed childcare space (approximately 4,630 square feet indoors, with an approximately 2,900-square-foot fenced outdoor play area) in a location specifically positioned to support community-serving activity and to utilize existing on-site infrastructure, including the adjacent clubhouse parking area.

The project is compatible with the surrounding residential neighborhood, operates during typical weekday daytime hours, and is designed to minimize potential impacts related to traffic, noise, and operations. The center will comply with all applicable Glenwood Springs Municipal Code requirements, including any conditions of approval associated with the SUP, as well as all adopted building and fire/life-safety codes, ADA accessibility requirements, and Colorado Department of Early Childhood licensing standards. In addition, the proposed operator brings demonstrated experience and a strong record of providing reliable, safe, and high-quality early childhood education in the Roaring Fork Valley, ensuring the center is operated professionally and in a manner consistent with public health, safety, and welfare.

Approval of this Special Use Permit will advance the City's planning objectives for the Meadows development by allowing the childcare space to be used as intended, expanding access to high-quality childcare, supporting workforce participation, and providing a lasting community benefit for residents, local employers, and the broader Glenwood Springs community.



KEYMAP

IMPROVEMENTS NOTE: PLEASE REFERENCE CIVIL, ARCHITECTURE, SITE LIGHTING AND LANDSCAPE SITE ENLARGEMENT SHEETS FOR ADDITIONAL DETAIL PERTAINING TO AND INCLUDING, BUT NOT LIMITED TO: PROPOSED STRUCTURES, UTILITIES, INFRASTRUCTURE, CIRCULATION SYSTEMS, DRAINAGE FACILITIES, ETC. LOCATED WITHIN THIS DEVELOPMENT - - SEE TITLE SHEET (T-1.0) FOR FULL PLAN SET INDEX AND DISCIPLINE SECTIONS WITH ADDITIONAL INFORMATION.

PARKING	REQUIRED	PROVIDED						TOTAL Provided
		Garage	Garage ADA	Off street	Off Street ADA	Carport	Carport ADA	
GENERAL PARKING (1.5 spaces per unit)	450	90	10	308	15	27	5	455
GUEST PARKING (1 space for every 5 units)	60			61				61
CLUBHOUSE PARKING (1 space for every 300sf)	21			21				21
DAYCARE PARKING (1 space for every 250sf)	19			20				20
Total Spaces	**550**	90	10	410	15	27	5	557

OPEN SPACE	REQUIRED (SQ.FT. + %)	PROPOSED (SQ.FT. + %)
	486,064 (40% LOT SIZE)	*504,000 SF. (41.5%)*

AREAS INCLUDED AS PART OF THE PUBLIC OPEN SPACE SQ. FT. CALCULATION INCLUDE; PARK AREA, INTERIOR BUILDING COURTYARDS, ACCESSIBLE TRAIL AND RE-VEGETATED OPEN SPACE AREAS,

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2000 S Colorado Blvd Ste 6000, Denver, CO 80222
(720) 540-6800

STAMP:

JASON M. JAYNES 240 — 01/01/2008 Original Date of Licensure — STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

03.01.2023

CONSULTANT:

DHM DESIGN
225 MAIN STREET, SUITE #200
CARBONDALE, CO 81623

PROJECT:

GLENWOOD MEADOWS
MULTI-FAMILY HOUSING

LOT 11CB AND 11CC
GLENWOOD SPRINGS COLORADO, 81647

REVISIONS

NO.	DATE	DESCRIPTION
#1	12.05.22	Revisions
#2	03.01.23	Grading Permit Comments
#3	05.26.23	RFI #11
#4	07.17.23	RFI #19
#5	01.19.24	ASI #003

ISSUE RECORD:
REVISED FINAL PLAN SUBMITTAL

ISSUE RECORD DATE:
MARCH 1, 2023

DRAWING BY	REV BY
NL	NL, LG, LW, JJ

DRAWING NAME

OVERALL SITE PLAN

SHEET NUMBER

LC-0.0

DHM DESIGN RESERVES THE RIGHT IN THESE DOCUMENTS. THE DOCUMENT ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN CONSENT.

LIMIT OF WORK

EXISTING CURB CUT TO REMAIN - (PROTECT IN PLACE) CONTRACTOR SHALL TIE PROPOSED WALK INTO EXISTING RAMP

BOULDER RETAINING WALL (SEE CIVIL DRAWINGS)

PLAY AREA EQUIPMENT IS SHOWN FOR REFERENCE, ONLY - FUTURE DAYCARE TENNANT WILL BUILD OUT AS NEEDED ONCE DETERMINED

FUTURE DAYCARE
FFE:5883.74

CLUBHOUSE
FFE:5883.74

RAMPS ON RAMP, NO STAIRS

ADDITIONAL FENCE AND GATE, SEE INSET THIS SHEET

BLDG #7
TYPE-2
ML:5911.39 - GL:5901.14

BLDG #8
TYPE-1
ML:5909.39 - GL:5899.04

FLAT TOPS VIEW DRIVE

LIMIT OF WORK

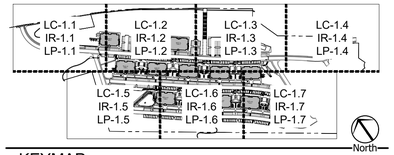
LIMIT OF WORK

MATCHLINE - SEE SHEET LC-1.4

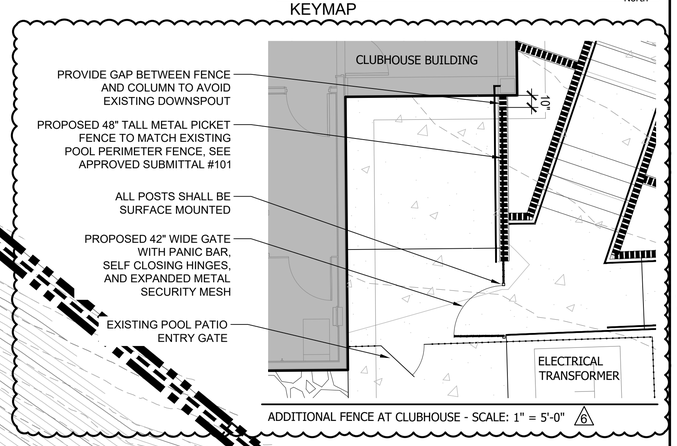
MATCHLINE - SEE SHEET LC-1.6

MATCHLINE - SEE SHEET LC-1.6

MATCHLINE - SEE SHEET LC-1.7



KEYMAP



ADDITIONAL FENCE AT CLUBHOUSE - SCALE: 1" = 5'-0" (6)

North

0' 10' 20' 40'

Plan Graphic Scale: 1" = 20'-0"

SEH

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REVISIONS

NO.	DATE	DESCRIPTION
#1	12.05.22	Revisions
#2	03.01.23	Grading Permit Comments
#3	05.26.23	RFI #11
#4	07.17.23	RFI #19
#5	01.19.24	ASI #003
#6	10.08.25	RFI #353

ISSUE RECORD:
REVISED FINAL PLAN SUBMITTAL

ISSUE RECORD DATE:
MARCH 1, 2023

DRAWING BY	REV BY
NL	NL, LG, LW, JJ

DRAWING NAME

LANDSCAPE CONSTRUCTION PLAN

SHEET NUMBER

LC-1.3

LIMIT OF WORK

EXISTING CURB CUT TO REMAIN - (PROTECT IN PLACE) CONTRACTOR SHALL TIE PROPOSED WALK INTO EXISTING RAMP

BOULDER RETAINING WALL (SEE CIVIL DRAWINGS)

PLAY AREA EQUIPMENT IS SHOWN FOR REFERENCE, ONLY - FUTURE DAYCARE TENNANT WILL BUILD OUT AS NEEDED ONCE DETERMINED

FUTURE DAYCARE
FFE:5883.74

CLUBHOUSE
FFE:5883.74

RAMPS ON RAMP, NO STAIRS

ADDITIONAL FENCE AND GATE, SEE INSET THIS SHEET

BLDG #7
TYPE-2
ML:5911.39 - GL:5901.14

BLDG #8
TYPE-1
ML:5909.39 - GL:5899.04

FLAT TOPS VIEW DRIVE

LIMIT OF WORK

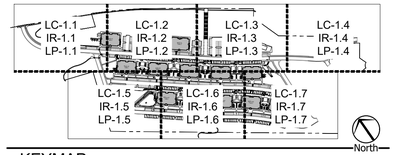
LIMIT OF WORK

MATCHLINE - SEE SHEET LC-1.4

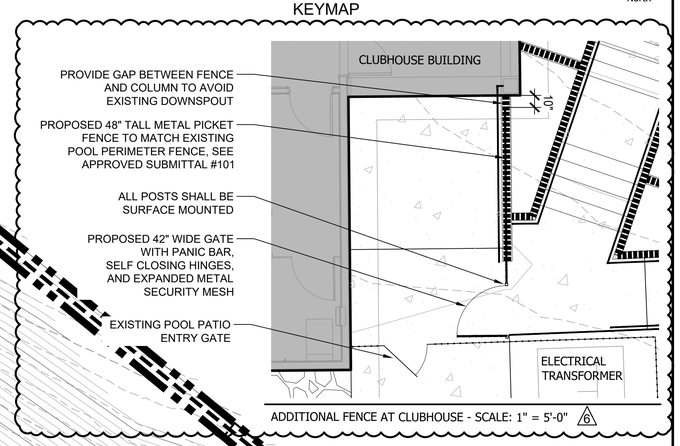
MATCHLINE - SEE SHEET LC-1.6

MATCHLINE - SEE SHEET LC-1.6

MATCHLINE - SEE SHEET LC-1.7



KEYMAP



ADDITIONAL FENCE AT CLUBHOUSE - SCALE: 1" = 5'-0" 6

North

0' 10' 20' 40'

Plan Graphic Scale: 1" = 20'-0"

SEH

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2000 S Colorado Blvd Ste 6000, Denver, CO 80222
(720) 540-6800

STAMP:

CONSULTANT:

DHM DESIGN
225 MAIN STREET, SUITE #200
CARBONDALE, CO 81623

PROJECT:

GLENWOOD MEADOWS
MULTI-FAMILY HOUSING

LOT 11CB AND 11CC
GLENWOOD SPRINGS COLORADO, 81647

REVISIONS

NO.	DATE	DESCRIPTION
#1	12.05.22	Revisions
#2	03.01.23	Grading Permit Comments
#3	05.26.23	RFI #11
#4	07.17.23	RFI #19
#5	01.19.24	ASI #003
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ISSUE RECORD:
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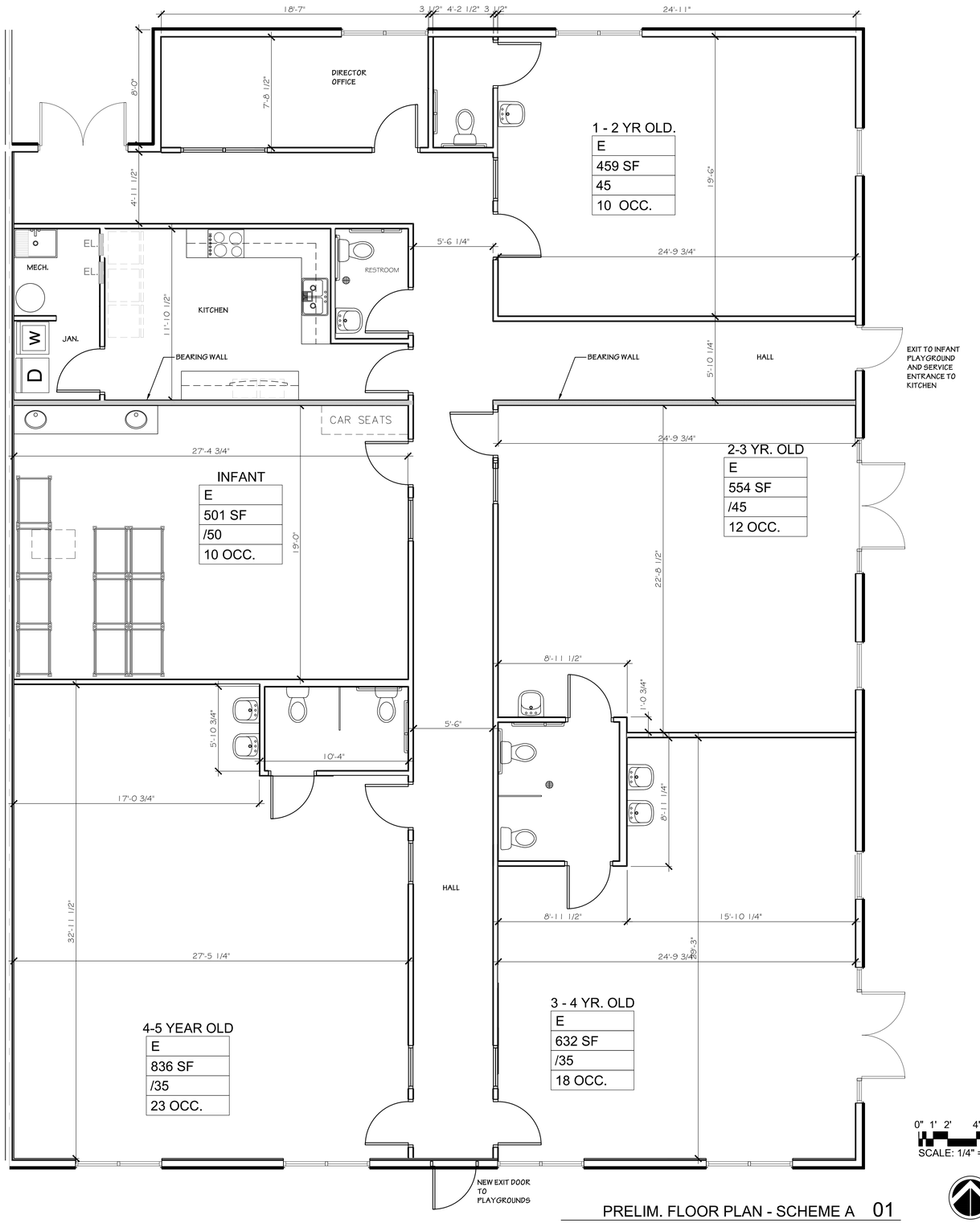
DRAWING BY	REV BY
NL	NL, LG, LW, JJ

DRAWING NAME

LANDSCAPE CONSTRUCTION PLAN

SHEET NUMBER

LC-1.3



PRELIM. FLOOR PLAN - SCHEME A 01

SCALE: 1/4" 1'-0"

0" 1' 2' 4' 8'

SCALE: 1/4" = 1'-0"

PLAN NORTH

7076 South Alton Way
Building A
Centennial, Colorado 80112
(303) 743-0002

CAHEN ARCHITECTURAL GROUP P.C.

CAHEN ARCHITECTURAL GROUP P.C.
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MEADOWS DAY CARE
GLENWOOD MEADOWS
Glenwood Springs, Colorado

DATE	11-20-25
PROJ NO.	25210
DRAWN	CIC
CHECKED	CIC

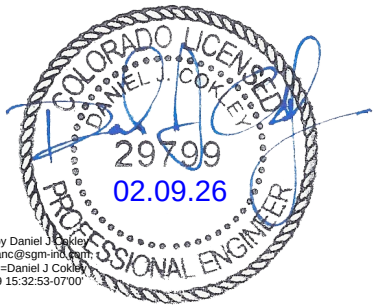
ISSUED/REVISED	DATE
INITIAL REVIEW	11-20-25

DRAWING TITLE

INITIAL REVIEW 11-20-25

P:\1-Daycare\Meadows - Glenwood Springs\Meadows - Floor Plan-REV 2.dwg Dec 15, 2025 - 5:41pm CCahen

MEMORANDUM



Daniel J Cokley

Digitally signed by Daniel J Cokley
DN: C=US, E=danc@sgm-inc.com, O=SGM Inc., CN=Daniel J Cokley
Date: 2026.02.09 15:32:53-07'00'

TO: Emery Ellingson

FROM: Dan Cokley PE, PTOE

DATE: February 4, 2026

RE: **Honey Tree Day Care, 515 Flat Tops View Drive - Traffic Assessment**

This memo is prepared as a Colorado Department of Transportation (CDOT) Level Trip Generation Assessment for a proposed Day Care facility within the Glenwood Meadows development at 515 Flat Tops View Drive. The intent of this memo is to satisfy the City of Glenwood Springs Traffic Regulations Section 5.11.2.A which requires a Traffic Assessment (TA) for any proposed development that is expected to generate less than 100 peak hour trips for commercial/industrial sites or less than 20 peak hour trips for residential sites. This TA provides an estimate for daily and design hour traffic generation for the proposed Day Care facility within the Glenwood Meadows Development.

The purpose of this TA is to document the existing traffic conditions in the vicinity of the site, provide the trip generation, distribution, traffic assignment for the proposed facility, and highlight the provided area adjacent to the facility. The project area is shown in Figure 1 below.



Figure 1: Facility Location

1.1 Project Description

The proposed development will consist of a 4,630 SF Day Care facility with a capacity of 73 kids and 12 staff members. The facility is anticipated to host staff and children Monday – Friday from 7:30 AM – 5:30 PM with typical child drop off being 8:30-9:30 AM, and pickup be 4:15-5:30 PM.

1.2 Traffic Volumes

Baseline Traffic

Because this land use has been previously studied and approved in conjunction with the overall Glenwood Meadows development, the existing and proposed traffic on Wulfsohn Road was not analyzed in this report.

Trip Generation

The project trip generation was developed using the ITE Trip Generation, 12th Edition for Child Care Centers. The Trip Generation is calculated on the table below.

				Design Hour Rates					
Land Use	Number of Units	ITE Code	Weekday Rate	AM Rate	AM Entering	AM Exiting	PM Rate	PM Entering	PM Exiting
Day Care Center (Students)	73	565	4.21	0.78	0.41	0.36	0.77	0.36	0.41
Day Care Center (ksf)	4.63	565	47.62	11.00	5.83	5.17	11.12	5.23	5.89

	Weekday Design Hour Traffic			
Weekday Traffic	AM IN	AM OUT	PM IN	PM OUT
307	30	27	26	30
220	27	24	24	27

Table 1 – Trip Generation

The day care facility is anticipated to generate a Design Hour Volume of 50-60 vehicles during the AM and PM design hours.

1.3 Facility Access

The main access into the Honey Tree Day Care is located along Wulfsohn Road approximately 0.4 miles southeast of the intersection at Midland Avenue and Wulfsohn Road (see Figure 1). A secondary access to the Day Care is located approximately 0.5 miles from the intersection at Midland Avenue and Wulfsohn to the southeast (see Figure 1).

1.4 Designated Parking

The proposed Day Care facility currently has 20 parking spaces designated for the property. The current requirement for a Day Care facility (Table 30.1) is 1 space per 250 square feet. At 4,630 square feet, the facility would need 19 spaces. Therefore, there is adequate parking to satisfy City requirements (Figure 2: Dedicated Parking). The two ADA spaces can be used on the south side of the facility along with the additional three spaces when they are not occupied. The drop-off lane on Flat Tops Drive will also be available for short term use at these times, when available.

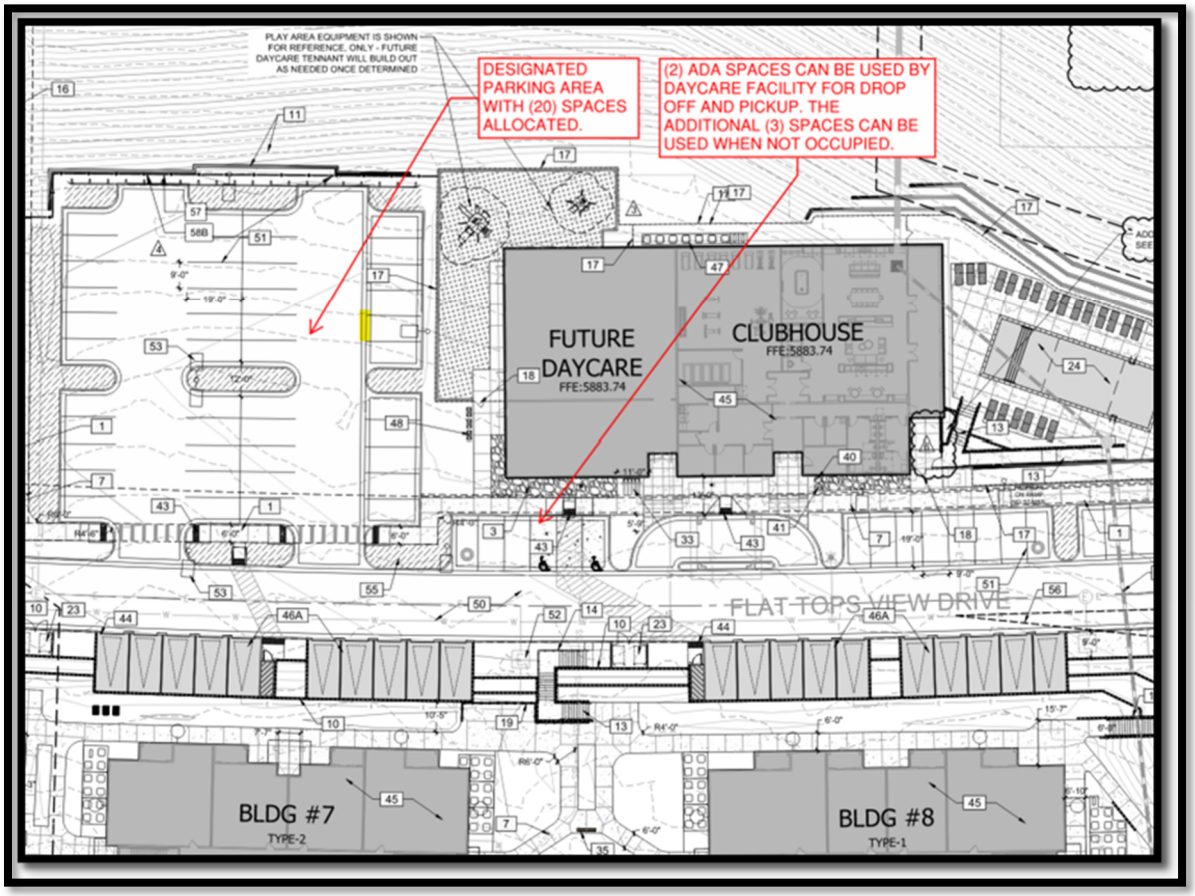


Figure 2: Dedicated Parking

1.5 Summary of Conclusions

- The proposed facility meets the City Traffic, Access, and Parking requirements.

Planning and Zoning Commission Staff Report

Date	February 24, 2026
File Number(s)	ARC-000130-2025 and VAR-000019-2026
Request	Consideration of a Minor Site and Architectural Plan and Design Variances for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.
Applicant	Whipple Development, LLC
Owner	Whipple Development, LLC
Location	210 8th Street, Parcel #218509411002
Zone	M2 Mixed Use Central Core Zoning District
Surrounding Land Uses	North: Downtown Mixed Use (commercial, residential, and institutional) South: Downtown Mixed Use (commercial, residential, and institutional) East: Downtown Mixed Use (commercial, residential, and institutional) West: Downtown Mixed Use (commercial, residential, and institutional)
Lot Size	7,500 square feet

ACTION ITEMS

The City is in receipt of applications, submitted by Whipple Development, LLC, for a Minor Site and Architectural Plan and related Design Variances for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces. Per Section Per Table 060.1/Section 070.060.020 of the *Glenwood Springs Municipal Code* (the "Code"), the Planning and Zoning Commission (Commission) is a recommending body for Minor Site/Architectural Plans. The role of the Commission is to make a recommendation to City Council for either approval or denial. City Council will render a final decision on the Minor Site and Architectural Plan. For the design variances, the Planning and Zoning Commission is the deciding body and will render a final decision.

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Staff Recommendation: *Staff recommends approval of the Minor Site and Architectural Plan with findings and conditions on pages 32-34 of the staff report.*

Action 2.1 – Design Variance 1 – Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.2 – Design Variance 2 – Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.3 – Design Variance 3 – Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' without a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.4 – Design Variance 4 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be between 65% and 80% glass.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.5 – Design Variance 5 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.6 – Design Variance 6 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

BACKGROUND

The applicant proposes the construction of a four-story 30,000 square foot mixed use building providing retail on the ground floor, three floors of residential above, and a basement primarily used for tenant storage. The table below describes the number and approximate square footages of the different units proposed.

Unit Type	Number	Square Footage
Retail Space 1	1	2200 sf
Retail Space 2	1	1585 sf
1 Bedroom Units	15	532-643 sf
2 Bedroom Units	9	804-912 sf

LOCATION

The project site is at 210 8th Street in downtown Glenwood Springs (depicted below from the south), which is currently used as a privately owned 15 space surface parking lot with some landscaped areas. The surface parking lot was created in 2003 when the previous structure, a bank constructed in 1959 was demolished.

M2 Mixed Use Core District

The property is located in the M2 Mixed Use Zoning District. This district is intended to accommodate walkable and active development and allows for a wide variety of residential and commercial uses. This district allows for zero setback buildings which provide a strong connection to the street.

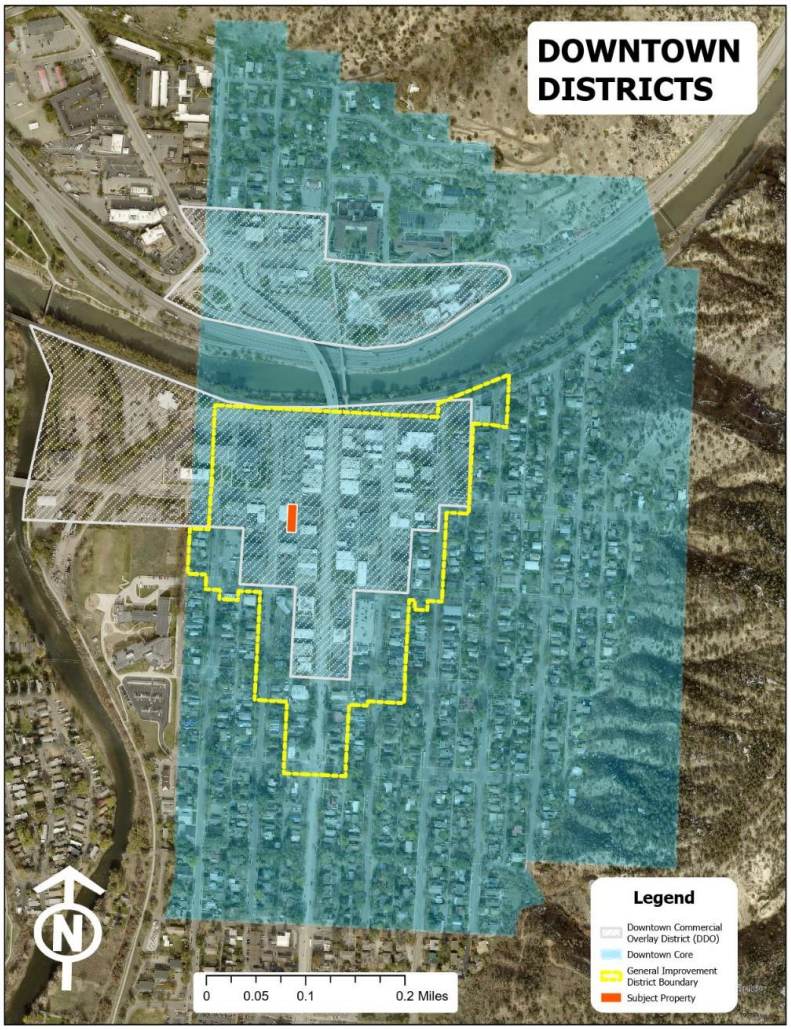


General Improvement District (GID)
The GID was created in 1980 following a petition by registered electors of the City to create a special tax district to provide funds for improvements within the district including not limited to parking facilities, landscaping, and pedestrian improvements. The GID is funded by a property tax assessed to all properties within the district. The geographic boundaries of the district are also used as a boundary for some development code standards, including the exemption of off-street parking requirements within its boundaries.

Downtown Commercial Overlay District (DCOD)
The DCOD was established in 2023 as an overlay intended to promote sales tax revenue generating uses on the ground floor of buildings as well as encourage design which creates downtown vibrancy and pedestrian engagement. The subject property is located within this overlay and as such, any commercial uses on the ground floor would have to be one of the following uses:

- Food and beverage establishment
- Retal
- Indoor recreation and entertainment
- Commercial outdoor recreation use
- Personal Service

The uses proposed for the retail spaces are considered at time of a business license application. Any use permitted in the M2 Mixed Use Zoning District but not permitted within the overlay, such as an attorney office or a hotel, would have to obtain a Special Use Permit from Planning and Zoning Commission in order to operate on the ground floor.



Downtown Core

The property is located within the Downtown Core (depicted in yellow at right) which is an area of land which includes most of the Original Town Site lots platted in the late 19th century as well as the South Addition which platted in 1936. This area is used as a geographic boundary for the supplemental Downtown Designs Standards for nonresidential and mixed-use buildings.

PROJECT ANALYSIS

Section 070.040 of the Code outlines various development standards applicable to proposal. The table below provides more detail on the associated standards and compliance therewith.

CODE STANDARD		PROPOSED	STANDARD MET?
Dimensional Requirements			
Lot Standards	None	7,500 square feet	Not applicable
Lot Coverage	No limit	85% (6,378	Not applicable

		square foot footprint)	
Setbacks			
Front Minimum	None	0’ to 3’	YES
Side	None	6” to 5’	YES
Rear	None	5’	YES
Building Height			
Maximum Height	40’	40’	YES
Parpet Walls	Maximum 30” above maxium building height	30” above maximum building height	YES
Elevator Tower	May extend up to 10’above maximum building height	6’ above maximum building height	YES
Common Open Space			
Common Open Space	Properties in M2 Zoning District exempt	None	Not applicable
Landscaping			
Total Landscaping	No landscaping requirements for properties in the M2 Zoning District	None	Not applicable
Trees			
Shrubs			
Perennials			
Native and Drought Resistant Species			
Off-Street Parking			
Vehicle Parking	Properties in GID exempt from providing off-street parking.	Some offsite provided by applicant	Not applicable
Bicycle Parking	3 spaces	21 spaces inside buiding	YES
Parking Area Landscaping			
Surface Area Landscape	Properties in GID exempt from providing off-street parking.	None	Not applicable
Interior Landscape			
Trees			
Access and Circulation			

Sidewalks	8’ in nonresidential zone districts	Approximately 12’ from building face to back of curb	YES

Nonresidential and Mixed Use Site and Building Design Standards			
Staff has identified seven design variances for specific standards from which the applicant has submitted a design variance application.			Pending Planning and Zoning Commission approval of design variances
Downtown Commercial Overlay District Standards			
Design meets requirements and any future business would have to be an approved use			YES
Community Housing Standards			
Deed Restricted Resident Occupancy (RO) Units	20% of total units (5 units)	5 units	YES
Deed Restricted Affordable Units	20% (5 units)	5 units	YES

Section 070.020.180 Downtown Commercial Overlay District

This application meets the following applicable requirements of the Downtown Commercial Overlay District

- **Section 070.020.180(c)(2)(a)** states that*“75% of the building’s linear street frontage must be an approved use.”* As shown on the plans, the residential use frontage is 10’ 6.5” which is 21% of the linear frontage. This means that the remaining 79% of the building’s linear street frontage to be utilized for retail is an approved use.

- **Section 070.020.180(c)(2)(b)** states that "public *entrances must be a minimum of 10’ apart”*. The plans show the two public entrances to the retail spaces approximately 24’ feet apart.

Section 070.020.020 Measurements and Exceptions

This section provides exceptions to dimensional standards, such as building height. Table 020.21 Authorized Exceptions to Maximum Height standards allows for parapet walls to exceed 30” above the maximum building height and for elevator towers to exceed up to 10’ above maximum height requirement (see graphic below). The proposed parapet walls are 30” above the maximum 40’ limit and the elevator tower is 6’ above the maximum 40’ height. The dimensions of these elements are both within the allowed exception.



Section 070.040.020 Sensitive Area Protection

Thie project site is not within any identified geohazard zones, floodways, or areas of hillside development.

Section 070.040.030 Site Development and Improvement Standards

This site has existing access to City utilities including water, sewer, and electric as well as gas service provided by Black Hills. Existing electric infrastructure, located on the southeast corner of the property will remain in their location to serve the proposed development. The development also proposes relocation of a private sewer line which connects the neighboring property to the City sewer main located in the alley to the east of the subject property.

The proposed development would also be required to pay system improvement fees and impact fees which help offset the impact the new residential and commercial development has upon city services. These fees are assessed at time of building permit and include fees for water, sewer, school, parks, fire/emergency services, and public art. The total amount for these fees is determined by the exact type of development, square footages of uses, number of residential units, and number of bedrooms and bathrooms within those residential units. These amounts are charged with a building permit in addition to the building permit fee, plan review fee, and use tax. A summary of the estimated development fees is shown below:

FEE TYPE	ESTIMATED FEE*
Water System Improvement Fee	$62,950.39
Sewer System Improvement Fee	$67,668.29

Parkland Dedication Fee-In-Lieu	$98,996.57
School Land Dedication Fee-In-Lieu	$40,439.52
Fire and Emergency Services System Improvement Fee	$31,261.51
Public Art Fee-in-Lieu	Not applicable

*Final amount would be calculated at time of building permit application

Section 070.040.040 Common Open Space

Common open spaces are areas which are set aside for the use and enjoyment of a development's residents, employees, and users. However, properties within the M2 Zoning District are exempt from this requirement. In addition, because this development is exempt from providing Common Open Space, it is also exempt from providing any public art or public art fee-in-lieu.

Section 070.040.050 Landscaping, Screening, and Fencing

Properties within the M2 Zoning District are not required to provide site landscaping. This is a reflection of the fact that the majority of the M2 Zoning District covers the downtown area which has been heavily built out, with many lots entirely covered by buildings. Street trees are required, however.

Section 070.040.060 Off-Street Parking and Loading

The proposed project does not require any off-street parking spaces. Properties within the General Improvement District are exempt from off-street parking requirements so this project is entirely code compliant in this regard. The applicant has available parking spaces for lease at a neighboring property at the Western Hotel residential project at 716 Cooper. In addition, the applicant has also been working with nearby private parking lot owners for use options. Tenants would also be able to utilize both on-street public parking spaces as well as public off-street parking spaces such as the parking garage and 7th Street.

The City does have a parking permit program for downtown buildings which allows for 2 parking permits per building. There permits allow downtown residents to stay parked downtown in excess of the timed limits as marked. These permits are only available to downtown residents on an annual basis. Currently, there are 72 existing permits in the downtown. This building would be allowed 2 total parking permits as the permits are per building and not per unit.

The development has proposed a large storage area specifically for bicycle parking with 21 spaces which exceeds the 3 spaces required for a development of this size.

Section 070.040.070 Access and Circulation

The applicant has provided a traffic assessment letter to assess the amount of traffic which this project would generate. Based on this letter, this development would generate 201 trips on a weekday, with an AM and PM peak of 15 trips per hour. The residential use was estimated at 70 trips per day with an AM peak of 5 trips. Based on this assessment,

this project will not trigger any required improvements of nearby intersections

Construction will likely involve removal of the existing sidewalk which will be replaced with a new sidewalk of matching dimensions. During the construction, pedestrian traffic will at times need to be either rerouted away from the site or protected if travelling through the site.

Section 070.040.090 Nonresidential Mixed-Use Site and Building Design

This building is subject to the general requirements of this section as well as the supplemental Downtown Core standards. A total of six design variances from this section have been identified and are further analyzed later in this report.

Section 070.040.100 Exterior Lighting

A lighting plan which shows that the development meets all exterior lighting requirements will be submitted at time of Final Plans application. This includes meeting all general lighting requirements as well as the supplemental lighting standards for Lighting District 2 which require that:

- All freestanding fixtures be full cut-off fixtures
- Exterior fixtures which are not full cut off must have frosted lenses or lamps with a total light output of less than 505 lumens.
- Exterior fixtures which are full cut off must have frosted lenses or lamps with a total light output of less than 750 lumens.

Section 070.040.110 Signs

The approval of a Minor Site and Architectural Plan does not include approval of any signage. This would be completed at a time of building permit with a separate sign permit. Any signage shown on the plans or renderings is conceptual. Interior illuminated signs, with the exception of neon signs, are not allowed in the Downtown Core.

Section 070.045 Community Housing Standards and Guidelines

The project proposes a total of 24 residential units which will be for rent units. Community Housing standards require that 20% of these units be deed restricted for resident occupied (RO) units and 20% be deed restricted as affordable units. Based on the number of units offered, the development is required to deed-restrict 5 units as RO units and 5 units as affordable. The same units can be used to fulfill both requirements resulting in 5 units which are resident occupied and affordable.

- **Resident Occupied Units (RO):** Units which are deed restricted as RO must be rented to tenants which meet all the requirements of City's Community Housing guidelines which give priority for residents who are employed within City limits. RO units do not have rental or sales caps.

- **Affordable Units.** Units which are affordable to households earning no more than 100% of average median income (AMI) averaged over the total required deed restricted units. Based on 2025 income limits, the maximum rent for a 1-bedroom apartment at 100% AMI in Garfield County is $1,981 and the maximum rent for a 2-bedroom apartment at 100% AMI is $2,377.

DESIGN VARIANCE APPROVAL CRITERIA

This application includes a total of six design variances for relief from Section 070.040.090 Non-residential and Mixed-Use Design standards. The criteria for design variances are split into two sections, Section A and Section B, as outlined in Section 070.060.070(3)(e)3 and depicted in ***bold italics*** below. A design variance must meet all the criteria of Section A and at least four of the criteria listed in Section B. The reason for this is to allow more flexibility in the review of applicable design standards. Design variances are only applicable to the following sections of Code: *Section 070.040.050 Landscaping, Screening, and Fencing, Subsection 070.040.060(h) Parking Area Landscaping, Section 070.040.080 Residential Site and Building Design, and Section 070.040.090 Non-Residential and Mixed-Use Site and Building Design*. Below is an analysis of the design variance criteria for the requested design variances.

DESGN VARIANCE CRITERIA ACTION ITEM 2.1 *HORIZONTAL AND VERTICAL ARTICULATION ELEMENTS EVERY 30'* Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
✓	***4. The variance is necessary and appropriate to make possible the***

	reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation which requires that no elevation shall exceed 30' without at least three of the following elements:

- Projections or recessions with a minimum wall plane change of at least 24"
- Glazing, windows, or doors which compromise at least 30% of the total elevation
- Change in texture and/or masonry pattern
- Change in building, roofline, or parapet height of at least 2'
- Awning, canopy, or marquee extending at least 4' beyond the building face.

The intent of this regulation is to encourage a minimal level of design features on an elevation and prevent featureless building elevations. This building actually contains all of these design elements, however in some cases just not every 30' or to the numeric standard which Code requires. For example, the building has glazing on all four sides, just not to the 30% that would be required to be counted as an element. Staff finds that the applicant has made a substantial effort to design a building in the spirt of the regulation and that it meets the general purpose and intent of the regulation.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

Analysis and Findings: The variance requested achieves the intent of the subject standard to provide a building with architectural features on all four sides and equally distributed along the building elevation. The variance requested is largely due to those elements not exactly fitting the numeric requirements of the Code such as a minimum recession depth, roofline change, or total amount of glazing along an elevation.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that all features are present, just not to the degree Code requires. Had the applicant completely left out features on a 30' such as not including any windows, staff would find this variance not to be of equivalent benefit.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary as the applicant could revise the designs so that the building exactly meet the design standards. However, staff finds that the variance is appropriate to make reasonable use of the land as the proposed design includes all the possible architectural features for this standard, just not in the specific dimensions Code requires.

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

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from the numeric standards governing these features and not a variance to avoid including them at all.

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

Analysis and Findings: The strict application of the Code standards does not produce an undue hardship. The definition of a hardship is a condition by which the property in question cannot be put to reasonable use. The applicant could revise designs for conformance; however the Commission should consider to what degree meeting these standards would improve the overall design of the project.

DESGN VARIANCE CRITERIA ACTION ITEM 2.2 *REQUIRED GLAZING FOR RIGHT-OF-WAY FACING ELEVATIONS* Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
✓	***6. The strict application of the Code standards for which a variance is sought would produce undue hardship***

Section A Criteria

1. ***The variance requested does not harm the public health, safety, or welfare.***

Analysis and Findings: The requested variance does not harm the public health, safety, or

welfare.

2. ***The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.***

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. The front elevation of this building which faces the street meets this standard and the variance only applies to the alley dimension. Staff finds that because this design standard is not a downtown specific requirement and does not differentiate between alleys and streets, that Code did not contemplate a situation where facing the public right-of-way would mean a 150' elevation adjacent to an alley.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements. In addition, not having 30% glazing on the alley may facilitate compliance with the 2021 International Energy Conservation Code.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested is to have less than 30% glazing along the alley. The applicant has provided glazing along the entire alley and staff finds that this achieves the intent of the standard. Staff finds that Code's intent and concern was more for elevations facing streets, roads, and customer parking areas and not alleys.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to***

or exceed benefits associated with the subject standard

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that glazing has been provided along the alley, just not to the 30% required by Code.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is necessary and appropriate to make reasonable use because the Code standard for requiring the same amount of glazing on an alley without any public entrances as is required for a primary facade is unreasonable.

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

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from providing 30% glazing and is providing some form of glazing.

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

Analysis and Findings: Staff finds that the hardship produced by this standard is undue and not appropriate due to the building's location adjacent to an alley. Glazing should be present as a feature, however, it is an undue hardship to require the same amount of glazing for an alley as the front facade facing the street.

DESGN VARIANCE CRITERIA ACTION ITEM 2.3 *ROOFLINE VARIATION* Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' with a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree***

	than the subject standard
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
✓	***4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
✓	***6. The strict application of the Code standards for which a variance is sought would produce undue hardship***

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. Over the entire course of the building, there are minor changes in roofline, which meets the intent of the regulation, however, the changes in roofline do not meet the numeric standard of 2' in change. In addition, a separate section of Code, Section 070.040.090(e)(8)(c)(3) states that roof design in the Downtown Core shall be consistent with other historic buildings in the Downtown Core. The neighboring Citizen's Bank Building, on the corner of 8th and Grand, which is listed on the National Register of Historic Places, if built today, would not meet this standard as its roofline does not vary at all.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

Analysis and Findings: The variance requested achieves the intent of the standard as there are deviations in the roofline, just not to the required 2' total in change.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that changes in rooflines are provided, just not 2' for every 50' of elevation.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary or appropriate as the applicant could revise the design to meet requirements. However, revising the design would contradict other requirements that promote conformance with nearby historic properties such as the Citizen's Bank and Kamm-Dever building, both of which have very flat rooflines.

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

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from a very specific numeric requirement. The design feature of roofline change is present, just not 2'.

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

Analysis and Findings: Staff finds that the hardship produced by this standard is undue as meeting this requirement would result in roofline changes that would be inconsistent with the nearby historic buildings. The roofline, as proposed meets the adequately meets the intent of the regulation along with maintaining consistency with neighboring historic building.

DESGN VARIANCE CRITERIA ACTION ITEM 2.4 *GLAZING ON GROUND FLOOR OF PRIMARY FACADE* Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be 65% between and 80% glass.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. The amount of glazing as proposed on the first floor of the primary facade is 61%, just slightly short of the required 65%.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section A Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to have a substantial amount of glazing at the pedestrian level in the downtown.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that a substantial amount of glazing is present on the first floor. Adding additional glazing to meet the standard would likely reduce the area available to the kickplate beneath the window, another architectural feature that Downtown Design Standards require.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary and appropriate to make possible the reasonable use of the land. The applicant could redesign to provide 65% glazing, however this would likely reduce the kickplate/bulkhead panel area.

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

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance for less than 4% deviation from the Code standard.

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

Analysis and Findings: The strict application of Code would not produce an undue hardship as this could be redesigned. However, the Commission should consider if the extra 4% of glazing and possible reduction in kickplate would improve the building's design,

DESGN VARIANCE CRITERIA ACTION ITEM 2.5 *VERTICAL ARTICULATION (DOWNTOWN DESIGN)* Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation shall be used to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. ***The variance requested does not harm the public health, safety, or welfare.***

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. ***The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.***

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. There is existing vertical articulation in the form of recessed entryways, however it is not carried vertically for the building's entire height which has necessitated the variance.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to provide horizontal and vertical articulation. The building uses belt course, changes in materials, and changes in fenestration to provide this articulation, just not with a projection or recession with a minimum depth and width every 25'.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that the building has substantial variation and articulation through use of different materials, window sizes, and recessions on the ground floor.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary and appropriate to make possible the reasonable use of the land. The applicant could redesign to provide a recession or projection with a minimum 2' width and 1' depth every 25' on the frontage. However, the Commission should consider to what degree adding this design feature would contribute to the overall building design and aesthetic

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

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant has provided horizontal articulation on the ground floor through recessed entry ways and bays. The applicant has also provided vertical articulation through base, middle, and cap design through use of different materials, belt courses, and a cornice. This variance is only allowing relief for one very specific section of the building. If there were no forms of vertical articulation present, staff would not find this to be the minimum variance.

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

Analysis and Findings: The strict application of Code would not produce an undue hardship as this could be redesigned to meet this specific standard. However, the Commission should consider to what degree adding this design feature would contribute to the overall building design and aesthetic.

DESGN VARIANCE CRITERIA ACTION ITEM 2.6 *STEPPING BACK UPPER FLOORS (DOWNTOWN DESIGN)* Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***

✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of Code. Section 070.040.090(e)(8) Supplemental Building Design Standards: Downtown Core, states that new buildings should have similar orientation, setbacks, and heights similar to those on the same block face. It also states that new buildings should respect the scale and massing of other buildings on the block face. This block is comprised of two buildings, the Citizen's Bank building which is a large four-story building without any step backs and the Barnes Haycock building which is a 1 story building with an exaggerated parapet wall. This building, in its scale and massing, is similar to the Citizen's Bank building, and this similarity is why staff finds that this variance meets the intent of this regulation, even though the upper floor is not stepped back.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to have new buildings respect existing scale and massing of nearby buildings. This building would be of similar scale and massing to the neighboring Citizen's Bank building.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that due to its proximity to another tall building, this building will not appear out of place nor looming but rather as an addition to the downtown consistent with its neighbor. If this site were adjacent to only single story or two-story buildings, staff would recommend there be a step back.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not necessary and appropriate to make possible the reasonable use of the land or structures. The applicant could redesign to have a stepping down which could result in a reduction in living space or number of units. The Commission should consider the tradeoff between implied benefits of stepping down the building and the potential loss of living space or total units, especially when the scale and massing of the building is similar to its neighbor.

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

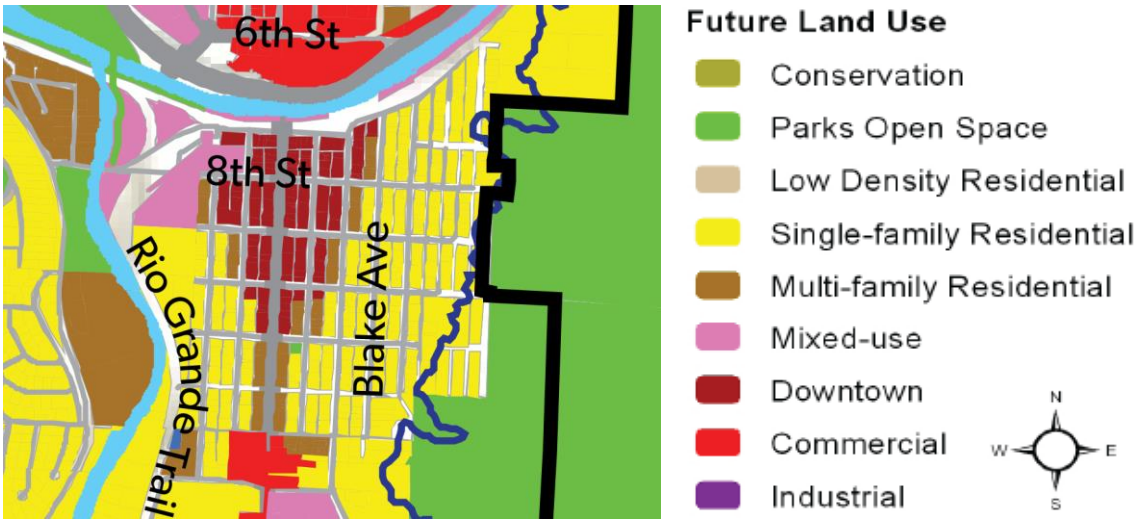
Analysis and Findings: The variance is the minimum variance that would afford relief as this is a requested variance of a specific design feature. In addition, the building is already partly stepped back on the west facade which faces the smaller building.

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

Analysis and Findings: The strict application of Code would not produce an undue hardship as the applicant could redesign the project and still be able to develop a mixed-use building. However, the Commission should consider and compare the potential community benefits of meeting this standard with the potential negative outcomes such as reduction of living space.

COMPREHENSIVE PLAN CONFORMANCE

Following is staff's analysis of the proposed project and its compatibility with the Comprehensive Plan. The subject property is shown on the Future Land Use Map (FLUM) in the Comprehensive Plan as Downtown The Comprehensive Plan's definition of the "Downtown" future land use designation states "This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses" The project's mixed use development concept meets the Future Land Use Map



The following describes how the proposed project supports specific goals, policies, and

actions from the Comprehensive Plan.

- **Policy Action 1.1 Promote Transit Oriented Development (TOD)**

Analysis and Findings: Transit oriented development (TOD) is a type of development which seeks to maximize the amount of commercial and residential space within walking distance of public transit. This mixed-use project contains both residential and commercial uses within walking distance of public transit, which aligns with goals of Transit Oriented Development.

- **Policy Action 1.1.B Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit**

Analysis and Findings: This development is within a location served by high-frequency transit in the form of both the RFTA Bus Rapid Transit and Local lines as well as Ride Glenwood.

- **Policy Action 1.2 Encourage a compact urban form**

Analysis and Findings: This development helps to encourage a compact urban form through infill development in a location which is already served by existing utility, pedestrian, and street infrastructure.

- **Policy Action 1.2.C Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing**

Analysis and Findings: This proposed project is a perfect example of vertical mixed use which combines residential and commercial uses within one structure.

- **Policy Action 2.1 Support appropriate mass, scale and density of new development**

Analysis and Findings:

Analysis and Findings: The mass, scale, and density are comparable to nearby structures and is within the dimensional standards allowed in this zoning district.

- **Policy Action 2.1.A Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above.**

Analysis and Findings: This development aligns with this goal as it is a development with retail at the street level and residential development above.

- **Policy Action 5.1 Increase Housing Density**

Analysis and Findings: This development would increase housing density by adding 24 residential units to a location close to public transit, employment, and civic facilities.

- **Policy Action 5.5 Promote Mixed-Use Development**

Analysis and Findings: This development aligns with this goal as the development is planned as a mixed-use development.

REVIEWING AGENCY COMMENTS

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

Engineering Department – The Engineering Department commented that compliance with stormwater requirements would be reviewed at time of Final Plans.

BOARD AND COMMISSION COMMENTS

Historic Preservation Commission
The applicant met with the Historic Preservation Commission (HPC) on Monday, February 2 for a courtesy review. As a new building and not within a local historic district, this review was not required and was voluntary by the applicant. The HPC had questions regarding lighting, use of concrete block, height, proposed uses for ground floor, mechanical systems, cornice material, and reconstruction of sidewalk on the north side of the property.

Downtown Development Authority
The applicant voluntarily met with the Downtown Development Authority (DDA) on Tuesday, February 17. The DDA had questions about trash, proximity to nearby buildings, construction methods, options for making the units into condominiums, building height, parking, and traffic.

PUBLIC COMMENT

The applicant completed all three forms of required public notice which includes:

- Letters mailed to all neighboring property owners within 300'
- Posted sign on site posted at least 10 days prior to the hearing
- Two published notices published in the Post Independent on February 10 and

February 17.

In addition to the required public noticing, the applicant also voluntarily organized a neighborhood meeting on February 20, 2026 which was held at the Glenwood Springs Public library. This application, as a Minor Site and Architectural Plan, was not required to hold a neighborhood meeting but chose to include an invite to this meeting with the notice sent to all neighboring property owners with 300'.

Prior to the meeting, public comment was received on this application and has been included in the packet and outlines concerns requiring the addition of rental units to the City.

SITE/ARCHITECTURAL PLAN REVIEW APPROVAL CRITERIA

A Minor Site/Architectural Plan Review application must meet the approval criteria outlined in Section 070.060.050(a)(5) of the code as outlined below. Staff analysis follows each criteria.

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

Analysis and Findings**:** The proposed plan is consistent with the general purpose and intent of the Municipal Code, including the proposed use and the intent of the development standards.

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

Analysis and Findings: With the exceptions of the design variances noted in this report and the exceptions to dimensional standards that are permitted a flexible application of code requirements by 070.020.020, the proposal is consistent with all Code standards.

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

Analysis and Findings: Staff finds there are no prior approvals that conflict with the project.

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

Analysis and Findings: Staff believes that the project meets many of the Comprehensive Plan's housing and land use goals, policies, and actions as outlined above.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the Minor Site/Architectural Plan. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Staff Recommendation
Staff finds that the application meets the applicable approval criteria and recommends approval as outlined in the suggested motion below.

Suggest Motion for Approval
I move to recommend **approval** of the application, Planning File ARC-000130-2025, as it meets the approval criteria for a Minor Site and Architectural Plan with the findings and conditions outlined in the staff report.

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

Suggested Conditions
1. The development shall comply with the requirements of the Code. Any future physical changes or improvements to the property or buildings are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
2. The owner shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director.
3. The applicant shall comply with recommendations identified in the technical reports submitted as part of the application, including but not limited to the drainage report and subsoil study.
4. The applicant shall comply with all conditions requested in the referral agency

comments.

5. All trees with a diameter of 14 inches or greater shall be issued tree removal permits from the Parks and Recreation Department before they are removed.
6. The Final Plan Review submission shall include a photometric plan and other plan details showing that all lighting standards in 070.040.100 are adhered to.
7. Prior to submitting a building and/or grading permit, the applicant shall:
   a. Submit a Final Plans application in accordance with Municipal Code Section 070.060.050(c)
   b. Enter into a Development Agreement that memorializes the development approvals. The Development Agreement shall be recorded with Garfield County Clerk and Recorder by the applicant.
8. Prior to issuance of a building permit, the applicant shall:
   a. Pay all required system improvement fees including and not limited to water, sewer, parkland, school land, and emergency services.
   b. Provide security at a rate of 125% of the Engineer's Estimate of public improvements
9. Prior to issuance of the Certificate of Occupancy, applicant shall:
   a. Submit and record the deed restriction agreement for all units satisfying Section 070.045 Community Housing Standards for all Resident Occupied and Deed Restricted units to the satisfaction of the City or its designee.
   b. Provide as-built plans and an Improvement Survey Plat for the completed improvements per the City's Engineering Standards.

Alternative Motions

If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, its recommendation for denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

Motion to Deny

I move to recommend **denial** of the application, Planning File ARC-000130-2025, as it does not meet the approval criteria for a Minor Site and Architectural Plan, specifically:

1. The site/architectural plan is **NOT** consistent with general purpose and intent of the Code because **[insert reasoning]**;
2. The site/architectural plan is **NOT** consistent with dimensional, design, development, and other standards of this Code ; and **[insert reasoning]**;
3. The site/architectural plan **IS** in conflict with precedent land use approvals; and**[insert reasoning]**;
4. The site/architectural plan is **NOT** in conformance with the Comprehensive Plan and other City plans and policies. **[insert reasoning]**;

Motion to Continue
I move to **continue** consideration of the application, Planning File ARC-000130-2025, to [**enter date certain**] to gather additional information before making a decision.

Action 2.1 – Design Variance 1 – Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.

Action 2.2 – Design Variance 2 – Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.

Action 2.3 – Design Variance 3 – Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' without a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.

Action 2.4 – Design Variance 4 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be between 65% and 80% glass.

Action 2.5 – Design Variance 5 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.

Action 2.6 – Design Variance 6 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.

Staff Recommendation
Staff finds that the application meets the applicable approval criteria and recommends approval as outlined in the suggested motion below.

Suggest Motion for Approval
I move to **approve**, Planning File VAR-000019-2026, as it meets the approval criteria for a Design Variance with the findings outlined in the staff report.

Alternative Motions
If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, its recommendation for denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

Motion to Deny
I move to **deny** the application, Planning File VAR-000019-2026, as it does not meet the approval criteria for a Design Variance, specifically:

1. The variance requested **DOES** harm the public health, safety, or welfare. **[insert reasoning]**;
2. The variance requested is **NOT** in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought. **[insert reasoning]**;
3. The variance requested **WILL** violate building or fire code requirements **[insert reasoning]**;
4. The variance requested **DOES NOT** advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard **[insert reasoning]**;
5. The subject property **DOES NOT HAVE** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district **[insert reasoning]**;
6. The variance requested **DOES NOT** result in benefits to the community that are equivalent to or exceed benefits associated with the subject standard **[insert reasoning]**;
7. The variance is **NOT** necessary and appropriate to make possible the reasonable use of the land or the structures on the property **[insert reasoning]**;
8. The variance is **NOT** the minimum variance that will afford relief of the subject standards of the Code. **[insert reasoning]**;
9. The strict application of the Code standards for which a variance is sought would **NOT** produce undue hardship. **[insert reasoning]**;

Motion to Continue
I move to **continue** consideration of the application, Planning File VAR-000019-2026, to [**enter date certain**] to gather additional information before making a decision.

210 8TH Street – A mixed use project proposed for downtown Glenwood Springs

Whipple Development, LLC is submitting the design for a Mixed-use Project with Retail Use on the Ground Floor, 3 Floors of Apartments with a basement designed by Steve Hopkins for your review and preliminary approval. This building will be beneficial to Glenwood Springs in a number of ways: Primarily it will provide 24 Apartment Units with a mix of 1, 2 & 3 Bedroom layouts. It will also provide 2 Retail Units for businesses to occupy on the 8th Street frontage with separate entrances and expansive glass storefronts. The building is designed to be a slightly modernized version of the traditional architectural style found in the City of Glenwood Springs and uses a mixture of Brick, Limestone and Stucco with Stone and Metal Accents.

The First Floor includes the following:
2 Retail Spaces of 2208 sf and 2206 sf. Each with an office and a restroom
1 Lobby for the Apartment tenants with a mail room
1 Property Management Office with a restroom
1 Laundry Room and a Trash room for the tenants
2 Sets of Stairs and an Elevator

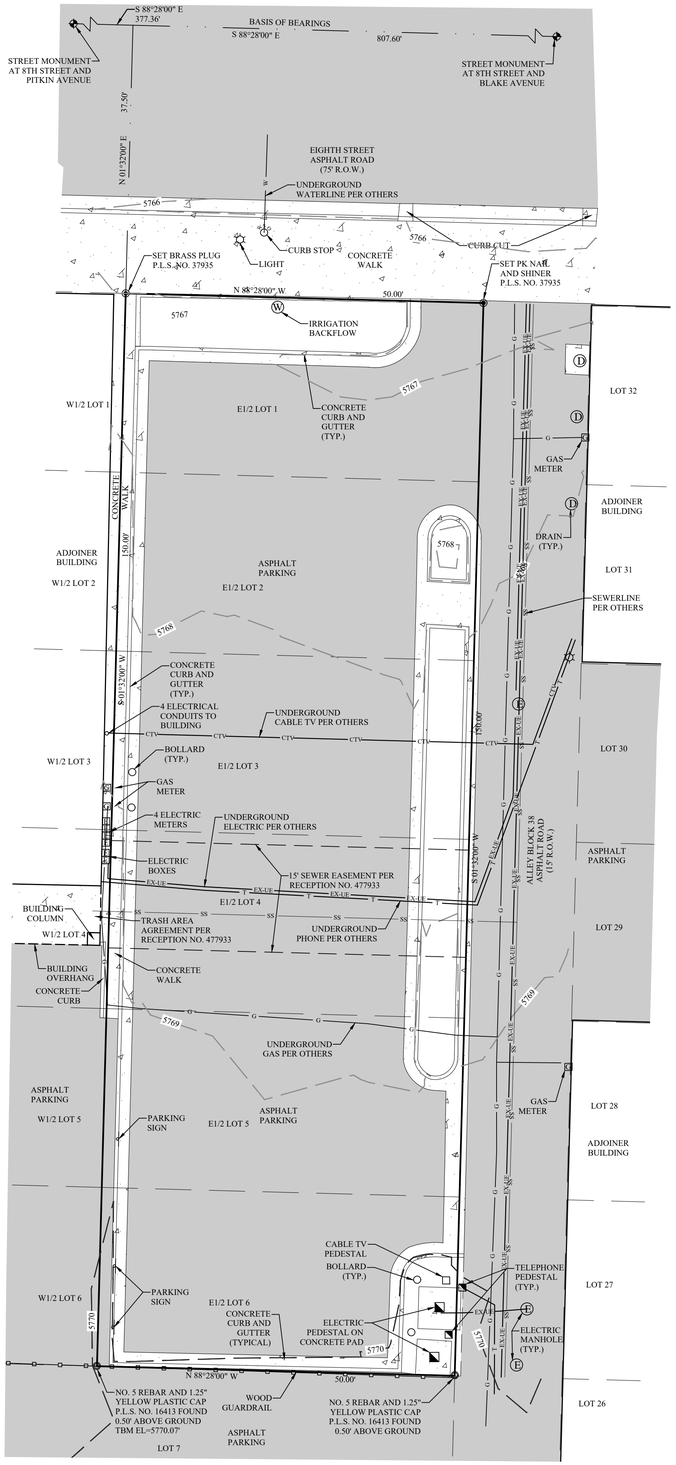
The Basement includes the following:
2 Storage rooms for the retail tenants.
Private Secure Storage for all of the apartment tenants
Ample Space for Electrical and Mechanical Systems
2 Sets of Stairs and an Elevator

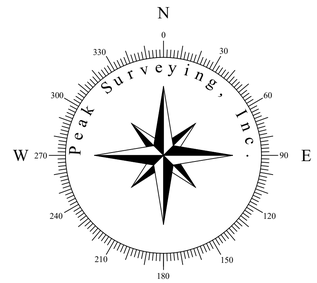
The 2nd, 3rd and 4th Floors will each provide the following:
6 One Bedroom, 1 Bathroom Apartments with areas from 479 sf to 574 sf.
1 Two Bedroom, 1 Bathroom Apartment with 915 sf
1 Three Bedroom, 2 Bathroom Apartment with 1181 sf

We will include 5 affordable/deed restricted 1 bedroom units

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

1 OF 1

EXHIBIT "B"

A UTILITY AND ACCESS EASEMENT ON:
THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38, GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO

EASEMENT DESCRIPTION

AN AREA OF LAND SITUATED IN THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38,GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, WHENCE THE NORTHEAST CORNER OF SAID LOT 1 BEARS N 01°32'00" E, A DISTANCE OF 133.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38 TO A FOUND PK NAIL & SHINER PLS#37935;
THENCE N 88°28'00" W, A DISTANCE OF 10.00 FEET; THENCE S 01°32'00" W, A DISTANCE OF 12.00 FEET; THENCE N 88°28'00" W, A DISTANCE OF 35.00 FEET; THENCE N 01°32'00" E, A DISTANCE OF 87.00 FEET; THENCE N 88°28'00" W, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF EVEN WIDTH OF LOT 2; THENCE S 01°32'00" W ALONG THE WESTERLY LINE OF THE EASTERLY HALF OF EVEN WIDTH OF SAID LOTS 2, 3, 4, 5 AND 6, A DISTANCE OF 92.00 FEET;
THENCE S 88°28'00" WALONG THE SOUTH LINE OF SAID LOT 6 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, A DISTANCE OF 50.00 FEET ; THENCE N 01°32'00" E ALONG THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 805 SQUARE FEET, MORE OR LESS.

Steven L Smith

PROFESSIONAL LAND SURVEYOR
STEVEN L. SMITH , PLS 25642
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

COLORADO LICENSED
STEVEN L. SMITH
8/27/25
25642
PROFESSIONAL LAND SURVEYOR

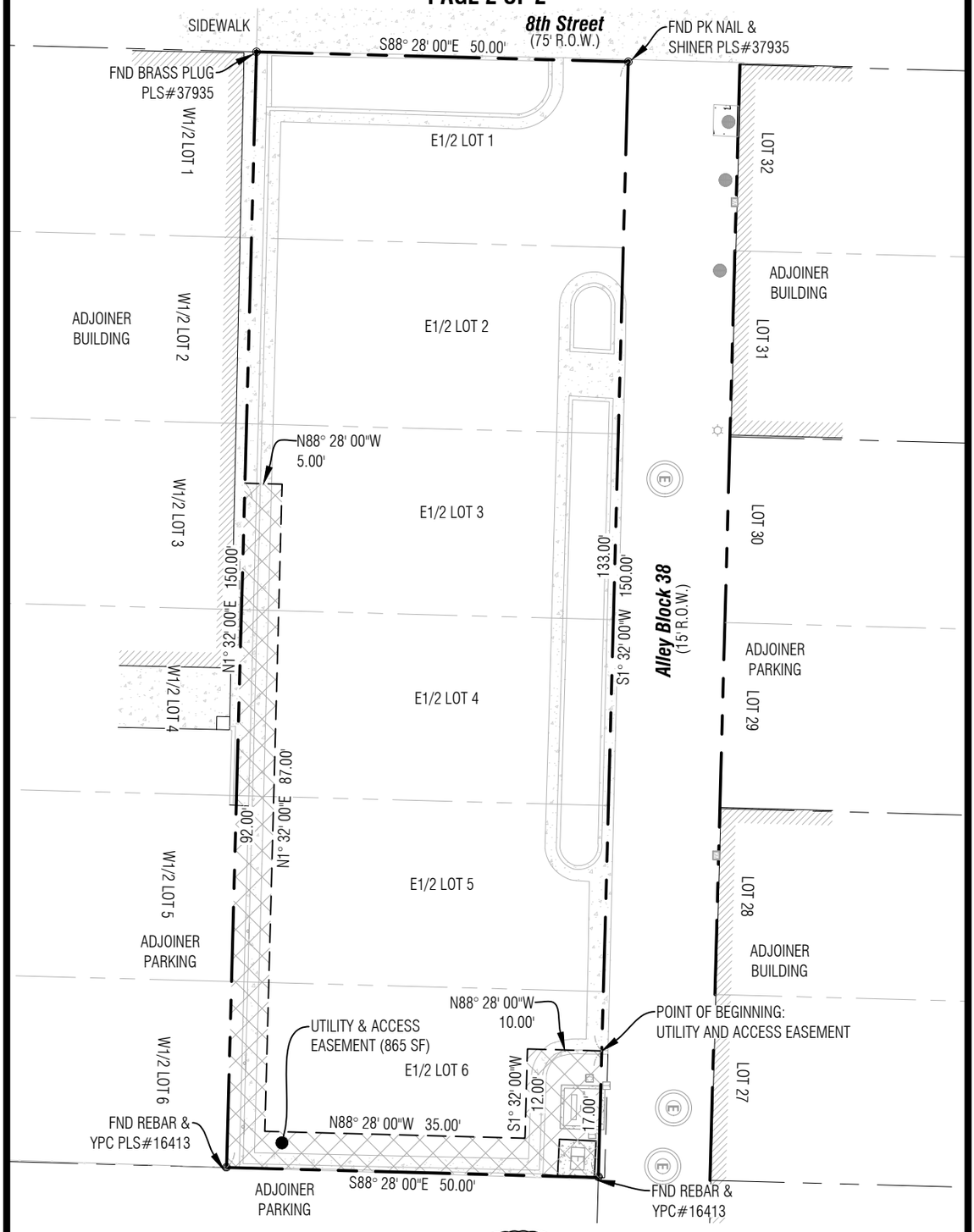
BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Scale: N/A
Date: 8/8/25
Proj #: 24011
File: 24011-c-easement.dwg

EXHIBIT "B"

A UTILITY AND ACCESS EASEMENT ON:
THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38, GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO

PAGE 2 OF 2



Steven L Smith

PROFESSIONAL LAND SURVEYOR
STEVEN L. SMITH , PLS 25642
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

COLORADO LICENSED
STEVEN L. SMITH
8/27/25
25642
PROFESSIONAL LAND SURVEYOR

0 300' 600'
Scale: 1" = 300'

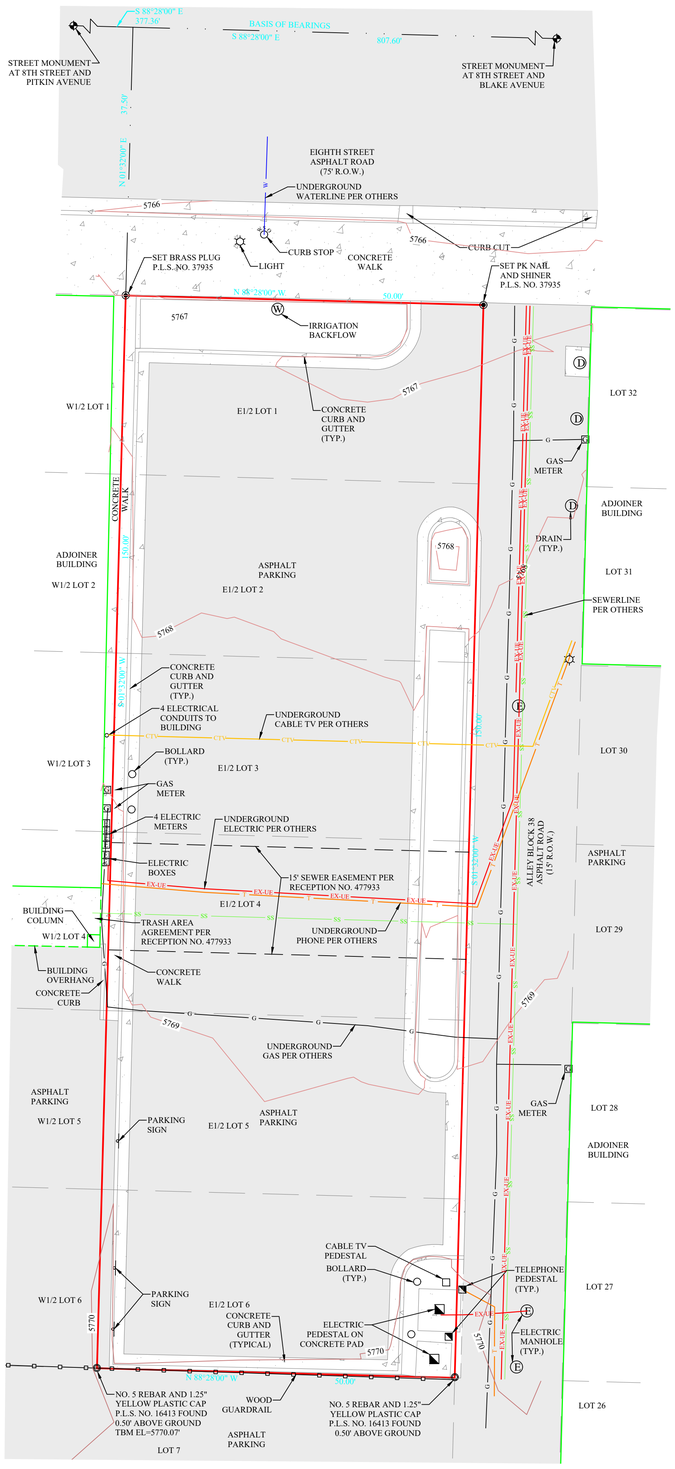
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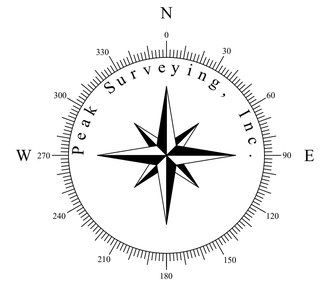
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Date: *8/8/25*
Proj #: *24011*
File: *24011-c-easement.dwg*

Page 2 of 2
PID:2185-094-11-002
Exhibit "B"
Utility & Access Easement

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	NO.	Date	Revision	By
SMS	1	11/24/2025	ADD TOPOGRAPHY	JRN
Checked By:				
JRN				
Date:				
FEBRUARY 22, 2024				
Computer File:				
012.DWG				

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

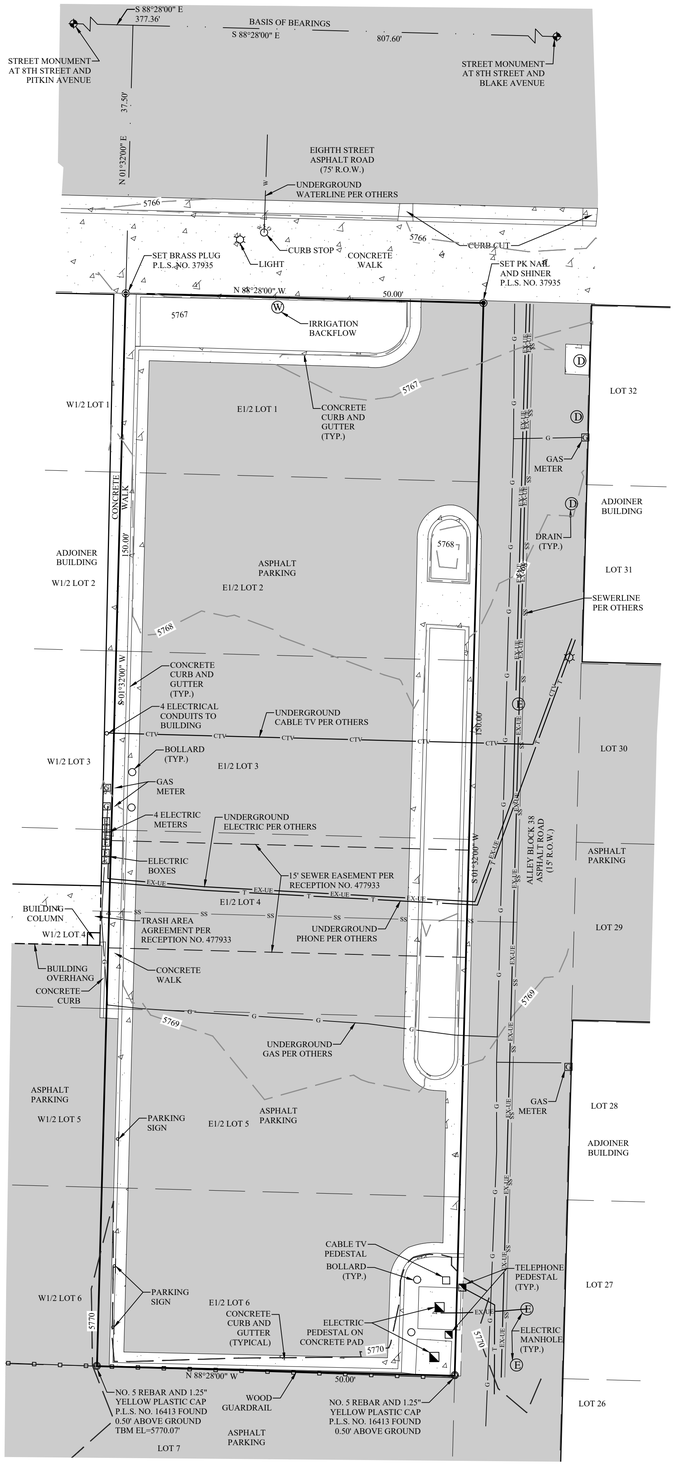
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

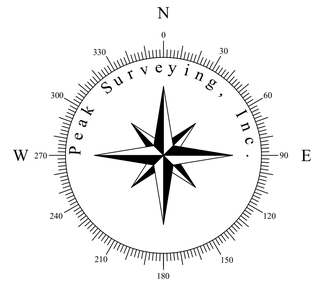
Project NO.
24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

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3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

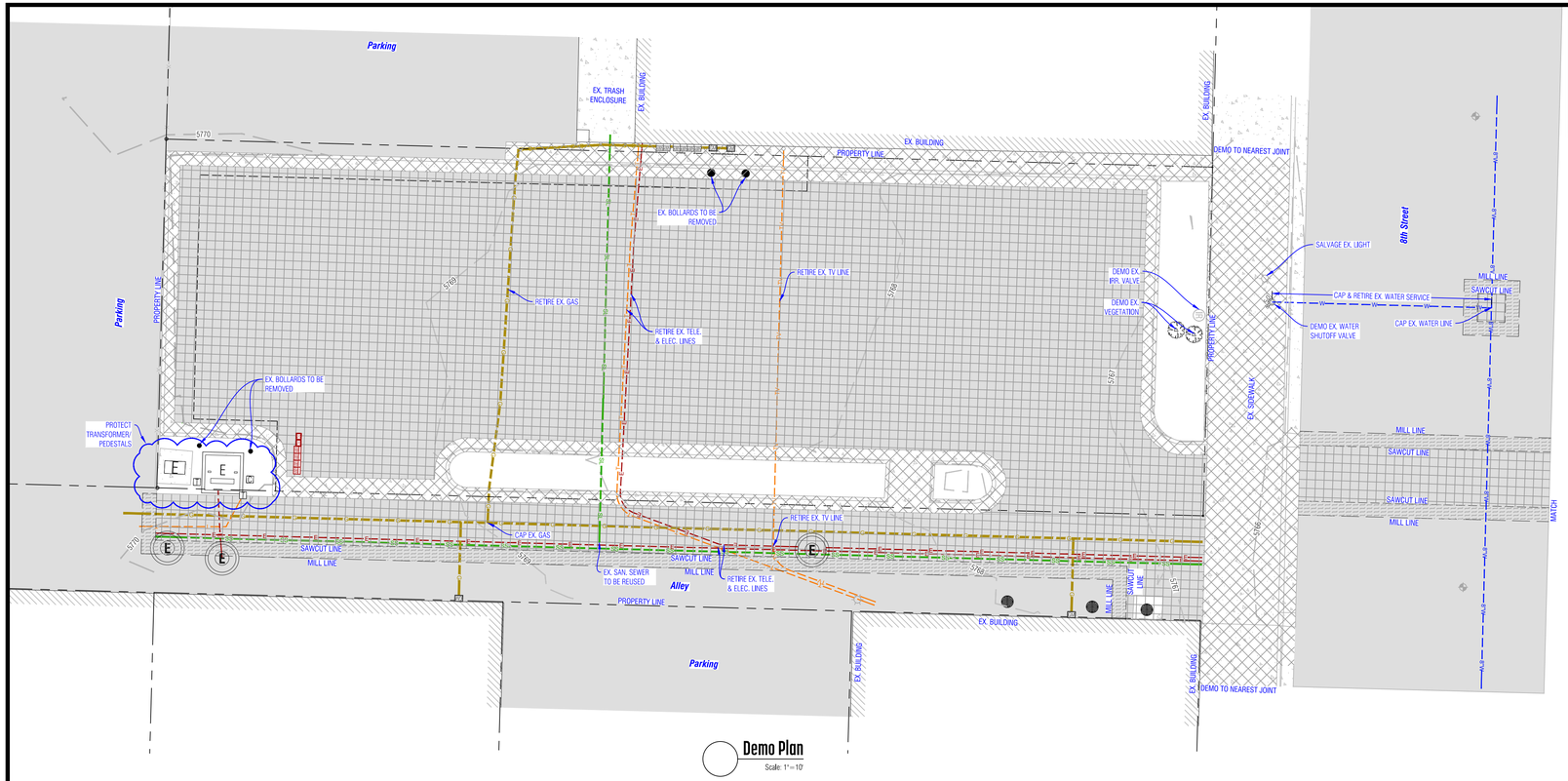
NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

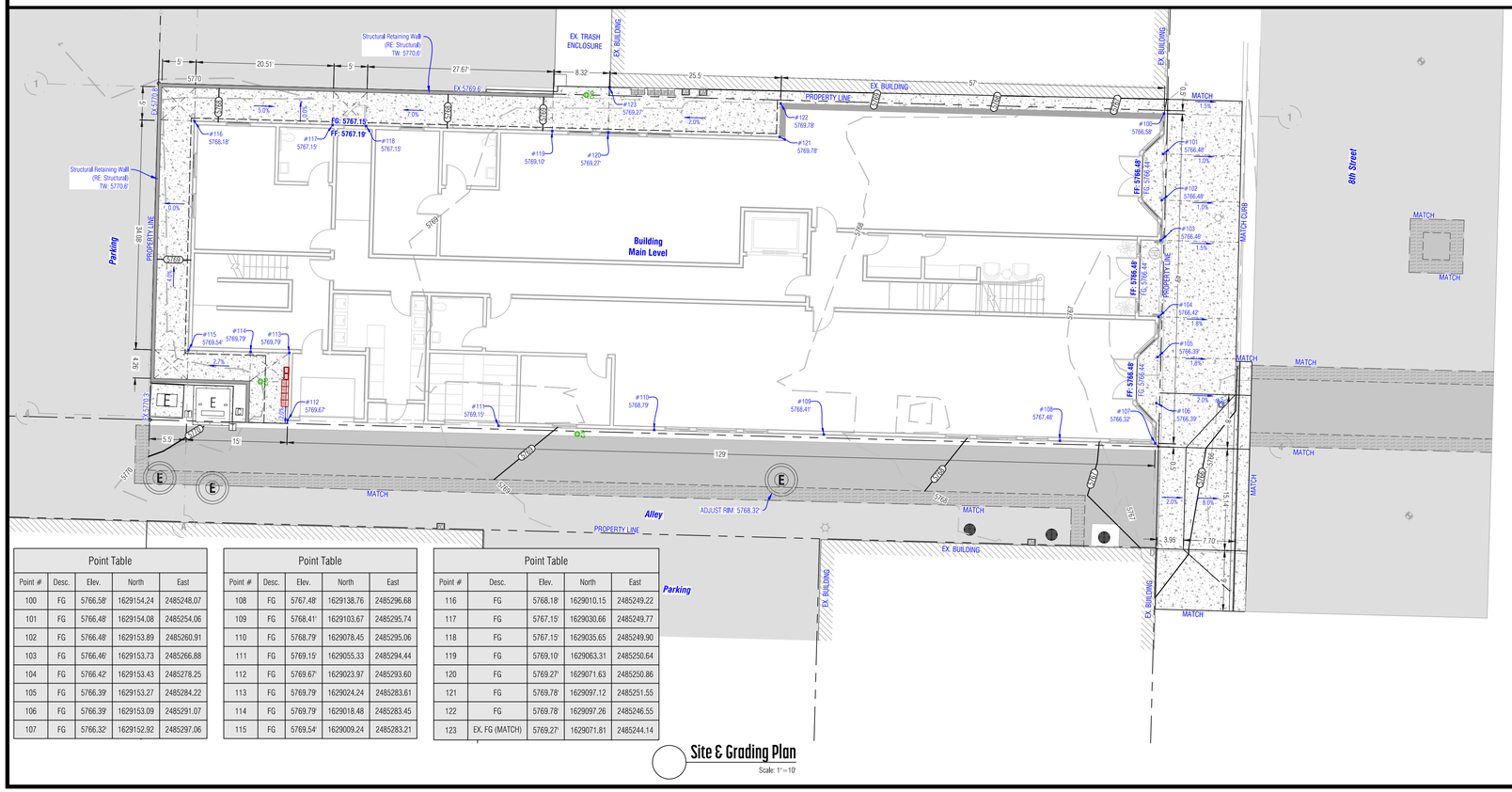
WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

1 OF 1





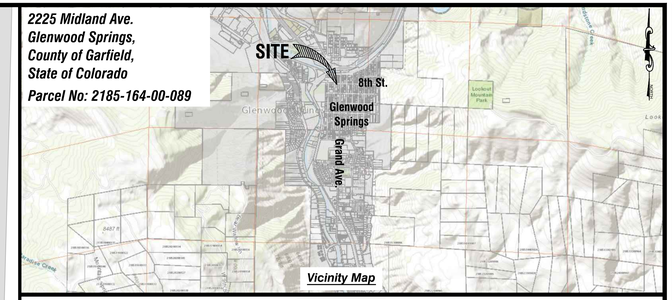
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Point #	Desc.	Elev.	North	East
100	FG	5766.58'	1629154.24	2485248.07
101	FG	5766.48'	1629154.08	2485254.06
102	FG	5766.48'	1629153.89	2485260.91
103	FG	5766.46'	1629153.73	2485266.88
104	FG	5766.42'	1629153.43	2485278.25
105	FG	5766.39'	1629153.27	2485284.22
106	FG	5766.39'	1629153.09	2485291.07
107	FG	5766.32'	1629152.92	2485297.06

Point Table				
Point #	Desc.	Elev.	North	East
108	FG	5767.48'	1629138.76	2485296.68
109	FG	5768.41'	1629103.67	2485295.74
110	FG	5768.79'	1629078.45	2485295.06
111	FG	5769.15'	1629055.33	2485294.44
112	FG	5769.67'	1629023.97	2485293.60
113	FG	5769.79'	1629024.24	2485283.61
114	FG	5769.79'	1629018.48	2485283.45
115	FG	5769.54'	1629009.24	2485283.21

Point Table				
Point #	Desc.	Elev.	North	East
116	FG	5768.18'	1629010.15	2485249.22
117	FG	5767.15'	1629030.66	2485249.77
118	FG	5767.15'	1629035.65	2485249.90
119	FG	5769.10'	1629063.31	2485250.64
120	FG	5769.27'	1629071.63	2485250.86
121	FG	5769.78'	1629097.12	2485251.55
122	FG	5769.78'	1629097.26	2485246.55
123	EX. FG (MATCH)	5769.27'	1629071.81	2485244.14

2225 Midland Ave.
Glenwood Springs,
County of Garfield,
State of Colorado

Parcel No: 2185-164-00-089



CIVIL LEGEND

EXISTING 1' CONTOUR	PROPOSED 1' CONTOUR
EXISTING 5' CONTOUR	PROPOSED 5' CONTOUR
EXISTING DITCH/SWALE FLOW LINE	PROPOSED DITCH/SWALE FLOW LINE
EASEMENT (TEMPORARY)	PROPOSED TELECOMMUNICATION
EASEMENT (PERMANENT)	PROPOSED TELEVISION
RIGHT-OF-WAY LINE	PROPOSED FIBER & CONDUIT SIZE
PROPERTY LINE	PROPOSED ELECTRIC & CONDUIT SIZE
CENTERLINE	PROPOSED OVERHEAD CAFE LIGHT STRAND
EXISTING FENCE	PROPOSED GAS & SIZE
EXISTING UNDERGROUND ELECTRIC	PROPOSED WATER MAIN/VALVE & SIZE
EXISTING OVERHEAD ELECTRIC/POLE	PROPOSED WATER SERVICE/SHUT OFF VALVE
EXISTING TELECOMMUNICATION	PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING TELEVISION	PROPOSED SEWER MAIN/MANHOLE & SIZE
EXISTING FIBER	PROPOSED SEWER SERVICE & CLEANOUT
EXISTING GAS	PROPOSED FORCE MAIN
EXISTING WATER MAIN/VALVE	PROPOSED STORM DRAIN/CULVERT & SIZE
EXISTING WATER SERVICE/SHUTOFF/METER PIT	PROPOSED IRR. MAIN/METER/BACKFLOW PREVENTER
EXISTING FIRE HYDRANT ASSEMBLY	PROPOSED IRR. CONTROL CONDUIT/PANEL
EXISTING SEWER MAIN/MANHOLE	PROPOSED TEMP. SEDIMENT CONTROL FENCE
EXISTING SEWER SERVICE & CLEANOUT	PROPOSED TEMP. CONSTRUCTION FENCE
EXISTING FORCE MAIN	PROPOSED TEMP. ROCK SOCK
EXISTING STORM SEWER/CULVERT & SIZE	EXISTING/PROPOSED AREA INLET
EXISTING RAW WATER MAIN/VALVE	REMOVAL OF ASPHALT
EXISTING/PROPOSED STREET SIGN	PROPOSED/EXISTING CONCRETE
EXISTING/PROPOSED PEDESTRIAN LIGHT	PROPOSED ASPHALT/OVERLAY
EXISTING/PROPOSED AT-GRADE JUNCTION BOX	REMOVAL OS ASPHALT MAT (MILLING)
EXISTING/PROPOSED TRANSFORMER	REMOVAL OF CONCRETE, CURB, GUTTER AND SIDEWALK
EXISTING/PROPOSED ELEC./TELE./CABLE PEDESTAL	
EXISTING/PROPOSED ELEC./TELE. SPLICE VAULT	
EXISTING/PROPOSED ELECTRIC METER (PED./WALL)	
EXISTING/PROPOSED GAS METER	
DIRECTION OF FLOW	

NOTES:

1. THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
2. SURVEY INFORMATION BASED ON THE TOPOGRAPHY SURVEY PROVIDED BY PEAK SURVEYING, INC, JOB NO. 24012.
3. ARCHITECTURAL SITE PLAN PREPARED BY STEVE HOPKINS - CADD SERVICES, DATED 11/23/25
4. GEOTECHNICAL SUBSOIL STUDY PREPARED BY T.B.D.
5. SEE ARCHITECTURAL, LANDSCAPING, STRUCTURAL AND MECHANICAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
6. SEE ADDITIONAL NOTES ON REMAINING PLAN SHEETS.
7. ALL DEMOLITION AND CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE COUNTY AND BE SUBJECT TO OBSERVATION BY THE COUNTY AND THE PROJECT ENGINEER.
8. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE
9. INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
10. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, ALONG WITH WORK IN GENERAL, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE. NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO,
11. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE OWNER AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. THE MINIMUM COMPACTION STANDARD SHALL BE 95% STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE GEOTECHNICAL ENGINEER.
12. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. 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.
13. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
15. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE CITY/COUNTY OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE COUNTY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
16. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
17. 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 ENGINEER, HE DOES SO AT HIS OWN RISK.
18. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
19. 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.
20. FOUNDATION DESIGNS TO BE OBTAINED FROM THE PROJECT STRUCTURAL ENGINEER.
21. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
22. ANY STORM DRAIN PIPES SHALL BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, AREA DRAINS, TRENCH DRAINS AND GRATED STRUCTURES.
23. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED
24. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Demolition, Site & Grading Plan

210 8th Street, Glenwood Springs, CO

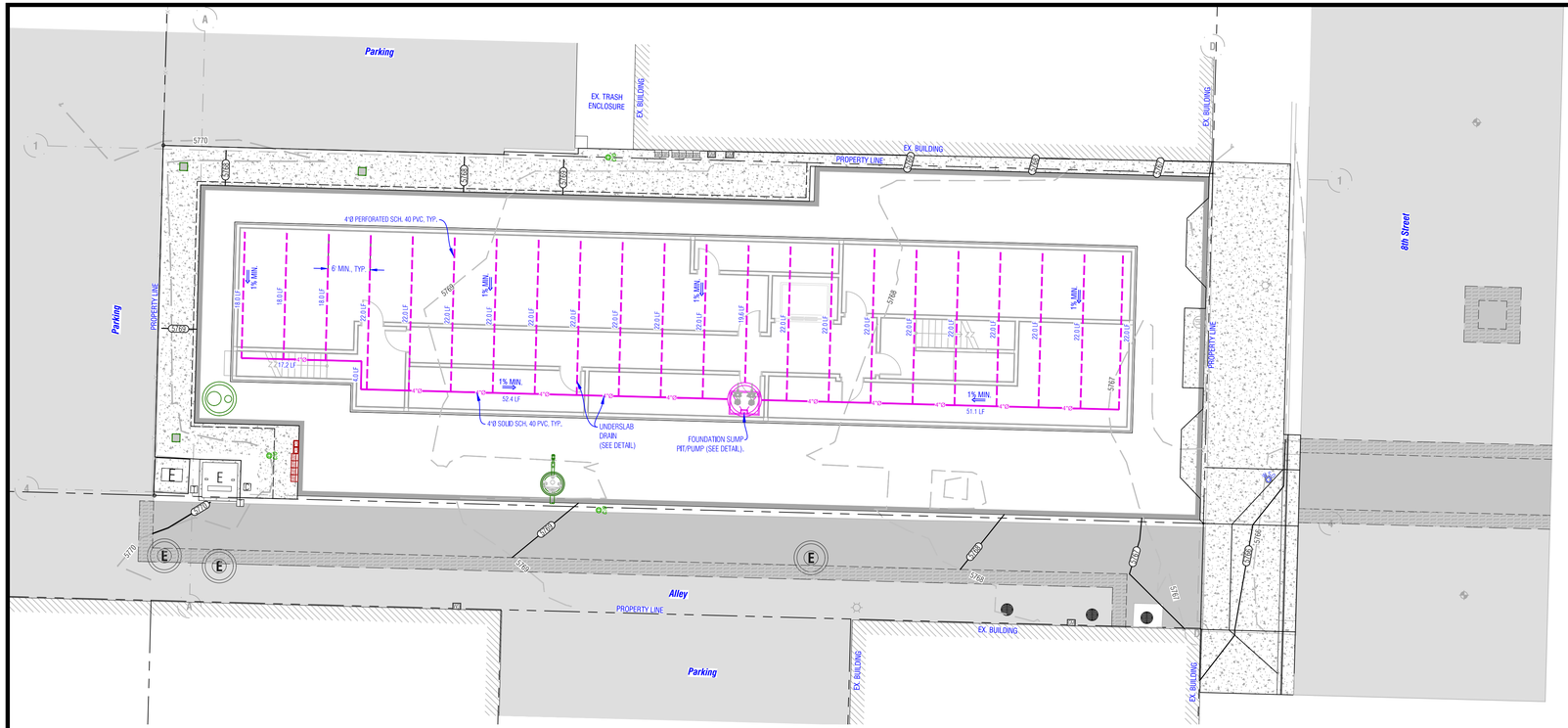
Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

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Designer: BJW
Drafter: RTC
Date: 12/1/25

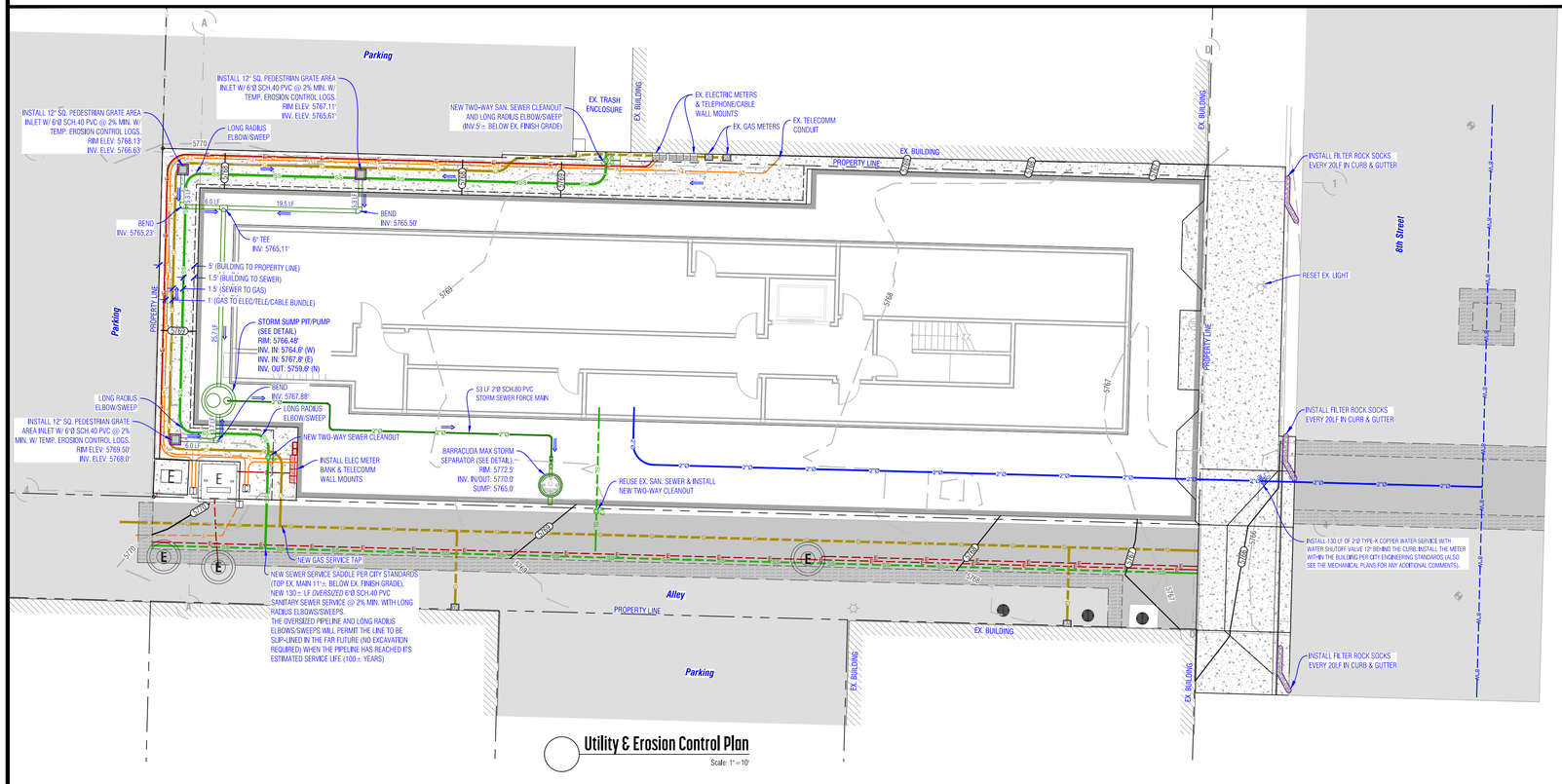
Sheet C.1

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Foundation Drain Plan

Scale: 1"=10'



Utility & Erosion Control Plan

Scale: 1"=10'

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BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
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Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
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Scale: 1" = 10'

Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Foundation & Utility Plan

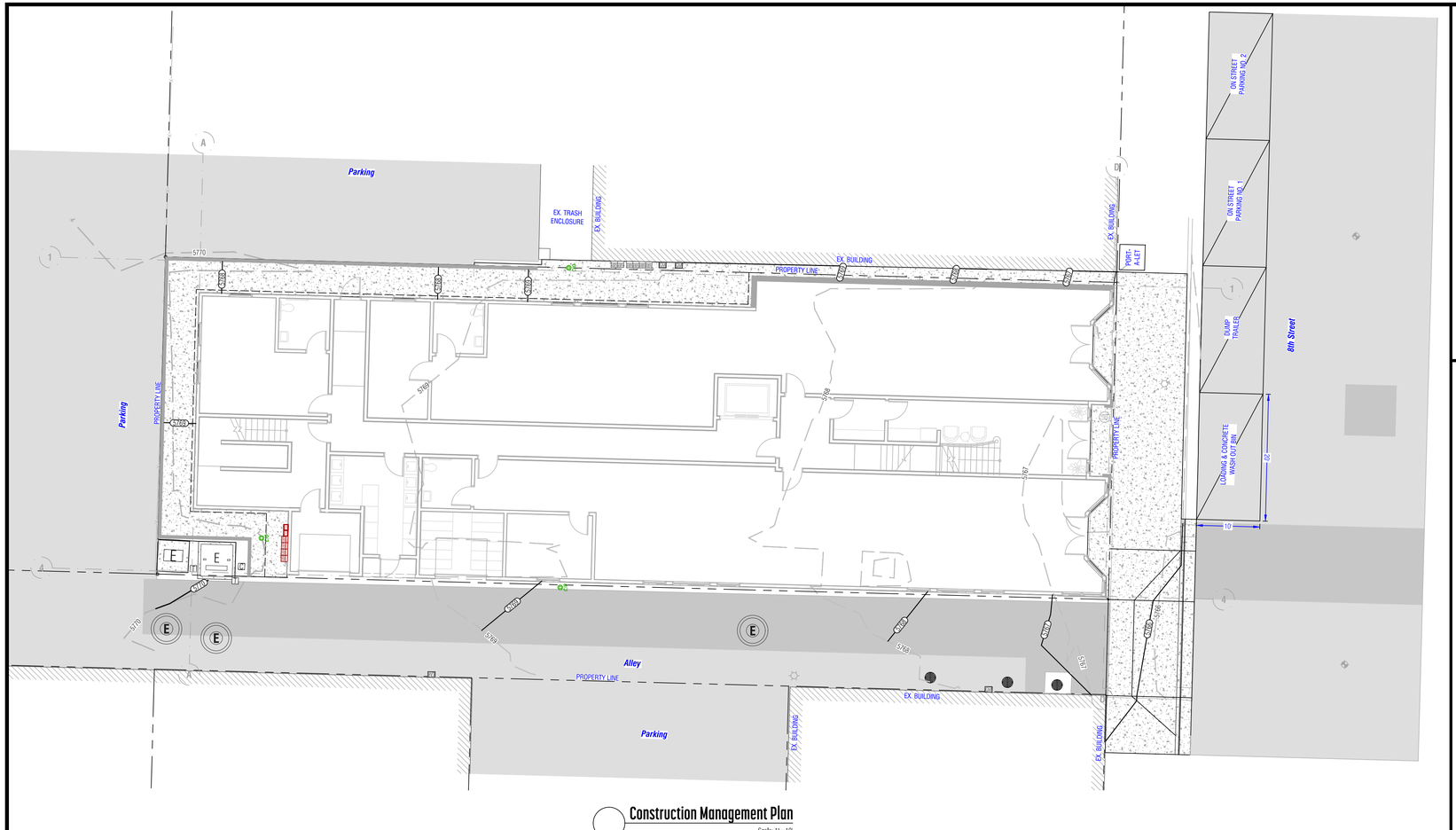
210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

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Designer: BJW
Drafter: RTC
Date: 12/12/25

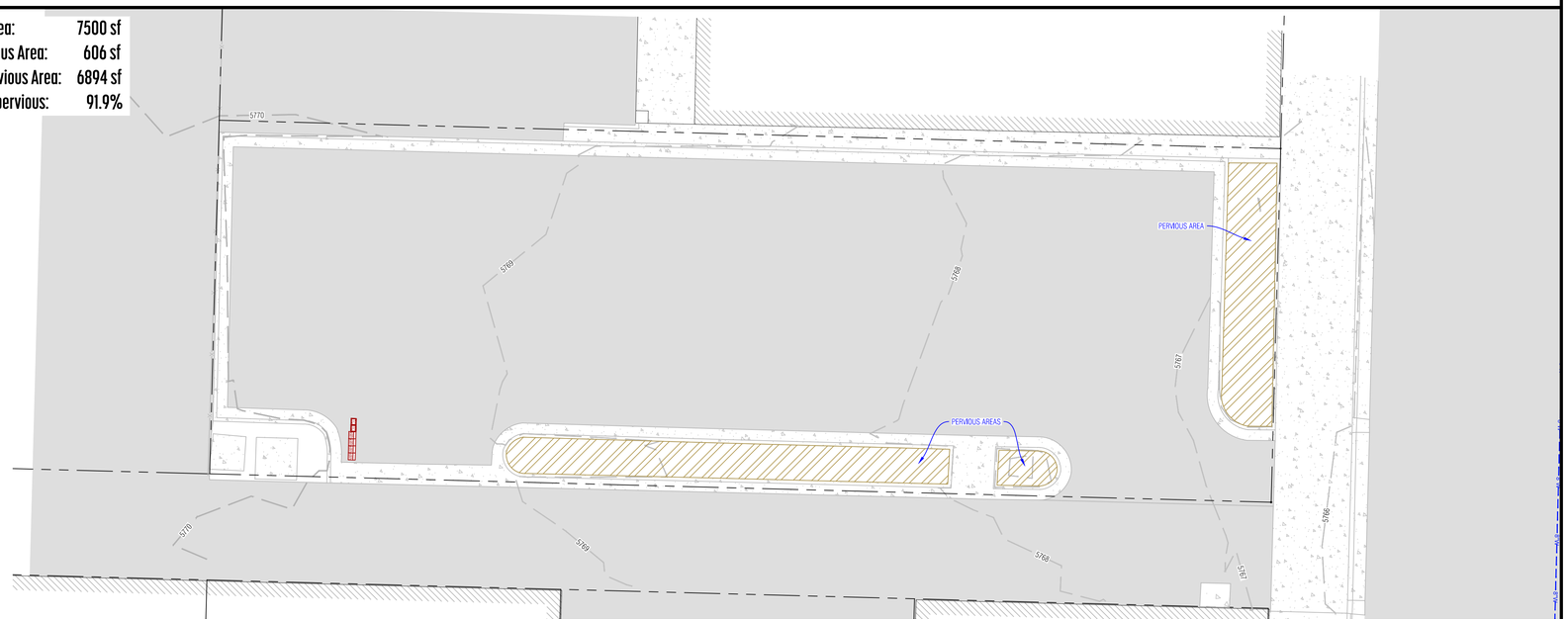
Sheet C.2



Construction Management Plan

Scale: 1" = 10'

Lot Area: 7500 sf
Pervious Area: 606 sf
Impervious Area: 6894 sf
% Impervious: 91.9%



Existing Lot Coverage

Scale: 1" = 10'

STANDARD NOTES FOR CONSTRUCTION MANAGEMENT PLANS:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches ½ the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

BOUNDARIES UNLIMITED INC.
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Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Management & Coverage Plan

210 8th Street, Glenwood Springs, CO

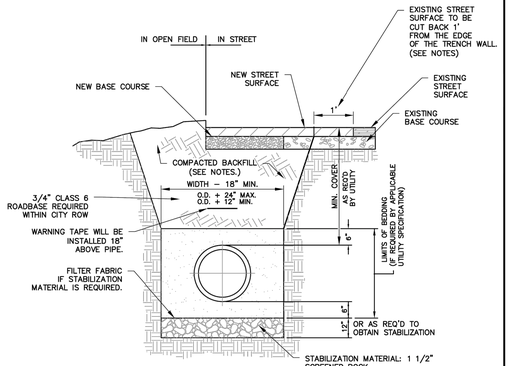
Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision
*****	
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Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: DJW
Drafter: DTC
Date: 07/1/25

Sheet C.3

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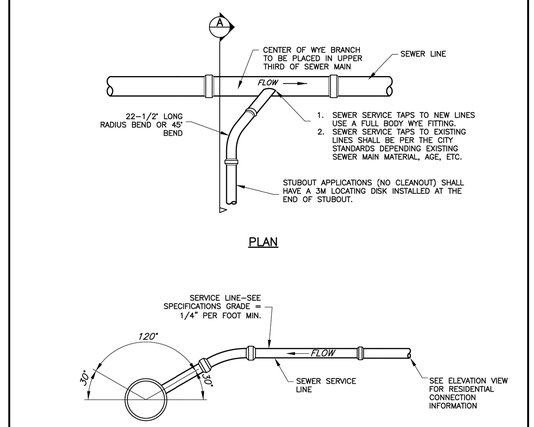
NOTES:

1. RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/-0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
2. BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D-698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
3. TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.

TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Trench Excavation & Backfill Detail	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: Trench Excavation & Backfill Detail	Drawing # W13
	Division: Water Standard Details		



PLAN

SECTION A

NOTES:

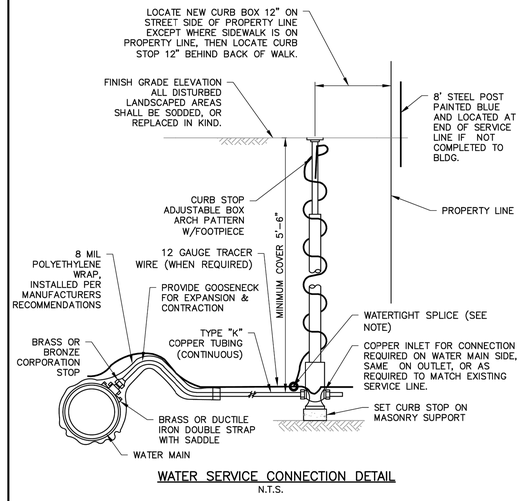
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

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	Approved: XX Date: 3/22/16 Modified: 3/22/16 File: SewerServiceDetail	Drawing # S06
	Division: Sewer Standard Details		

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.



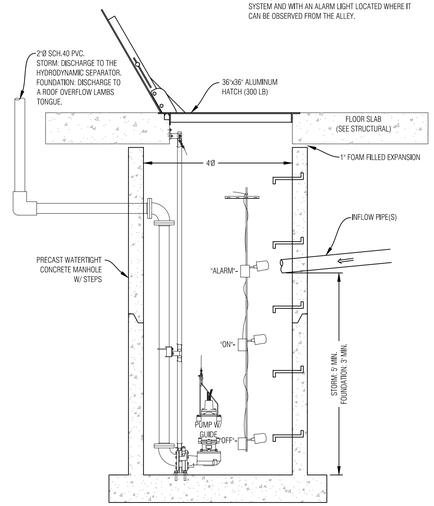
WATER SERVICE CONNECTION DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Water Service Connection Detail	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: WaterServiceDetail	Drawing # W08
	Division: Water Standard Details		

NOTES:

1. PRECAST MANHOLE SECTIONS SHALL MEET ASTM C-478 AND BE H-20 LOAD RATED.
2. BACKFILL EXCAVATION AROUND STRUCTURE WITH CLASS 6 ABC COMPACTED TO TO 95% STANDARD PROCTOR.
3. INLET AND OUTLET PIPES SHOULD ENTER DRYWELL AWAY FROM THE DRYWELL STEPS.
4. CATCH BASIN AND CONNECTING PIPES SHALL BE OF WATERTIGHT CONSTRUCTION.
5. SUMP PUMP SHALL BE A CAPABLE OF DELIVERING WASTEWATER AT A RATE OF 50 GPM AND 46-FEET OF HEAD.
6. USE EXPANSION HANDLES & STAINLESS STEEL CHAINS FOR PUMP REMOVAL, SECURE THE CHAINS TO THE LID FRAME.
7. SWITCHES TO BE MERCURY FLOAT TYPE.
8. SWITCH SETTINGS:
   - 8.1. STORM PUMP
     - 8.1.1. ON=24"
     - 8.1.2. OFF=12"
     - 8.1.3. ALARM=60"
   - 8.2. FOUNDATION DRAIN PUMP
     - 8.2.1. ON=24"
     - 8.2.2. OFF=12"
     - 8.2.3. ALARM=42"
9. ALARM SHALL BE BATTERY OPERATED, BOTH AUDIBLE AND VISIBLE, CONNECTED TO THE WHOLE BUILDING ALARM SYSTEM AND WITH AN ALARM LIGHT LOCATED WHERE IT CAN BE OBSERVED FROM THE ALLEY.



Sump Pit & Pump (Storm & Foundation)

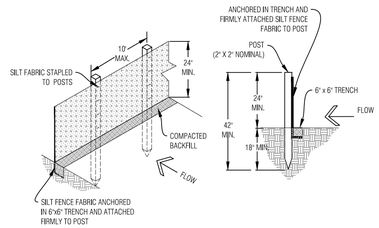
Scale: N.T.S.

TEMPORARY EROSION CONTROL LOGS

Scale: N.T.S.

EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.

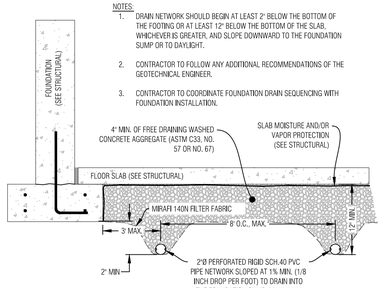


TEMPORARY SEDIMENT CONTROL FENCE

Scale: N.T.S.

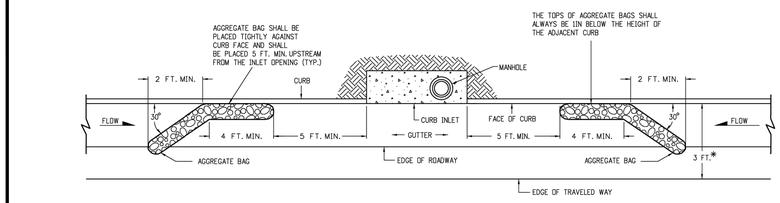
NOTES:

1. DRAIN NETWORK SHOULD BEGIN AT LEAST 2' BELOW THE BOTTOM OF THE FOOTING OR AT LEAST 12" BELOW THE BOTTOM OF THE SLAB, WHICHEVER IS GREATER, AND SLOPE DOWNWARD TO THE FOUNDATION SUMP OR TO DAYLIGHT.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
3. CONTRACTOR TO COORDINATE FOUNDATION DRAIN SEQUENCING WITH FOUNDATION INSTALLATION.



Underslab Drain

Scale: N.T.S.



PLAN VIEW

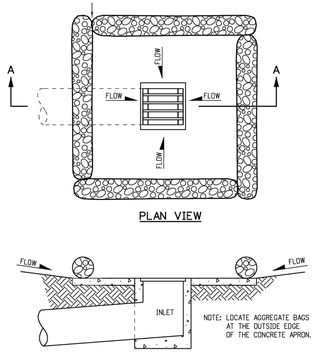
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

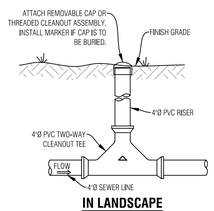
AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)

ROCK SOCK PROTECTION

Scale: N.T.S.



AGGREGATE BAGS AT DROP INLET



IN LANDSCAPE

Two-Way Cleanout

Scale: N.T.S.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 1' 2
Scale: 1" = 1'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: BTC
Date: 02/25

Sheet C.4

N:\PROJECTS\2024\24011-210 8th Street\dwg\24011-V-Topo.dwg 2/24/2025 8:48 AM

PRODUCT SPECIFICATIONS

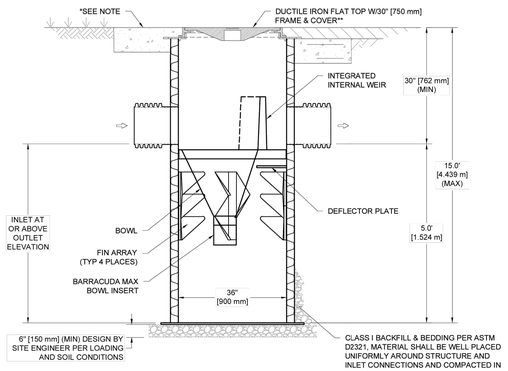
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

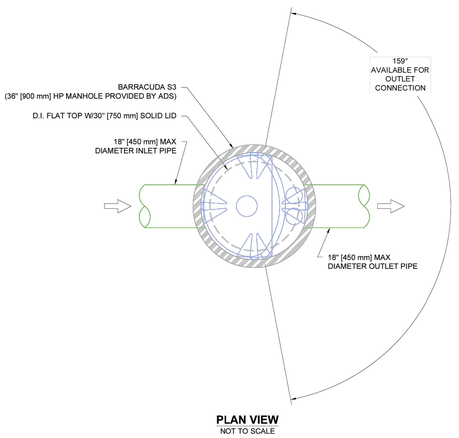


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93. SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 08/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: S31-X305

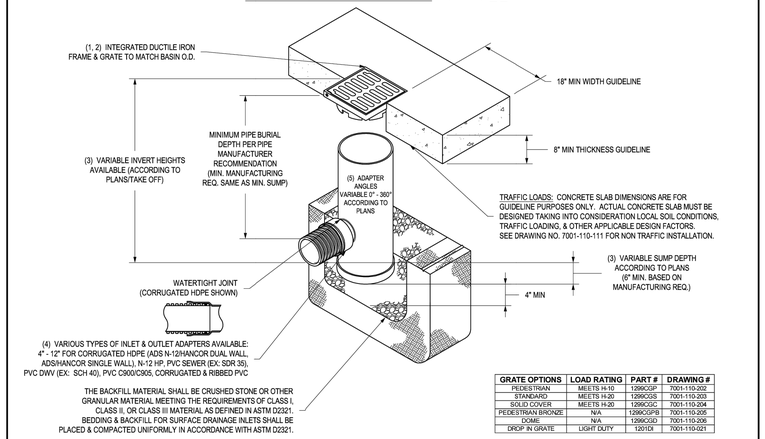
DATE	BY	DESCRIPTION
04/01/25	JLM	UDI LEADER
	AT	DRAWN CHKD

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED AND UNDER DIRECTION OF THE PROJECT ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO REVIEW AND APPROVE THIS DRAWING PRIOR TO ITS RELEASE FOR CONSTRUCTION. ADS ASSUMES NO RESPONSIBILITY FOR PROJECT DESIGN, INSTALLATION, OPERATION, OR MAINTENANCE. ADS ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR ADEQUACY OF THE WORK PERFORMED BY OTHERS THAT INCORPORATES OR UTILIZES ADS PRODUCTS, EVEN IF ADS HAS REVIEWED AND APPROVED SUCH PORTIONS OF THE WORK. ADS ASSUMES NO RESPONSIBILITY FOR THE ULTIMATE PERFORMANCE OF THE PRODUCTS SUPPLIED AND ALL ASSOCIATED DETAILS. IT IS THE ULTIMATE RESPONSIBILITY OF THE USER TO ENSURE THAT THE PRODUCTS SUPPLIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS. PRIOR APPROVAL IS OBTAINED, REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION.

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1 OF 2



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.

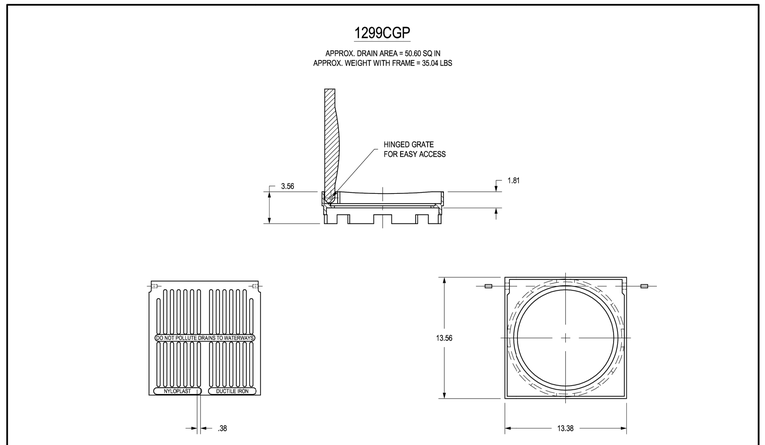
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DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS 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



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-29-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN PEDESTRIAN GRATE ASSEMBLY

DWG NO. 7001-110-202 REV D

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING,
LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 1' 2
Scale: 1" = 1'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

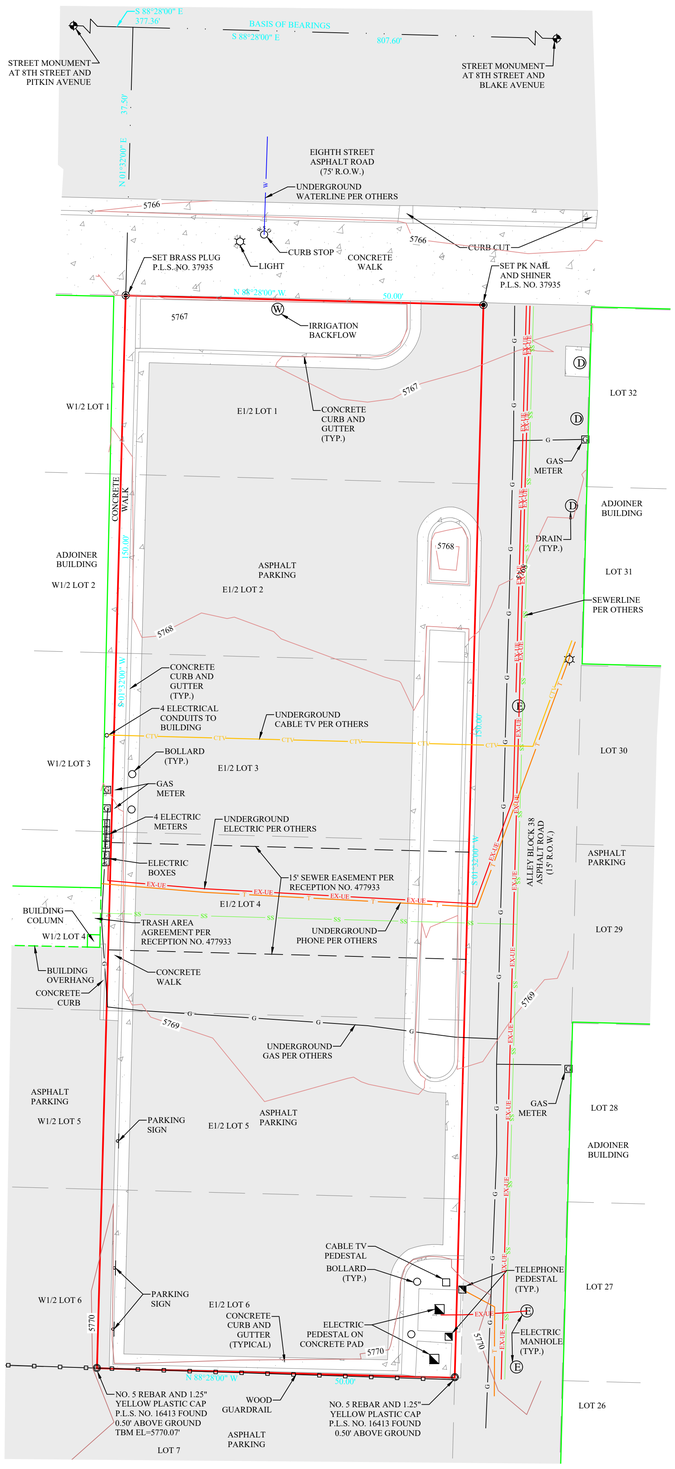
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Filename: 24001-y-topo.dwg
Designer: BJW
Drafter: RTC
Date: 9/10/25

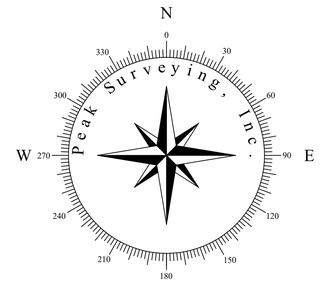
Sheet C.5

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IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

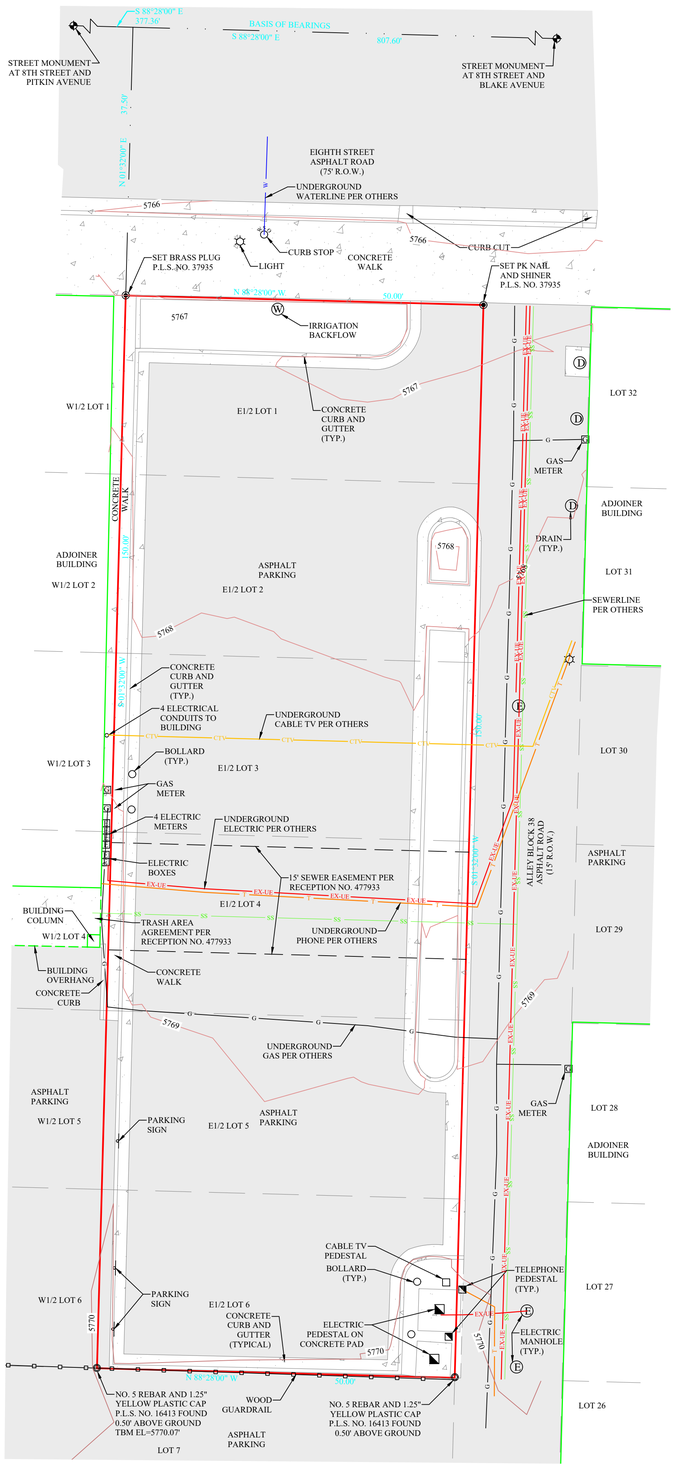
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

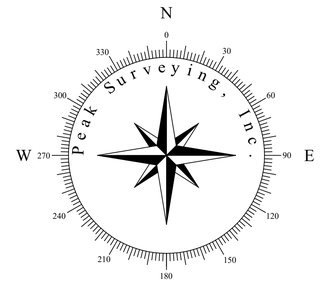
Project NO.
24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By: SMS
Checked By: JRN
Date: FEBRUARY 22, 2024
Computer File: 012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

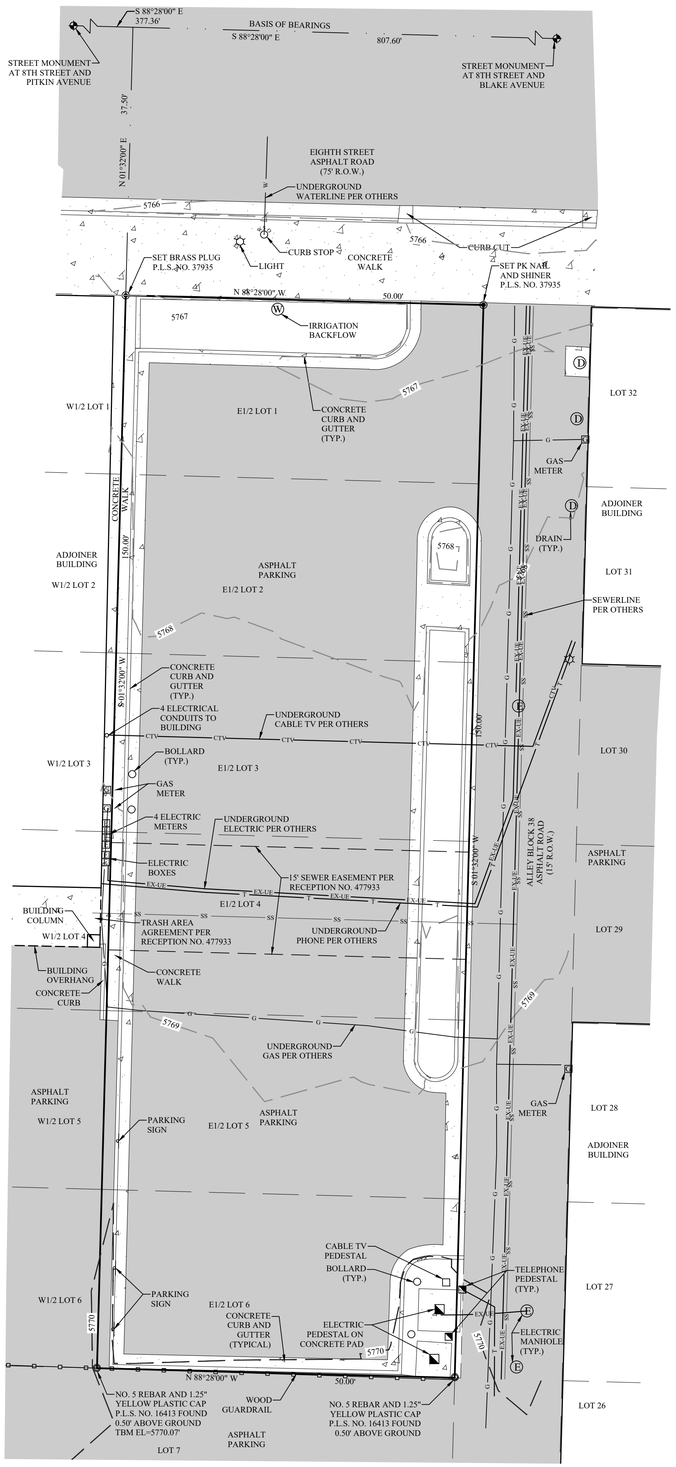
WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

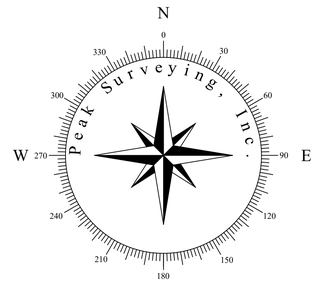
Project NO. 24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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DATED: NOVEMBER 24, 2024

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Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

1 OF 1



A NORTHEAST PERSPECTIVE



B NORTHWEST PERSPECTIVE



C SOUTHEAST PERSPECTIVE



D SOUTHWEST PERSPECTIVE

PROJECT DATA

STEVE HOPKINS
CADD SERVICES
P.O. Box 1794
Anaheim, CA 92815
(949) 861-0464
caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

210 8th Street
Glenwood Springs, CO 81601
Garfield County

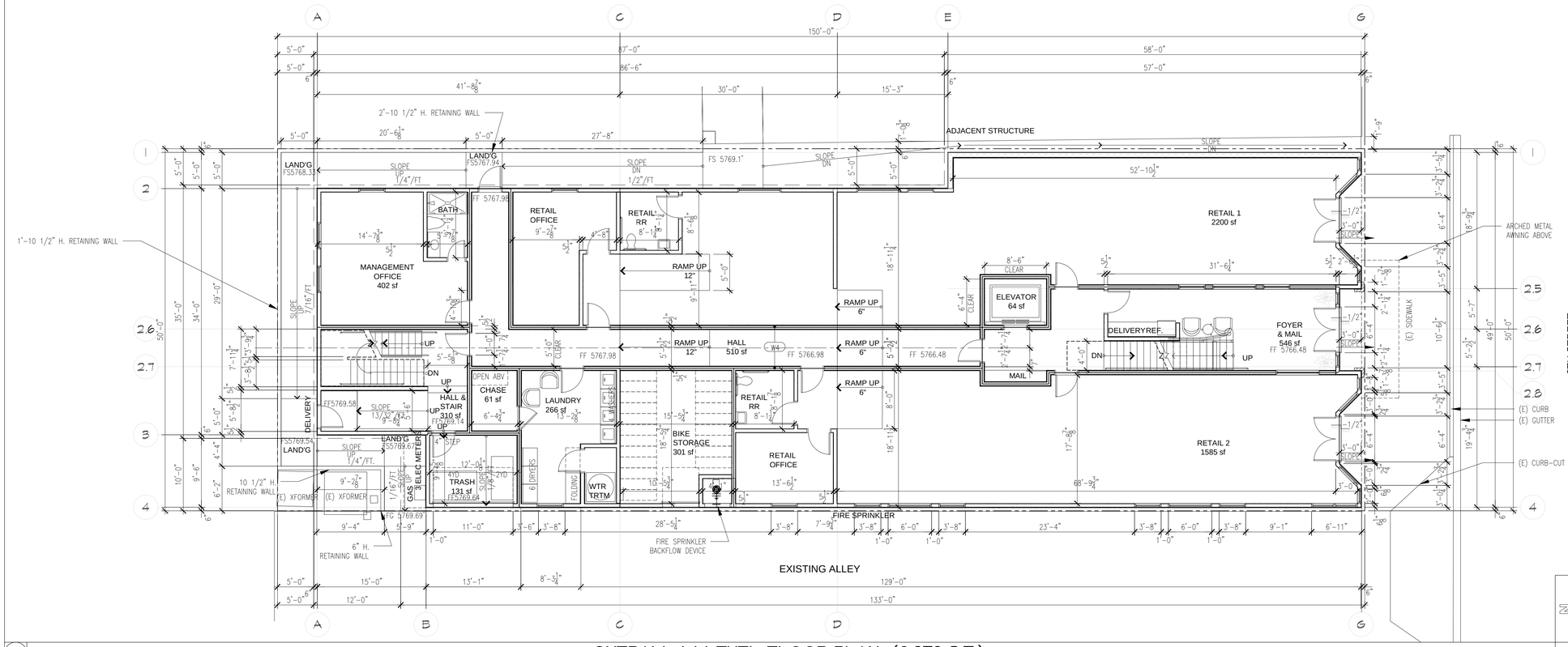
REVISIONS

All designs, ideas, arrangements and plans indecated by these drawings and specifications are the property and copyright of the Designer and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Designer prior to commencement of work.

PROJECT NO. 2024-05
DRAWN BY S.H.
CHECKED BY S.H.
ISSUE DATE 2/10/26

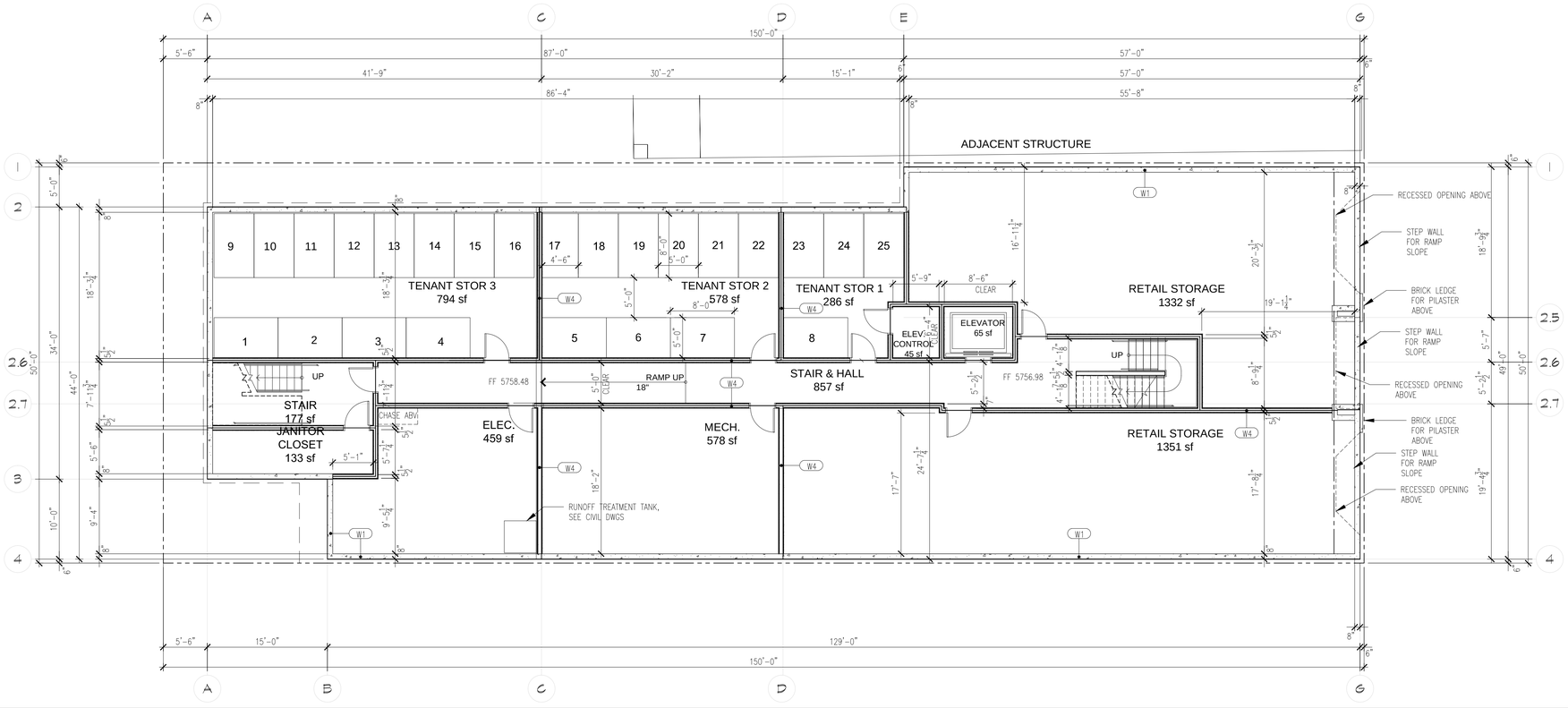
SHEET TITLE
COVER SHEET

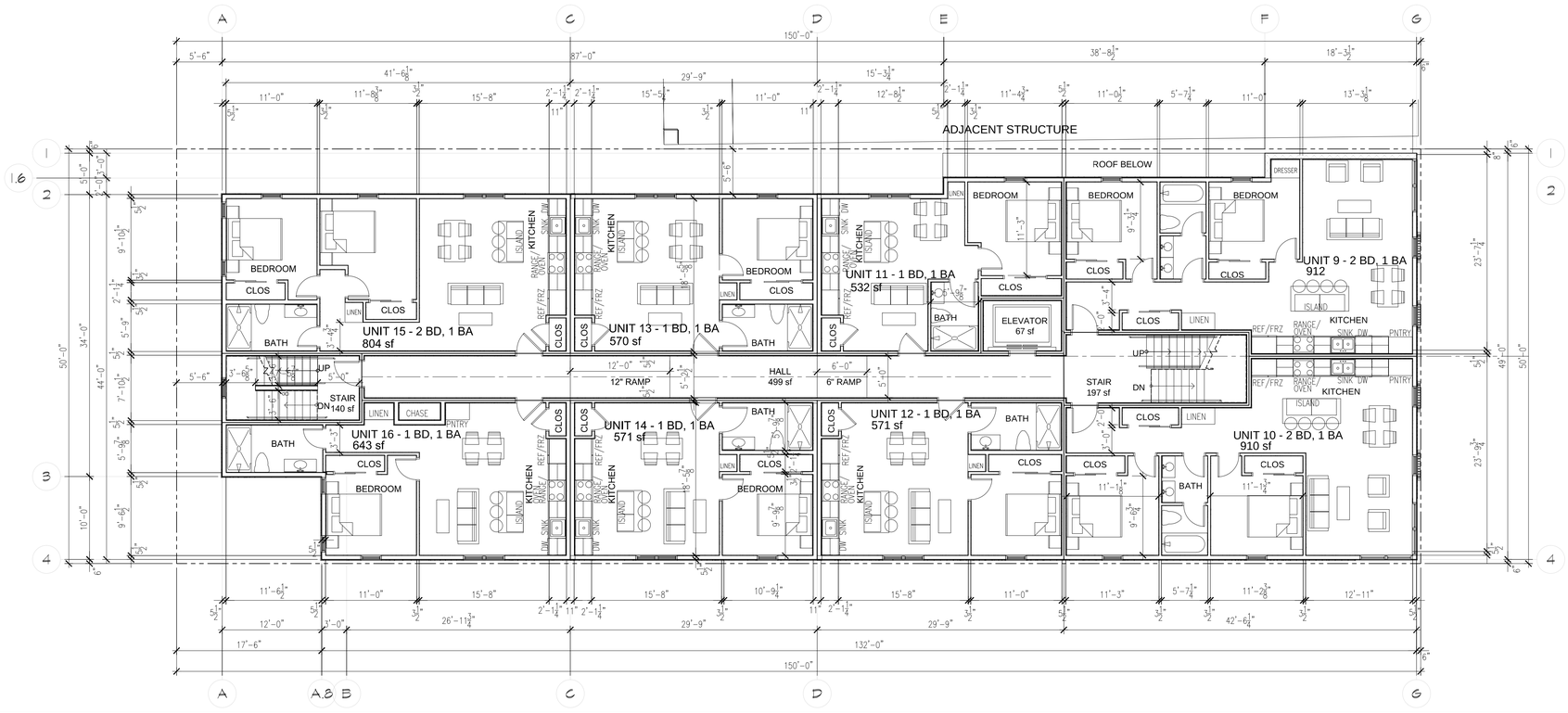
A0.1



OVERALL 1st LEVEL FLOOR PLAN (6,378 S.F.)

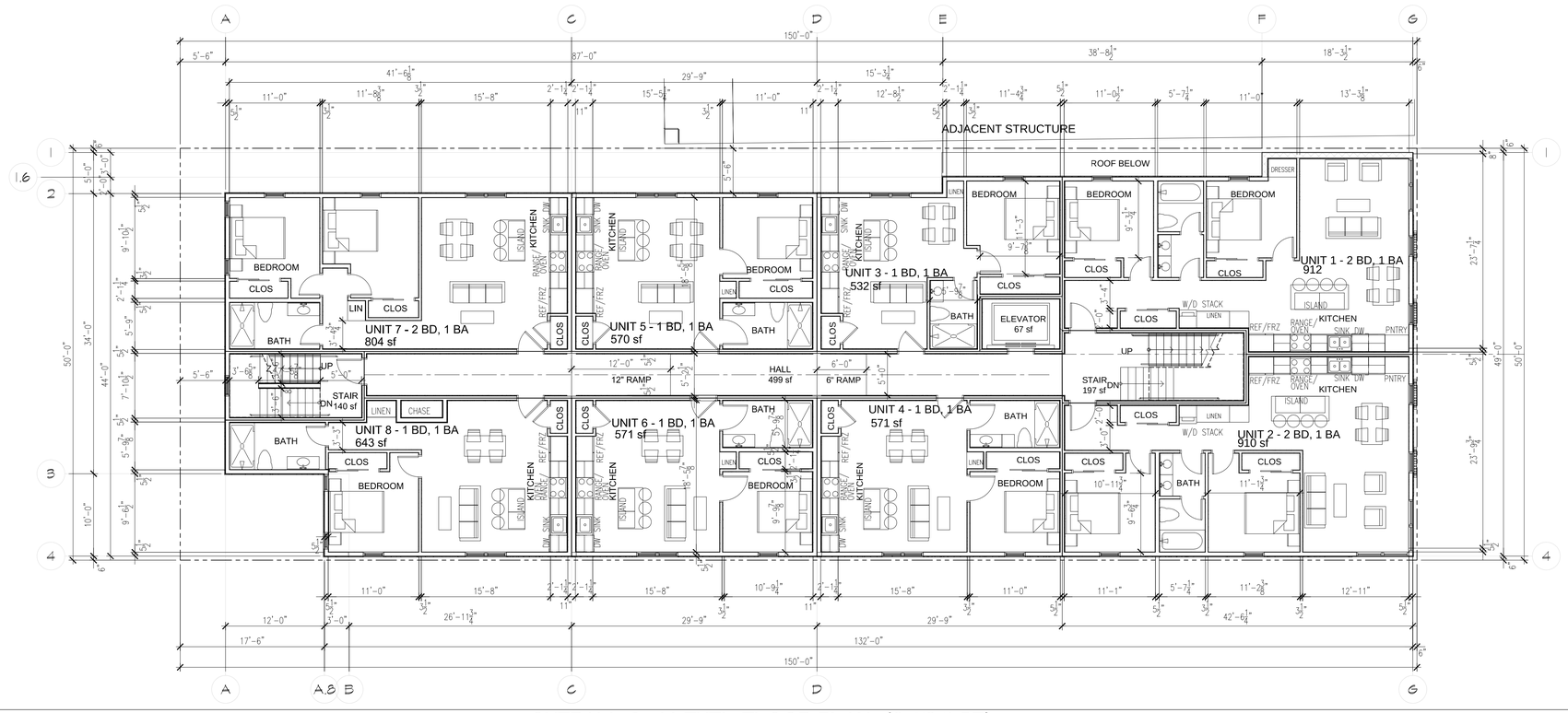
SCALE: 1/8" = 1'-0"


150'-0"
87'-0"
86'-4"
41'-9"
30'-2"
15'-1"
57'-0"
57'-0"
55'-8"
ADJACENT STRUCTURE
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
1
2
3
4
5
6
7
8
TENANT STOR 3
794 sf
TENANT STOR 2
578 sf
TENANT STOR 1
286 sf
RETAIL STORAGE
1332 sf
ELEV. CONTROL
45 sf
ELEVATOR
65 sf
STAIR & HALL
857 sf
STAIR
177 sf
JANITOR CLOSET
133 sf
ELEC.
459 sf
MECH.
578 sf
RETAIL STORAGE
1351 sf
RUNOFF TREATMENT TANK, SEE CIVIL DWGS
RECESSED OPENING ABOVE
STEP WALL FOR RAMP SLOPE
BRICK LEDGE FOR PILASTER ABOVE
STEP WALL FOR RAMP SLOPE
RECESSED OPENING ABOVE
BRICK LEDGE FOR PILASTER ABOVE
STEP WALL FOR RAMP SLOPE
RECESSED OPENING ABOVE
W1
W4
RAMP UP 18"
FF 5758.48
FF 5756.98
UP
CHASE ABV
5'-1"
5'-6"
5'-0"
5'-9"
8'-6" CLEAR
16'-1 1/4"
20'-5 1/4"
19'-1 1/4"
18'-9 3/4"
8'-9 1/4"
17'-7"
24'-7 1/4"
17'-8 1/2"
19'-9 3/4"
18'-3 1/4"
34'-0"
41'-0"
50'-0"
29'-0"
10'-0"
9'-4"
5'-6"
7'-11 1/4"
5'-0"
6'-2"
9'-6"
4'-4"
5'-6"
5'-0"
5'-0"
5'-0



OVERALL 3rd LEVEL FLOOR PLAN (6,419.11 SF)

SCALE: 1/8" = 1'-0"



OVERALL 2nd LEVEL FLOOR PLAN (6,419.11 SF)

SCALE: 1/8" = 1'-0"

KEYNOTES

WALL TYPES

- W1 — 8" CONC. WALL W/STL. REINF. PER STRUCT.
- W2 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. BRICK W/5/8" GWB. INSIDE
- W3 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. STUCCO W/5/8" GWB. INSIDE
- W4 — 5 1/2" STUD WALL W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W5 — 5 1/2" STUD WALL W/ 5/8" GYP. BD. EA. SIDE
- W6 — 3 1/2" STUD WALL W/ 5/8" GYP. BD. EA. SIDE
- W7 — DBL 3 1/2" STAGGARED STUD WALL IN 5 1/2" SPACE W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W8 — 8" CMU WALL W/1 1/2" FURRING 5/8" GYP. BD. INSIDE

STEVE HOPKINS
CADD SERVICES
P.O. Box 1794
Anaheim, CA 92815
(949) 861-0464
caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

210 8th Street
Glenwood Springs, CO 81601
Garfield County

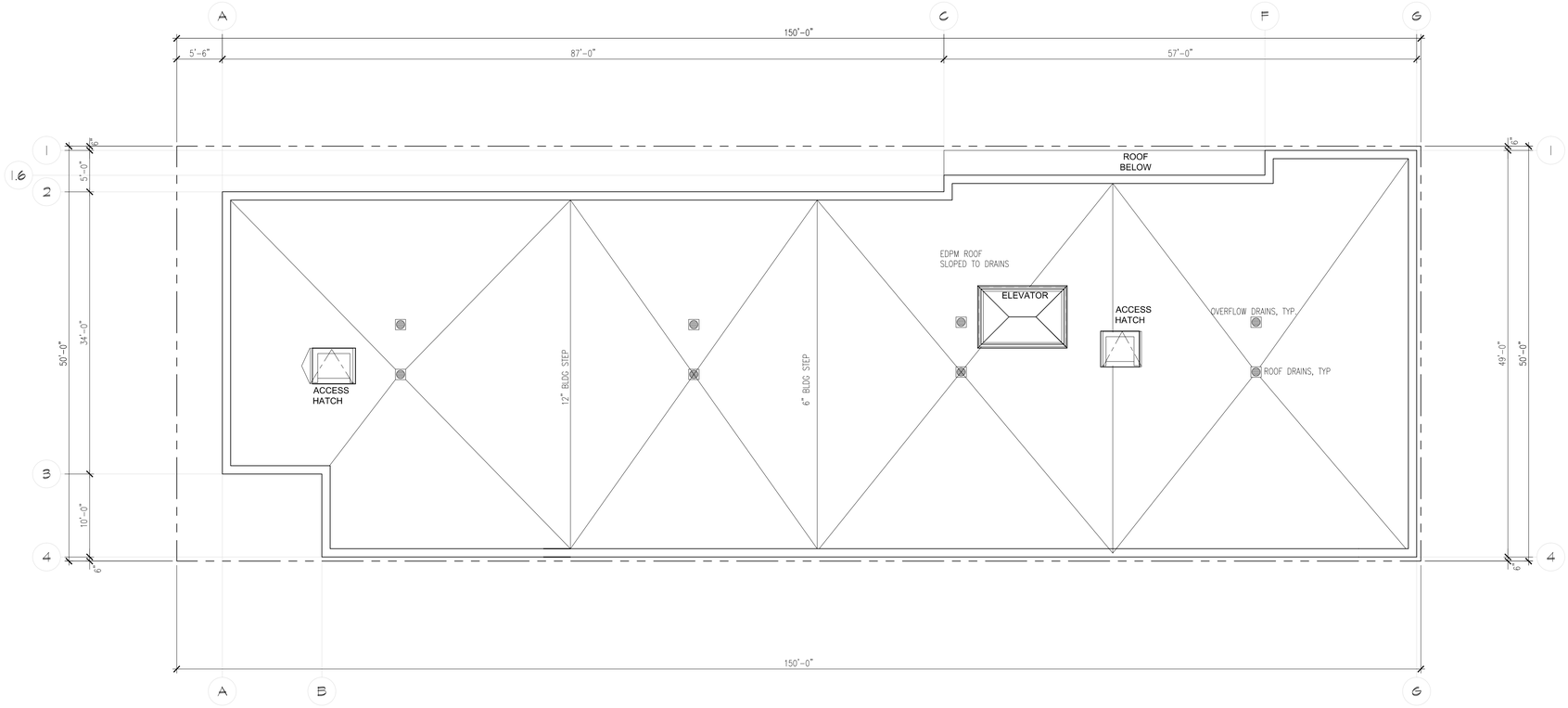
REVISIONS

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PROJECT NO.
2024-05
DRAWN BY
S.H.
CHECKED BY
S.H.
ISSUE DATE
12/29/25

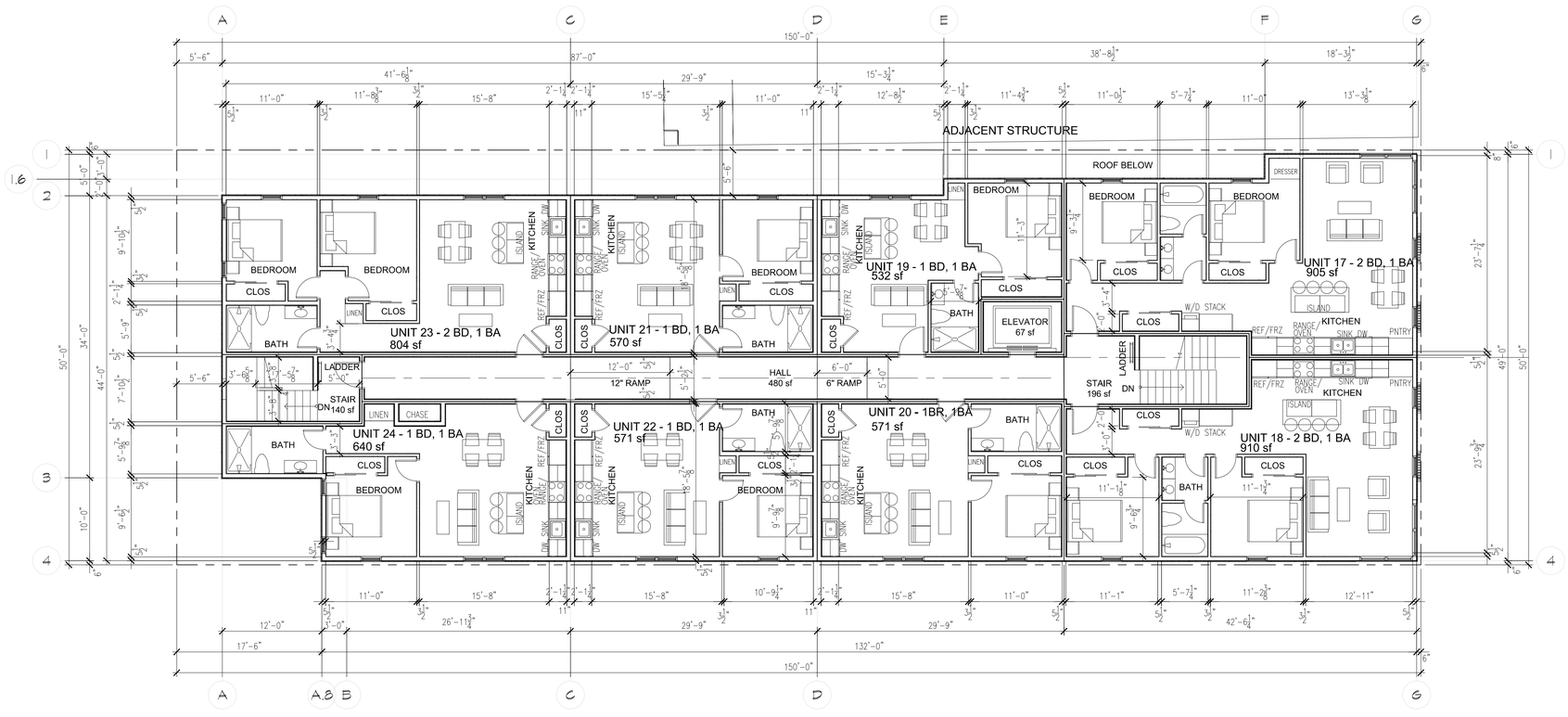
SHEET TITLE
OVERALL 2ND + 3RD LEVEL FLOOR PLANS

A2.2



ROOF PLAN

SCALE: 1/8" = 1'-0"



OVERALL 4th LEVEL FLOOR PLAN (6,385.8 SF)

SCALE: 1/8" = 1'-0"

KEYNOTES

WALL TYPES

- W1 — 8" CONC. WALL W/STL. REINF. PER STRUCT.
- W2 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. BRICK W/5/8" GWB. INSIDE
- W3 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. STUCCO W/5/8" GWB. INSIDE
- W4 — 5 1/2" STUD WALL W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W5 — 5 1/2" STUD WALL W/ 5/8" GYP. BD. EA. SIDE
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- W8 — 8" CMU WALL W/1 1/2" FURRING 5/8" GYP. BD. INSIDE

STEVE HOPKINS

CADD SERVICES

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(949) 861-0464-mobile

caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

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Glenwood Springs, CO 81601

Garfield County

REVISIONS

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PROJECT NO. 2024-05

DRAWN BY S.H.

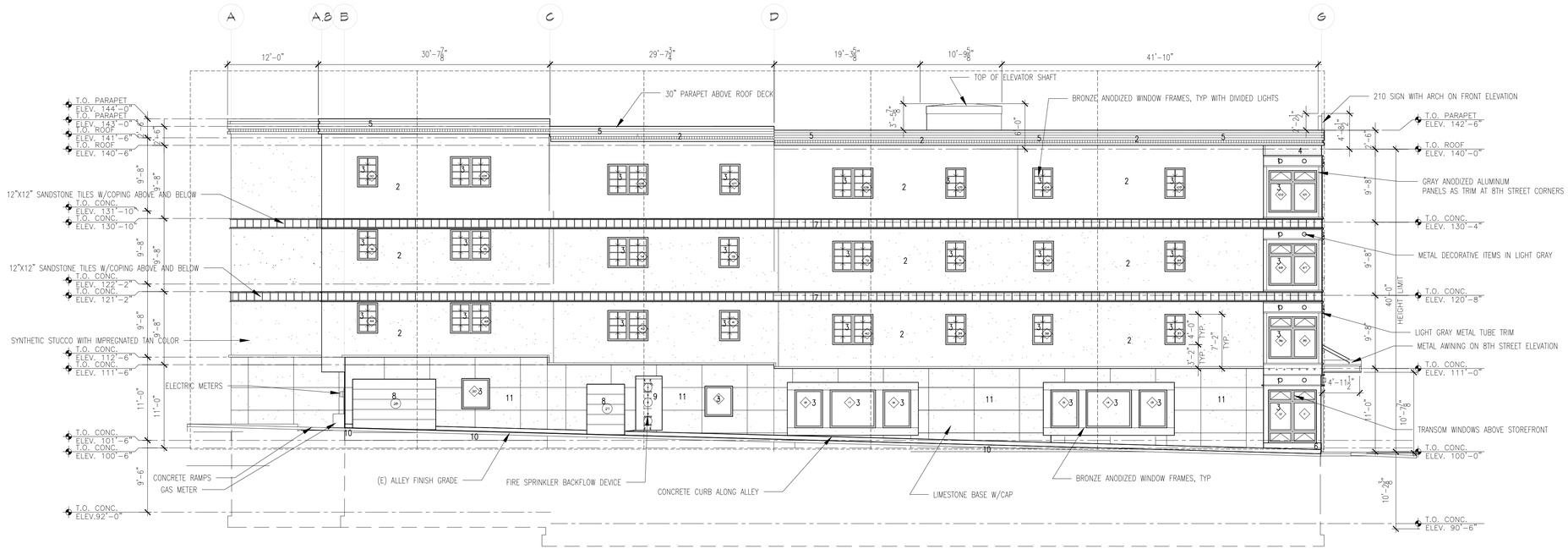
CHECKED BY S.H.

ISSUE DATE 12/29/25

SHEET TITLE

OVERALL 4TH LEVEL + ROOF PLANS

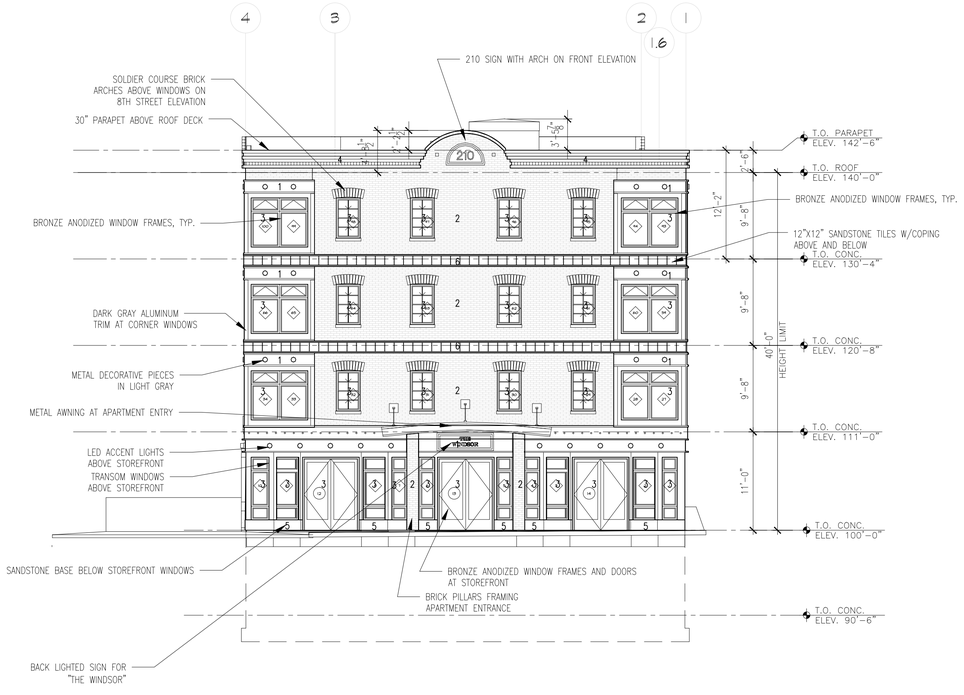
A2.3



A

EAST ELEVATION

SCALE: 1/8" = 1'-0"



B

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

NORTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	2115	NA
1 NET ALUM TRIM	403	19.1%
2 NET BRICK	810	38.3%
3 NET GLAZING	656	31.0%
4 NET PARAPET	84	4.0%
5 NET BASE	30	1.4%
6 NET BAND	132	6.2%
	2115	100.0%

FIRST FLOOR PERCENTAGE OF GLAZING ON NORTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	524	NA
1 NET ALUM TRIM	144	27.5%
2 NET BRICK	26	5.0%
3 NET GLAZING	324	61.8%
5 NET BASE	30	5.7%
	524	100.0%

ELEVATION MATERIAL PERCENTAGES

EAST ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	5464	NA
1 NET ALUM TRIM	123	2.3%
2 NET STUCCO	3078	56.3%
3 NET GLAZING	663	12.1%
4 NET BRICK	10	0.2%
5 NET PARAPET	266	4.9%
6 NET BASE	6	0.1%
7 NET BAND	353	6.5%
8 NET GARAGE DOORS	106	1.9%
9 SPRINKLER RECESS	25	0.5%
10 NET CURB	61	1.1%
11 NET LIMESTONE 1ST LEVEL	773	14.1%
	5464	100.0%

SCALE: 1/8" = 1'-0"

KEYNOTES

STEVE HOPKINS

CADD SERVICES

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caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

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Garfield County

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PROJECT NO. 2024-05

DRAWN BY S.H.

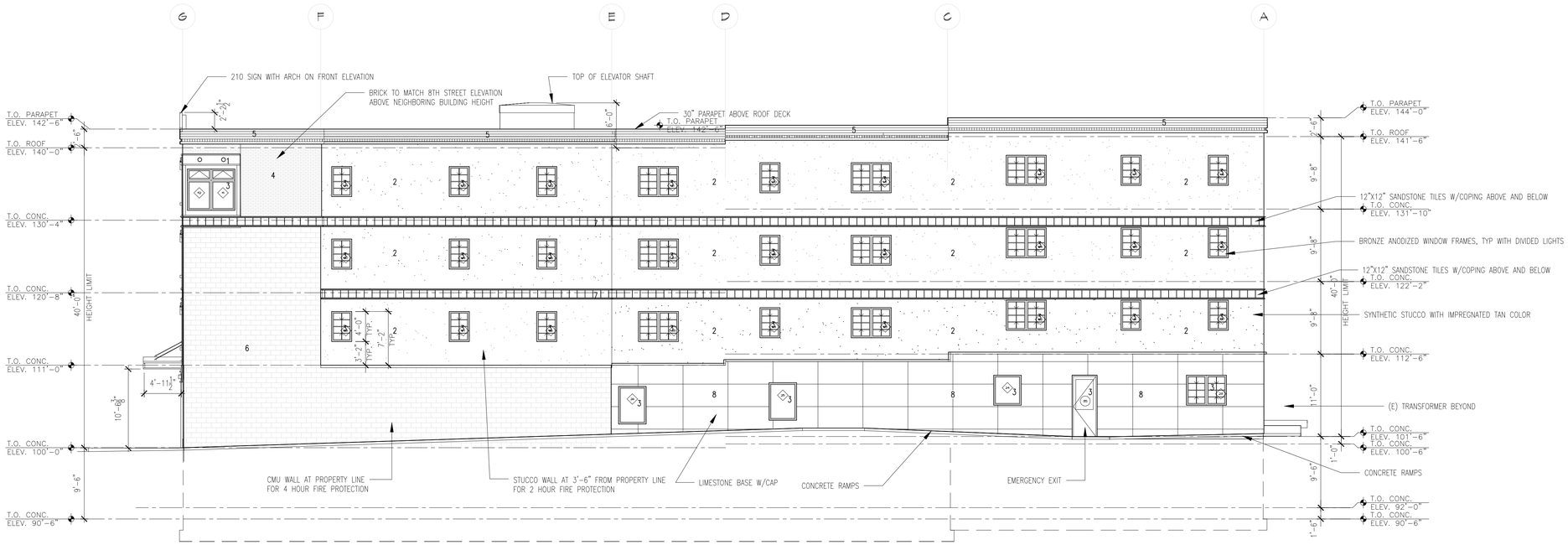
CHECKED BY S.H.

ISSUE DATE 2/10/26

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



A

WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES

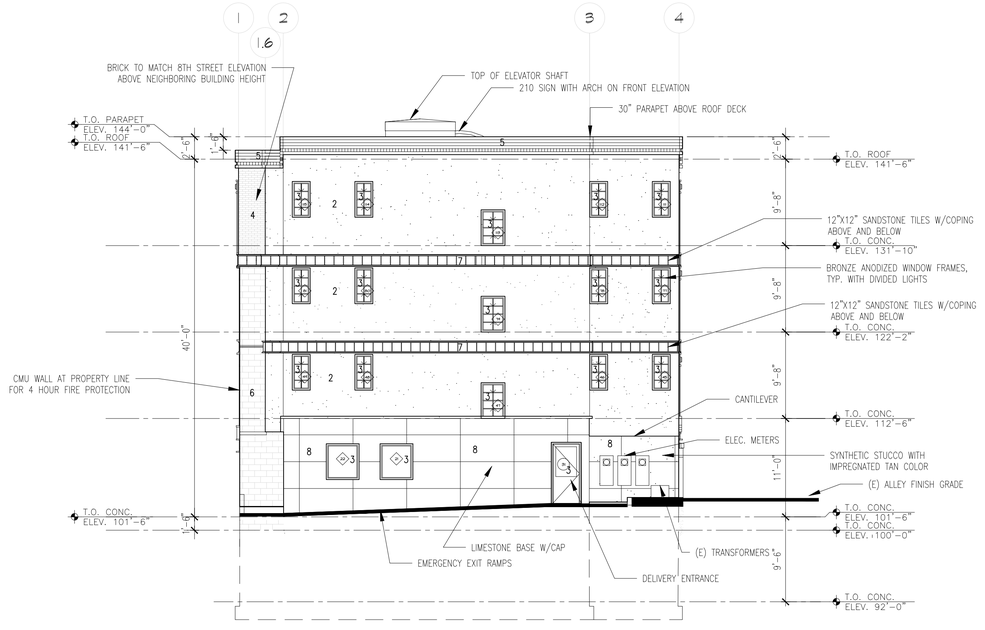
WEST ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	5980	NA
1 NET ALUM TRIM	123	2.1%
2 NET STUCCO	2847	47.6%
3 NET GLAZING	549	9.2%
4 NET BRICK	115	1.9%
5 NET PARAPET	290	4.8%
6 NET CMU	916	15.3%
7 NET BAND	360	6.0%
8 LIMESTONE BASE	780	13.0%
	5980	100.0%

ELEVATION MATERIAL PERCENTAGES

SOUTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	2024	NA
1 NET ALUM TRIM	0	0.0%
2 NET STUCCO	1155	57.1%
3 NET GLAZING	180	8.9%
4 NET BRICK	29	1.4%
5 NET PARAPET	100	4.9%
6 NET CMU	94	4.6%
7 NET BAND	97	4.8%
8 LIMESTONE BASE	369	18.2%
	2024	100.0%



B

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

STEVE HOPKINS

CADD SERVICES

P.O. Box 1794

Anaheim, CA 92815

(949) 861-0464

caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

210 8th Street

Glenwood Springs, CO 81601

Garfield County

REVISIONS

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PROJECT NO.
2024-05

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S.H.

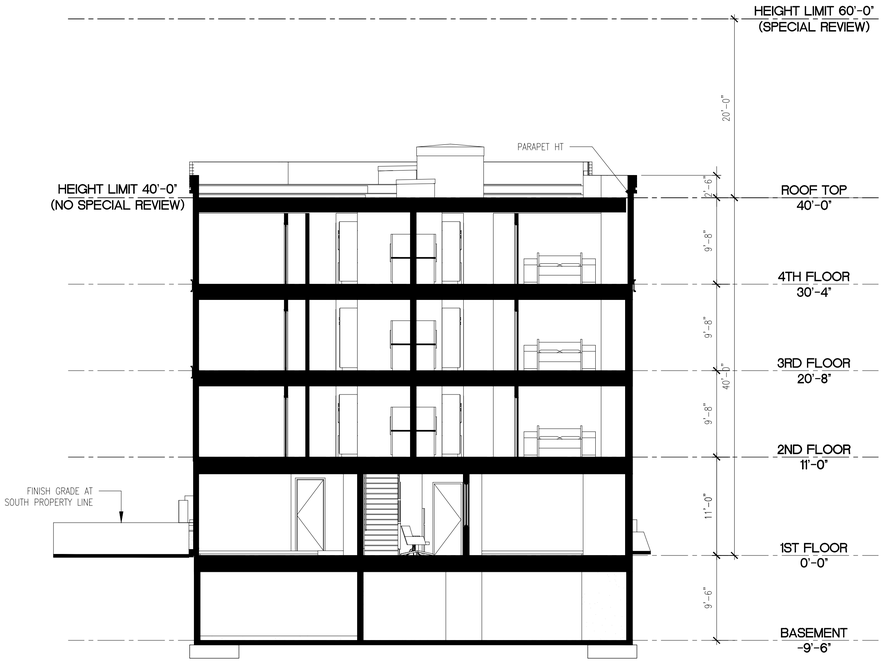
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S.H.

ISSUE DATE
2/10/26

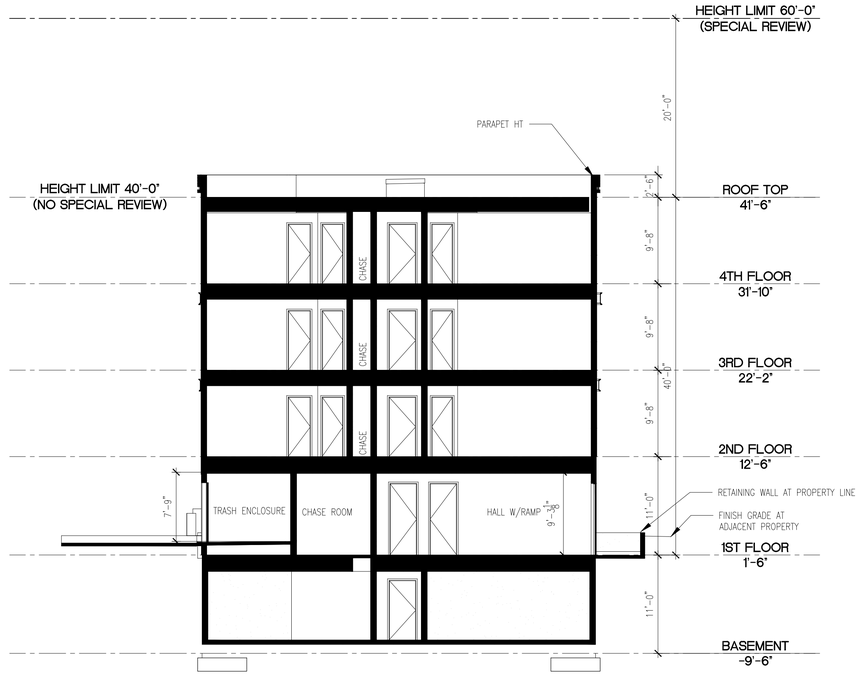
SHEET TITLE

EXTERIOR ELEVATIONS

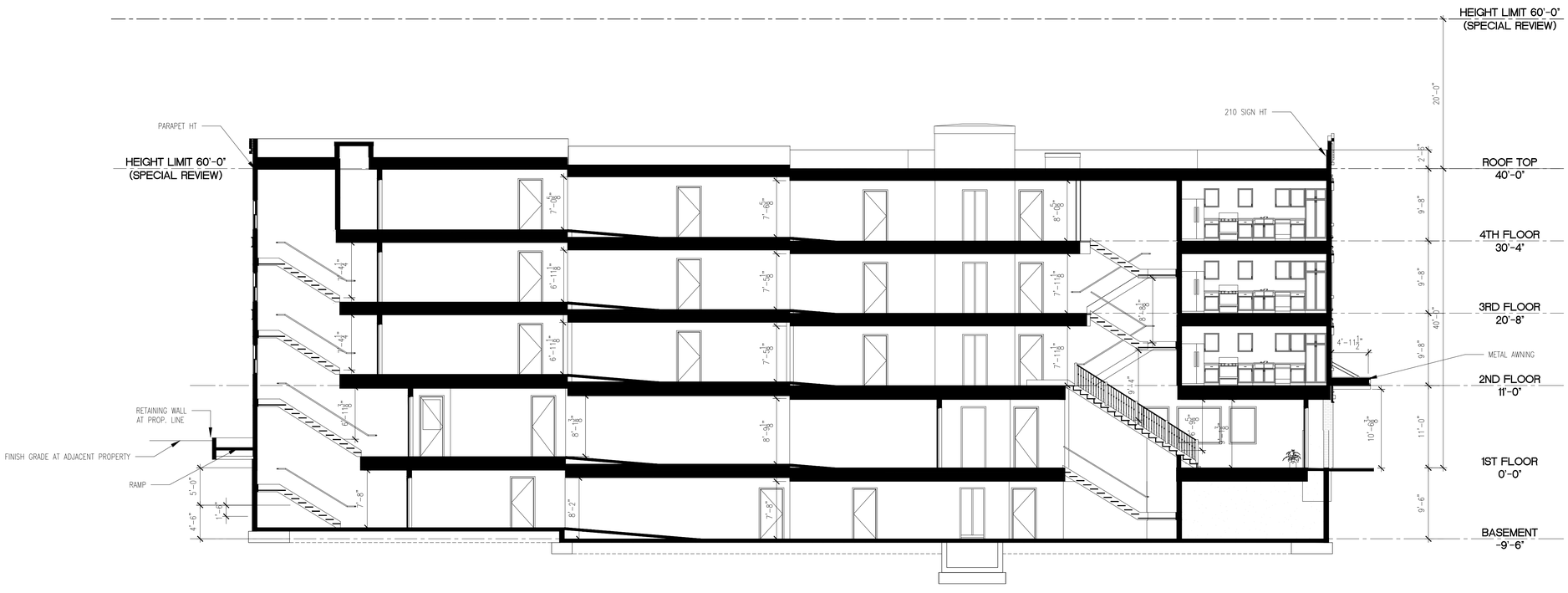
A3.2



A CROSS SECTION - A SCALE: 1/8" = 1'-0"



B CROSS SECTION B SCALE: 1/8" = 1'-0"



C LONGITUDINAL SECTION C SCALE: 1/8" = 1'-0"

KEYNOTES

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CADD SERVICES
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CHECKED BY S.H.
ISSUE DATE 12/29/25

SHEET TITLE
BUILDING SECTIONS

A4.1

210 8th Street Mixed Use Project by Wipple Development—Materials/Color Board



1. Red Brick
2. Soldier Course Brick Arch over Windows
3. Dark Gray Aluminum Panels
4. Light Gray Aluminum Tube Trim
5. Aluminum Storefront & Doors
6. Single Hung Window with Divided Lights and Anodized Bronze Frames

6. 12”x12” Sandstone Tiles w/Turned Trim Above and Below

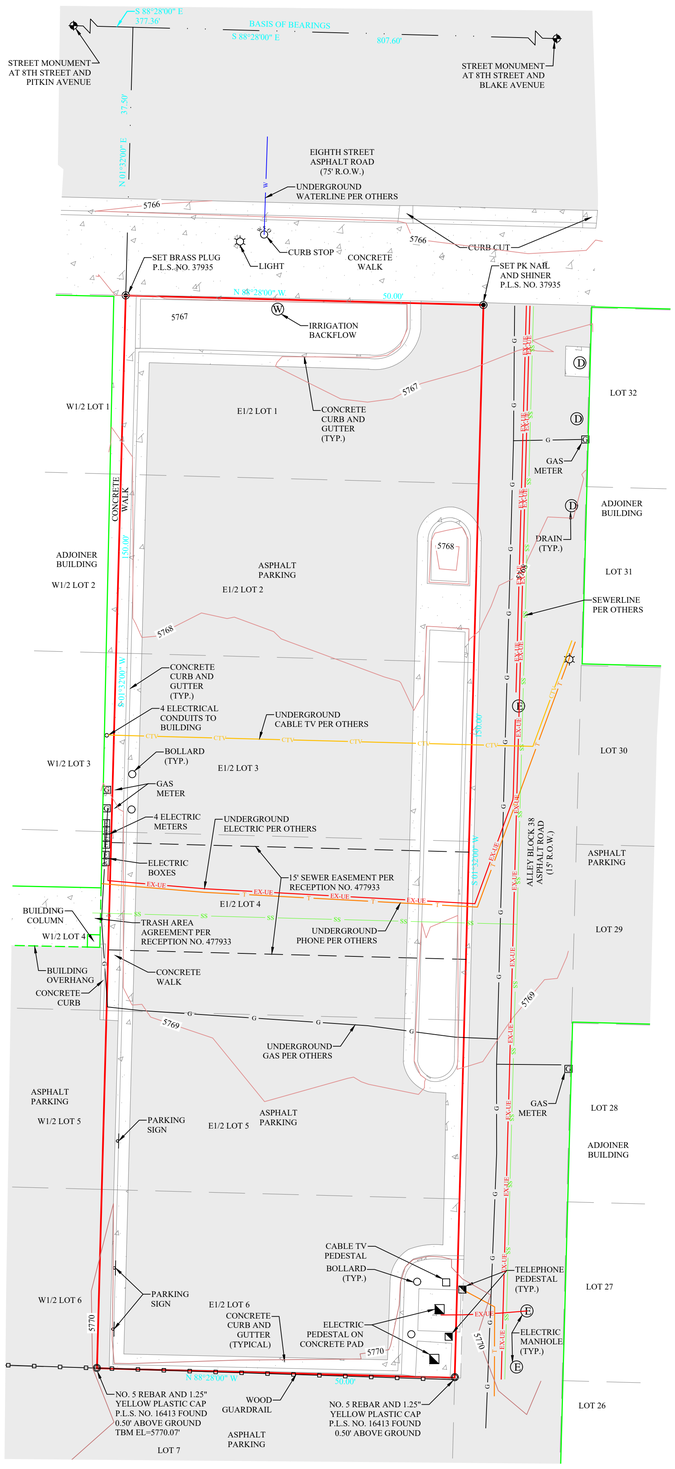
7. 12” Sandstone Base below Storefront Windows
8. Smooth Coat Synthetic Stucco with Tan Color Impregnated
9. Multi-Level Foam Shape Parapet Cap w/Dark Gray, Light Gray and Black Paint

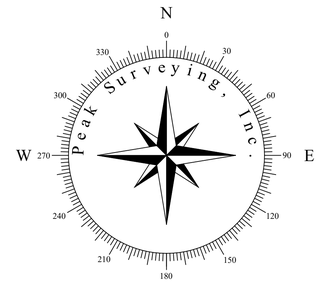
10 LED Lights above Storefronts

11. Decorative Metal Ornaments
12. LED Backlight Signs “The Windsor” and “210”

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	NO.	Date	Revision	By
SMS	1	11/24/2025	ADD TOPOGRAPHY	JRN
Checked By:				
JRN				
Date:				
FEBRUARY 22, 2024				
Computer File:				
012.DWG				

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

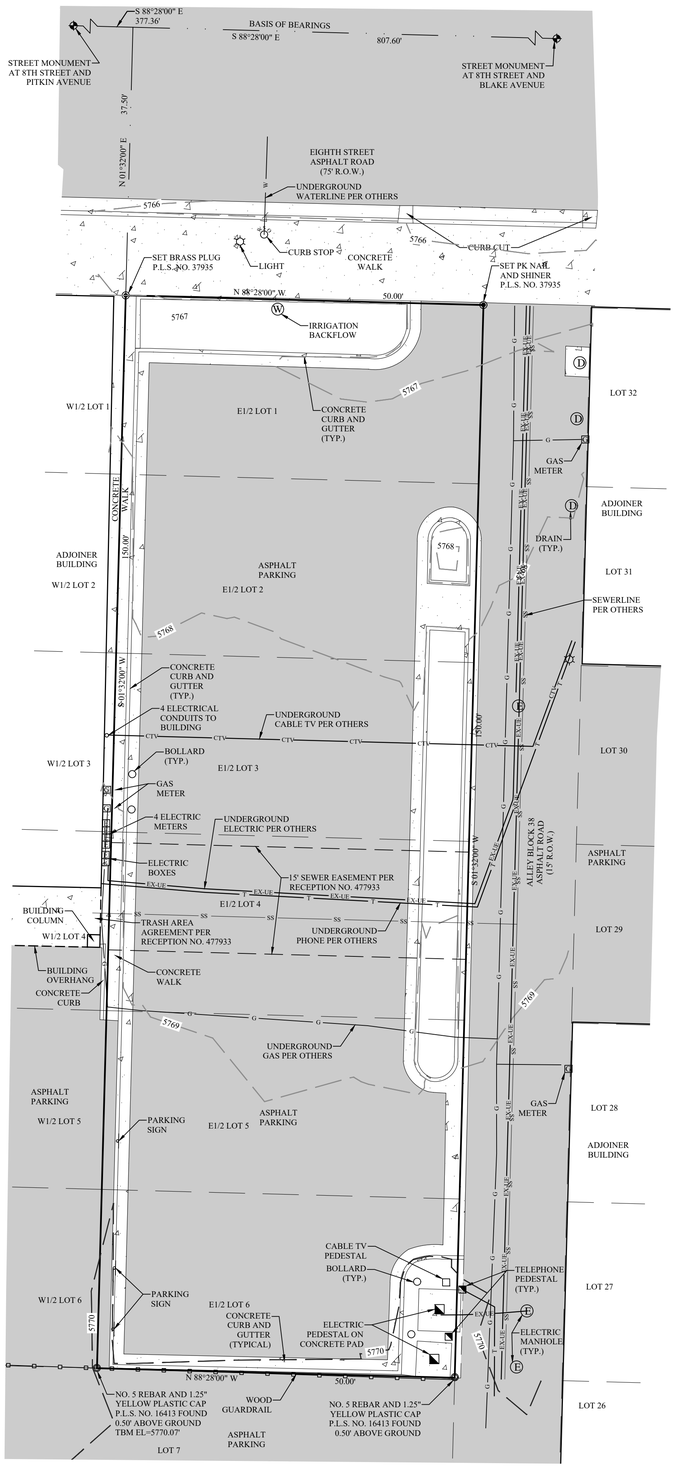
IMPROVEMENT SURVEY PLAT
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210 8TH STREET

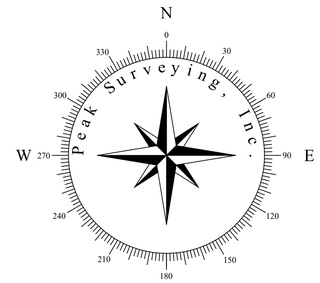
Project NO.
24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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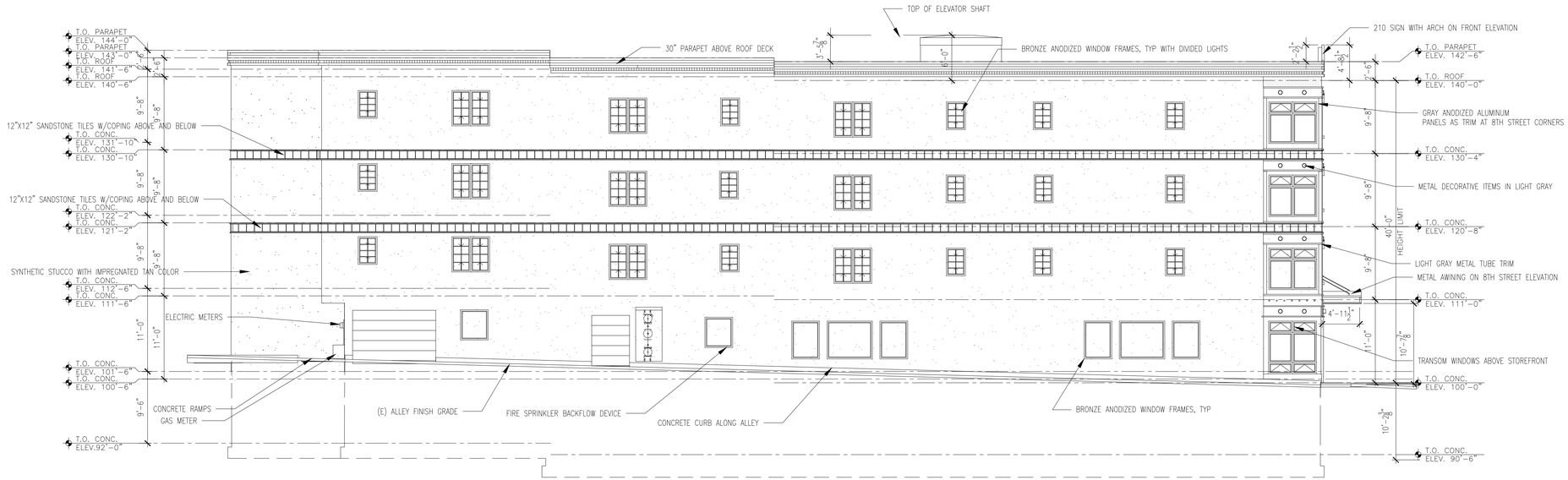
NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
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210 8TH STREET

Project NO.
24012

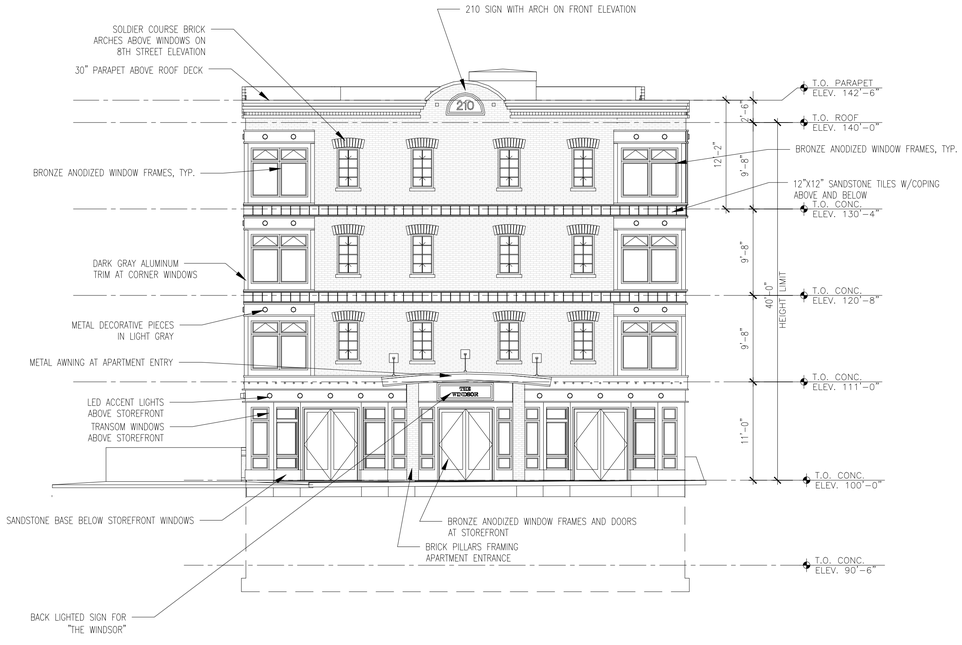
1 OF 1



A

EAST ELEVATION

SCALE: 1/8" = 1'-0"



B

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

KEYNOTES

STEVE HOPKINS

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MIXED USE DEVELOPMENT

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Garfield County

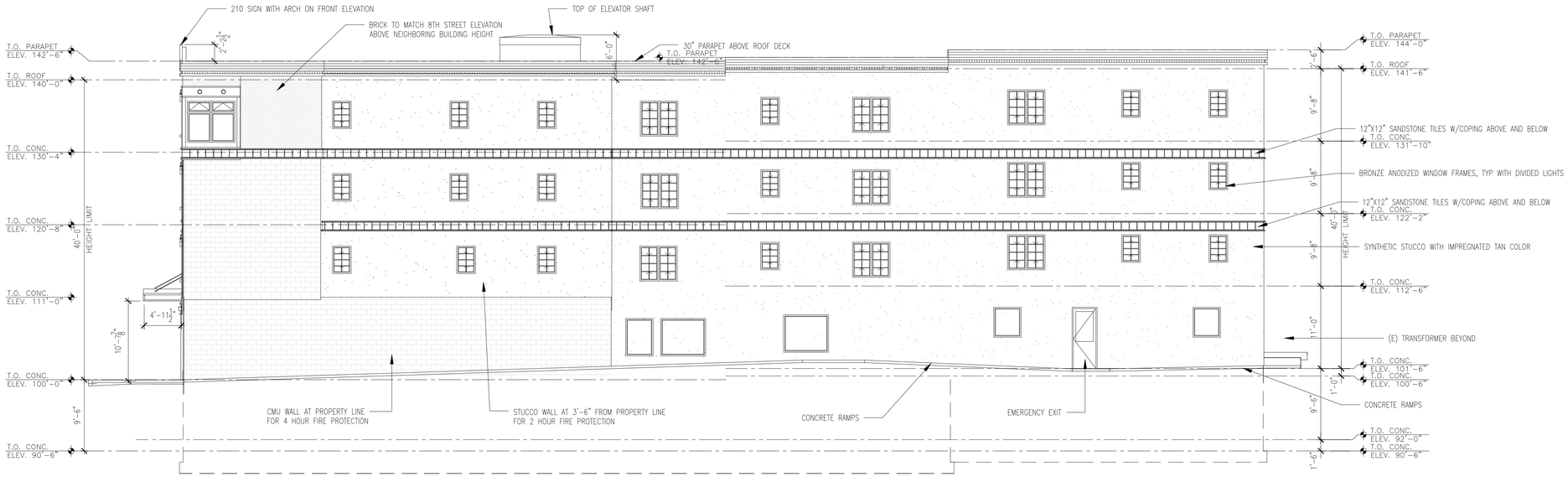
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2024-05
DRAWN BY
S.H.
CHECKED BY
S.H.
ISSUE DATE
12/29/25

SHEET TITLE
EXTERIOR ELEVATIONS

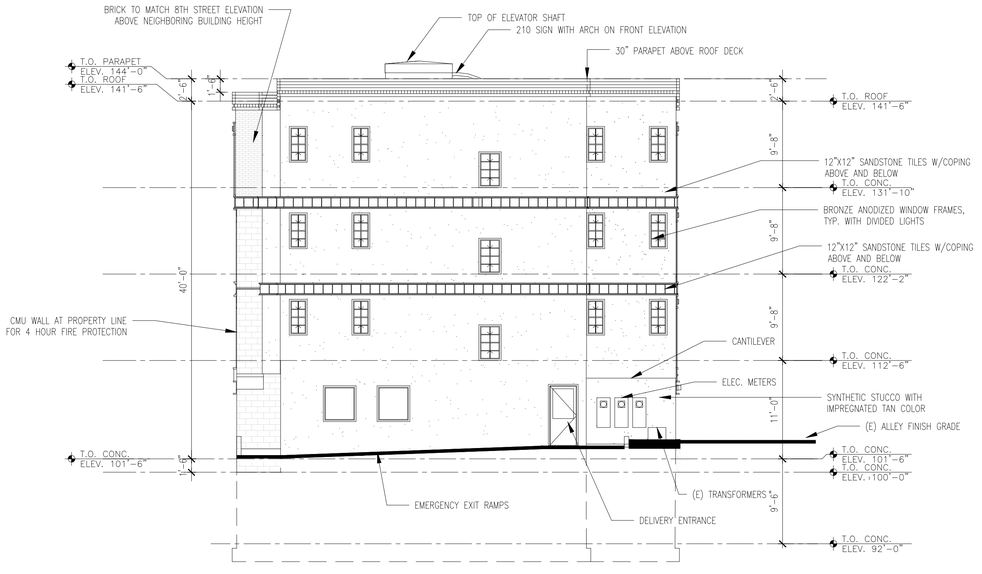
A3.1



A

WEST ELEVATION

SCALE: 1/8" = 1'-0"



B

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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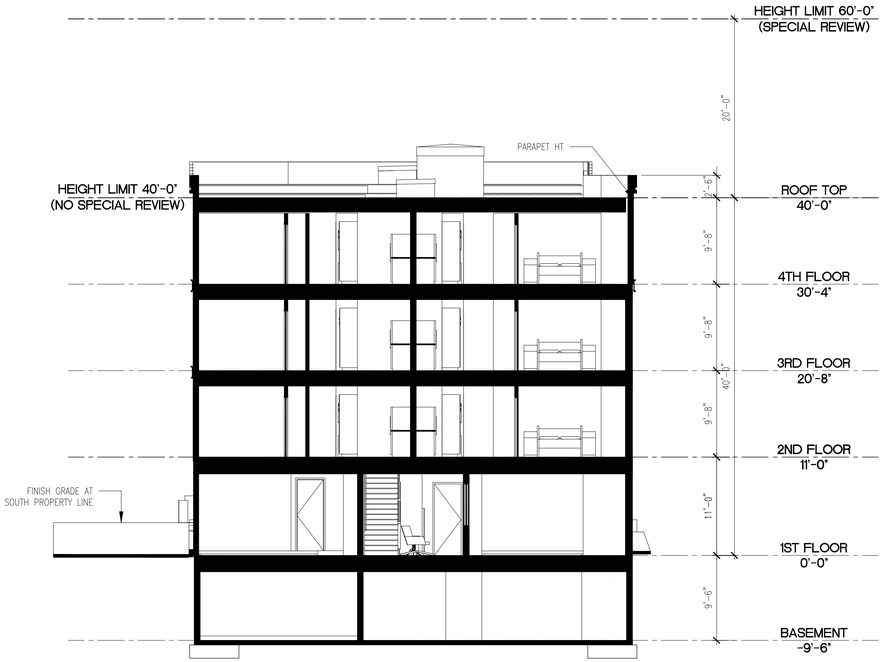
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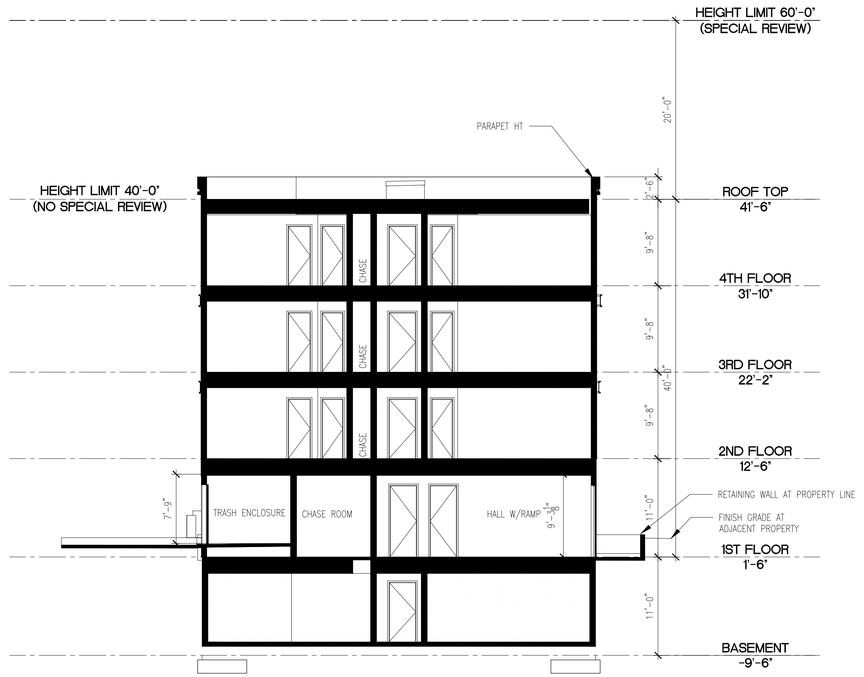
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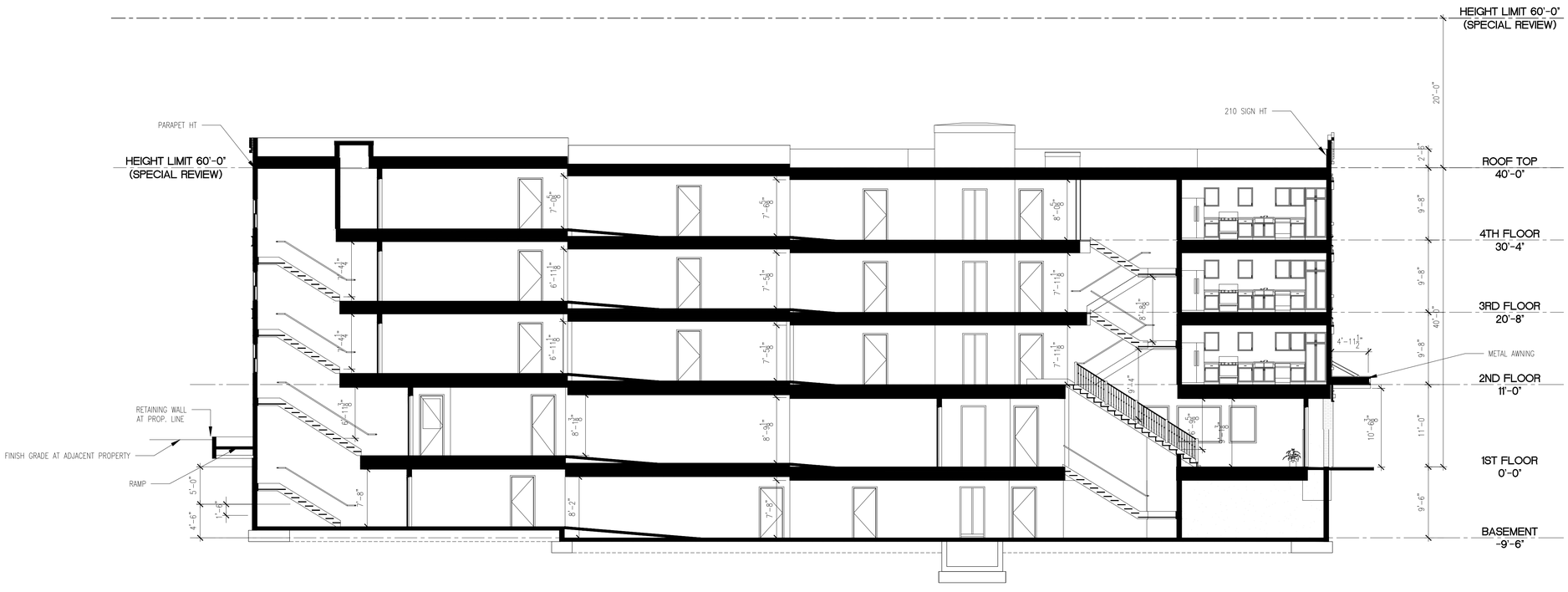
A3.2



A CROSS SECTION - A SCALE: 1/8" = 1'-0"



B CROSS SECTION B SCALE: 1/8" = 1'-0"



C LONGITUDINAL SECTION C SCALE: 1/8" = 1'-0"

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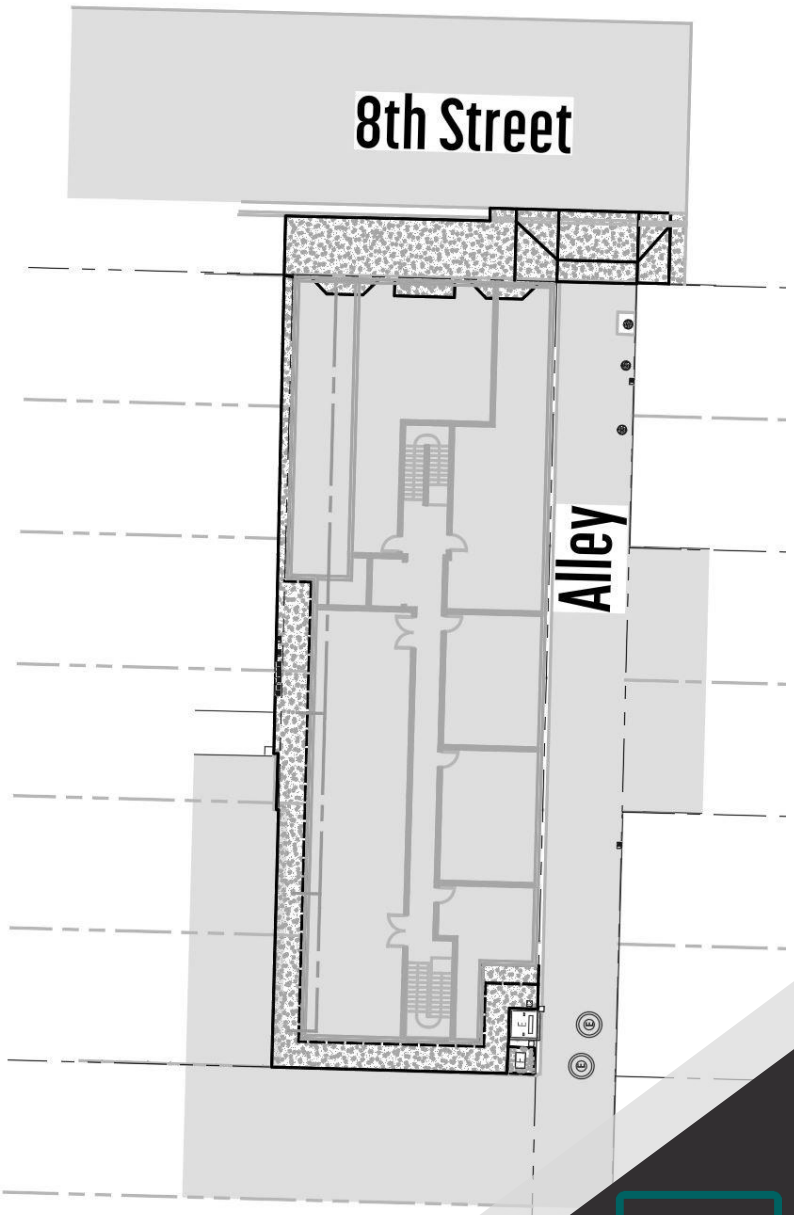
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DRAWN BY
S.H.
CHECKED BY
S.H.
ISSUE DATE
12/29/25

SHEET TITLE
BUILDING SECTIONS

A4.1

Drainage Study
210 8th Street BUI #24011.01



"I hereby affirm that this report and the accompanying plans for 210 8th Street was prepared by me (or under my supervision) for the owners thereof in accordance with the provisions of the City of Glenwood Springs Stormwater, Drainage, Water Quality and Erosion Control Chapter and approved variances and exceptions listed thereto. I understand that it is the policy of the City of Glenwood Springs that the City of Glenwood Springs does not and will not assume liability for drainage facilities designed by others."

Deric J. Walter
I am the author of this document
2025.12.02 08:30:03 -07'00'

License No. 37110
Licensed Professional Engineer,
State of Colorado

COLORADO LICENSED
DERIC JON WALTER
37110
12/1/25
PROFESSIONAL ENGINEER

BOUNDARIES UNLIMITED INC.

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APPENDIX

- Drainage Calculation Spreadsheets
- Autodesk Storm and Sanitary Analysis Sheets (WQE, 25-yr & 100-yr)
- NRCS Web Soils Survey
- ADS Data & Cut Sheets
- Nyloplast Data & Cut Sheets
- Hydromatic HPGR200 Pump Curve
- Design Plan & Details (24”x36”)

A. INTRODUCTION

The purpose of this report is to provide an outline and basis of design for the drainage improvements proposed at 210 8th Street in Glenwood Springs, Colorado. The intent of the project is to construct a new multistory mixed-use building and mitigate the drainage impacts resulting from development.

1. EXISTING CONDITIONS

The 0.172-acre site is currently developed with parking lot. In general, the topography within the property slopes gently from south to north into 8th Street a slope of approximately 2%-3%. Site vegetation is minimal with only a few ornamental shrubs and an aspen cluster in fair condition. The USGS Web Soil Survey indicates that soils are hydrologic Group B which typically have a moderate infiltration rate when thoroughly wetted. Stormwater runoff is primarily sheet flow with short stretches of shallow flow as the runoff enters the parking lot curbs. The existing topographic low point (outfall) is the northeast corner where runoff collects and flows over the sidewalk into 8th Street. There are no adjacent storm sewer systems.

The property is bordered by a paved alley to the east, a paved parking lot to the south, a parking lot to the southwest, a multistory office building to the west and 8th Street to the north.



Figure 1: Existing Conditions

2. PROPOSED CONDITIONS

The proposed land use will be mixed-use and the property limits will be completely covered

with an impervious building and walkway. Per City Engineering Standards, the Project is required to follow Mile High Flood District (MHFD) Urban Storm Drainage Criteria Manual (USDCM) standards for water quality treatment, either detain and release the 25-year event or pay a Fee-In-Lieu (FILO), and provide conveyance of the 100-year 1-hour event (Major Event). The architectural design occupies the entire property, leaving insufficient area to incorporate common surface BMPs. Therefore, Boundaries Unlimited Inc. proposes an ADS Barracuda S3 hydrodynamic separator inside the building footprint near the Alley to treat the Water Quality Event (WQE). The Barracuda is an inline stormwater treatment unit capable of conveying 100% of the design peak flow and built to remove at least 80% of the suspended solids on an annual aggregate removal basis (Advance Drainage Systems, 2025). The mass of the building also prevents the ability to utilize impervious disconnects or feasible detention structures, so FILO will be used.

Selected structures and BMPs used to complete the design include roof drains, interior wall drains, surface area inlets, storm sewer, a sump pit/pump, and a hydrodynamic separator.

In general, roof runoff will be collected by roof drains and piped through the building to the hydrodynamic separator for WQE treatment while site runoff from the walkway will be collected by area inlets and storm sewer. The rim elevations of the storm sewer are lower than the hydrodynamic separator inlet elevation so a sump pit/pump will be used to deliver the walkway runoff to the hydrodynamic separator. The storm sewer will contain three (3) 12-inch square pedestrian grate area inlets positioned in the walkway's landings. The area inlets are sized with a 50% clogging factor for capture of the Major Event under just one-half inch of head. Heat tape will need to be installed in the roof drains and area inlets to prevent freezing.

B. DRAINAGE BASINS AND SUB-BASINS

The following describes the existing and proposed drainage basins:

1. EXISTING DRAINAGE BASIN

The development of the public rights-of-way and surrounding properties has defined a small existing drainage basin as depicted previously in Figure 1. The basin was historically vegetated with native meadow shrubs, trees, and grass. As mentioned, soils are hydrologic Group B. Table 1 summarizes the estimated design values, the resultant time of concentration, rates of runoff and volumes of the historic conditions within this basin. The imperviousness (I) has been considered at 2% in accordance with MHFD USDCM standards.

2. PROPOSED DRAINAGE BASINS

As discussed, the proposed conditions will capture and convey roof and surface runoff to a hydrodynamic separator for treatment of the WQE and larger events will be discharged into the public right-of-way. The hydrodynamic separator will be in the bicycle storage room adjacent to the Alley for accessible cleaning and maintenance. The proposed site has been divided into two (2) drainage sub-basins (Basin-A and Basin-B). The walkway area inlets and storm sewer have been sized for conveyance of the Basin-B Major Event (0.13 cfs). The building mechanical engineer will need to size the roof drains and interior plumbing for conveyance of the Basin-A Major Event (0.88 cfs). Table 1 summarizes the estimated design values, resultant times of concentration, rates of runoff and volumes as follows:

210 8th Street DRAINAGE CALCULATIONS			
12/1/2025	Summary Runoff Table		BUI# 24011
Basin	Pre-Developed	Developed	
		Basin-A	Basin-B
Area, Ac.	0.172	0.151	0.022
Soil Type	B	B	B
I, Adjusted	2%	100%	100%
MDCIA	0	0	0
Adj. Effective I	2%	100%	100%
C_{WQE}	0.01	0.84	0.84
C_{25}	0.26	0.86	0.86
C_{100}	0.44	0.89	0.89
T_c, (min.)(cfs)	10.9	5.0	5.0
$q_{WQE\text{-}SSA}$(cfs)	0.00	0.27	0.04
$q_{25\text{-}SSA}$(cfs)	0.16	0.66	0.10
$q_{100\text{-}SSA}$(cfs)	0.35	0.88	0.13
V_{WQCV}(cf)	-	219.5	31.8
$V_{WQE\text{-}SSA}$(cf)	1.9	81.2	11.8
$V_{25\text{-}SSA}$(cf)	105	198.1	28.7
$V_{100\text{-}SSA}$(cf)	228.1	264.5	38.4
WQ Treatment will be provided by an ADS Barracuda hydrodynamic separator. Q_{25}/Q_{100} flows will pass-thru and FILO will be used instead of			
Treatment & Pass-Thru			
Peak $Q_{WQE\text{-}SSA}$(cf)		0.31 Barracuda Model S3	
Combined $V_{WQE\text{-}SSA}$(cf)		251.4	
Peak $Q_{100\text{-}SSA}$(cf)		1.00	
Combined $V_{100\text{-}SSA}$(cf)		303	

Table 1: Basin Runoff Table

i. Basin-A

Basin-A consists of the roof area (approximately 0.151 acres). The basin consists entirely of impervious areas, with a net watershed percent effective imperviousness of 100%. In general, runoff will sheet flow across the roof, be collected by roof drains and piped to the hydrodynamic separator. No MDCIA adjustments are proposed.

Heat tape must be installed in the roof drains and down into the piping to minimize the potential for freezing. The estimated runoff rates are 0.27± cfs for the WSE, 0.66± cfs for the 25-yr 1-hour event and 0.88± cfs for the Major Event.

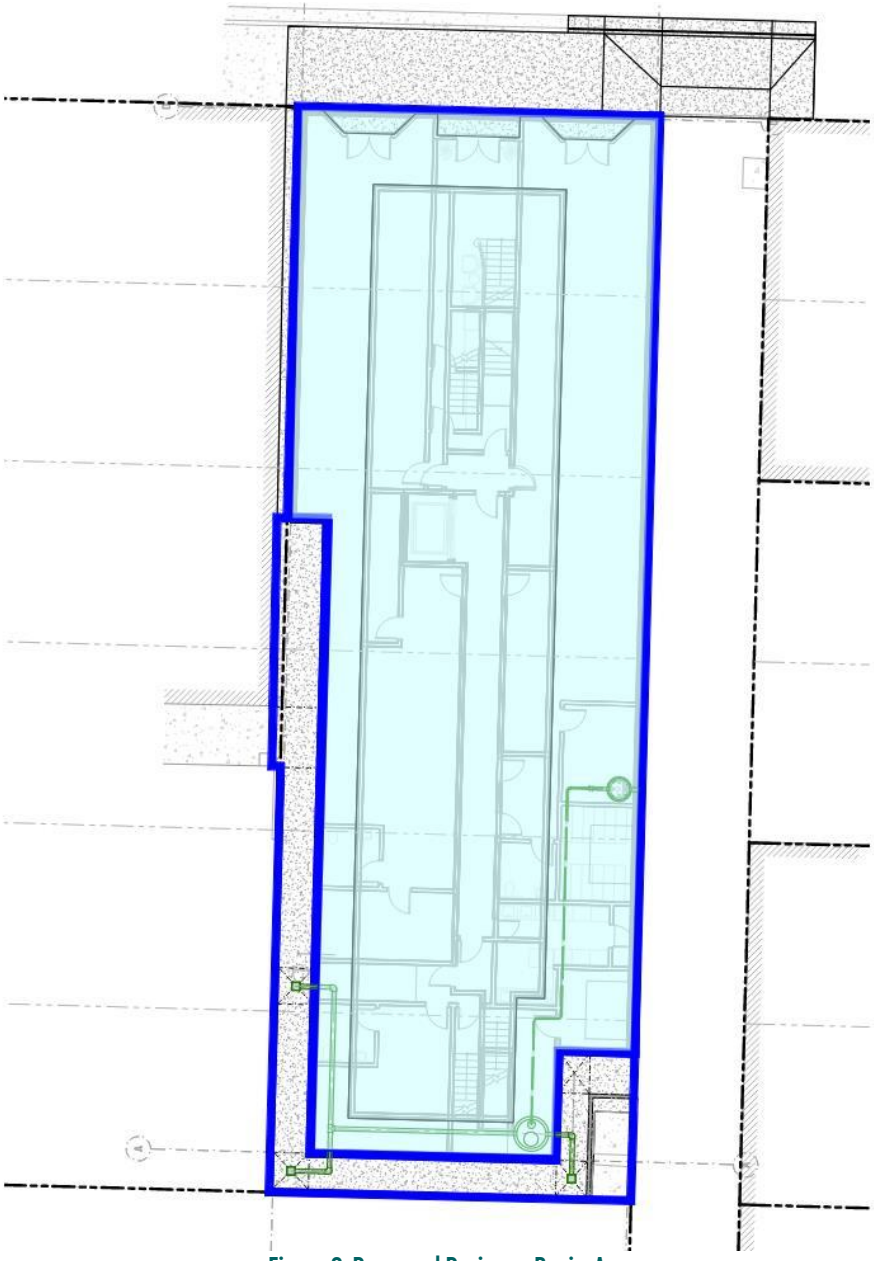


Figure 2: Proposed Drainage Basin-A

i. Basin-B

Basin-B consists of the rear walkway and utility pads (approximately 0.022 acres). The basin consists entirely of impervious areas, with a net watershed percent effective imperviousness of 100%. In general, runoff will sheet flow across the walkway, be collected by three (3) area inlets and be piped to the sump pit/pump. No MDCIA adjustments are proposed.

Heat tape must be installed in the area inlets and storm sewer to minimize the potential for freezing. The estimated runoff rates are 0.04± cfs for the WSE, 0.10± cfs for the 25-yr 1-hour event and 0.13± cfs for the Major Event.

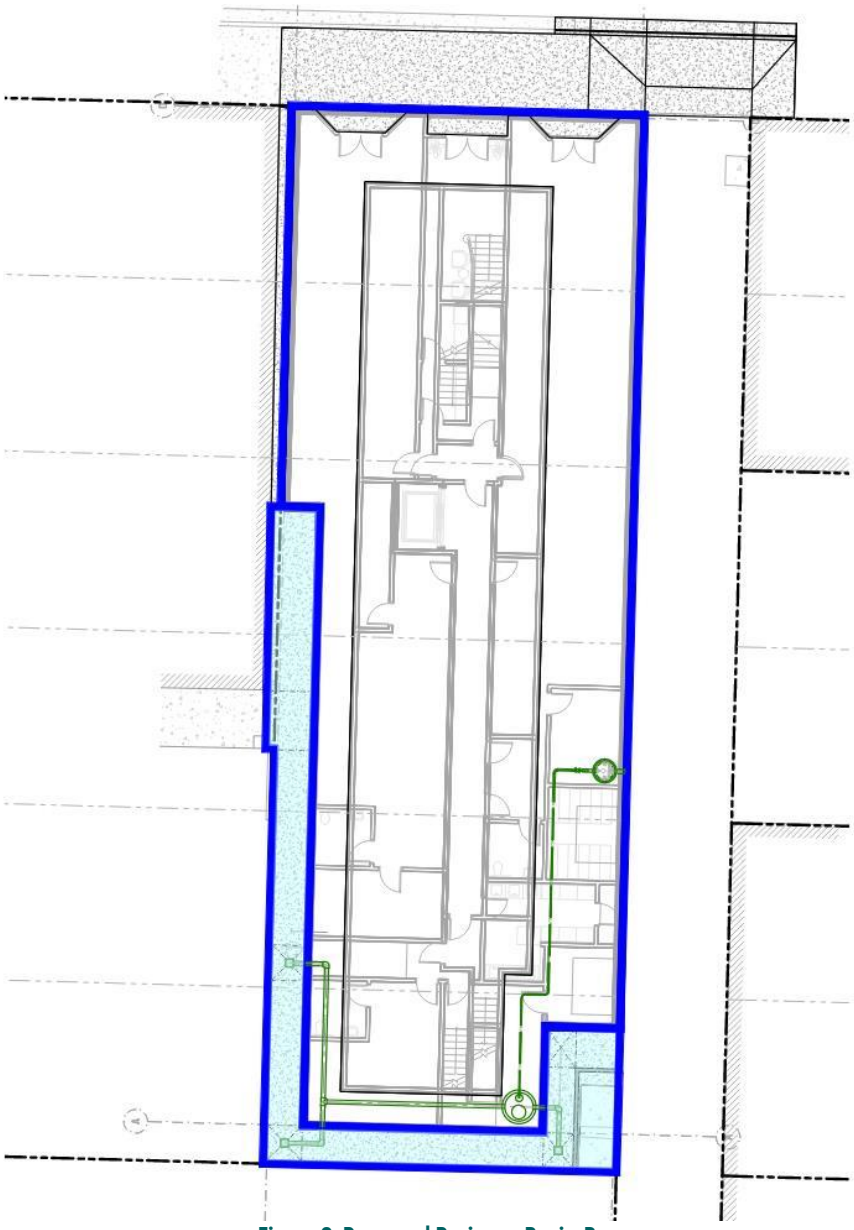


Figure 3: Proposed Drainage Basin-B

C. LOW IMPACT SITE DESIGN

As mentioned, the architectural design occupies the entire property. Low Impact Site Design (LID) principles have been considered for implementation as follows:

Principle 1: Consider stormwater quality needs early in the design process.

The need to manage and treat stormwater runoff was discussed during the design process, affording the design team and owner an opportunity to discuss the options and evaluate their feasibility. The use of roof drains, area inlets, storm sewer, a sump pit/pump, and a hydrodynamic separator, will protect the public right-of-way, enable adequate site drainage, and provide sediment fallout.

Principle 2: Use the entire site when planning for stormwater quality treatment.

The stormwater collection and treatment designs were prepared with the intent of removing surface runoff quickly and treating the runoff through the hydrodynamic separator.

Principle 3: Avoid unnecessary impervious areas.

The architectural design produced 100% site imperviousness.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions.

The Applicant will pay the FILO instead of installing detention facilities and outflow control structures.

Principle 5: Integrate stormwater quality management and flood control.

The hydrodynamic separator will provide treatment while the roof drains, area inlets, storm sewer, and sump pit/pump will provide conveyance of the Major Event (flood control).

Principle 6: Develop stormwater quality facilities that enhance the site, the community, and the environment.

The roof drains, area inlets, storm sewer, sump pit/pump, and hydrodynamic separator have been designed to protect the building structures. Treating the WQE runoff will bolster the community and the environment.

Principle 7: Use a treatment train approach.

The mass of the building limits the use of treatment trains on this site.

Principle 8: Design sustainable facilities that can be safely maintained.

The surface of the walkways will slope in conformance with ADA guidelines. The area inlet grates, the sump pit/pump lid, and hydrodynamic separator lid will all be removeable of access and maintenance.

Principle 9: Design and maintain facilities with public safety in mind.

All structures used in the design are commonly used in commercial/municipal/public settings.

Exterior grates and covers can be secured if safety become a concern.

D. HYDROLOGIC CRITERIA

The stormwater management system has been designed to capture runoff, treat the WQE and convey the Major Event. Rainfall intensities are based on rainfall IDF curve data represented in the City Engineering Standards. Runoff rates and volumes were estimated using the Modified Rational Method as outlined in MHFD USDCM and the Autodesk Storm and Sanitary Analysis (SSA) stormwater modeling software. A copy of the SSA analysis has been included in the Appendix. Hydrological data for each basin was previously summarized in Table 1 while detailed data sheets are included in the Appendix.

E. HYDRAULIC CRITERIA

As mentioned, there are no public storm stormwater collection systems within the adjacent roadways. The roof drains, areas inlets, storm sewer, sump pit/pump, and hydrodynamic separator all have been sized to capture and convey the Major Event to the public right-of-way.

F. FEE-IN-LIEU (FILO)

The existing total site imperviousness is 6,894 sf (92%) and the proposed will be 7500 sf (100%) (please see the Existing Lot Coverage map on the Plans). Per conversations with staff engineer, Derek Wheatley, FILO is intended to address increased imperviousness. Therefore, in accordance with this guidance and Section IV.3.B of Chapter 4 Stormwater Standards, the proposed FILO payment shall be:

$$\text{FILO} = (7{,}500 \text{ sf} - 6{,}894 \text{ sf}) / 100 \text{ sf} * \$365 = \underline{\$2{,}212}$$

G. PROPOSED FACILITIES

Erosion control measures and Best Management Practices (BMPS) should be followed during construction to ensure that the property and the adjacent streets are not impacted from sedimentation. This plan utilizes erosion control logs and curb flowline rock socks to minimize erosion and control runoff. The proposed location of BMPs has been provided on the Civil Plans.

Runoff from the WQE and Major Event will be captured by the previously discussed structures (roof drains and area inlets) and piped/pumped to the hydrodynamic separator. The treated WQE and excess runoff will be discharged to the public right-of-way. FILO will be used in lieu of detention.

1. OPERATION AND MAINTENANCE - DURING CONSTRUCTION

During construction activities, temporary sediment controls should be installed along the lower limits of all excavations and in the street curb in accordance with Colorado Department of Transportation M-Standards. The Contractor shall be responsible for removing debris from the sediment structures after each storm event. The Contractor shall also repair any damaged erosion controls and remove accumulated sediment from the hydrodynamic separator and the

diversion box after each storm event. After construction, the Property Owner shall be responsible for removing debris and sediment on an as-needed basis.

The design plans more specifically locate many of the erosion control features. These plans are a good representation of the site requirements but may not be all inclusive. The Contractor shall be responsible for complying with all local and state guidelines and permitting issues.

Sediment and mud should be prevented from leaving the construction site by the immediate placement of a stabilized construction entrance. The Contractor should be responsible for cleaning and general upkeep of the site and adjacent roadways. As an effective dust control measure, water may be utilized to minimize uprising of dust.

Good housekeeping BMPs should be followed throughout the entire life of the project. These include but are not limited to:

- refuse receptacles should be regularly emptied and equipped with lids.
- keeping machinery in good operating condition to prevent leakage.
- scheduled maintenance cleaning of adjacent streets and any downstream curb and gutter, storm sewer inlets, culverts, and ditches within 100-feet of the site.
- general site cleanliness and proper training of employees.
- Grading must be performed (but not in excess) to ensure that drainage is directed away from all structures in all directions.

Erosion controls can be removed once the site has been stabilized.

2. OPERATION AND MAINTENANCE - POST CONSTRUCTION

After construction has been completed, the following operation and maintenance practices should be performed:

i. Roof Drains & Interior Wall Drains

Roof drains and interior wall drains should be cleaned at least once during the Fall to remove leaves and debris. Additional cleaning may become necessary if excessive leaf or debris accumulation is observed any time after the previous cleaning. Removed leaves and debris should be disposed of in the weekly trash receptacle. Roof drains and interior wall drains should also be observed to be free of snow and ice in the winter months. If ice is observed, then the heat tape must be repaired or replaced. Heat tape from the roof drains should be extended several feet into the interior wall drains.

ii. Area Inlets

Area inlet grates should be inspected after each storm event and cleaned of leaves and debris on an as needed basis to ensure proper drainage through the grate. Removed leaves, debris and sediment should be disposed of in the weekly trash receptacle. More frequent inspections may be required during the Fall when leaf accumulation could be more intense. If at any time the water does not drain from a cleaned grate, then a licensed contractor should be contacted immediately for emergency repair.

iii. Storm Drainpipes

Storm drainpipes should be camera inspected every five (5) years and jetted clean when necessary. Additional cleanings may become necessary if excessive debris accumulation occurs. Removed debris should be disposed of in the weekly trash receptacle.

iv. Sump Pit/Pump

The sump pit/pump system should be inspected and maintained every six (6) months. Contractors can access the pumps and pollutants stored in the manhole through the manhole cover. This allows lift the pumps out of the manhole and gain vacuum hose access to the bottom of the manhole to remove sediment and debris. There is no confined space entry necessary for inspection or maintenance.

The sump should be filled with clean water and the pump cycle/flow tested to ensure adequate performance. The high-water alarm should be lifted out of position for audible and visual testing. An underperforming or failed pump must be repaired or replaced immediately and a backup system temporarily installed if extended maintenance is required.

Dispose of the polluted water, oil, sediment, and trash at an approved facility.

a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for permission to discharge the liquid.

b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.

c. Additional local regulations may apply to the maintenance procedure.

v. Hydrodynamic Separator

The hydrodynamic separator must be inspected and maintained yearly. Advanced Drainage Systems (ADS) provides the following guidance:

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels, or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth. Maintenance should occur when the sediment depth reaches 10-inches.

Maintenance Instructions:

2. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the inner access cylinder.
3. Use a vacuum truck or other similar equipment to remove all water, debris, oils, and sediment.
4. Use a high-pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
5. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
6. Replace the manhole cover.
7. Dispose of the polluted water, oil, sediment, and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for permission to discharge the liquid.

b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.

c. Additional local regulations may apply to the maintenance procedure.

H. WORKS CITED

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City of Glenwood Springs. (2004). *Glenwood Engineering Standards, Chapter 4 - Stormwater.* Glenwood Springs, CO. Retrieved from https://www.cogs.us/DocumentCenter/View/3476/CHAPTER-4-STORMWATER?bidId=

Urban Drainage Flood Control District (Mile High Flood District). (2016, Updated March 2024). Urban Storm Drianage Criterial Manual, Volumes 1-3. Denver, CO.

USDA. (n.d.). *Web Soil Survey*. Retrieved November 2025, from United States Department of Agriculture, Natural Resources Conservation Service: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

I. APPENDIX

- Drainage Calculation Spreadsheets
- Autodesk Storm and Sanitary Analysis Sheets (WQE, 25-yr & 100-yr)
- NRCS Web Soils Survey
- ADS Data & Cut Sheets
- Nyloplast Data & Cut Sheets
- Hydromatic HPGR200 Pump Curve
- Design Plan & Details (24”x36”)

210 8th Street
DRAINAGE CALCULATIONS

12/1/2025 — **Historic Conditions** — BUI# 24011

Note: The site slopes gently from southwest to northeastt to 8th Street. There are no adjacent public storm sewers.

Areas, runoff coefficients, Times of Concentration and WQCV have been determined using this spreadsheet. These results have been input in Autodesk Storm and Sanitary Analysis software to model and determine the runoff rates and size structures. Please see the attached data sheets.

Areas: Historic

		Site	
Pervious Area (sf):		7,500	
Impervious Area (sf):		0	
Total Area (sf):		7,500	
Total Area (Ac.):		0.172	
Hydrologic Soil Group:		B	
Watershed Percent Imp.:		2%	USGS Websoil Survey
Runoff Coefficient, C:	C_{WQE} =	0.01	USDCM Vol. 1, Table 6-7
	C_5 =	0.01	
	C_{25} =	0.26	
	C_{100} =	0.44	

Computed (Tc) and Regional (Tr) Time of Concentration:

$T_c=T_o+T_f$

Site

Overland Flow, T_o:		Channel Flow, T_f:		Travel Time, T_t:	
L_o:	100 ft	L_f:	58 ft	L_f:	0 ft
H_{o1}:	5770.2 ft	H_{f1}:	5767.9 ft	H_{f1}:	0.0 ft
H_{o2}:	5767.9 ft	H_{f2}:	5766.6 ft	H_{f2}:	0.0 ft
S_o:	0.023	S_f:	0.022	S_f:	0.000
C_5:	0.01	K:	2.5 (Table 6-4)	K:	0 (Table 6-4)
T_o:	14.9 min.	V_f:	0.4	v_f:	0.0
		T_f:	2.6	T_f:	0.0

$T_{c,Ao}$= 17.5 min.

$T_{r,Ao}$= 10.9 min. use= 10.9 min.

*Based on Mile High Flood District Urban Storm Drainage Criteria Manual

210 8th Street
DRAINAGE CALCULATIONS

12/1/2025 **Developed Conditions** BUI# 24011

Note: Areas, runoff coefficients, Times of Concentration and WQCV have been determined using this spreadsheet. These results have been input in Autodesk Storm and Sanitary Analysis software to model and determine runoff rates and size structures. Please see the attached data sheets.

Proposed Basins	Basin-A	Basin-B	Totals
Pervious Area (sf):	0	0	0
Impervious Area (sf):	6,586	955	7,541
Total Area (sf):	6,586	955	7,541
Total Area (Ac.):	0.151	0.022	0.173

Runoff Coefficient, C:

		Basin-A	Basin-B	
Hydrologic Soil Group:		B	B	
Watershed Percent Imp.:		100%	100%	
Runoff Coefficient, C:	C_{WQE} =	0.84	0.84	USDCM Vol. 1, Table 6-7
	C_5 =	0.86	0.86	
	C_{100} =	0.89	0.89	

WQCV:

	Basin-A	Basin-B	
Watershed Percent Imp.:	100%	100%	
MDCIA Level:	0	0	USDCM, Vol 3. Ch. 3)
Adjustcted Effect. Imperv:	100%	100%	USDCM, Vol 3. Fig 3-3)
Drain Time Coefficient, a:	0.8	0.8	USDCM, Vol 3. Table 3-2)
WQCV Depth:	0.40	0.40	USDCM, Vol 3. Eq 3-1 3-1)
Volume, V_{WQCV}:	219.5	31.8	USDCM, Vol 3. Eq 3-2)

Total V_W 251.4 cf

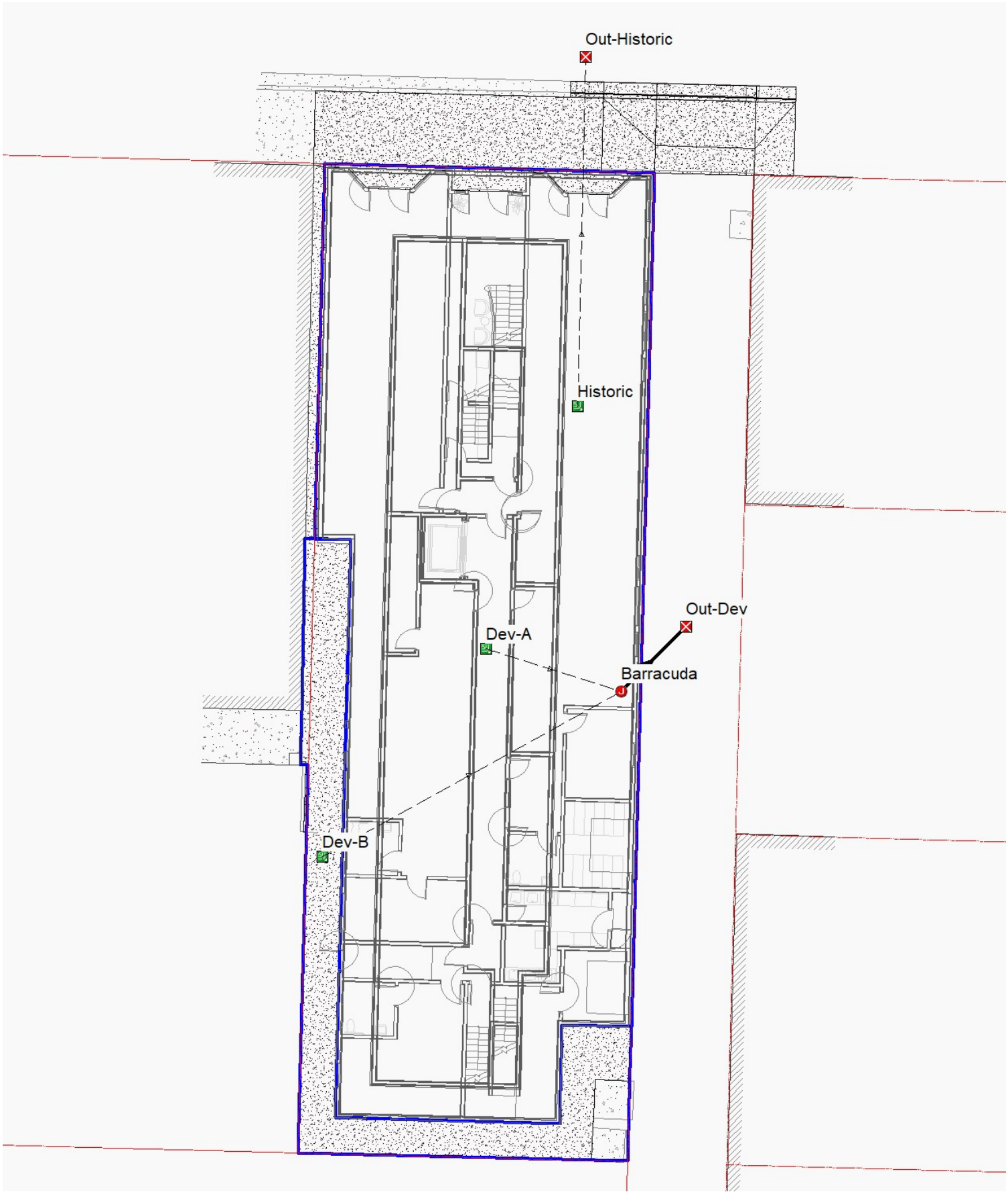
*Based on Mile High Flood District Urban Storm Drainage Criteria Manual

210 8th Street DRAINAGE CALCULATIONS			
12/1/2025	Summary Runoff Table		BUI# 24011
Basin	Pre-Developed	Developed	
		Basin-A	Basin-B
Area, Ac.	0.172	0.151	0.022
Soil Type	B	B	B
I, Adjusted	2%	100%	100%
MDCIA	0	0	0
Adj. Effective I	2%	100%	100%
C_{WQE}	0.01	0.84	0.84
C_{25}	0.26	0.86	0.86
C_{100}	0.44	0.89	0.89
$T_{c,}$ (min.)(cfs)	10.9	5.0	5.0
$q_{WQE\text{-}SSA}$(cfs)	0.00	0.27	0.04
$q_{25\text{-}SSA}$(cfs)	0.16	0.66	0.10
$q_{100\text{-}SSA}$(cfs)	0.35	0.88	0.13
V_{WQCV}(cf)	-	219.5	31.8
$V_{WQE\text{-}SSA}$(cf)	1.9	81.2	11.8
$V_{25\text{-}SSA}$(cf)	105	198.1	28.7
$V_{100\text{-}SSA}$(cf)	228.1	264.5	38.4

WQE treatment will be provided by an ADS Barracuda hydrodynamic separator. Q_{25}/Q_{100} flows will pass-thru and FILO will be used instead of detention.

Treatment & Pass-Thru

Peak $Q_{WQE\text{-}SSA}$(cf)	0.31	Barracuda Model S3
Combined $V_{WQE\text{-}SSA}$(cf)	251.4	
Peak $Q_{100\text{-}SSA}$(cf)	1.00	
Combined $V_{100\text{-}SSA}$(cf)	303	


Out-Historic
Historic
Out-Dev
Dev-A
Barracuda
Dev-B

Project Description

File Name 24011-SSA-WQE.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 2 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.840	0.18	0.15	81.2	0.27	0 00:05:00
2	Dev-B	0.022	0.840	0.18	0.15	11.8	0.04	0 00:05:00
3	Historic	0.172	0.010	0.27	0.00	1.9	0.00	0 00:10:54



Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	0.310	5770.39	0.00	2.11	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.300	5769.00					
3	Out-Historic	Outfall	7935.90					0.000	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.84

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.84
Composite Area & Weighted Runoff Coeff.	6586.01		0.84

Subbasin Runoff Results

Total Rainfall (in) 0.18
Total Runoff (in) 0.15
Peak Runoff (cfs) 0.27
Rainfall Intensity 2.11
Weighted Runoff Coefficient 0.84
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2) 955.01
Weighted Runoff Coefficient 0.84

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.84
Composite Area & Weighted Runoff Coeff.	955.01		0.84

Subbasin Runoff Results

Total Rainfall (in) 0.18
Total Runoff (in) 0.15
Peak Runoff (cfs) 0.04
Rainfall Intensity 2.11
Weighted Runoff Coefficient 0.84
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.01

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.01
Composite Area & Weighted Runoff Coeff.	7499.99		0.01

Subbasin Runoff Results

Total Rainfall (in) 0.27
Total Runoff (in) 0
Peak Runoff (cfs) 0
Rainfall Intensity 1.488
Weighted Runoff Coefficient 0.01
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	0.310	5770.39	6.39	2.11	5770.01	6.01	0 00:05	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.300	0 00:05	0.22	1.38	2.16	0.02	0.33	0.67	0.00

Project Description

File Name 24011-SSA-25.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.860	0.42	0.36	198.1	0.66	0 00:05:00
2	Dev-B	0.022	0.860	0.42	0.36	28.7	0.10	0 00:05:00
3	Historic	0.172	0.260	0.65	0.17	105.0	0.16	0 00:10:54



Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	0.750	5770.73	0.00	1.77	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.740	5769.00					
3	Out-Historic	Outfall	7935.90					0.160	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.86

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.86
Composite Area & Weighted Runoff Coeff.	6586.01		0.86

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.66
Rainfall Intensity 5.04
Weighted Runoff Coefficient 0.86
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2) 955.01
Weighted Runoff Coefficient 0.86

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.86
Composite Area & Weighted Runoff Coeff.	955.01		0.86

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.1
Rainfall Intensity 5.04
Weighted Runoff Coefficient 0.86
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.26

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.26
Composite Area & Weighted Runoff Coeff.	7499.99		0.26

Subbasin Runoff Results

Total Rainfall (in) 0.65
Total Runoff (in) 0.17
Peak Runoff (cfs) 0.16
Rainfall Intensity 3.571
Weighted Runoff Coefficient 0.26
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	0.750	5770.73	6.73	1.77	5770.01	6.01	0 00:05	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.740	0 00:05	0.22	3.41	3.89	0.01	0.47	0.93	0.00

Project Description

File Name 24011-SSA-100.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.890	0.54	0.48	264.5	0.88	0 00:05:00
2	Dev-B	0.022	0.890	0.54	0.48	38.4	0.13	0 00:05:00
3	Historic	0.172	0.440	0.83	0.37	228.1	0.35	0 00:10:54



Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	1.000	5770.96	0.00	1.54	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.990	5769.00					
3	Out-Historic	Outfall	7935.90					0.350	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.89

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.89
Composite Area & Weighted Runoff Coeff.	6586.01		0.89

Subbasin Runoff Results

Total Rainfall (in) 0.54
Total Runoff (in) 0.48
Peak Runoff (cfs) 0.88
Rainfall Intensity 6.5
Weighted Runoff Coefficient 0.89
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2) 955.01
Weighted Runoff Coefficient 0.89

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.89
Composite Area & Weighted Runoff Coeff.	955.01		0.89

Subbasin Runoff Results

Total Rainfall (in) 0.54
Total Runoff (in) 0.48
Peak Runoff (cfs) 0.13
Rainfall Intensity 6.5
Weighted Runoff Coefficient 0.89
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.44

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.44
Composite Area & Weighted Runoff Coeff.	7499.99		0.44

Subbasin Runoff Results

Total Rainfall (in) 0.83
Total Runoff (in) 0.37
Peak Runoff (cfs) 0.35
Rainfall Intensity 4.6
Weighted Runoff Coefficient 0.44
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	1.000	5770.96	6.96	1.54	5770.01	6.01	0 00:05	0.00	0.00

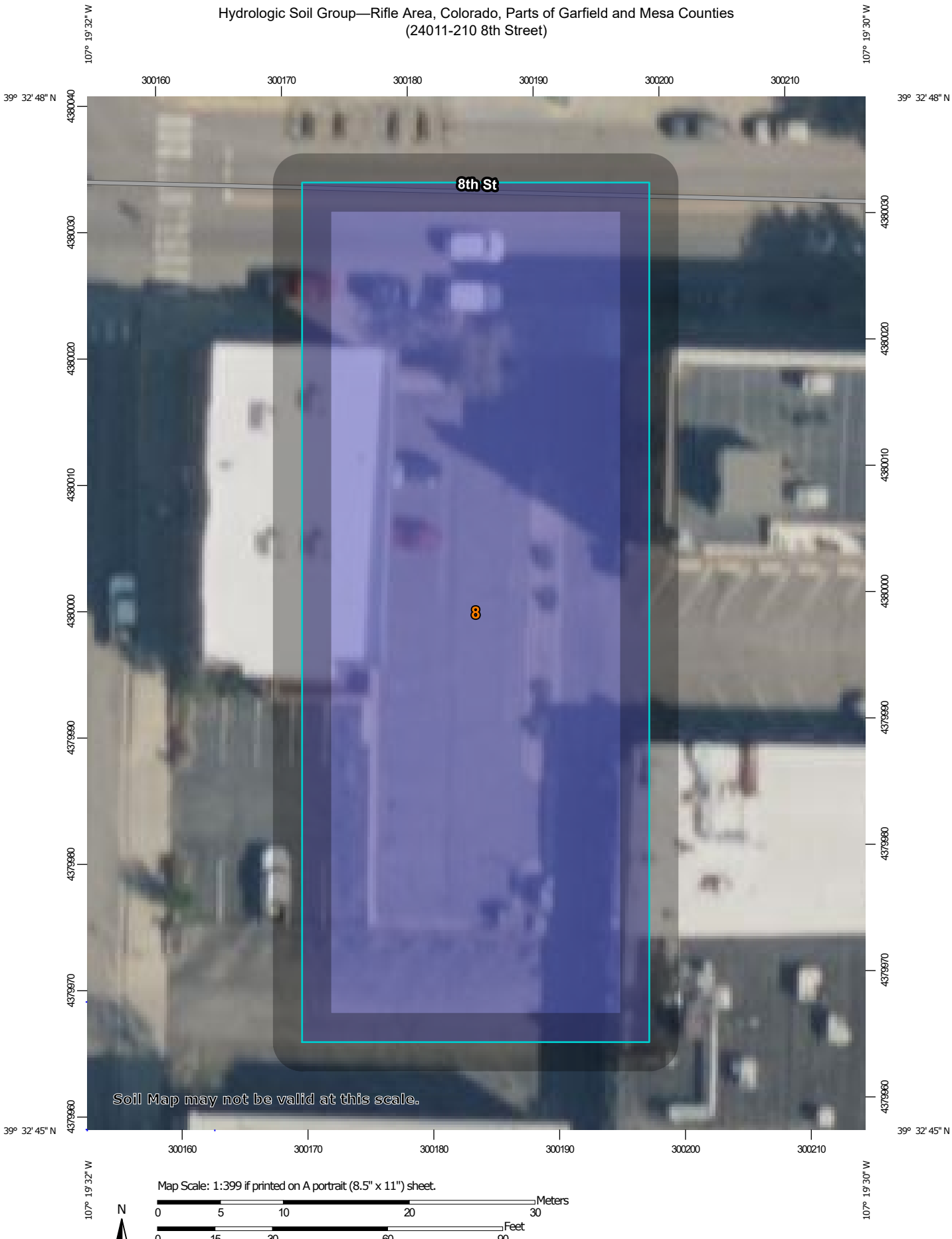
Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.990	0 00:05	0.22	4.56	5.10	0.01	0.48	0.97	0.00

Hydrologic Soil Group—Rifle Area, Colorado, Parts of Garfield and Mesa Counties
(24011-210 8th Street)



Map Scale: 1:399 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
Survey Area Data: Version 18, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2021—Sep 5, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Atencio-Azeltine complex, 1 to 3 percent slopes	B	0.5	100.0%
Totals for Area of Interest			**0.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PRODUCT SPECIFICATIONS

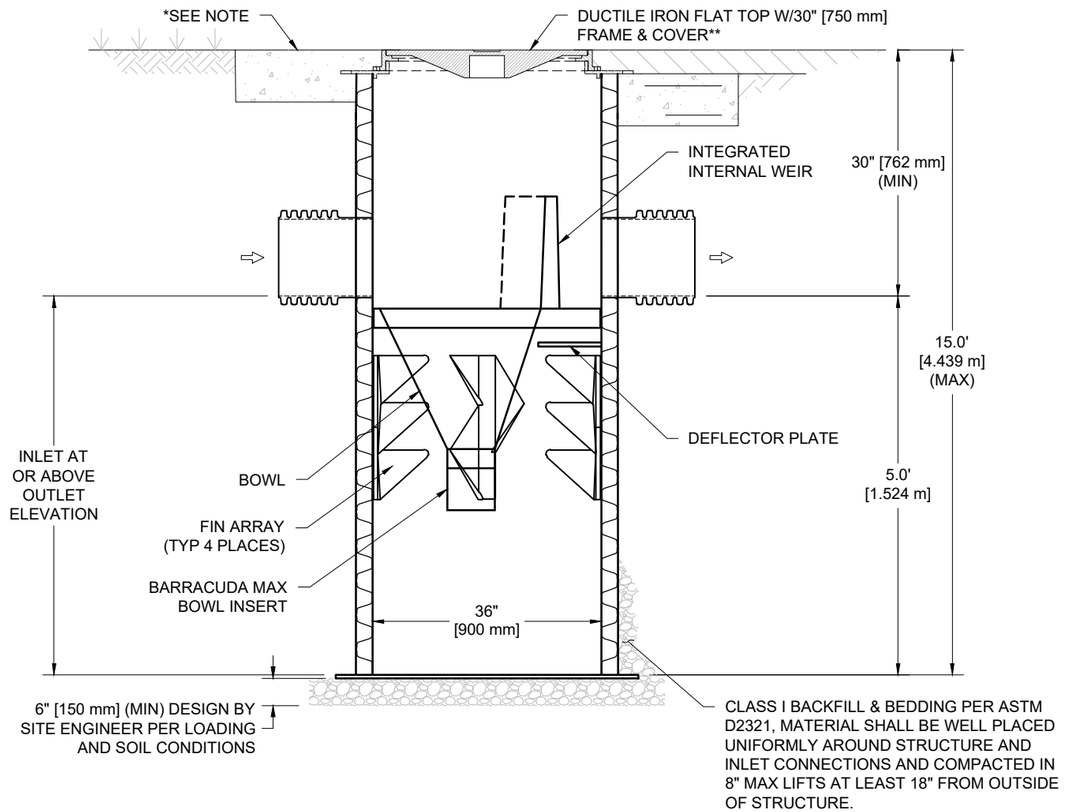
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

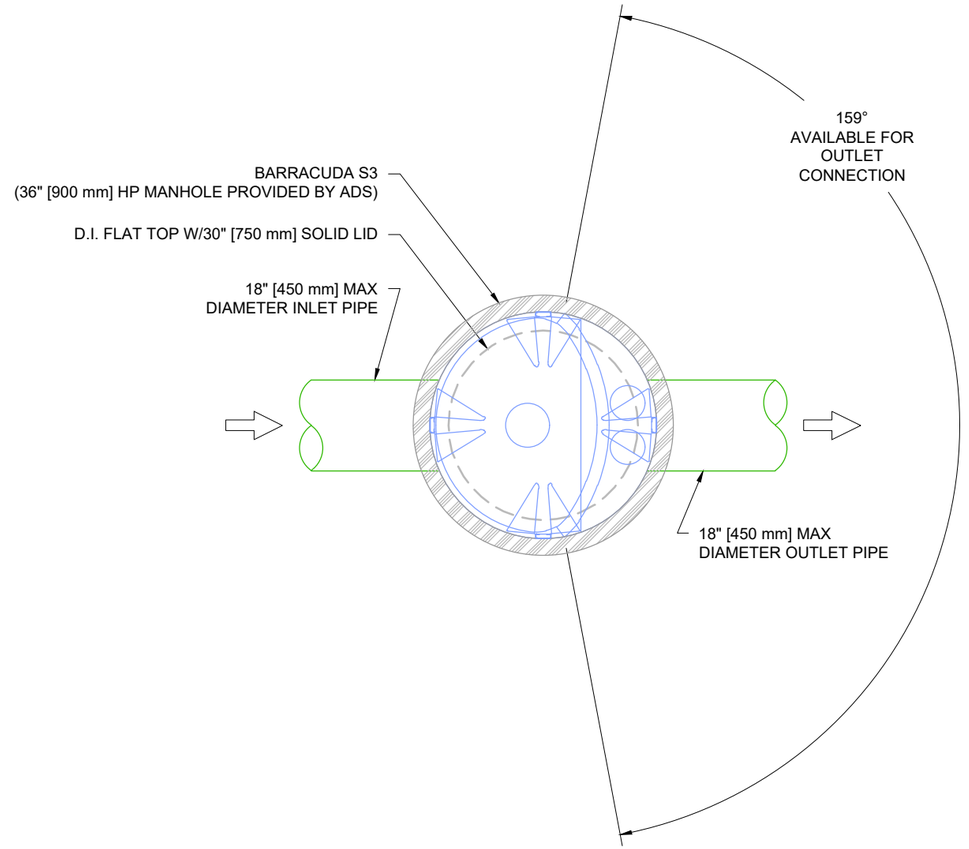


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3		
	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93; SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 09/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: 531-320

DATE	DRWN	CHKD	DESCRIPTION
04/01/25	JLM	AT	LID LEADER

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Nyloplast Inlet Capacity Table

DISCLAIMER: SAFETY FACTORS ARE NOT INCLUDED IN THESE CALCULATIONS. ACTUAL CALCULATIONS SHOULD BE CARRIED OUT AND VERIFIED BY THE DESIGN ENGINEER TAKING INTO ACCOUNT ALL LOCAL CONDITIONS. NYLOPLAST RECOMMENDS USING A MINIMUM SAFETY FACTOR OF 1.25 FOR PAVED AREAS AND 2.0 FOR TURF AREAS. ADS/NYLOPLAST IS NOT RESPONSIBLE FOR MISUSE OF THIS TOOL.

Input	
Type of Grate	12" Pedestrian
Head (ft)	0.04

Properties	
Orifice Flow Area (in)	**50.60**
Orifice Flow Area (ft)	**0.35**
Weir Flow Perimeter (in)	**43.25**
Weir Flow Perimeter (ft)	**3.60**

Solution	
Capacity (cfs)	**0.10**
Capacity (gpm)	**43.09**

$$Q_{weir} = CLH^{3/2}$$

$C = 3.33\ Weir\ Discharge\ Coefficient$

$L = Perimeter\ of\ Grate\ Opening\ (ft)$

$H = Flow\ Height\ of\ Water\ Surface\ Above\ Weir\ (ft)$

$$Q_{orifice} = CA\sqrt{2gh}$$

$C = 0.60\ Orifice\ Discharge\ Coefficient$

$A = Area\ of\ the\ Orifice\ (ft^2)$

$g = Gravitational\ Constant\ \left(32.2\frac{ft}{s^2}\right)$

$H = Depth\ of\ Water\ Above\ Center\ of\ Orifice\ (ft)$

Basin-B

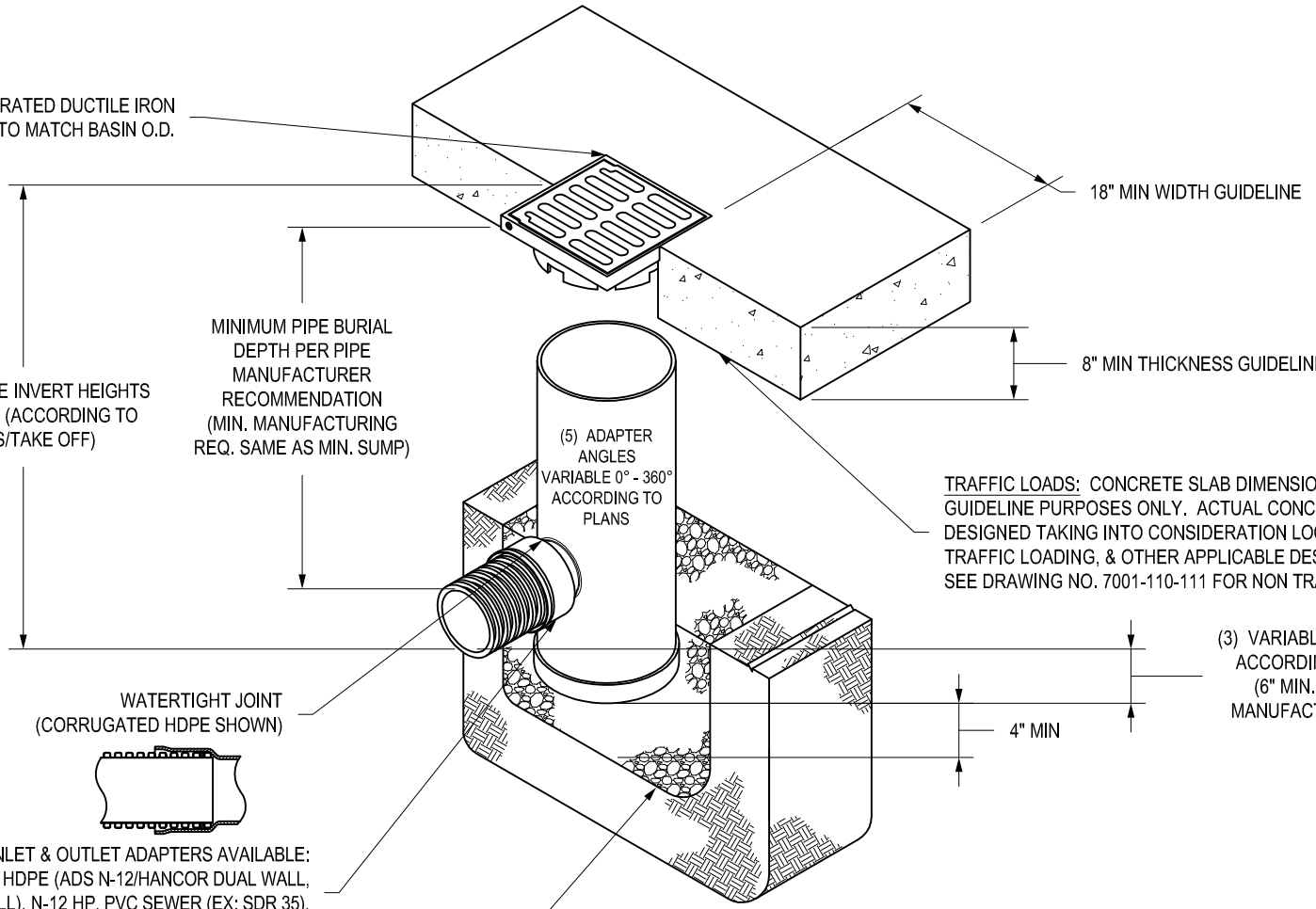
Q_{100}=0.13 cfs
Apply 50% clogging factor

Q_{min}=0.26 cfs
0.26 cfs / 0.10 cfs=3

Three (3) Nyloplast 12" Pedestrian (Sq) Grate area inlets are required.

REV 2.1.21

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

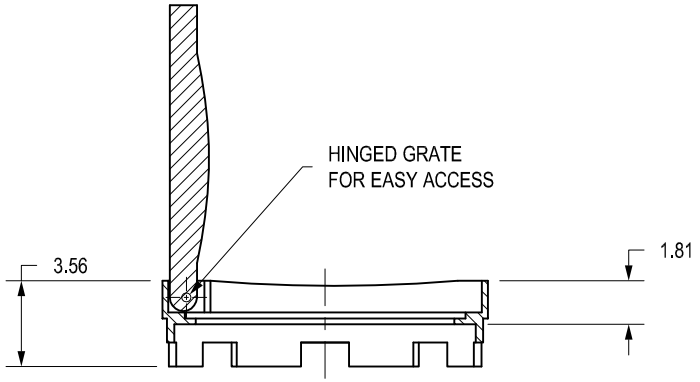
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. 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.

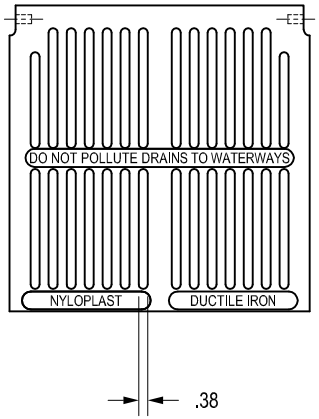
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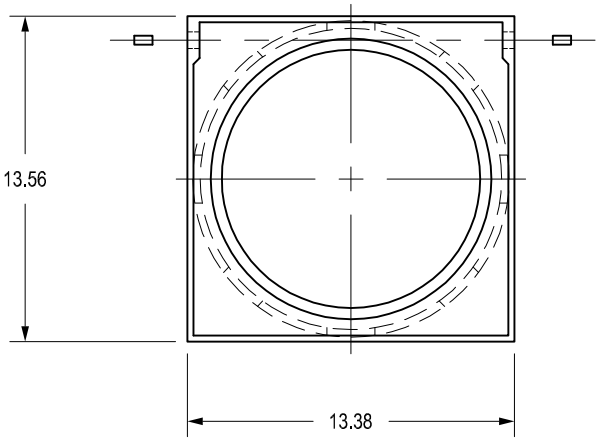
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-29-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-11-16			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO. 7001-110-189	REV E

1299CGP

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS







DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

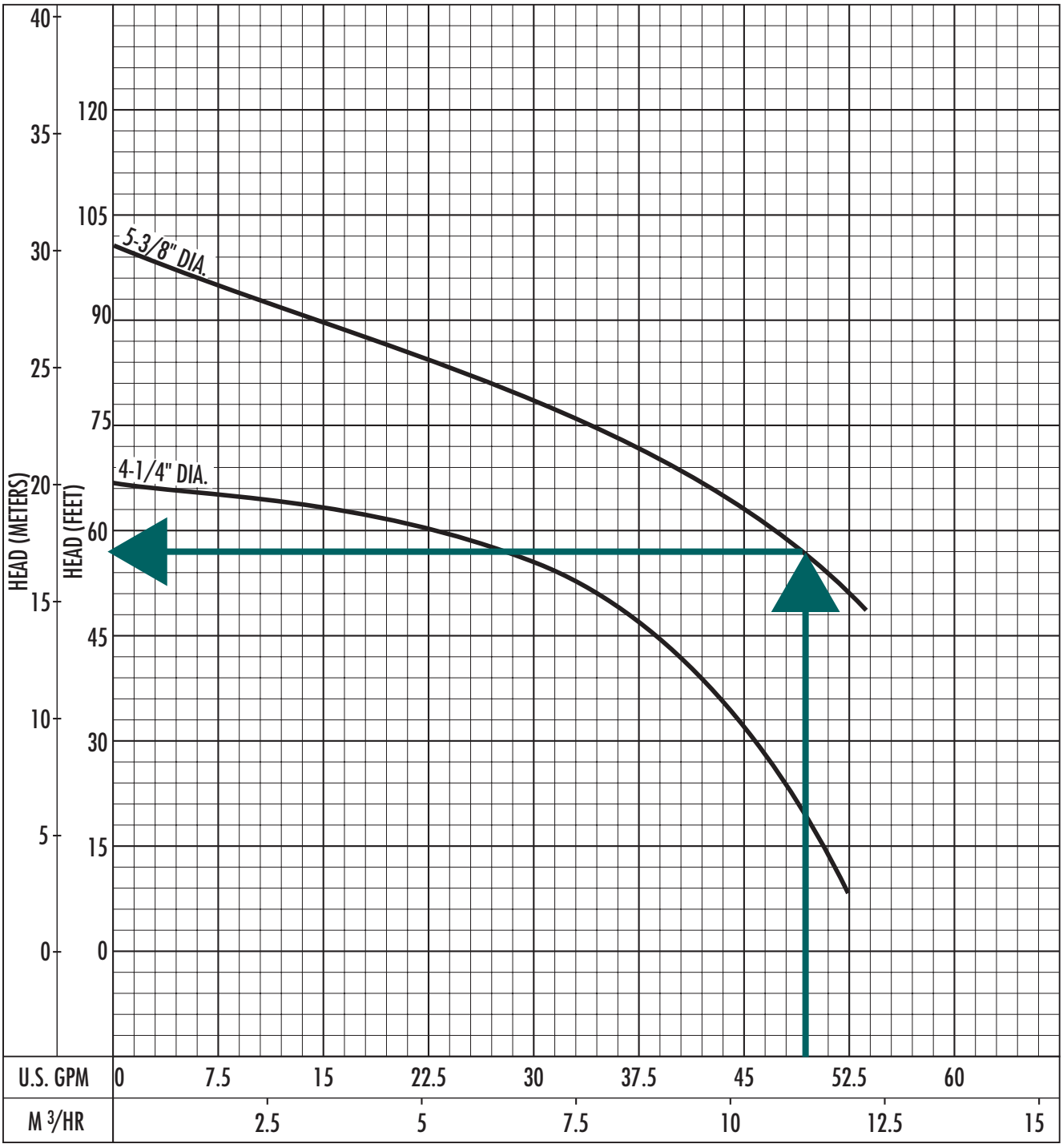
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	
DATE 08-28-13		12 IN PEDESTRIAN GRATE ASSEMBLY	
DWG SIZE A	SCALE 1:8 SHEET 1 OF 1	DWG NO. 7001-110-202	REV D

Performance Curve – HPGR200

RPM: **3450** DISCHARGE: **1-1/4"**

Discharge line shall be 2"

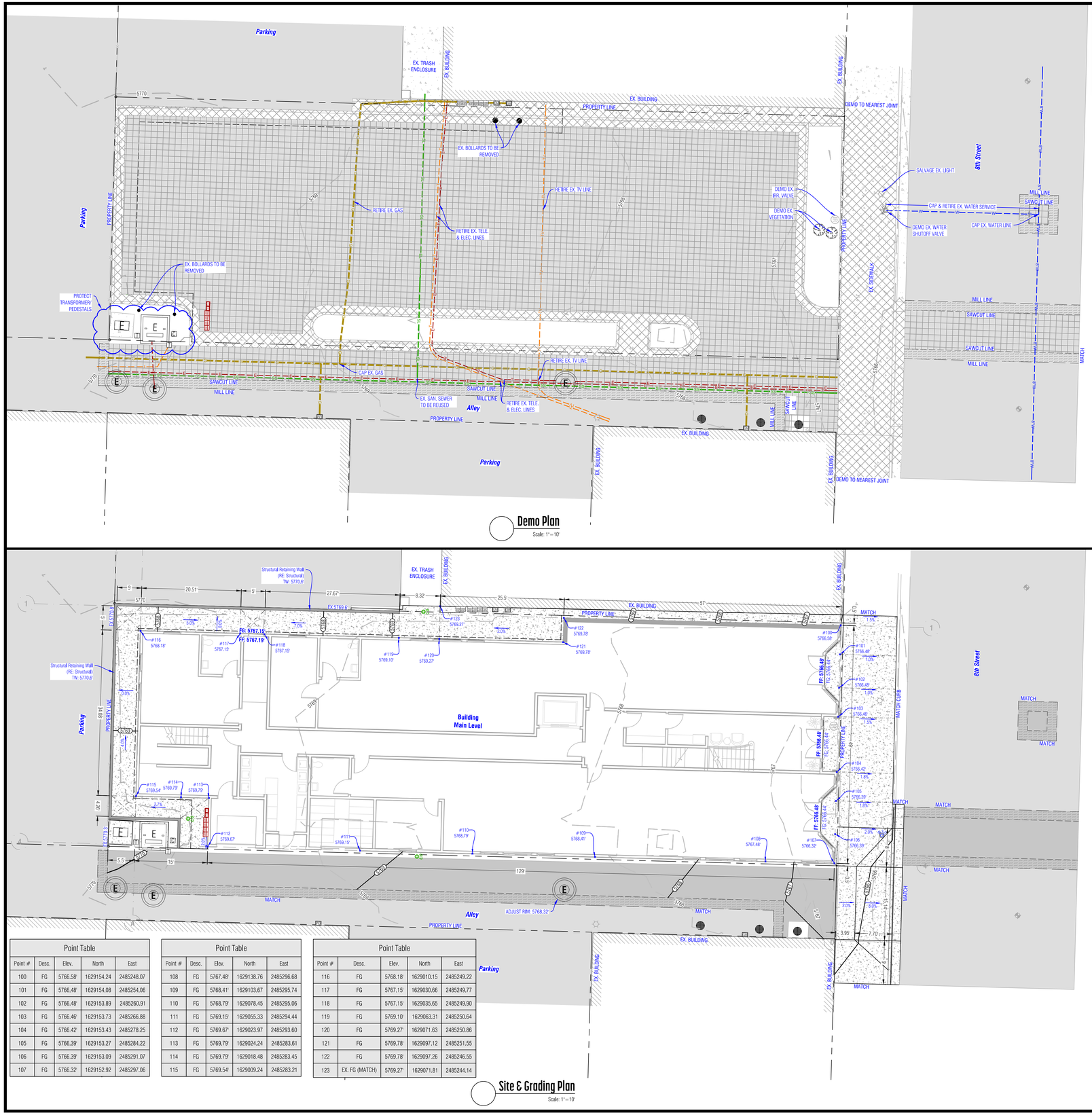


The curves reflect maximum performance characteristics without exceeding full load (Nameplate) horsepower. All pumps have a service factor of 1.2. Operation is recommended in the bounded area with operational point within the curve limit. Performance curves are based on actual tests with clear water at 70° F. and 1280 feet site elevation.

Conditions of Service:

GPM: 50 TDH: 30' min.

March © 2017 Pentair plc



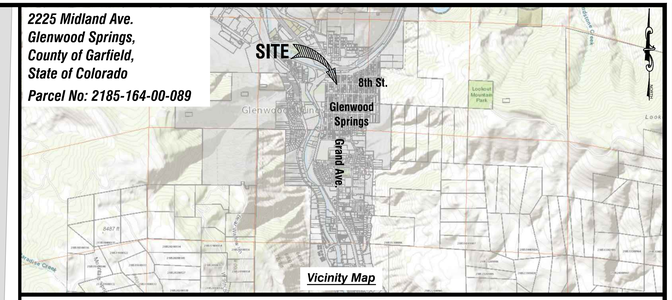
Point Table				
Point #	Desc.	Elev.	North	East
100	FG	5766.58'	1629154.24	2485248.07
101	FF	5766.48'	1629154.08	2485254.06
102	FF	5766.48'	1629153.89	2485260.91
103	FF	5766.46'	1629153.73	2485266.88
104	FF	5766.42'	1629153.43	2485278.25
105	FF	5766.39'	1629153.27	2485284.22
106	FF	5766.39'	1629153.09	2485291.07
107	FF	5766.32'	1629152.92	2485297.06

Point Table				
Point #	Desc.	Elev.	North	East
108	FF	5767.48'	1629138.76	2485296.68
109	FF	5768.41'	1629103.67	2485295.74
110	FF	5768.79'	1629078.45	2485295.06
111	FF	5769.15'	1629055.33	2485294.44
112	FF	5769.67'	1629023.97	2485293.60
113	FF	5769.79'	1629024.24	2485283.61
114	FF	5769.79'	1629018.48	2485283.45
115	FG	5769.54'	1629009.24	2485283.21

Point Table				
Point #	Desc.	Elev.	North	East
116	FG	5768.18'	1629010.15	2485249.22
117	FG	5767.15'	1629030.66	2485249.77
118	FG	5767.15'	1629035.65	2485249.90
119	FG	5769.10'	1629063.31	2485250.64
120	FG	5769.27'	1629071.63	2485250.86
121	FG	5769.78'	1629097.12	2485251.55
122	FG	5769.78'	1629097.26	2485246.55
123	EX. FG (MATCH)	5769.27'	1629071.81	2485244.14

2225 Midland Ave.
Glenwood Springs,
County of Garfield,
State of Colorado

Parcel No: 2185-164-00-089



CIVIL LEGEND

EXISTING 1' CONTOUR	PROPOSED 1' CONTOUR
EXISTING 5' CONTOUR	PROPOSED 5' CONTOUR
EXISTING DITCH/SWALE FLOW LINE	PROPOSED DITCH/SWALE FLOW LINE
EASEMENT (TEMPORARY)	PROPOSED TELECOMMUNICATION
EASEMENT (PERMANENT)	PROPOSED TELEVISION
RIGHT-OF-WAY LINE	PROPOSED FIBER & CONDUIT SIZE
PROPERTY LINE	PROPOSED ELECTRIC & CONDUIT SIZE
CENTERLINE	PROPOSED OVERHEAD CAFE LIGHT STRAND
EXISTING FENCE	PROPOSED GAS & SIZE
EXISTING UNDERGROUND ELECTRIC	PROPOSED WATER MAIN/VALVE & SIZE
EXISTING OVERHEAD ELECTRIC/POLE	PROPOSED WATER SERVICE/SHUT OFF VALVE
EXISTING TELECOMMUNICATION	PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING TELEVISION	PROPOSED SEWER MAIN/MANHOLE & SIZE
EXISTING FIBER	PROPOSED SEWER SERVICE & CLEANOUT
EXISTING GAS	PROPOSED FORCE MAIN
EXISTING WATER MAIN/VALVE	PROPOSED STORM DRAIN/CULVERT & SIZE
EXISTING WATER SERVICE/SHUTOFF/METER PIT	PROPOSED IRR. MAIN/METER/BACKFLOW PREVENTER
EXISTING FIRE HYDRANT ASSEMBLY	PROPOSED IRR. CONTROL CONDUIT/PANEL
EXISTING SEWER MAIN/MANHOLE	PROPOSED TEMP. SEDIMENT CONTROL FENCE
EXISTING SEWER SERVICE & CLEANOUT	PROPOSED TEMP. CONSTRUCTION FENCE
EXISTING FORCE MAIN	PROPOSED TEMP. ROCK SOCK
EXISTING STORM SEWER/CULVERT & SIZE	EXISTING/PROPOSED AREA INLET
EXISTING RAW WATER MAIN/VALVE	REMOVAL OF ASPHALT
EXISTING/PROPOSED STREET SIGN	PROPOSED/EXISTING CONCRETE
EXISTING/PROPOSED PEDESTRIAN LIGHT	PROPOSED ASPHALT/OVERLAY
EXISTING/PROPOSED AT-GRADE JUNCTION BOX	REMOVAL OS ASPHALT MAT (MILLING)
EXISTING/PROPOSED TRANSFORMER	REMOVAL OF CONCRETE, CURB, GUTTER AND SIDEWALK
EXISTING/PROPOSED ELEC./TELE./CABLE PEDESTAL	
EXISTING/PROPOSED ELEC./TELE. SPLICE VAULT	
EXISTING/PROPOSED ELECTRIC METER (PED./WALL)	
EXISTING/PROPOSED GAS METER	
DIRECTION OF FLOW	

NOTES:

1. THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
2. SURVEY INFORMATION BASED ON THE TOPOGRAPHY SURVEY PROVIDED BY PEAK SURVEYING, INC, JOB NO. 24012.
3. ARCHITECTURAL SITE PLAN PREPARED BY STEVE HOPKINS - CADD SERVICES, DATED 11/23/25
4. GEOTECHNICAL SUBSOIL STUDY PREPARED BY T.B.D.
5. SEE ARCHITECTURAL, LANDSCAPING, STRUCTURAL AND MECHANICAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
6. SEE ADDITIONAL NOTES ON REMAINING PLAN SHEETS.
7. ALL DEMOLITION AND CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE COUNTY AND BE SUBJECT TO OBSERVATION BY THE COUNTY AND THE PROJECT ENGINEER.
8. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE
9. INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
10. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, ALONG WITH WORK IN GENERAL, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE. NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO,
11. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE OWNER AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. THE MINIMUM COMPACTION STANDARD SHALL BE 95% STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE GEOTECHNICAL ENGINEER.
12. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. 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.
13. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
15. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE CITY/COUNTY OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE COUNTY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
16. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
17. 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 ENGINEER, HE DOES SO AT HIS OWN RISK.
18. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
19. 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.
20. FOUNDATION DESIGNS TO BE OBTAINED FROM THE PROJECT STRUCTURAL ENGINEER.
21. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
22. ANY STORM DRAIN PIPES SHALL BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, AREA DRAINS, TRENCH DRAINS AND GRATED STRUCTURES.
23. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED
24. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 10' 20'
Scale: 1" = 10'

Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Demolition, Site & Grading Plan

210 8th Street, Glenwood Springs, CO

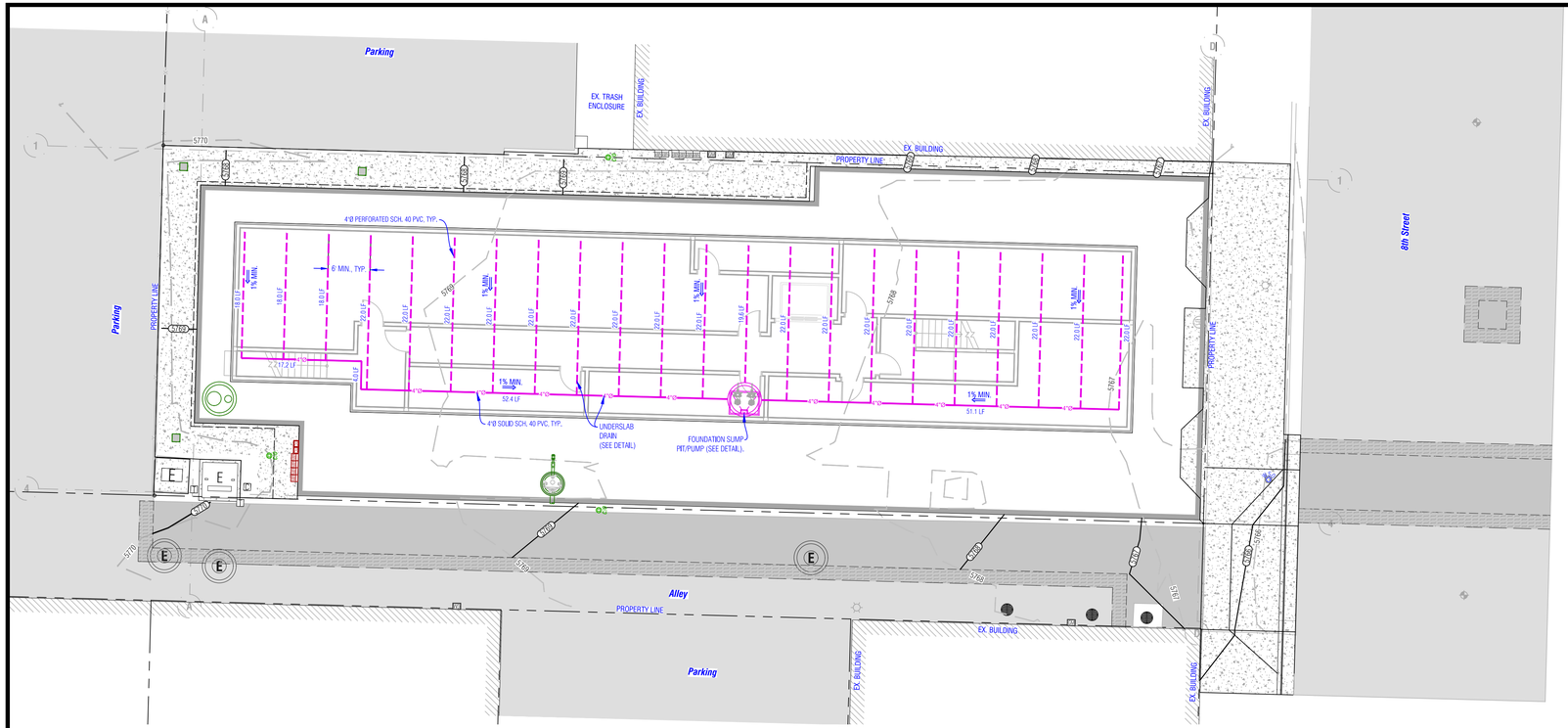
Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

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Filename: 2401-s-topo.dwg
Designer: BJW
Drafter: RTC
Date: 12/1/25

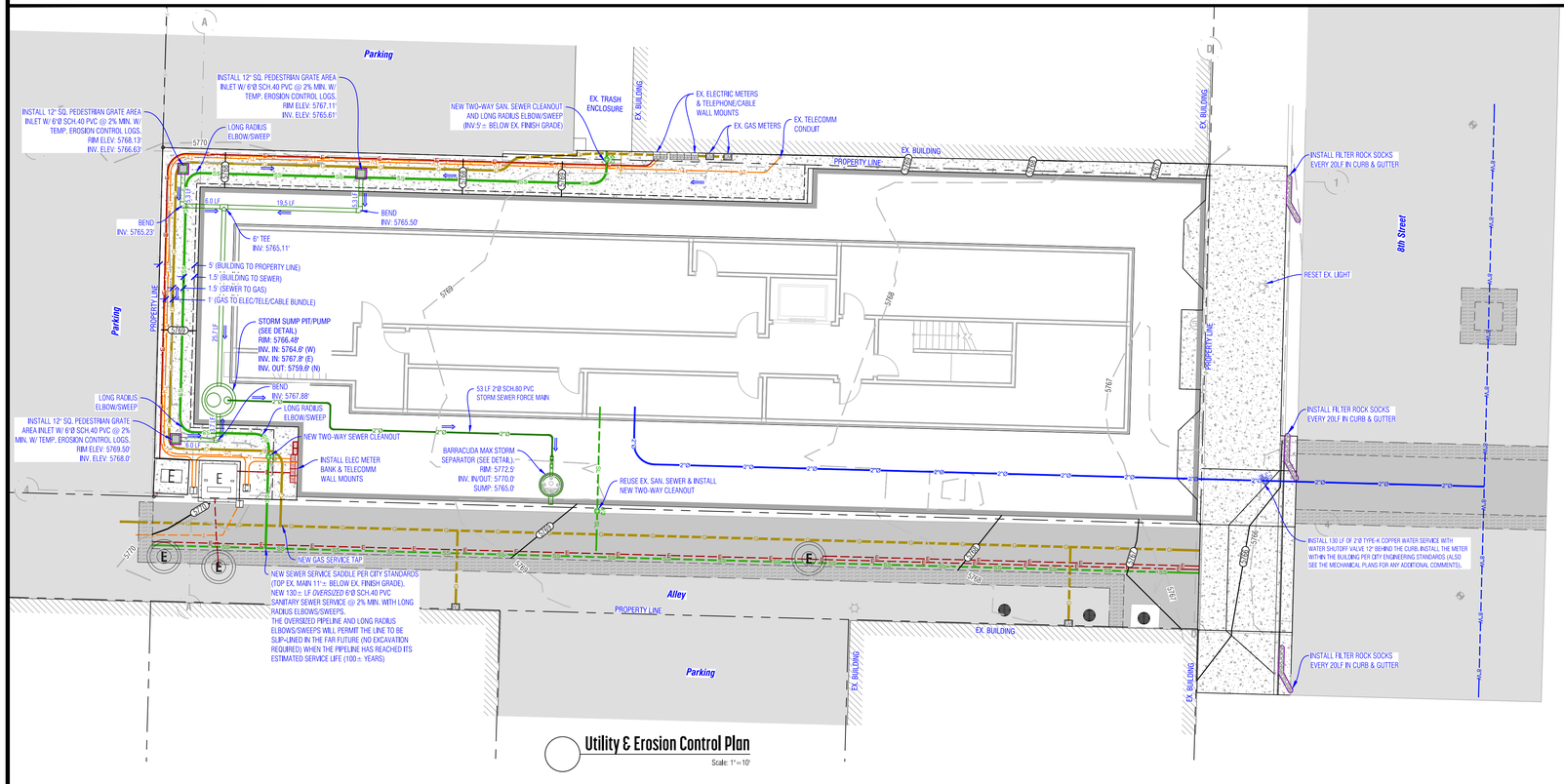
Sheet C.1

N:\PROJECTS\2024\2401-210 8th Street\dwg\2401-1-Topo.dwg 12/3/2025 8:58 AM



Foundation Drain Plan

Scale: 1"=10'



Utility & Erosion Control Plan

Scale: 1"=10'

N:\PROJECTS\2024\24011-210 8th Street\dwg\24011-V-Topo.dwg 12/12/2025 8:58 AM

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Foundation & Utility Plan

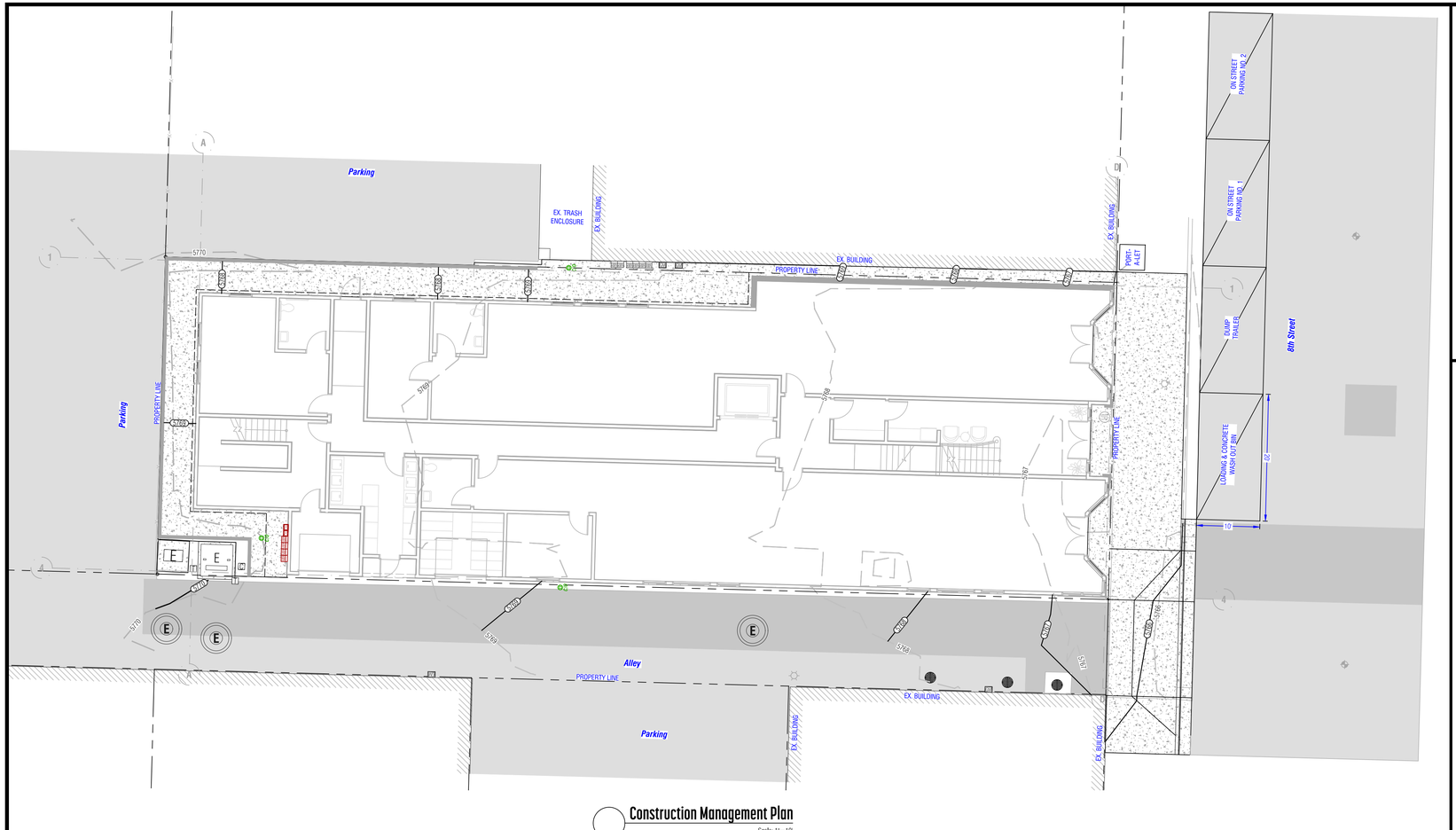
210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

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Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: RTC
Date: 12/1/25

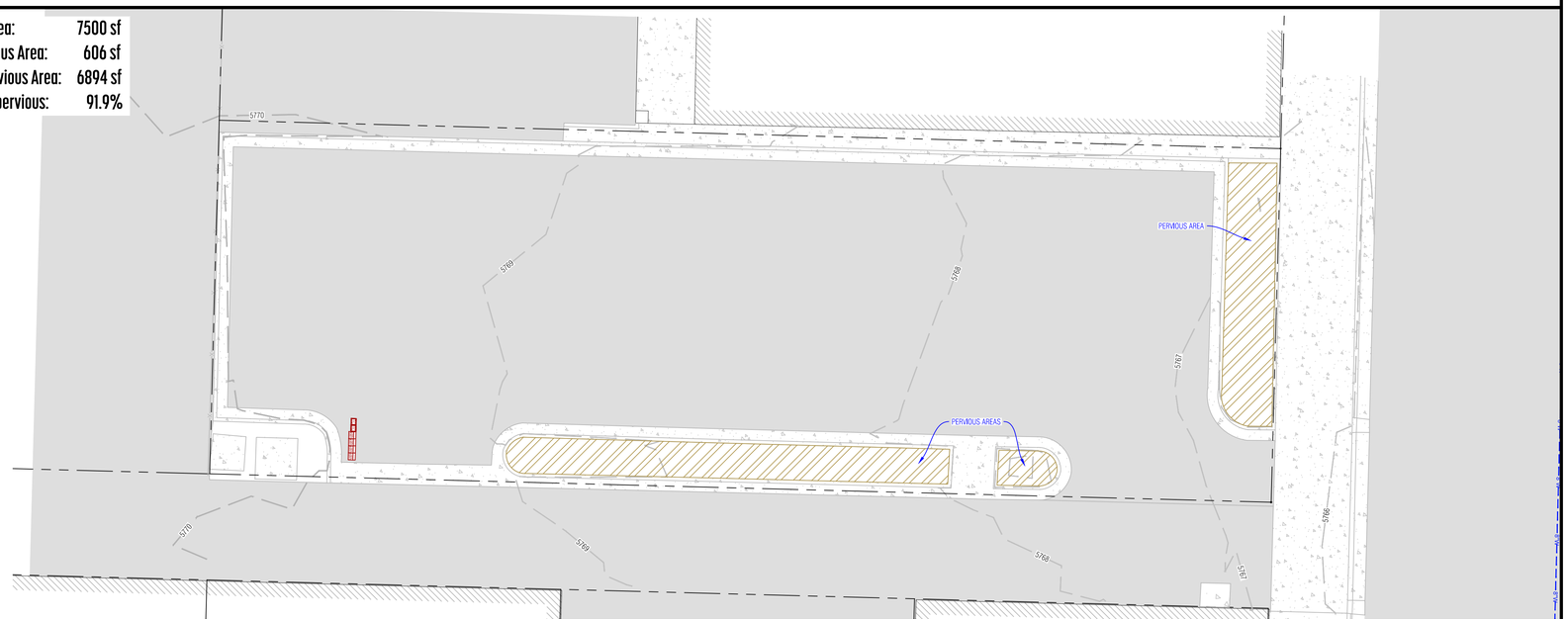
Sheet C.2



Construction Management Plan

Scale: 1" = 10'

Lot Area: 7500 sf
Pervious Area: 606 sf
Impervious Area: 6894 sf
% Impervious: 91.9%



Existing Lot Coverage

Scale: 1" = 10'

STANDARD NOTES FOR CONSTRUCTION MANAGEMENT PLANS:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches ½ the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

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Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 10' 20'
Scale: 1" = 10'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Management & Coverage Plan

210 8th Street, Glenwood Springs, CO

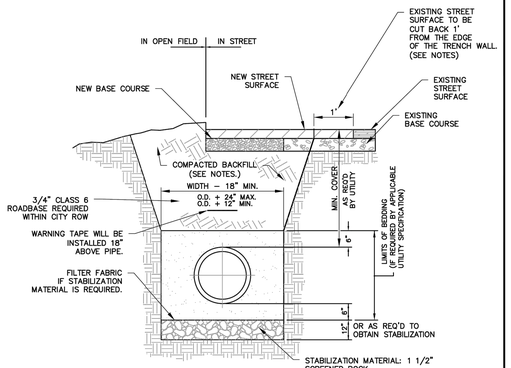
Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision
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*****	
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Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: DJW
Drafter: DTC
Date: 07/1/25

Sheet C.3

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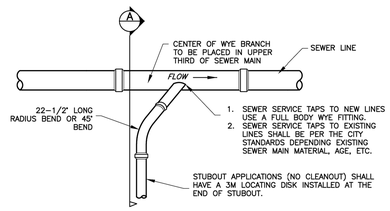
NOTES:

1. RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/-0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
2. BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D-698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
3. TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.

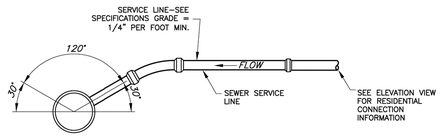
TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Trench Excavation & Backfill Detail	Approved: XX; Date: 2/23/16; Modified: 2/23/16; File: Trench Excavation & Backfill Detail	Drawing # W13
	Division: Water Standard Details		



PLAN



SECTION A

NOTES:

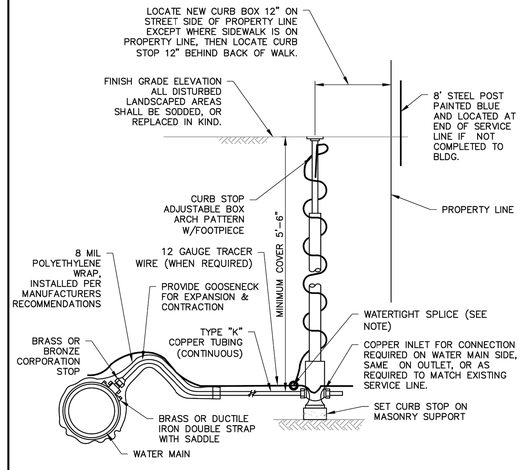
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

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	Approved: XX; Date: 3/22/16; Modified: 3/22/16; File: SewerServiceDetail	Drawing # S06
	Division: Sewer Standard Details		

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.



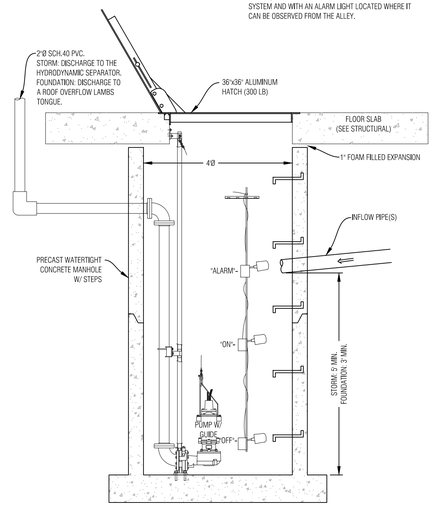
WATER SERVICE CONNECTION DETAIL

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Water Service Connection Detail	Approved: XX; Date: 2/23/16; Modified: 2/23/16; File: WaterServiceDetail	Drawing # W08
	Division: Water Standard Details		

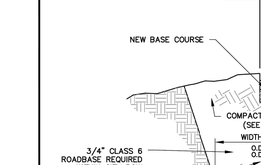
NOTES:

1. PRECAST MANHOLE SECTIONS SHALL MEET ASTM C-478 AND BE H-20 LOAD RATED.
2. BACKFILL EXCAVATION AROUND STRUCTURE WITH CLASS 6 ABC COMPACTED TO TO 95% STANDARD PROCTOR.
3. INLET AND OUTLET PIPES SHOULD ENTER DRYWELL AWAY FROM THE DRYWELL STEPS.
4. CATCH BASIN AND CONNECTING PIPES SHALL BE OF WATERTIGHT CONSTRUCTION.
5. SUMP PUMP SHALL BE A CAPABLE OF DELIVERING WASTEWATER AT A RATE OF 50 GPM AND 46-FEET OF HEAD.
6. USE EXPANSION HANDLES & STAINLESS STEEL CHAINS FOR PUMP REMOVAL, SECURE THE CHAINS TO THE LID FRAME.
7. SWITCHES TO BE MERCURY FLOAT TYPE.
8. SWITCH SETTINGS:
   - 8.1. STORM PUMP
     - 8.1.1. ON=24"
     - 8.1.2. OFF=12"
     - 8.1.3. ALARM=60"
   - 8.2. FOUNDATION DRAIN PUMP
     - 8.2.1. ON=24"
     - 8.2.2. OFF=12"
     - 8.2.3. ALARM=42"
9. ALARM SHALL BE BATTERY OPERATED, BOTH AUDIBLE AND VISIBLE, CONNECTED TO THE WHOLE BUILDING ALARM SYSTEM AND WITH AN ALARM LIGHT LOCATED WHERE IT CAN BE OBSERVED FROM THE ALLEY.



Sump Pit & Pump (Storm & Foundation)

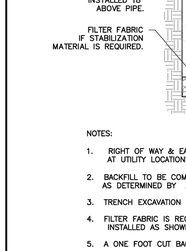
Scale: N.T.S.



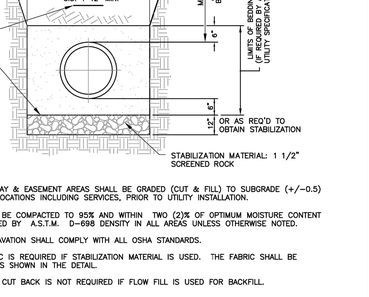
AREA DRAIN

SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.



PLAN VIEW



PLAN VIEW

SECTION D-D

TEMPORARY EROSION CONTROL LOGS

Scale: N.T.S.

EROSION CONTROL NOTES:

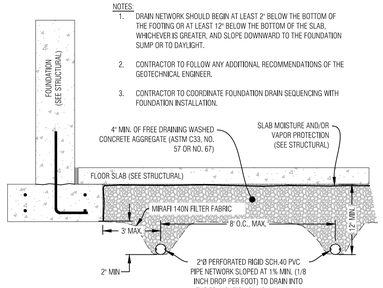
1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.

TEMPORARY SEDIMENT CONTROL FENCE

Scale: N.T.S.

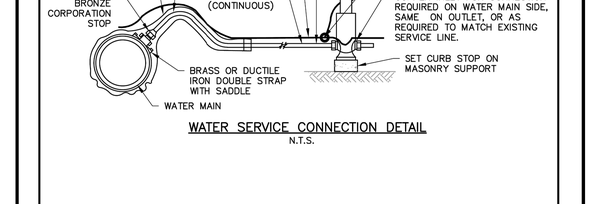
NOTES:

1. DRAIN NETWORK SHOULD BEGIN AT LEAST 2' BELOW THE BOTTOM OF THE FOOTING OR AT LEAST 12" BELOW THE BOTTOM OF THE SLAB, WHICHEVER IS GREATER, AND SLOPE DOWNWARD TO THE FOUNDATION SUMP OR TO DAYLIGHT.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
3. CONTRACTOR TO COORDINATE FOUNDATION DRAIN SEQUENCING WITH FOUNDATION INSTALLATION.



Underslab Drain

Scale: N.T.S.



PLAN VIEW

* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)

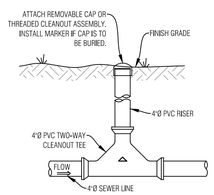
ROCK SOCK PROTECTION

Scale: N.T.S.

PLAN VIEW

SECTION A-A

AGGREGATE BAGS AT DROP INLET



IN LANDSCAPE

Two-Way Cleanout

Scale: N.T.S.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 1' 2
Scale: 1" = 1'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: BTC
Date: 02/25

Sheet C.4

N:\PROJECTS\2024\24011-210 8th Street\dwg\24011-V-Topo.dwg 2/24/2025 8:48 AM

PRODUCT SPECIFICATIONS

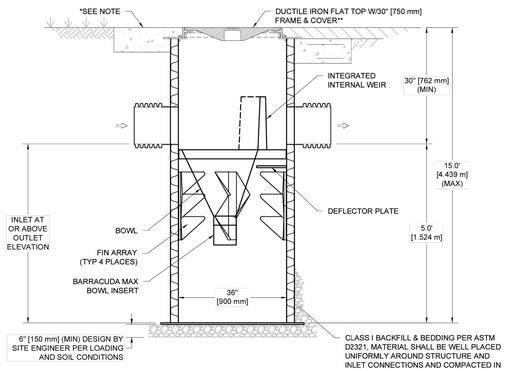
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

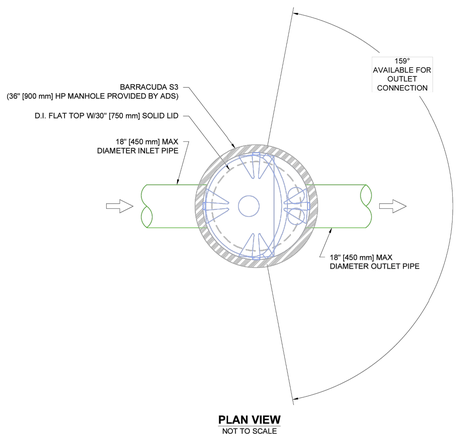


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3		
	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93. SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 08/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: S31-X305

DATE	BY	DESCRIPTION
04/01/25	JLM	UPDATED PRODUCT SPECIFICATIONS
	AT	(DRAW. CHKD)
	LED LEADER	

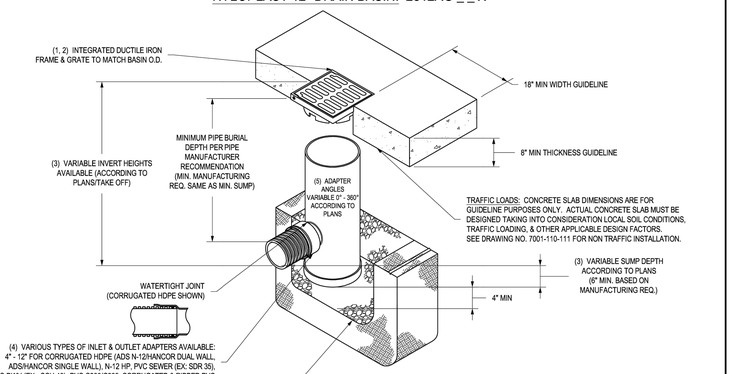
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS BY PERSONNEL UNDER THE DIRECTION OF THE PROJECT'S REGISTERED PROFESSIONAL ENGINEER. ADS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH INFORMATION. IT IS THE RESPONSIBILITY OF THE PROJECT'S REGISTERED PROFESSIONAL ENGINEER TO REVIEW THIS DRAWING PRIOR TO ITS USE AND TO DETERMINE WHETHER THE PRODUCTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS. PRIOR APPROVAL IS OBTAINED, REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE USER TO ENSURE THAT THE PRODUCTS DEPICTED ON ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS.

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1 OF 2

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. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

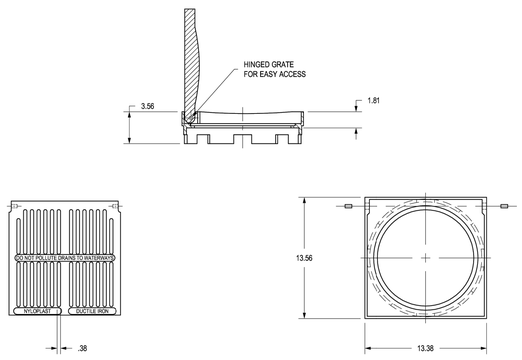
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

1299CGP

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-29-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN PEDESTRIAN GRATE ASSEMBLY

DWG NO. 7001-110-202 REV D

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING,
LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

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

NORTH
0 1' 2
Scale: 1" = 1'

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

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: BJW
Drafter: RTC
Date: 9/10/25

Sheet C.5

N:\PROJECTS\2024\24001-210 8th Street\dwg\24001-V-Topo.dwg 12/2/2025 8:28 AM

APEX CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

December 29, 2025

Candace Whipple
Whipple Development LLC
1324 Vine St
Aspen, CO 81611

Re: Trip Impact Assessment
Proposed 210 8th Street Mixed-Use Development

Dear Ms. Whipple,

APEX Consulting Engineers, LLC has reviewed the attached Traffic Impact Assessment Letter, dated December 29th, 2025, for the 210 8th Street Mixed-Use development, to be used in a land use application prepared by others, to be submitted to the City of Glenwood Springs.

This letter is to confirm the attached Trip Impact Assessment was prepared under my direct supervision with data provided by the ITE Trip Generation Manual 12th Edition.

Respectfully,
APEX CONSULTING ENGINEERS, LLC

Eric C. Marquez, P.E.
Managing Member



cc: file

Traffic Impact Assessment Letter

Proposed Mixed-Use Development
210 8th Street, Glenwood Springs, Colorado 81601

Date: December 29, 2025
To: City of Glenwood Springs
Community Development Department

Re: Traffic Impact Assessment – 210 8th Street Mixed-Use Development

---

1. Introduction

This Traffic Impact Assessment (TIA) has been prepared in support of a proposed mixed-use development located at **210 8th Street** in downtown Glenwood Springs, Colorado. The purpose of this assessment is to evaluate the anticipated traffic generated by the project and its potential impacts on the surrounding transportation network, including local streets and the nearby Grand Avenue (State Highway 82) corridor.

Trip generation estimates were prepared in accordance with the **Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition**, using land uses and contextual adjustments appropriate for a dense, walkable, downtown environment.

---

2. Project Description

The proposed development consists of a **30,000-square-foot mixed-use building** containing:

- **24 multifamily residential units**
- **Two retail units totaling 4,000 square feet** (2,000 SF each)
- Vehicular access provided from **8th Street and/or adjacent alleyways**
- Parking provided on-site and/or through nearby public facilities consistent with downtown Glenwood Springs parking practices

The site is located within the downtown core and benefits from strong pedestrian connectivity, proximity to employment and services, and access to regional transit.

3. Existing Transportation Conditions

8th Street functions as an urban collector serving downtown Glenwood Springs. The surrounding roadway network includes:

- **Grand Avenue (SH-82)**, the primary regional arterial through the City
- A connected downtown street grid distributing local traffic
- High levels of pedestrian activity and on-street parking

Transit service is provided nearby via **Roaring Fork Transportation Authority (RFTA)** routes, further reducing vehicle dependency for residents and visitors.

---

4. Trip Generation Methodology

Trip generation was calculated using **ITE Trip Generation Manual, 12th Edition**, with land uses selected to reflect the site's **dense, mixed-use, urban context**.

Residential Component

- **ITE Land Use 221 – Multifamily Housing (Mid-Rise)**
- **Setting:** Dense Multi-Use Urban

Retail Component

- **ITE Land Use 822 – Strip Retail Plaza (<40,000 SF)**
- The retail component qualifies under the **<40% SF condition**, which results in **higher base trip-generation rates** per ITE guidance.
- A **40% trip reduction** was applied to retail trips to account for:
    - Internal capture between residential and retail uses
    - Pedestrian-oriented downtown context
    - Short walk trips that do not enter the roadway network
    - Availability of nearby parking and transit

This reduction is consistent with standard transportation planning practice for mixed-use urban infill projects.

5. Trip Generation Calculations

Residential Trips (24 Units)

- **Weekday Daily Trips:** 70 trips/day
- **AM Peak Hour of Generator:** 5 trips
    - Approximately 1 inbound / 4 outbound

Retail Trips (4,000 SF – Adjusted)

- **Unadjusted Daily Trips:** 218 trips/day
- **Adjusted Daily Trips (40% reduction):** 131 trips/day
- **Adjusted AM Peak Hour:** 10 trips
- **Adjusted PM Peak Hour:** 15 trips

---

6. Total Project Trip Generation

Time Period	Trips
Weekday Daily	**201 trips/day**
AM Peak Hour	**15 trips/hour**
PM Peak Hour	**15 trips/hour**

These volumes are modest and well within the capacity of the surrounding downtown street network.

---

7. Traffic Distribution & Impacts

Project-generated traffic is expected to distribute across the downtown grid, with primary access via 8th Street and regional connections to Grand Avenue. Due to the low peak-hour volumes:

- No degradation of intersection operations is anticipated
- No roadway widening, signal modifications, or turn-lane improvements are required
- Peak-hour trip additions at any single intersection are expected to be minimal

---

8. Multimodal & Safety Considerations

The project benefits from:

- Walkable access to downtown destinations
- Proximity to transit service
- Existing sidewalks and pedestrian crossings
- On-street parking and public parking facilities

These features reduce vehicle dependency and enhance overall transportation system efficiency.

---

9. Conclusion

Based on the updated **ITE 12th Edition trip-generation analysis**, the proposed **24-unit residential and 4,000-square-foot retail mixed-use development** at **210 8th Street** is **not expected to result in adverse traffic impacts** to the surrounding transportation network.

Peak-hour traffic generation is low, internal trip capture is significant, and the project aligns with the City of Glenwood Springs' goals for compact, walkable, downtown development.

This Traffic Impact Assessment is respectfully submitted for review and approval.

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

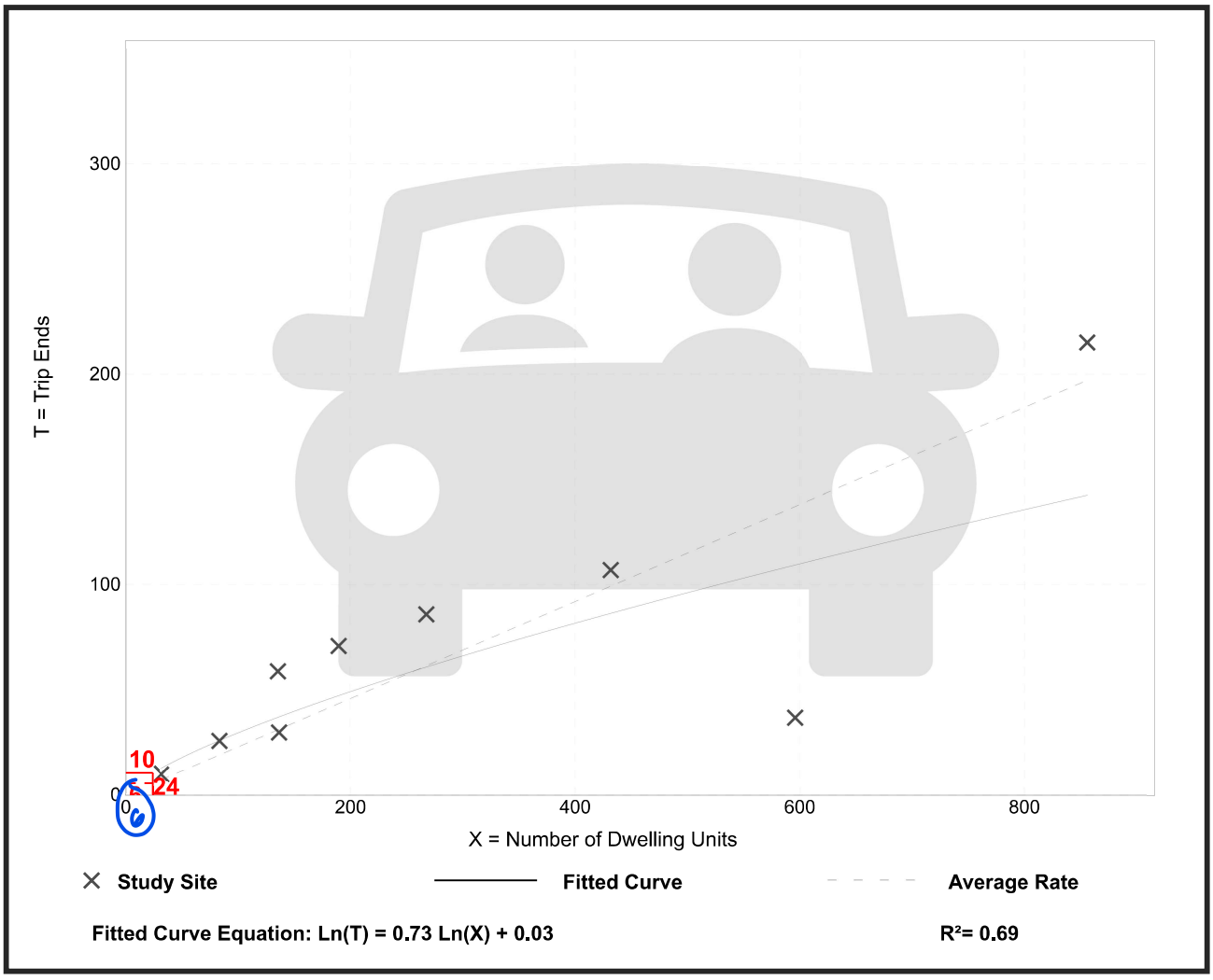
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 303
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.23	0.06 - 0.43	0.11

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

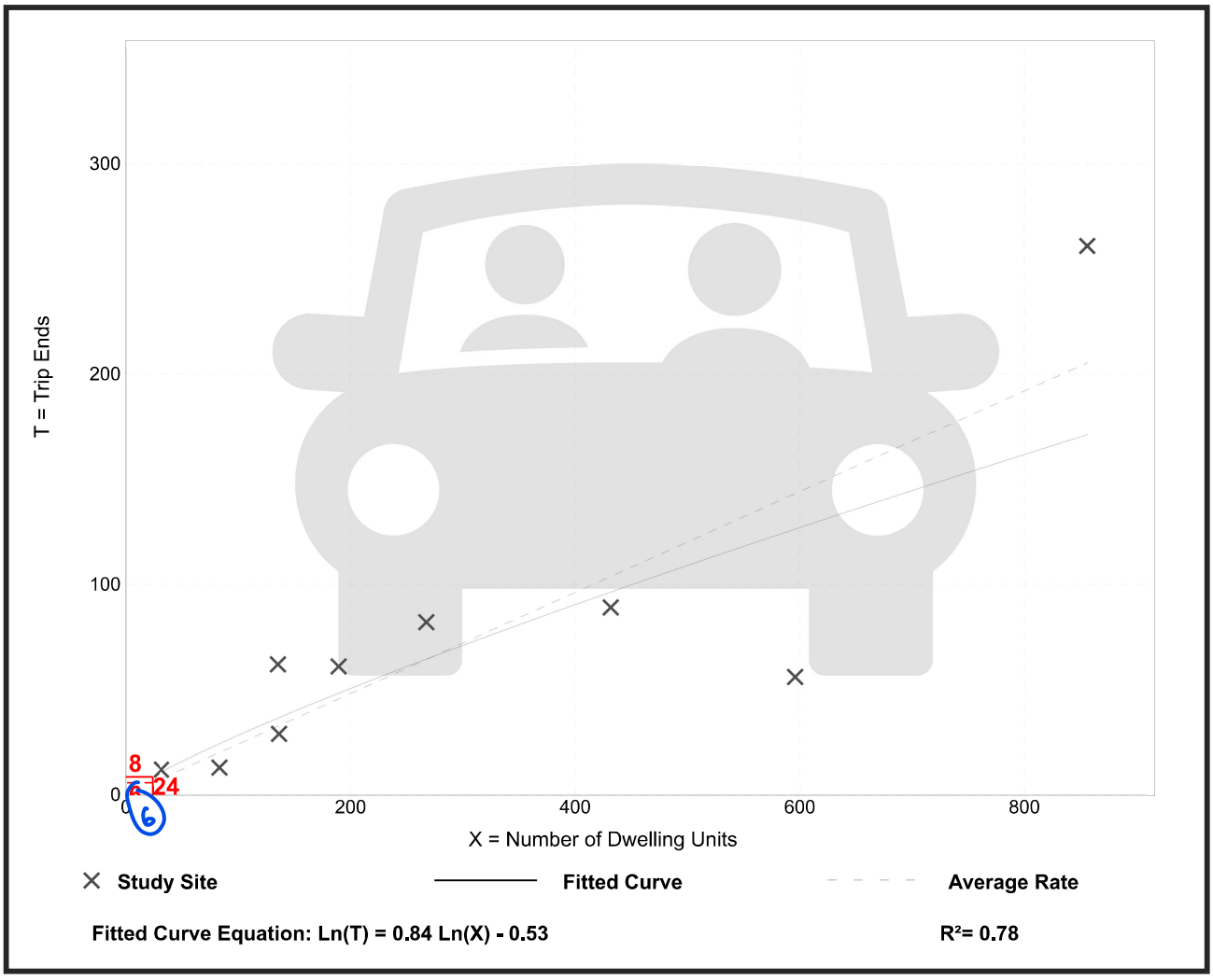
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 303
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.09 - 0.46	0.11

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

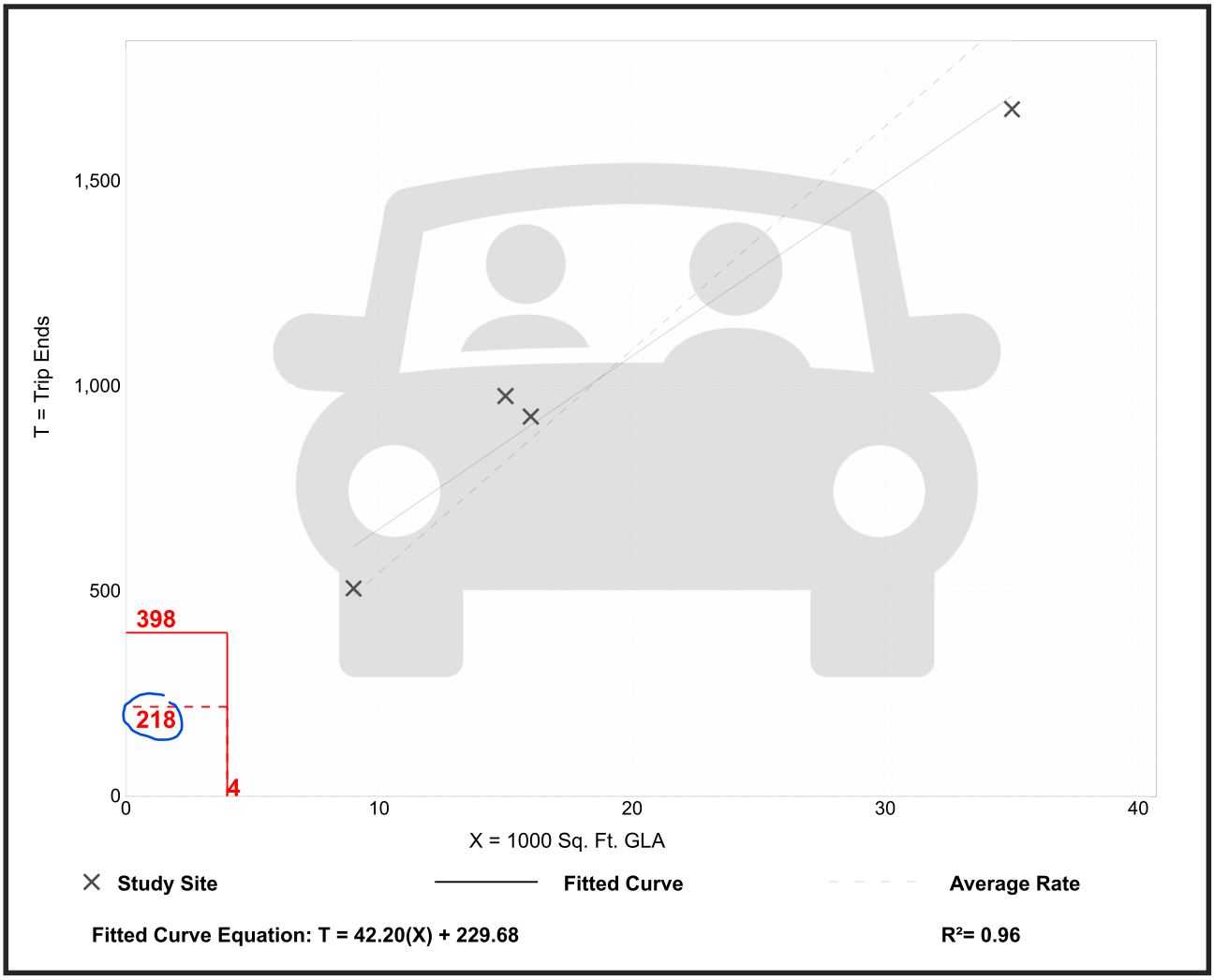
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

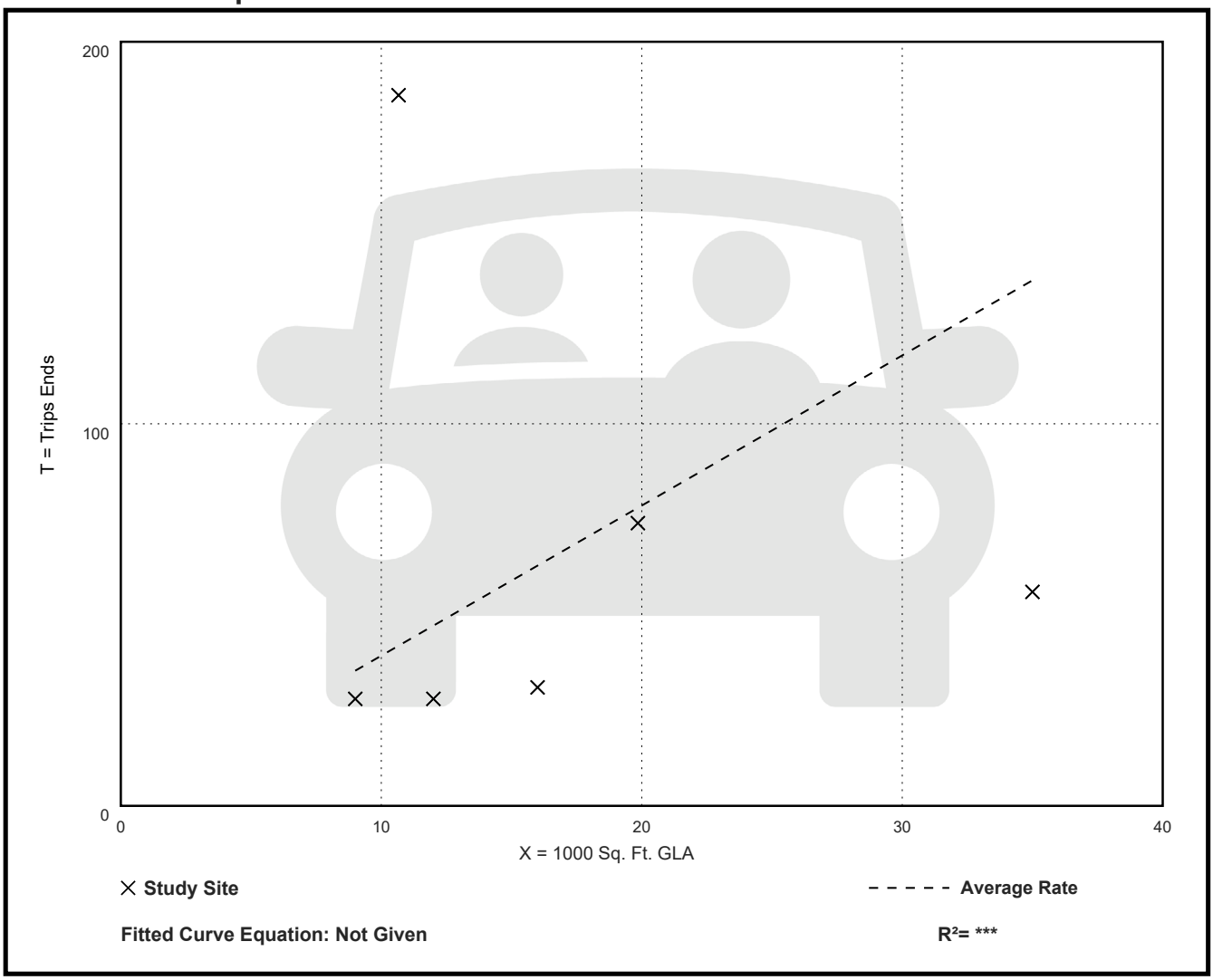
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	6
Avg. 1000 Sq. Ft. GLA:	17
Directional Distribution:	55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



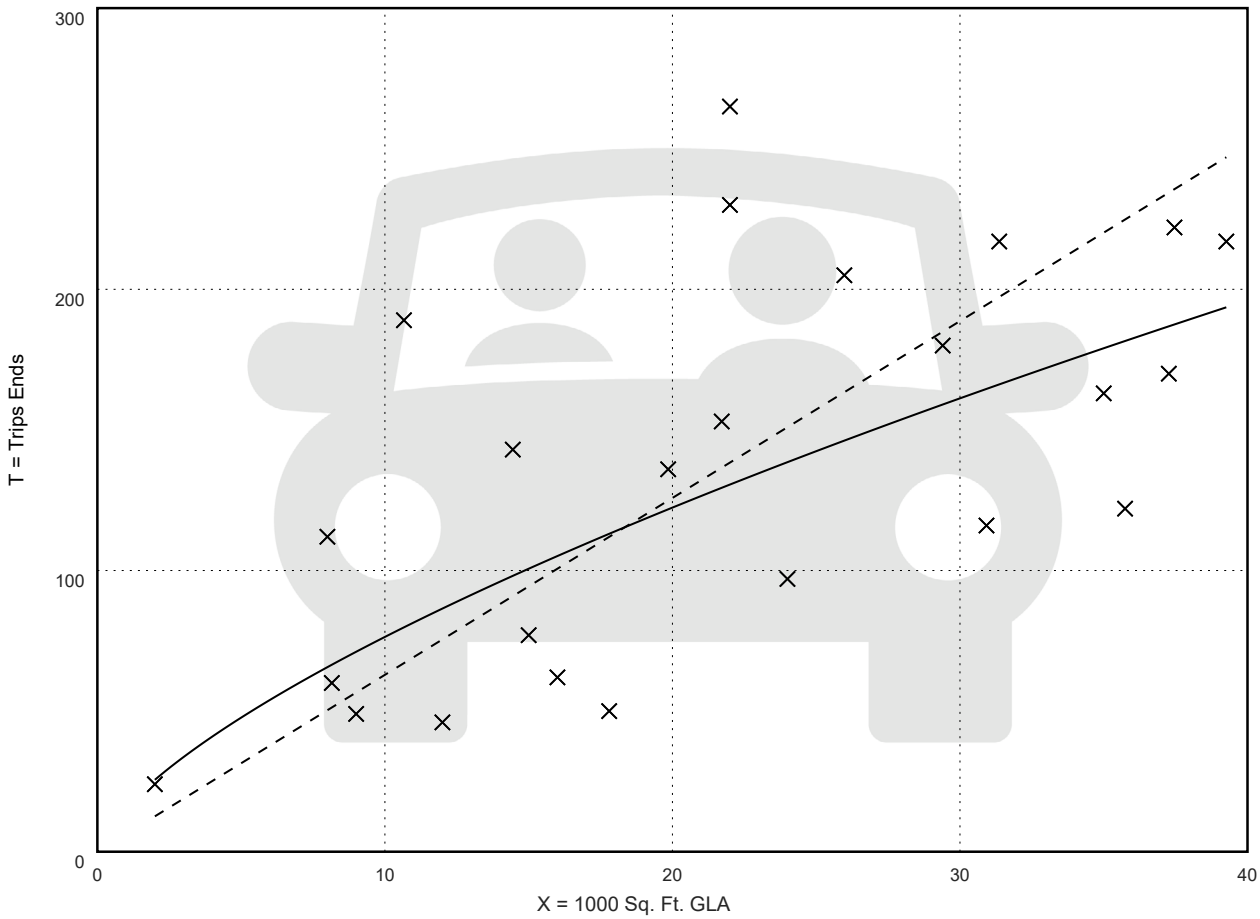
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GLA:	22
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 2.77

R^2= 0.54

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
AM Peak Hour of Generator

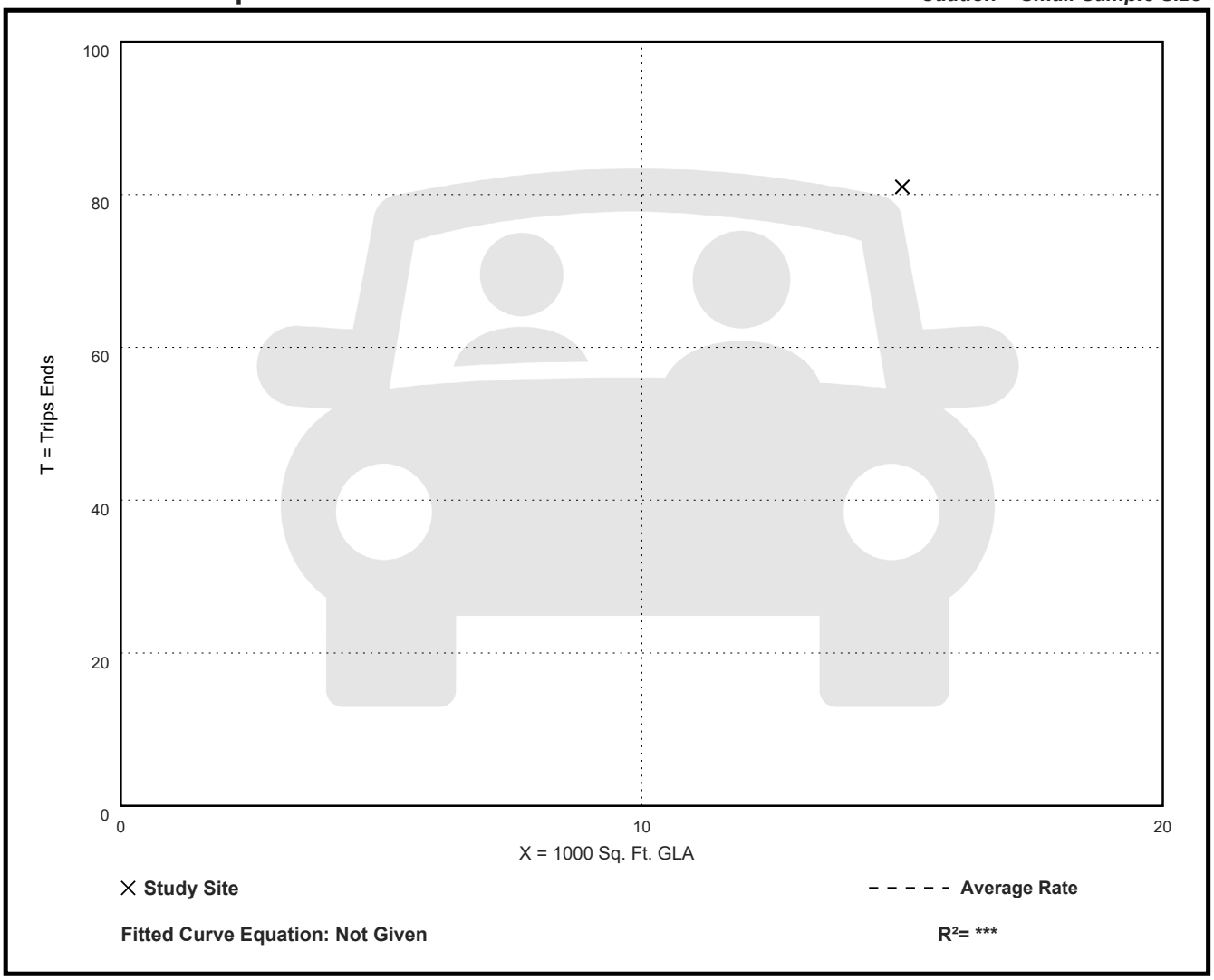
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GLA: 15
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.40	5.40 - 5.40	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

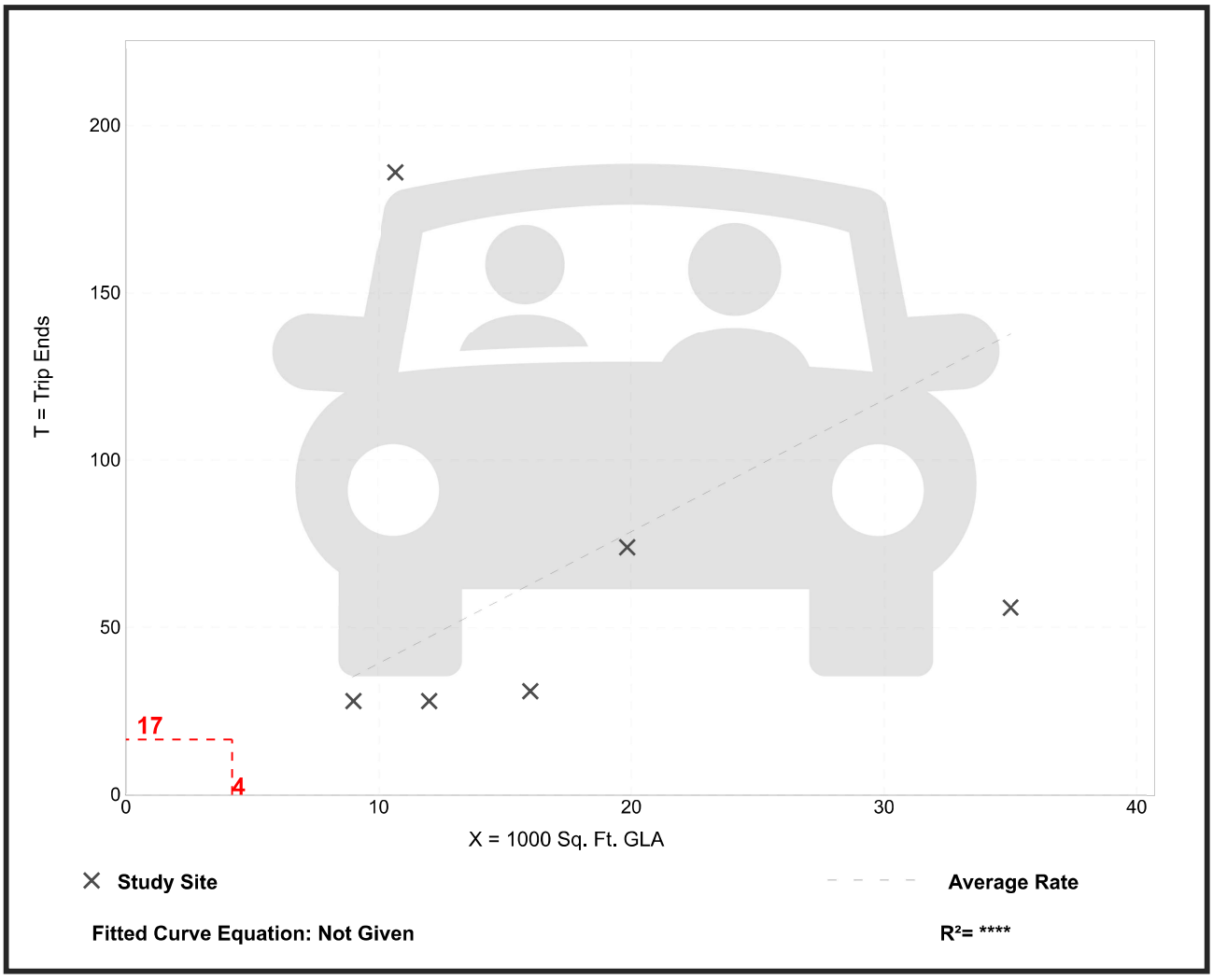
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 17
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

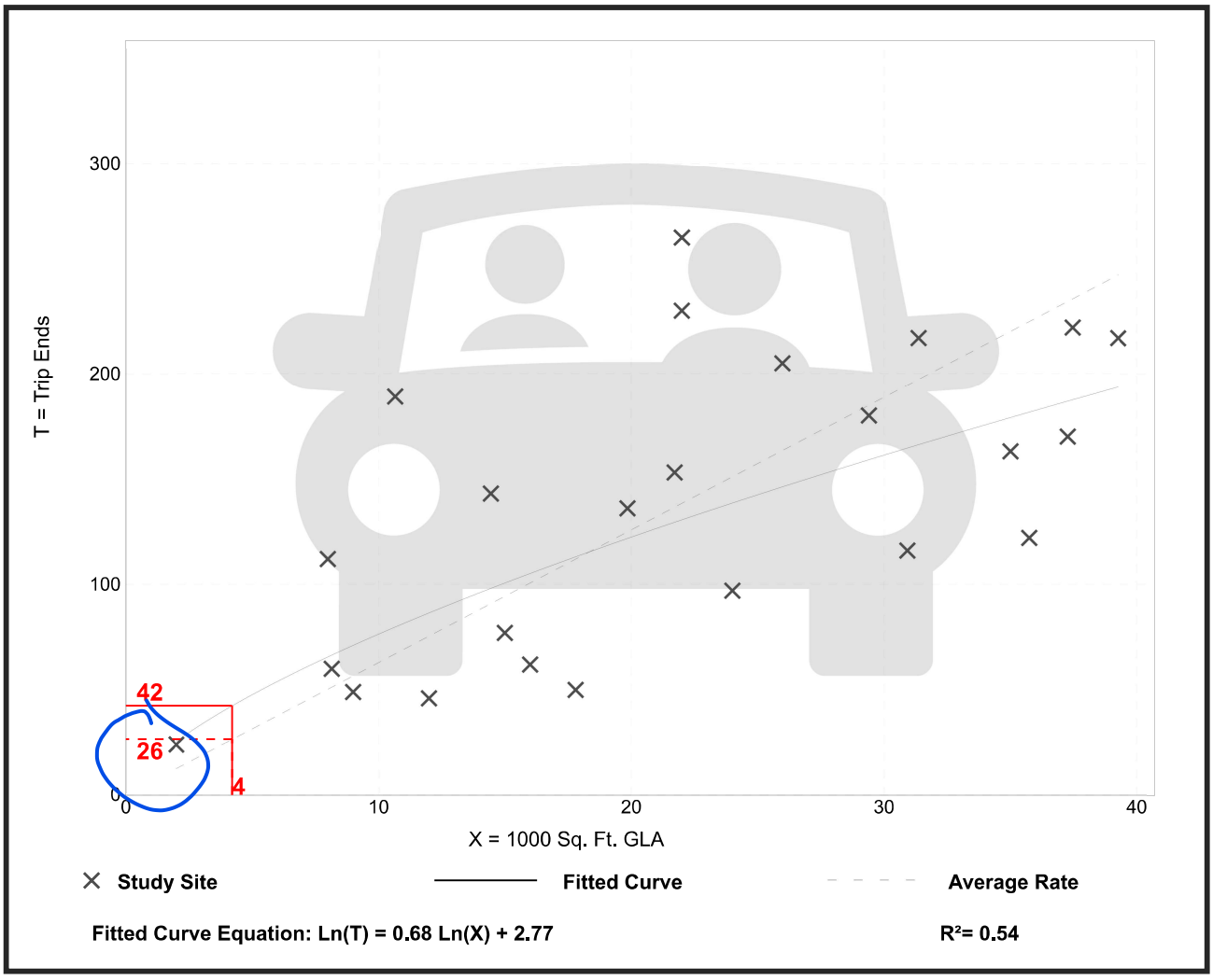
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 24
Avg. 1000 Sq. Ft. GLA: 22
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, its GLA is the same as the gross floor area of the building.

The 40,000-square-foot GLA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. All shopping plazas in the database with a supermarket as their anchor are larger than 40,000 square feet GLA.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Delaware, Florida, New Jersey, Ontario (CAN), Pennsylvania, South Dakota, Vermont, and Wisconsin.

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not contain retail that would generate significant trips during this period (for example, a coffee/donut shop).

Source Numbers

358, 428, 437, 507, 728, 936, 960, 961, 1009, 1219

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Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED COMMERCIAL BUILDING
210 8TH STREET
GLENWOOD SPRINGS, COLORADO

PROJECT NO. 25-7-668

DECEMBER 19, 2025

PREPARED FOR:

WHIPPLE DEVELOPMENT, LLC
ATTN: CANDACE WHIPPLE
1324 VINE STREET
ASPEN, COLORADO 81611
candacewhipple@gmail.com

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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURE 4 - SWELL-CONSOLIDATION TEST RESULTS

FIGURES 5 and 6 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for the proposed commercial building located at 210 8th Street, Glenwood Springs, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for foundation design. The study was conducted in general accordance with our agreement for geotechnical engineering services to Whipple Development, LLC dated November 4, 2025. A third boring was added at the request of the client.

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

PROPOSED CONSTRUCTION

The proposed development consists of a 4-story commercial building above a partial basement level. Ground floors could be structural over crawlspace and slab-on-grade. Grading for the development is assumed to be relatively minor with cut depths between about 3 to 11 feet below existing grade. We assume relatively light to moderately heavy foundation loadings for the general type of construction.

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

SITE CONDITIONS

At the time of our field exploration, the site was developed as an asphalt paved parking lot. A commercial building borders the west side of the property with parking to the south, an alley to the east and 8th Street to the north. The property was mainly devoid of vegetation, with grass areas and bushes along the perimeter. The property slopes gently down to the north with about 2 feet of elevation difference.

GEOLOGIC HAZARDS REPORT

The property is mapped as stream alluvium below alluvial fan soils and is not impacted by significant geologic hazards (Lincoln-DeVore, 1978). Grading design and building excavation should be planned to not adversely impact adjacent properties from potential storm water runoff flows or potential instability by cutting along the sides of the property and undermining private and public properties.

FIELD EXPLORATION

The field exploration for the project was conducted on December 9, 2025. Three exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4-inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a representative of Kumar & Associates.

Samples of the subsoils were taken with 1⅜ inch and 2-inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. In general, the subsoils encountered in the borings consist of about 9½ feet of mixed clay, sand and gravel fill (Borings 1 and 3) and 7 feet of medium stiff, sandy silty clay (Boring 2) underlain by dense, silty sandy gravel and cobbles with probable boulders to the explored depths of 11½ to 18½ feet. Drilling in the coarse granular subsoils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in all three borings in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density, gradation analyses, Atterberg limits and unconfined compressive strength. Results of swell-consolidation testing performed on a relatively undisturbed drive sample of clay, presented on Figure 4, indicate generally moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on small diameter drive samples (minus 1½-inch fraction) of the coarse granular subsoils are shown on Figures 5 and 6. The unconfined compressive strength test indicated the clay soil to have medium stiff consistency. Laboratory test results are summarized in Table 1.

No free water was encountered in the borings at the time of drilling and the subsoils were slightly moist to moist.

FOUNDATION BEARING CONDITIONS

The existing fill and natural clay soils are variable in type, depth and condition and foundations supported on these soils will have a relatively high risk of excessive differential settlement and distress. The underlying dense, sandy gravel and cobble soils possess relatively high bearing capacity and low settlement potential and are recommended for foundation support. When the building excavation plans are better known, we should be contacted for review and to conduct additional geotechnical evaluation as needed. The dense soil condition can be taken as having seismic Site Class C.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be supported by spread footings placed on the natural granular subsoils or compacted structural fill placed on the dense granular soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural granular subsoils or compacted structural fill should be designed for an allowable bearing pressure of 4,000 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be around 1 inch depending on the bearing conditions and structural loadings.
2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.
4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
5) The existing fill, debris, clay soils and loose or disturbed soils should be removed and replaced with structural fill compacted to at least 100% of maximum standard Proctor density at near optimum moisture content or the footing bearing level extended down to the relatively dense natural granular subsoils. The exposed soils in footing area should then be moistened and compacted.
6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site granular soils. Cantilevered retaining structures which are separate from the structures and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site granular soils. Backfill should not contain organics, debris or rock larger than about 4 inches.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to over-compact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill. Imported granular soils for backfilling foundation walls should contain less than 15% passing the No. 200 sieve and have a maximum size of 4 inches.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural granular soils encountered below the fill and clay soils and compacted structural fill are suitable to support lightly loaded slab-on-grade construction. The natural clay soils and existing fill soils may be suitable for slab support depending on their type and condition and can be further evaluated for support at the time of excavation. To reduce the effects of some differential movement, non-structural floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch layer of relatively well graded sand and gravel such as road base should be placed beneath slabs for support. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 12% passing the No. 200 sieve. The gravel layer of below grade slabs should be relatively free draining and consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the onsite or imported granular soils devoid of vegetation, topsoil and oversized rock.

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience in the area that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of perforated rigid PVC drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum ½ % to a suitable gravity outlet or drywell. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep.

DRYWELLS

Drywells and bio-swales are often used in the area for site runoff detention and disposal. The natural granular subsoils encountered at the site are typically free draining and should be suitable for surface water treatment and disposal. The groundwater level is generally known to be relatively deep and should not affect drywell or bio-swale designs. If a drywell is used, it should have solid casing down to at least lower floor level of the adjacent building space and perforation pipe below that level.

SURFACE DRAINAGE

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

1) Inundation of the foundation excavations and under-slab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2 inches in the first 10 feet in paved areas. Free-draining wall backfill should be covered with filter fabric and capped with about 2 feet of the on-site finer graded soils to reduce surface water infiltration.
4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

LIMITATIONS

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

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

Respectfully Submitted,

Kumar & Associates, Inc.



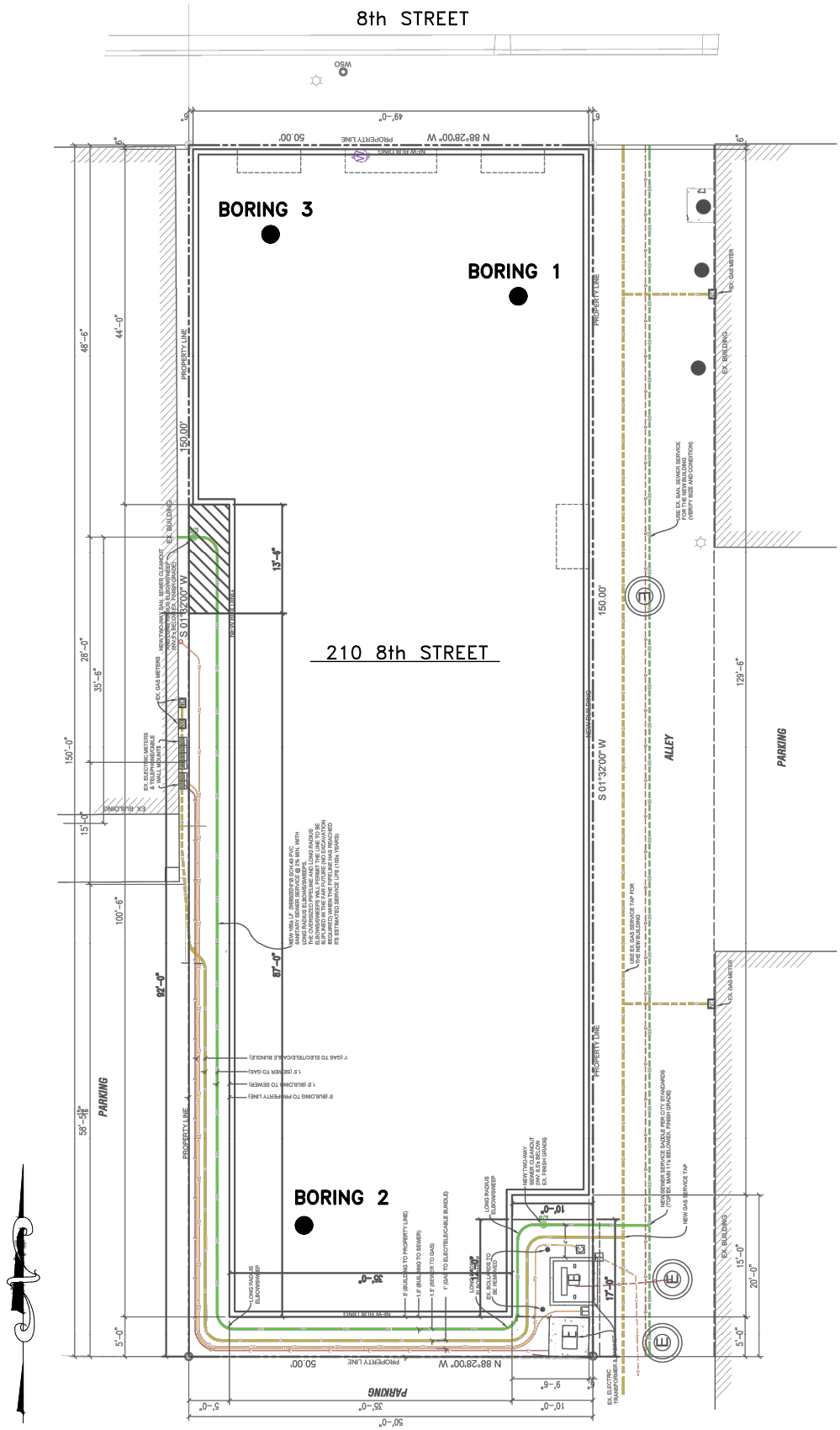
Steven L. Pawlak, P.E.

Reviewed by:

Daniel E. Hardin, P.E.

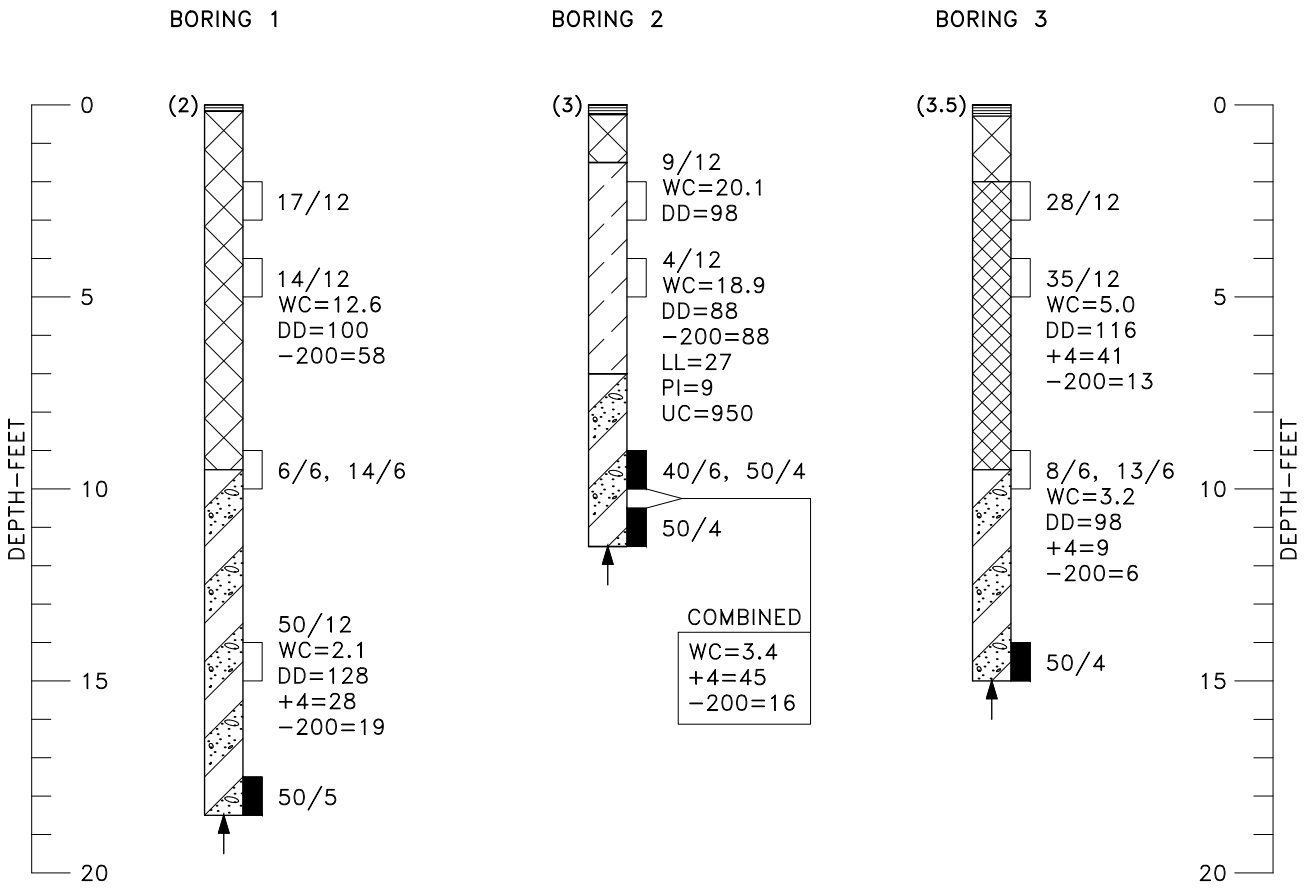
REFERENCE

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



25-7-668	Kumar & Associates	LOCATION OF EXPLORATORY BORINGS	Fig. 1

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25-7-668	Kumar & Associates	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND

(2) ASPHALT, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

FILL; SILTY CLAYEY SAND TO SANDY SILTY CLAY WITH GRAVEL, MEDIUM DENSE, MOIST, MIXED BROWN.

FILL; SILTY SAND AND GRAVEL, MEDIUM DENSE, MOIST, BROWN.

CLAY (CL); SILTY, SANDY, MEDIUM STIFF, VERY MOIST, RED–BROWN, LOW PLASTICITY.

GRAVEL AND COBBLES (GM–GP); SILTY TO SLIGHTLY SILTY, SANDY TO VERY SANDY, PROBABLE SMALL BOULDERS, DENSE, SLIGHTLY MOIST, GRAY–BROWN, ROUNDED ROCK.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

17/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 17 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

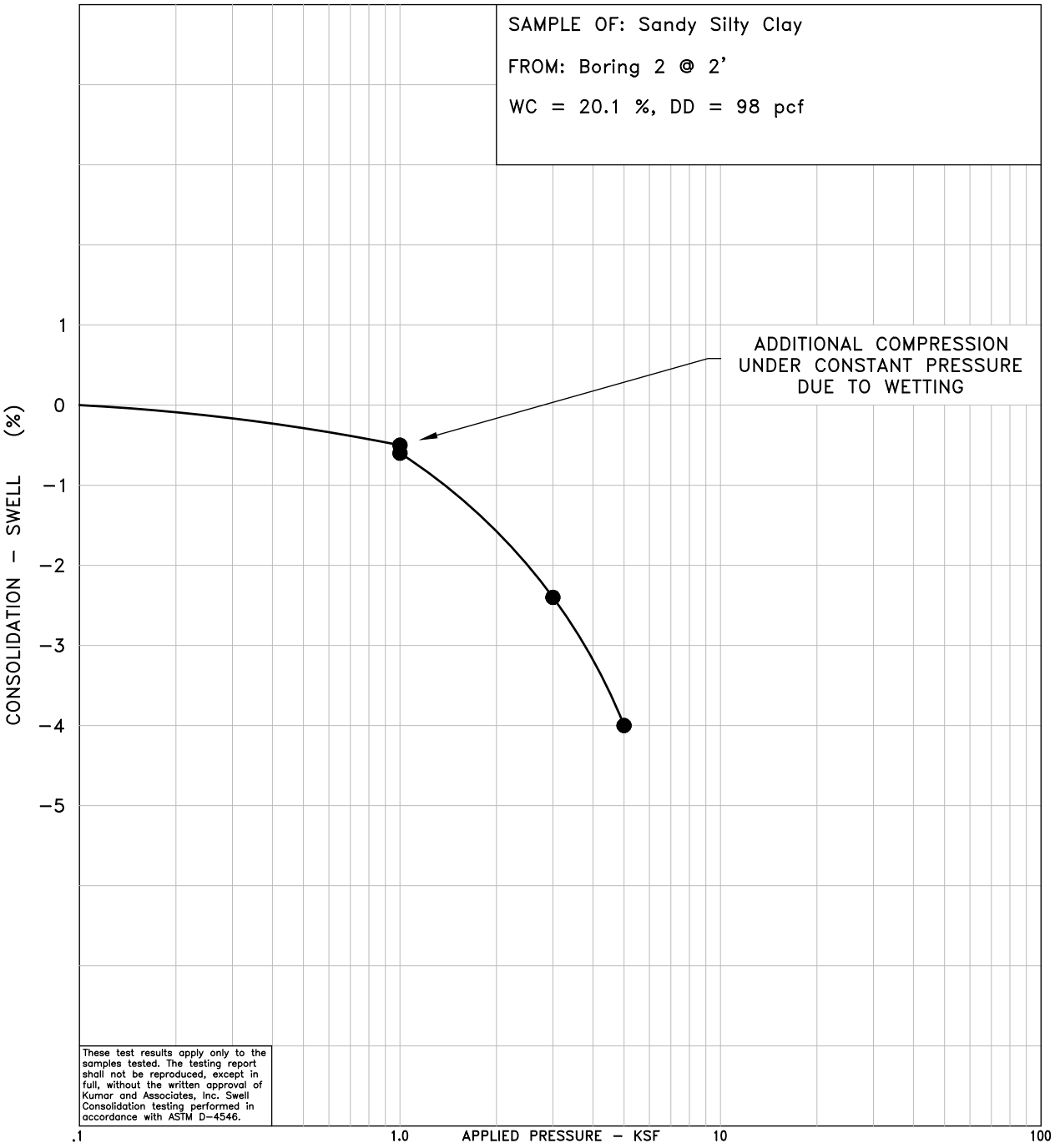
PRACTICAL AUGER REFUSAL.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON DECEMBER 9, 2025 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318);
   UC = UNCONFINED COMPRESSIVE STRENGTH (psf) (ASTM D 2166).

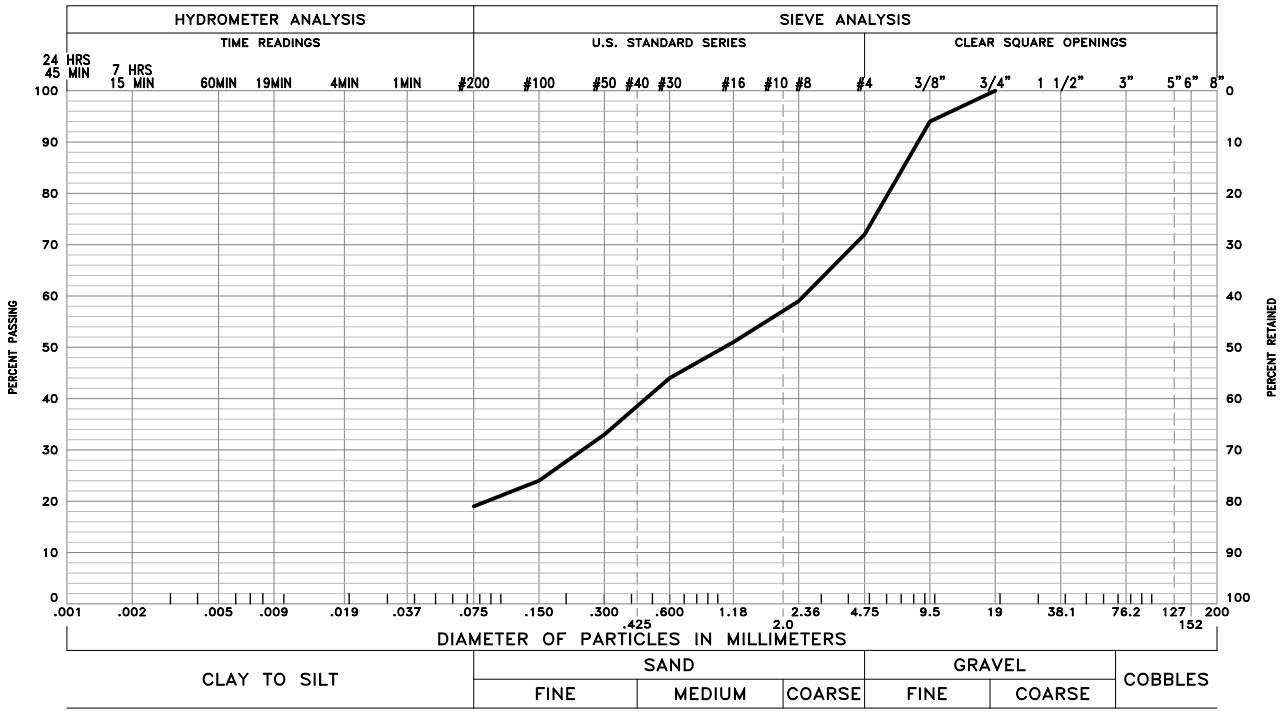
25–7–668	Kumar & Associates	LEGEND AND NOTES	Fig. 3

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25-7-668	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4

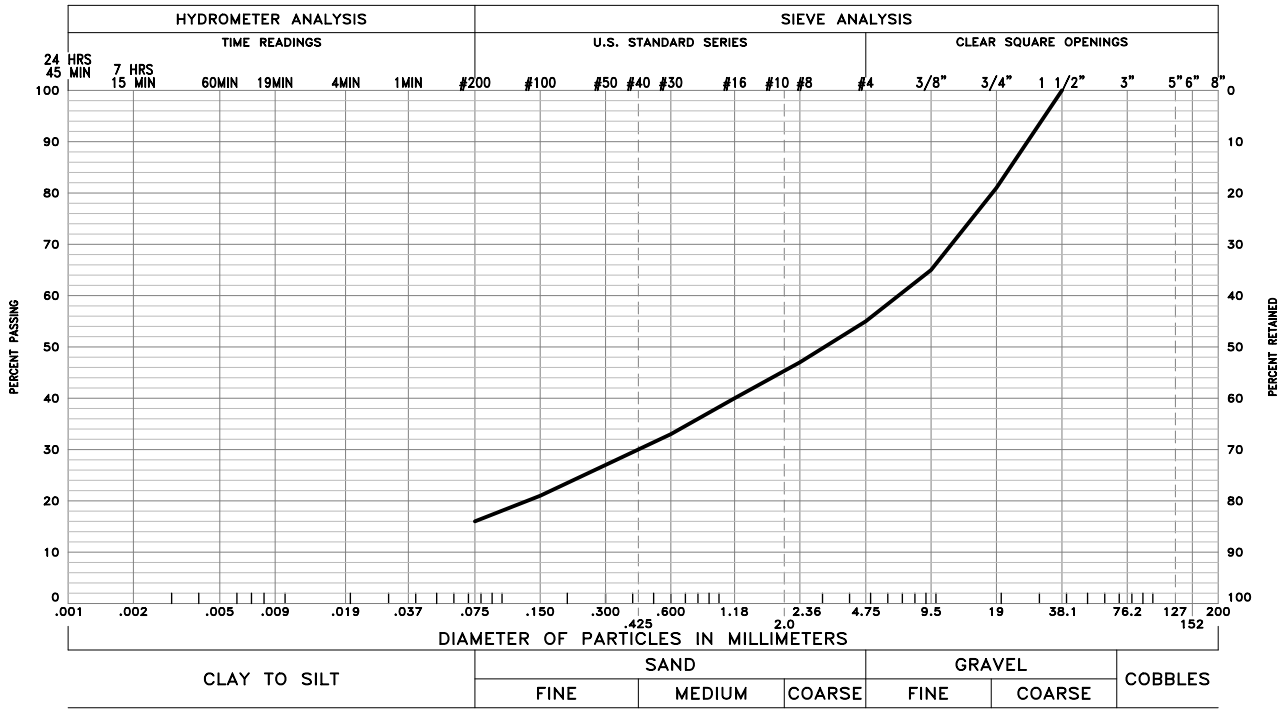
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GRAVEL 28 % SAND 53 % SILT AND CLAY 19 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Gravelly Sand FROM: Boring 1 @ 14'



GRAVEL 45 % SAND 39 % SILT AND CLAY 16 %

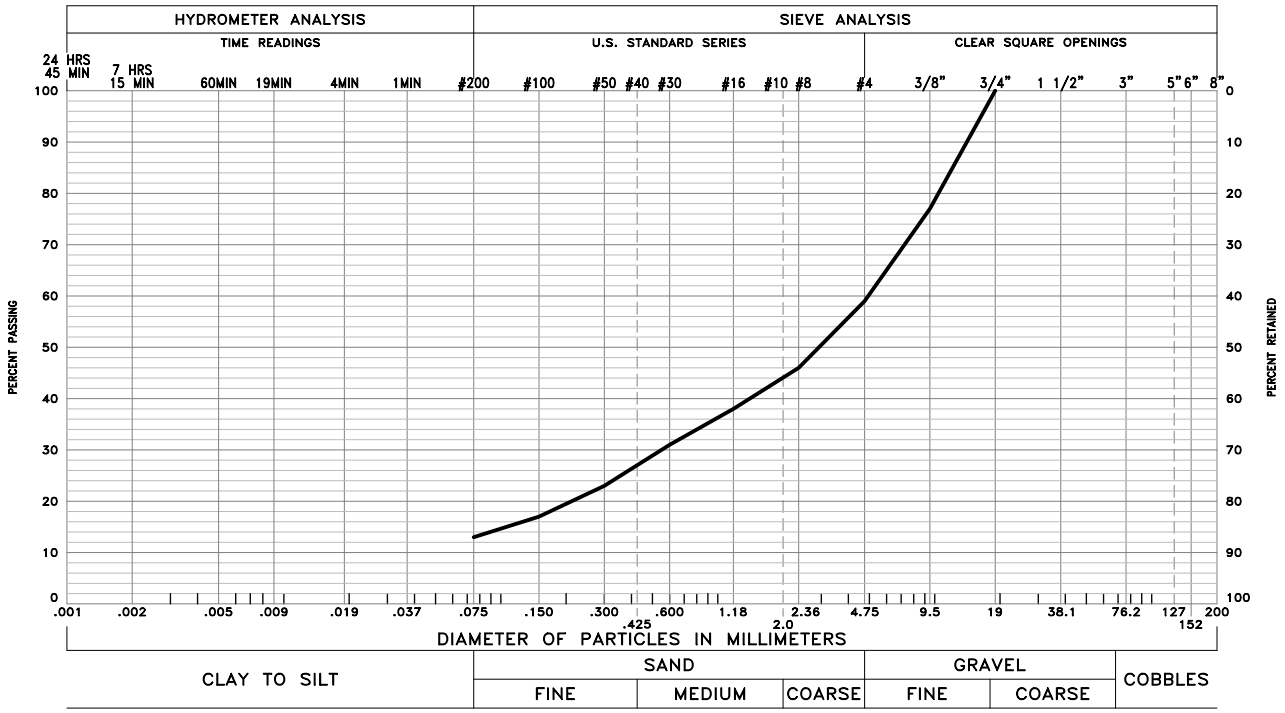
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 2 @ 9' & 10.5' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

25-7-668	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

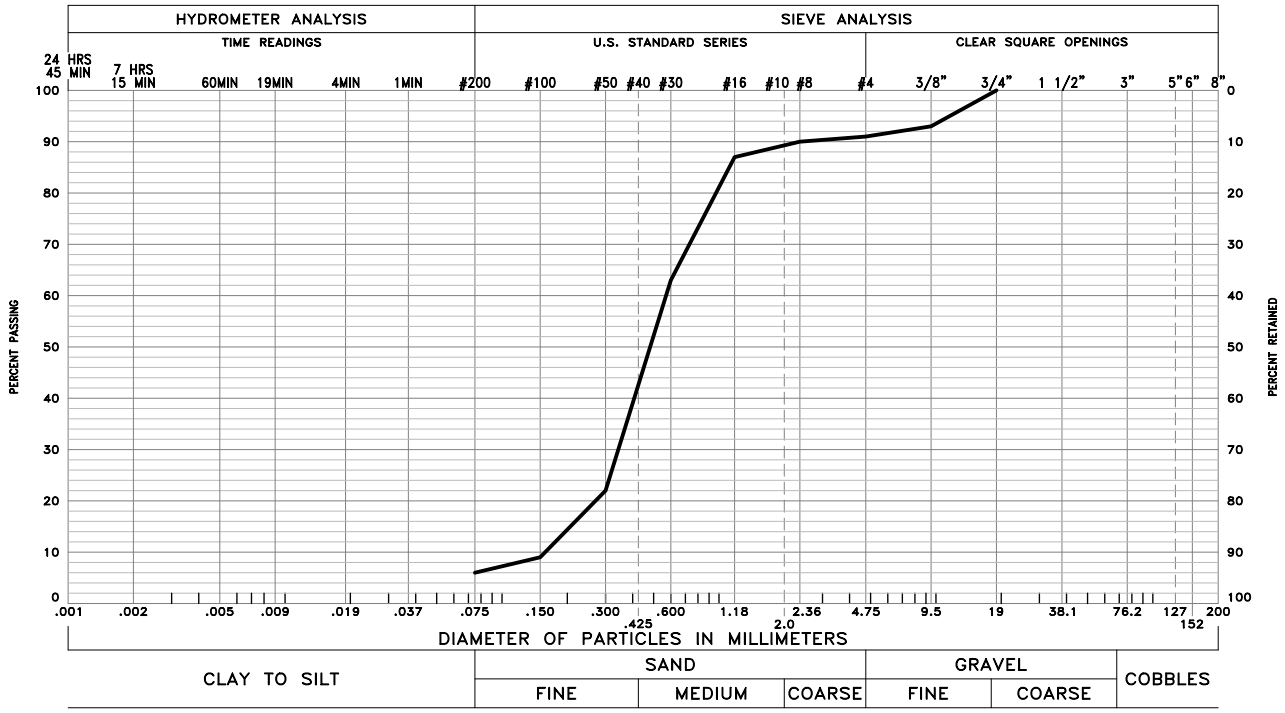
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GRAVEL 41 % SAND 46 % SILT AND CLAY 13 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel (Fill) FROM: Boring 3 @ 4'



GRAVEL 9 % SAND 85 % SILT AND CLAY 6 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Slightly Silty Sand with Gravel FROM: Boring 3 @ 9'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

25-7-668	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

December 22, 2025 - 09:28am
V:\Projects\2025\25-7-668 210 8th Street\Drafting\257668-05 to 06.dwg

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 25-7-668

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH	SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)	
1	4	12.6	100			58				Silty Sandy Clay with Gravel (Fill)
	14	2.1	128	28	53	19				Silty Gravelly Sand
2	2	20.1	98							Sandy Silty Clay
	4	18.9	88			88	27	9	950	Sandy Silty Clay
	9 and 10½ combined	3.4		45	39	16				Silty Sandy Gravel
3	4	5.0	116	41	46	13				Silty Sand and Gravel (Fill)
	9	3.2	98	9	85	6				Slightly Silty Sand with Gravel

Housing Plan – City of Glenwood Springs, Colorado

Project Overview

Address: 210 8th Street
Program: Mixed-use residential over retail
Configuration: Basement + 1st-floor retail + 2nd–4th floor residential
Total Residential Units: 24
Total Building Area (approx.): 30,000 SF total (residential + retail + basement)

Residential Program Summary (Revised with Deed-Restricted Units)

The residential component occupies floors 2–4 and is configured as a **workforce-oriented, predominantly 1- and 2-bedroom program**. The plan now formally incorporates **five deed-restricted units** at a fixed affordable rent, reducing overall rent volatility while supporting long-term compliance and financing stability.

Updated Unit Mix

- **1 Bedroom / 1 Bath:** 14 units
- **2 Bedroom / 1 Bath:** 10 units
- **Total Units:** 24

Deed-Restricted Component

- **Deed-Restricted Units:** 5 units
- **Restricted Rent: $1,861 / month per unit**
- **Location:** Distributed across residential floors (Units 3, 5, 11, 13, 19)

Average Rent: ~$4.03/SF (blended)

This mix targets: - Income-qualified workforce residents - Professional roommates - Singles and couples seeking efficient layouts

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Floor-by-Floor Housing Plan

Second Floor (5,518 SF | 8 Units)

- Mix of 1BR and 2BR units
- Includes **two deed-restricted 1BR units**
- Monthly residential rent: **$21,998**

Third Floor (5,518 SF | 8 Units)

- Mirrors second floor for construction and leasing efficiency
- Includes **two deed-restricted 1BR units**
- Monthly residential rent: **$21,518**

Fourth Floor (5,518 SF | 8 Units)

- Mix of 1BR and 2BR units
- Includes **one deed-restricted 1BR unit**
- Monthly residential rent: **$16,123**

Retail & Ancillary Uses

First Floor Retail (5,822 SF)

- Two primary retail bays at **$35/SF + NNN**
- Additional micro-retail / storage units
- Total monthly retail & storage rent: **$12,696**

Basement (3,567 SF)

- Building services and tenant storage
- Potential future amenity conversion

Housing Strategy & Positioning

Strategic Rationale

- Workforce units support entitlement and community alignment
- Smaller unit sizes improve rent efficiency
- Balanced affordability reduces lease-up risk

Strengths

- Stable blended rent profile
- Strong DSCR despite affordability requirements
- Reduced exposure to luxury rent volatility

Risks & Mitigation

- **Restricted rent growth:** mitigated by market-rate upside
- **Higher operating density:** offset by efficient unit layouts

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

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

(check applicable box and fill in the information)

After such examination on **January 16, 2026** which is not less than thirty (30) days before the date scheduled for the initial public hearing on the application for the development known as **210 8th Street**, notice was sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the below-named mineral right owner(s) as listed in the records of the County Clerk and Recorder, containing the time and place of the initial public hearing, and contact information of the Community Development Department, the nature of the hearing, the location and legal description of the property that is the subject of the hearing, and the name of the applicant(s). Notice was also sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the City of Glenwood Springs, containing the name and address of the mineral right owners to whom the foregoing notice was sent. A copy of the notices sent is attached hereto.

Listing of Mineral Right Owner(s) :	Address :
The Defiance Town and Land Company	**Unknown**

Such records do not identify any mineral right owners; or

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

Name: Candace Whipple
Applicant Signature

Whipple Development, LLC
Surface Owner's Signature

Candace Whipple
Print Name

Whipple Development, LLC
Print Name

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 6th day of February 2026, A.D.

Witness my hand and official seal

(SEAL)

LUCAS ABEL ANDRADE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254032688
MY COMMISSION EXPIRES OCT 23, 2029

Notary Public

My commission expires: Oct 23, 2029

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

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

Building Elevation Elements for every 30' - Section 070.040.090(e)(2) - We have included glazing that benefits the design of the individual unit layouts. Granted, it is not 30% but it is not all stacked at one end of the building or the other, but rather is evenly distributed throughout the elevation. We believe the code does not address that although the alley is a public right of way, it is a service access and not a public street or pedestrian right of way. Our roofline, is continuous, and we do have a nice parapet cap that does step 2 times on the East & West Elevations. One step is 6" and the other step is 12" these maintain a 30" height as allowable by code and the steps are caused by the floor level steps.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   The continuous 30" parapet will help to protect the traffic in the alley and the pedestrians around the building from falling snow and prevent icicles from forming during the winter months. If we were to step it down to create 2' changes in elevation there could be potential falling snow or icicles forming 4 stories above the ground which would be a hazard to the general public.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

The variance does conform to the Comprehensive Plan by adding much needed housing in the core and by promoting Transit Oriented living, enhancing the urban environment and incorporating green building principles. It also offers hignhdensity by providing 24 residential units on just a 7500 sf lot.

3. **The variance requested will not violate building or fire code requirements**

No building or fire codes will be violated by allowing this variance.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**

On the street facing elevation the code requirement is being met. On the alley facing elevation the intent of the code is being met with a considerable number of windows that are carefully placed in each unit and evenly distrubed along the elevation and also aligned on each level. This creates an interesting elevation when combined with the material variations that are part of the design.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

This lot has a service alley with a non-beautified alley facing building that is in the primary view of the east elevation. Since the M2 Zone allows for 0' setbacks we have left 6" of clearance for material variations and architectural projections within the lot while creating the most usable space for the tenant units.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The continuous parapet all the way around the building provides a streamlined finished look as opposed to other buildings that are currently in the area. Their parapets tend to stop abruptly at the corners where they turn away from the main street.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

We feel that the side of your building has an adequate amount of windows, considering the undesirable building elevation that will be a primary view only 14.5' away with a fire escape, no elevation changes no change in materials, less than 30% glazing and also exposed trash dumpsters.

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

The variance is requested to compensate for the afore mentioned conditions that are specific to this site. If the east side of the building faced a primary street with pedestrian traffic we would indeed feel the codes would be appropriate. However, since the access is primarily a service access with an undesirable view we feel that an exception is warranted.

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

The number of windows would have to be increased more than 250% to meet the 30 percent requirement which as stated before would not be beneficial to the future tenants due to the lack of an attractive view on the first 3 levels facing towards the east. Also, in such an urban environment as the site is located within the privacy could only be maintained by keeping curtains or blinds closed much of the time and especially at night. With a parapet height of over 30" there would be structural (wind) issues and a regular variance would be required, which would delay the project by an undefinable length of time.

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

Building Elevations Facing Public ROW Requiring 30% Glazing - Section 070.040.090(e)(2)(d) - We have included glazing that benefits the design of the individual unit layouts. Granted, it is not 30% but it is not all stacked at one end of the building or the other, but rather is evenly distributed throughout the elevation. We believe the code does not address that although the alley is a public right of way, it is a service access and not a public street or pedestrian right of way.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   The North Elevation does meet the code requirement with 31% Glazing. There is no conceivable harm to the public health, safety or welfare by having less than 30% glazing on the East Elevation which is the Alley side.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

The variance is in conformance with the Comprehensive plan because the project provides growth that is Transit Oriented and is a compact urban form that creates the potential for growth by adding 24 rental units and 2 retail/commercial units that are in short supply in the downtown core. The project also maintains high quality design elements and provides valuable infill by replacing a paved parking lot. This project will also add to the community by adding commercial goods and services with the potential for a cafe or market.

3. **The variance requested will not violate building or fire code requirements**
There will be no building or fire code violations due to the variance.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**
The general intent of the code is to have attractive design elements which our building does by providing evenly destributed glazing on the elevations facing the public right of way and uses high quality materials such as brick, limestone and sandstone elements.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

The site has 42" of natural grade change and the building has been designed to step with it and remain at the allowable height limit of 40'

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The amount of glazing provided is far in excess of the adjacent properties and is evenly distributed across the elevations and provides adequate light and ventilation to the units contained within.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

We feel that the side of our building has an adequate amount of windows, considering the undesirable building elevation that will be a primary alley view only 14.5' away with a fire escape, no elevation changes no change in materials, less than 30% glazing and also exposed trash dumpsters.

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

The variance is requested to compensate for the afore mentioned existing conditions that are specific to this site. If the east side of the building faced a primary street with pedestrian traffic we would indeed feel the code's 30% glazing requirement would be appropriate as we have complied with on the North Elevation facing 8th Street. However,since the access is primarily a service access with an undesirable view we feel that an exception is warranted.

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

The number of windows would have to be increased more than 250% to meet the 30 percent requirement which as stated before would not be beneficial to the future tenants due to the lack of an attractive view on the first 3 levels facing towards the east. Also, in such an urban environment as where the site is located, the privacy could only be maintained by keeping curtains or blinds closed much of the time and especially at night. This would detract from the enjoyment of the tenants.

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

Design Variance 3 - Roofline Variation Section 070.040.090(e)(4) - The roofline, is continuous, and we do have a nice parapet cap that does step 2 times on the East & West Elevations. One step is 6" and the other step is 12" but they are not 2' and do not occur every 30'. However, they do maintain a 30" height as allowable by code and the steps are caused by the floor level steps.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   The continuous 30" parapet will help to protect the traffic in the alley and the pedestrians around the building from falling snow and prevent icicles from forming during the winter months. If we were to step it down to create 2' changes in elevation there could be potential falling snow or icicles forming 4 stories above the ground which would be a hazard to the general public.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

The project does conform to the Comprehensive Plan by adding much needed housing in the downtown core and by promoting Transit Oriented living, enhancing the urban environment and incorporating green building principles. It also offers high density by providing 24 residential units on just a 7500 sf lot.

3. **The variance requested will not violate building or fire code requirements**

No building or fire codes will be violated by allowing this variance.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**

On the street facing elevation the code requirement is being met. On the alley facing elevation the intent of the code is being met with a considerable number of windows that are carefully placed in each unit and evenly distrubed along the elevation and also aligned on each level. This creates an interesting elevation when combined with the material variations that are part of the design.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

This lot has a service alley with a non-beautified alley facing building that is in the primary view of the east elevation. Since the M2 Zone allows for 0' setbacks we have left 6" of clearance for material variations and architectural projections within the lot while creating the most usable space for the tenant units.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The continuous parapet all the way around the building provides a streamlined finished look as opposed to other buildings that are currently in the area. Their parapets tend to stop abruptly at the corners where they turn away from the main street.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

We feel that the side of the building has an adequate amount of Height Variation considering the undesirable building elevation that will be a primary view only 14.5' away with a fire escape, no elevation changes, no change in materials, less than 30% glazing and also exposed trash dumpsters.

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

The variance is requested to compensate for the afore mentioned conditions that are specific to this site. If the east side of the building faced a primary street with pedestrian traffic we would indeed feel the codes would be appropriate. However, since the access is primarily a service access with an undesirable view we feel that an exception is warranted.

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

With a parapet height of over 30" there would be structural (wind) issues and a regular variance would be required, which would delay the project by an undefinable length of time.

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

Design Variance 4 - Required Glazing on primary Facade - Section 070.040.090(e)(8)(g)(3) - The glazing of the primary facade at the street level is a 61.8% which is almost within the 65% to 80% Glass required by the code.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   We feel that this percentage of glazing very close and the reason it is just shy of the requirement is that we have a sandstone "kick" base at the bottom of the glazing for the protection of the glazing from pedestrians on the sidewalk and to prevent damage when shoveling snow or when the snow plow clears the street. There is no harm to the public health, safety and welfare by not having the glazing reach all the way to the level of the sidewalk.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

The variance requested does conform to the Comprehensive Plan by adding a vibrant pair of retail spaces at the front facade with a substantial amount of glazing and an open and inviting appearance that is in the character that exists in Glenwood Springs, Colorado.

3. **The variance requested will not violate building or fire code requirements**

No building or fire codes will be violated by allowing this variance.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**

We have a nearly continuous glazed facade at the street level with minimal space for structural considerations. The intent of the code is being met with a considerable number of windows that are carefully placed in each retail unit along the elevation the elevation is also symetrical as well as being balanced with long lasting material selections.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

There is nothing unusal or exceptional about the 8th Street (North) facing first level facade.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The only benefit of the slight reduction in glazing is a safer sidewalk for pedestrians and the community in genera.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

We feel that the North side of the building has an adequate amount glazing and is interesting, high quality and incorporates traditional materials in a slightly modern fashion.

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

The variance is requested to allow for the afore mentioned protection of the glazing and the pedestrians passing by.

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

No hardship would be create,d unless the glazing has to be increased, and then it becomes damaged or harm comes to a pedestrian.

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

Design Variance 5 -Vertical Articulation (Section 070.040.090(e)(8)(d)(3) and Section 070.040.090(e)(8)(d)(2)

On the North elevation we have vertical articulation of only 6" in depth due to the building being within 6" of the property line. These occur on the left and right sides with the trim around the windows which project out from the brick face of the building. They are also approximately 33'-6" apart. The code specifies that must be 2" in depth and 1' wide. Ours are 7'-8" wide and only 6" in depth

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   No harm to the public health, safety or welfare is created by this requested variance.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

The variance requested does conform to the Comprehensive Plan by adding a new mixed-use building with an attractive front facade with a substantial amount of glazing, a mixture of high quality materials and a character that fits into downtown Glenwood Springs in general appearance and functionality.

3. **The variance requested will not violate building or fire code requirements**

No building or fire codes will be violated by allowing this variance.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**

We have a two clearly defined vertical elements on either side of the elevation. They exceed the 1' in width substantially but do not meet the 2' in depth as stated in the code. This is done to prevent impacting the floor plans of the residential units and we feel that substituting the wider element for the depth is a fair request. the third component of vertical articulation that we have is the signage atop the parapet that creates and element of interest in the middle of the 33'-6" of separation of the flanking vertical elements. Overall this elevation seems well balanced and in the character of other period buildings in the downtown core.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

There is nothing unusal or exceptional about the 8th Street (North) facing facade.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

The only benefit of the vertical articulation as it is designed it to maintain the best floor plan for the units that face North that we can. We also think that this design fits nicely into the surrounding community in the Downtown core.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

We feel that the North side of the building has an adequate a lot if interesting design elements and high quality materials and gives the future tenants of the building the best use of space within their units.

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

The variance is requested to allow for the afore mentioned use of the building area for the tenants' benefit.

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

Some hardship could be entertained when you look at the added structural complexity that a 2' recess would cause above the recessed entry for the apartments' lobby. I am not sure what the impact would be financially, but I am sure it would be quite complex and expensive to incorporate.

Design Variance Criteria

Instructions

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

2. It is important to remember that the decision to approve or deny a design variance is a discretionary action based on how well you meet the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a design variance is truly warranted. In the box below, please check which variance criteria the requested variance meets. A design variance must meet all criteria in Section A and at least four criteria in Section B.

Design Variance type

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

• Building Scale and Massing - Section 070.040.090(e)(8)(a)(2)(ii) We have very nice tower effects created on both sides of the 8th street elevation. We chose not to step back the building because it would cause the following problems: 1. If we create balconies there, tenants primarily use them for storage for items like bicycles and kayaks. We provide storage in the basement and have bicycle storage on the 1st floor.2. There would be a snow collection problem and possible water leaks since this elevation faces north. 3. Making a step back would reduce 2 of the units from 2 bedrooms to only 1 which reduces our offerings.

Variance Criteria Section A – Design Variance must meet the following 3 criteria

1. **Explain how you the requested variance does not harm the public health, safety, or welfare**

   This variance would not harm the public health, safety or welfare. In fact it protects the public from potential falling snow and icicles that could form and fall on pedestrians below.

2. **The variance requested is in general conformance with the Comprehensive Plan and the stated purpose and intent of the Code including specific regulation for which the regulation is sought.**

We believe that the alternative materials and window designs conform to the comprehensive plan by providing high quality design and materials to vitalize the downtown core.

3. **The variance requested will not violate building or fire code requirements**

There are not building code or fire code effects by not having step-backs on the North Elevation.

Variance Criteria Section B – Design Variance must meet at least four (4) of the following criteria

1. **The requested variance advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard**

We believe that the goals of the code are to enhance the downtown core with quality mixed-use projects that offer retail opportunities for the community to enjoy and residential options for a community that truly needs more housing.

2. **The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

Stepping back the building on the North Elevation will only cause the possibility of snow and ice falling on pedestrians.

3. The requested variance results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard

As previously stated the building looks good with the tower effect of the design, Also, there will be no eyesore storage on a balcony. The buildings on either side are also quite tall and do not have step-backs either.

4. The requested variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property

As previously stated a major benefit to not recessing the facade is that we have two more 2 bedroom units than we would if we recessed the two corners facing 8th Street to the North.

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

We feel that the change in materials and alternate windows on the corners offer enough interest to no need a step-back.

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

There would be a significant risk of moisture infiltration on the building, possible liability from falling snow and icicles, as well as reducing the most valuable 2 bedroom units to only 1 bedroom causing them to rent for much less.

210 8TH Street – A mixed use project proposed for downtown Glenwood Springs

Whipple Development, LLC has submitted the design for a Mixed-use Project with Retail Use on the Ground Floor, 3 Floors of Apartments with a full-basement designed by Steve Hopkins for your review and preliminary. This building will be beneficial to Glenwood Springs in a number of ways: Primarily it will provide 24 Apartment Units with a mix of 1 & 2 Bedroom layouts. It will also provide 2 Retail Units for businesses to occupy on the 8th Street frontage with separate entrances and expansive glass storefronts. The building is designed to be a slightly modernized version of the traditional architectural style found in the City of Glenwood Springs and uses a mixture of Brick, Limestone and Stucco with Sandstone and Metal Accents.

The First Floor includes the following:
2 Retail Spaces of 2203 sf and 2539 sf. Each with an office and a restroom
1 Lobby for the Apartment tenants with a mail room
1 Property Management Office with a restroom
1 Laundry Room and a Trash room for the tenants
1 Bicycle Garage for 20+ bicycles
2 Sets of Stairs and an Elevator

The Basement includes the following:
2 Storage rooms for the retail tenants.
4 Private Secure Storage rooms for all of the apartment tenants
1 Electrical Room
1 Mechanical Room
1 Janitor's closet
2 Sets of Stairs and an Elevator with a control room

The 2nd, 3rd and 4th Floors will each floor provide the following:
5 One Bedroom, 1 Bathroom Apartments with areas from 532 sf to 643 sf.
3 Two Bedroom, 1 Bathroom Apartments with areas from 804 sf to 912 sf
5 of these apartments will be rent controlled per the city code

Since the site is in the M2 Zoning District it has 0' setback requirements and also no parking is required. All of the sides of the building have been held back from the New Easement and Property lines by 6" to allow for materials and architectural features. We would appreciate being able to have some planters on the public easement facing 8th Street since the sidewalk is an ample 11' wide. We have also gone to great lengths to record a new easement for the neighboring property to the West and have an agreement with the owners for its use and maintenance in place, as well. Although this building will be taller than the adjacent buildings it is still within the allowable height for the M2 Zone which allows for 40 feet without a special

review or requiring a Major Site Development Review. We have designed it to have 11' from floor to floor on the first level and 9'-8" floor to floor and roof for the upper 3 floors with a 2'-6" parapet. We have added some architectural arches to meet the 2'-0" of vertical articulation and also added some recessed window areas int the 2nd Retail unit to provide 2'-0" of horizontal articulation. We have also added a limestone base with a cap on the east side to delineate the 1st Floor from the floor above. Additionally, Sandstone bands have been added to delineate the upper floors. One of the design standards for Fenestration on the Public Easement (Alley) on the east side is not practical for us to meet, for Energy compliance and also for the fact that it would increase the displeasing view of a non-compliant alley facing side of a building that was created before the current code was enacted, unenclosed trash dumpsters and a parking lot. Another area that we have tried to comply is on the percentage of glazing on the 1st floor facing north towards 8th Street. We are just 3% shy of the required 65%, because we have included a sandstone base, which we feel is wise to protect the glazing from pedestrians, snow shoveling and street plowing that occurs in the winter.

Please approve this revised design and understand that we have made every attempt to try and adhere to the design requirements for Mixed Use Buildings in the M2 Zone of the Glenwood Springs, Downtown Core. Please approve our application for this project, and allow us to move forward, with the current design, into the Engineering phase.

Bryana,

I don’t see in the notice regarding the hearing for 210 8th Street any information regarding parking. It is important to have parking. Also, please note, as I am a property manager for over 125 properties, it is more difficult to find tenants with the addition of the apartments up at the Meadows. I do not believe we need to allow any more additional housing units at this time since we are not able to find tenants to find the existing homes. I absolutely believe no variances should be allowed at this time either. There is no reason to rush more housing through. I offer some of the least expensive homes in town since I have a client that focuses his rents on the 80% AMI. Please share my email with the planning commission prior to this hearing.

Thank you.



Planning and Zoning Commission Report

Date:	February 24, 2026
To:	Planning and Zoning Commission
From:	Jim Hardcastle, Long Range Principal Planner
Subject:	Work Session Regarding Section 070.040.050 - Landscaping, Screening, and Fencing

Please refer to the attached staff report and attachments.

ACTION ITEMS

Recommendation to City Council

BACKGROUND

See Attachments

PROJECT SUMMARY

See Attachments

REVIEW CRITERIA AND STAFF ANALYSIS

None

REVIEWING AGENCY COMMENTS

None

ACTION ITEMS & STAFF RECOMMENDATIONS

Recommendation to City Council

Suggested Findings:
See Attachments

Planning and Zoning Commission Memo

Date	February 24, 2026
Planning File Number	Not applicable
RE:	Work Session: Municipal Code Section 070.040.050 Landscaping, Screening, and Fencing
Staff	Jim Hardcastle, Long Range Principal Planner

BACKGROUND/PURPOSE

Regarding Title 070 - Development Code of *Glenwood Springs Municipal Code*, Economic and Community Development Department staff assist the public by providing clear and concise interpretation of applicable regulations to applicants, contractors, planners, architects, engineers, and others. From time to time, inconsistencies in Section 070.040.050 - Landscaping, Screening, and Fencing have been identified which are difficult to interpret or apply. Therefore, staff requests the Planning and Zoning Commission review the recommended redline changes as noted in the attached document. Additionally, the recent passing of Colorado State Senate Bill 24-005 (SB5) requires local compliance in reducing outdoor water demands and for communities "without adversely impacting quality of life or landscape functionality." The city is also responsible for implementation of the Colorado Wildfire Resiliency Code beginning July 1, 2026. The attached document outlines proposed redline changes for consideration. Additions are underlined and deletions are ~~struck through~~. Below is a summary of the proposed revisions.

-Applicability of landscaping, water efficiency, fencing and retaining wall standards;
-Permitted plant species lists;
-Allowed locations of combustible organic material;
-Tree spacing and pruning specifications;
- Mechanical equipment locations; and
-Combustible fencing locations.

Next Steps
Staff will make adjustments based on the discussion in this work session and following up with a Code Amendment for consideration by Planning and Zoning Commission.

070.040.050 Landscaping, Screening, and Fencing.

(a) *Purpose.* The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:

(1) Protect and enhance the visual appeal of Glenwood Springs;

(2) Contribute to high-quality development;

(3) Improve air quality;

(4) Buffer potentially incompatible neighboring land uses;

(5) Mitigate the environmental and visual impacts of surface parking areas;

(6) Protect residential and commercial property values; and

(7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.

(b) *Applicability.*

(1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).

(2) *Exemptions.*

a. Single- and two-family residential uses except Subsection 070.040.050(c)(3), Water Efficient Landscape Standards, 070.040,050(d), Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.

b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040,050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.

c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area provided that any existing compliant landscaping remains unaltered, except Subsection 070.040,050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.

(c) *General Landscaping Standards.*

(1) *Minimum Landscaped Site Area.*

a. The minimum percentage of site area required to be landscaped is established for each zoning district in Section 070.020.020, Summary of Dimensional Standards.

b. Except for areas with native vegetation cover, any part of a site not used for building coverage, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.

(2) *Type and Amount of Plant Material.*

a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.

b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).

c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:

i. Relevant activity type.

ii. Activity-appropriate dimensions.

iii. Number of persons served and frequency of use.

iv. Presence of facilities and/or other recreational amenities.

d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.

e. Plants shall be selected from the Glenwood Springs, Parks and Recreation Department's Landscaping Species Guide. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

Table 040.5: Minimum Plant Material and Standards

Plant Material	Minimum Amount	Species and Size Standards
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas	**Deciduous:** minimum caliper 2.5 inches (understory ornamental trees may be two-inch caliper) Ball and burlap trees must have burlap and cage removed prior to planting.
		Evergreen: (a) Minimum height of six feet; (b) Shall not exceed 50 percent of total required trees; (c) If provided, ten percent of evergreen trees shall have a minimum height of ten feet. (d) Ball and burlap trees must have burlap and cage removed prior to planting.
		Shrub substitution: Up to 50 percent of required trees may be substituted with shrubs (above required amount) at a rate of ten shrubs = one tree. All such shrubs shall comply with the standards in this table.
Shrubs	One shrub per 100 square feet of site area required to be landscaped in addition to those required for parking areas	(a) At least 20 percent of required shrubs shall be an evergreen species; (b) Shall be a minimum of five gallons in size and shall grow to a minimum height of one foot at maturity; (c) If used for screening requirements in Subsection 070.040.050(f), shall grow to a minimum height of four feet at maturity.
Perennials	One perennial per 50 square feet of site area required to be landscaped	(a) shall be a minimum of one gallon in size; (b) shrubs (above required amount) may be substituted for perennials at a rate of one shrub = five perennials.

(3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:

a. *Soil Amendment.*

i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.

ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) precent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.

b. *Mulch.*

i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.

ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.

iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.

c. *Plant Selection and Grouping.* Plant materials shall be considered and selected ~~for~~ based on water efficiency, drought tolerance, ~~use of~~ nativeness, ~~or~~ and climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well as geologic and topographical conditions.

i. Plants shall be selected for water efficiency from those designated “Drought Tolerant” ~~from the water efficient plant list~~ as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guide.

ii. Hydrozones required.

a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.

b. Plants from the same water use zone shall be grouped together ~~on~~ in the same irrigation zone.

c. Water use zones shall be consistent with ~~the water smart plant list~~ the Parks and Recreation Department's Glenwood Springs Landscaping Species Guide. ~~as adopted by City Council and amended from time to time.~~

d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

iii. The landscape design shall promote and preserve native and climate adaptive species and natural areas. Native species shall account for seventy-five (75) percent of provided plants and these must be drought tolerant species.

d. The total amount of high-water use zones on a property shall not exceed fifty (50) percent of the total landscaped area. Turf grass areas designated and approved as functional turf, landscape areas dedicated to gardens and food production, and trees in tree grates, shall be excluded from the total landscaped area under this requirement.

e. The use of high irrigation plantings shall be limited to high use areas with high visibility or functional needs.

f. Plants from a high-water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.

g. *Turf.*

i. Very high- and high-water use turf grass is prohibited.

h. The developer of a property may submit an application to the Director requesting consideration for a waiver for functional turf that is very-high or high-water use turf grass that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:

i. Activity type.

ii. Activity-appropriate dimensions.

iii. Number of persons served and frequency of use.

iv. Location in proximity to similar turf areas.

v. Public access and proximity to roadways.

vi. Presence of facilities and/or other recreational amenities.

vii. Irrigation efficiency.

(4) *Location of Required Plant Material.*

a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.

i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting" by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.

ii. The pruning of tree crowns shall include the fully vegetated width (also known as a Drip Line, as noted in Figure 040-4:) and height, shall occur as necessary to maintain more than a 10 feet clearance from any structure and maintained at a minimum of 10 feet from other tree crowns; to include trees within the right-of-way.

iii. Shrub locations shall be selected and maintained to be greater than 10 feet away from the edge of adjacent tree branches.

b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.

c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.

d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

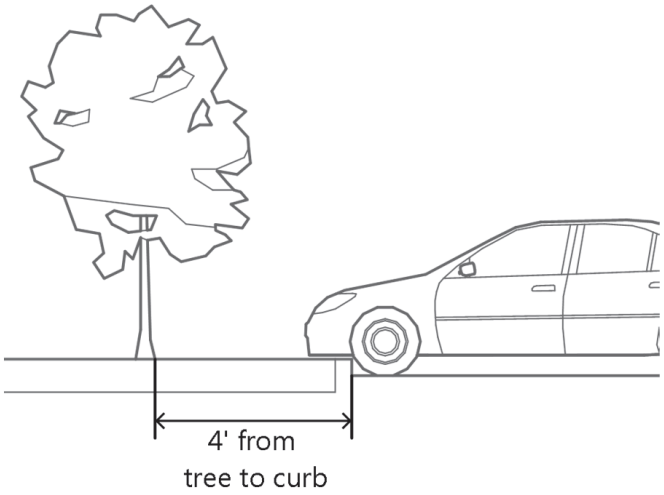


Figure 040-3: Vehicle Overhang

(5) *Credits for Tree Preservation.*

a. *Amount of Tree Preservation Credit.*

1. The number of trees preserved can be credited toward the total number of trees required for the development to meet the landscaping requirements of this Section. Credit shall be applied on a one-for-one basis, unless the Director approves an alternate ratio to encourage tree preservation.
2. The Director shall determine whether or not credit shall be granted for existing trees.
3. Tree species that are not acceptable to receive credit under this standard include, but are not exclusive of Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list.

b. *Procedure for Evaluating Existing Trees.*

1. Existing trees intended for preservation shall be evaluated by a licensed arborist prior to submitting and application for development, or prior to issuance of a grading or building permit. The arborist's written evaluation shall include an assessment of the likelihood of the survivability of the trees based on proximity to any grading activity on the site and recommendations for tree preservation during grading and construction activities.
2. Based on the licensed arborist's evaluation, the development may receive credit for existing trees provided that all of the following criteria are met:
   i. The trees are each a minimum of four-inch caliper in size;
   ii. Any grading, digging, and/or site preparation activities shall not be permitted within the drip line (Figure 040-4) of the trees intended for preservation; and

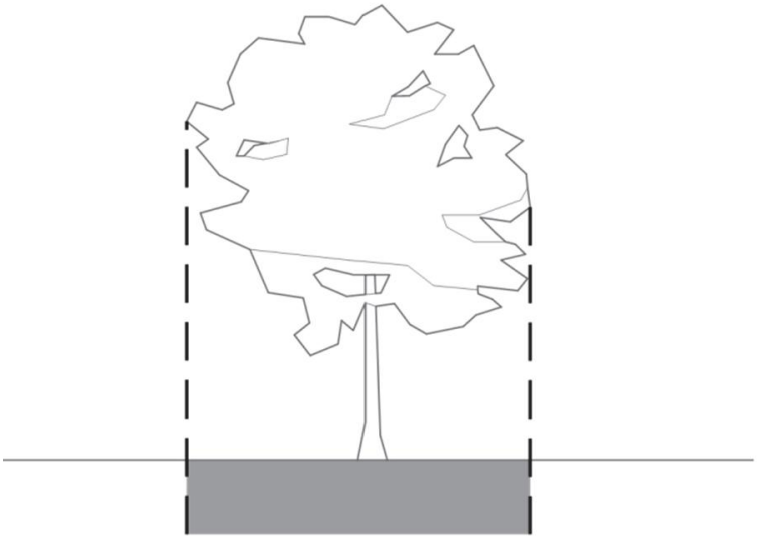


Figure 040-4: Drip Line

iii. Trees intended for preservation shall be shown on the landscape plan with caliper size and drip line noted.

(d) *Streetscape Requirements.*

(1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	**Residential:** one tree per 35 feet street frontage; **Mixed-Use:** one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks; (b) evergreen trees are prohibited as street trees in the planting strip; (c) where overhead utility lines are present, select a variety of tree that, at

				maturity, grows no higher than the lowest utility line; (d) trees shall be spaced 30 feet apart on center unless alternative spacing is approved by the Director. (e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director. (f) Ball and burlap trees must have burlap and cage removed prior to planting.
Planting Strip	Minimum five feet in width (from back edge of curb)	Minimum five feet in width (from back edge of curb); however, the Director may waive this requirement based on existing conditions along the block face provided landscape elements are used to define the edge of the property in the absence of a planting strip.	Minimum five feet in width (from back edge of curb)	(a) shall include a combination (at least two) of the following: trees with max. 40-foot maturity height, shrubs, native or climate adaptive grasses, native plants, drought-tolerant or low-water plants, perennials, or annuals; (b) in the Downtown Core, grasses or low-water use turf may only be used for residential or mixed-use

				development; (c) up to 40 percent of the planting strip may be hard surfaced with concrete, brick, composite pavers, stone, or rock-type mulch.
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities shall be designed and installed pursuant to the Glenwood Springs Downtown Sstreetscape Mmanual.

(2) *Location of Street Trees.*

a. Unless otherwise permitted in this Section, street trees shall be located within the designated planting strip.

b. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.

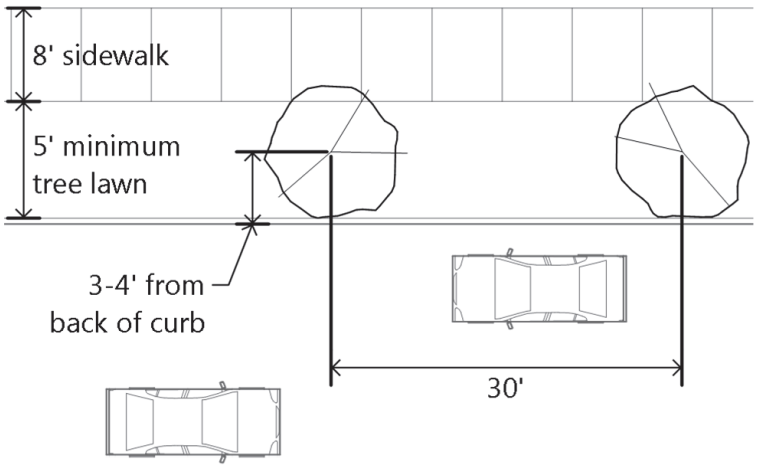


Figure 040-5: Location of Street Trees

(e) *Parking Area Landscaping.* See Subsection 070.040.060(h)(6), Parking Area Landscaping.

(f) *Screening, Fences, and Walls.*

(1) *Screening Standards.*

a. *Credits Toward Required Landscaping.* Any landscaping provided to meet screening standards will be credited towards the overall landscaping requirements enumerated in this Section.

b. *Screening Loading and Outdoor Storage Areas.* Loading and outdoor storage areas shall be screened from view of public rights-of-way and from adjacent residential land uses or districts using any one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screen.

c. *Screening Refuse Containers.*

1. *Enclosures Required.* Refuse containers shall be located within an enclosure.
2. *Location.* Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.
3. *Design and Materials.* Refuse container enclosures shall be of sufficient height to screen containers, but shall not exceed six (6) feet in height unless screening a refuse container taller than six (6) feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal. Refuse containers shall comply with the provisions set forth in Article 100.010.060 of the Municipal Code. (Figure 040-6)

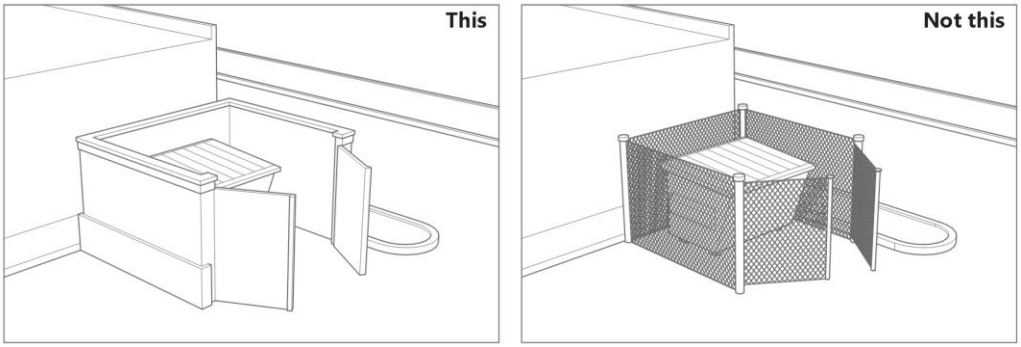


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way, and shall be a sufficient mature height to provide a permanent, opaque, and year-round screen.

d. *Screening Mechanical and Utility Equipment.* All mechanical and utility equipment including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, and electric and gas meters shall be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, pursuant to the following standards:

1. *Location.*
   i. Ground-mounted mechanical and utility equipment shall be located outside of sight distance triangles in order to avoid obscuring vision at intersections.
   ii. To the extent practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.
2. *Design.*

i. Materials. Materials used for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited unless otherwise approved by the Director through the alternative compliance procedure.

ii. Ground-Mounted Equipment. Ground-mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one (1) or a combination of the following: (Figure 040-7)

a. Decorative wall, fence, or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or

b. Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan.

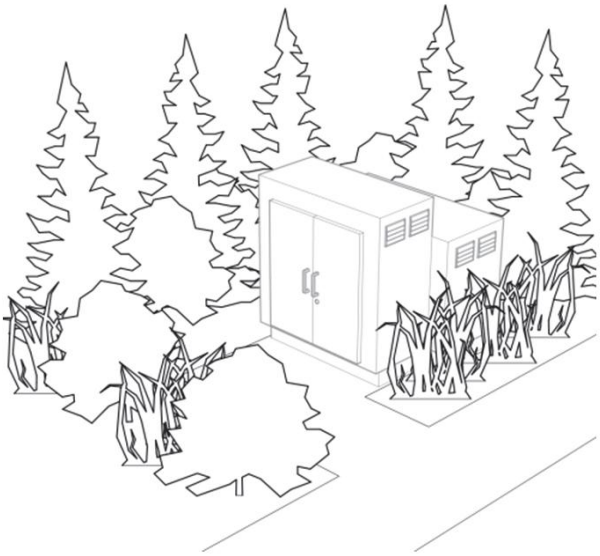


Figure 040-7: Screening Ground-Mounted Equipment

iii. Fire Hydrants.

a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.

b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.

iv. Roof and Exterior Side-Mounted Equipment.

a. Roof and exterior side-mounted equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:

1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted equipment may have upon those surrounding residential land uses.
2. The number and size of roof and exterior side-mounted equipment. The greater the number and/or size, the more screening may be warranted.

b. Roof and exterior side-mounted equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mechanical equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

(2) *Fence Standards.*

a. *Location and Design.*

1. Fences other than those used for screening pursuant to Subsection 070.040.050(f)(1), and that are constructed within the front yard setback, along corner side lot lines, or are adjacent to a public right-of-way, shall be at least sixty (60) percent transparent.
2. Fences located in a required front yard setback shall be no more than four (4) feet in height.
3. Fences located in a required side or rear yard setback shall be no more than six (6) feet in height.
4. Fences shall conform to maximum height requirements when located within a sight distance triangle, as defined in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.

b. *Fencing Materials.*

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
   i. Natural stone;
   ii. Brick;
   iii. Stucco;
   iv. Wood;
   v. Decorative concrete block;
   vi. Metal, as in wrought iron;
   vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
   viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
   ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
   i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
   ii. Corrugated or ribbed metal;
   iii. Corrugated plastic;

iv. Plastic and vinyl; and

v. Barbed wire.

c. *Fencing Color.*

1. Fencing shall be low reflective, and earth-toned in color.
2. Fences constructed of metal, wrought iron, or similar material may be black.
3. Galvanized, shiny, white, off-white, or other light colors that can be observed from a distance are prohibited except that white or off-white wooden picket fences shall be permitted for residential applications.

(3) *Retaining Wall Standards.*

a. *Location and Design.*

1. Retaining walls shall be designed in accordance with applicable building codes, Engineering Standards, and applicable standards in Section 070.040.020, Sensitive Area Protection.
2. Retaining walls shall not exceed six (6) feet in height, as measured from natural grade to the top of the wall, except for the exceptions to accommodate varying slopes as provided in Subsection 070.040.020(b)(4)g., Retaining Walls and Fencing, or when terracing is provided pursuant to Subsection 070.040.050(f)(3)b., Terracing Required.
3. Retaining walls that are over four (4) feet in height shall be designed by a State of Colorado licensed structural engineer.
4. Retaining walls that are over thirty (30) feet in length shall incorporate the following elements to minimize the overall mass of the wall:

i. Recessions and/or projections that have a minimum wall plane change of twenty-four (24) inches and have the effect of casting shadows. (Figure 040-8)

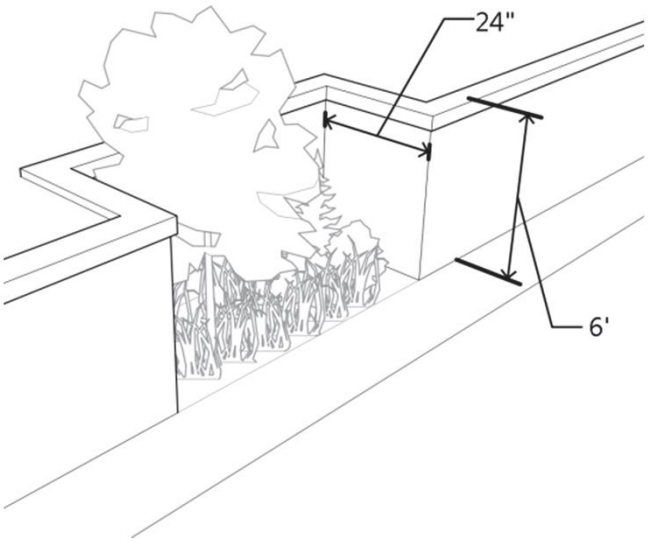


Figure 040-8: Retaining Wall Design

ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).

5. Retaining walls shall be designed such that the structure conforms to the existing natural terrain.
6. Retaining walls shall conform to maximum height requirements when located within a sight distance triangle.

b. *Terracing Required.* The Director may allow retaining walls that exceed six (6) feet in height if they are terraced to minimize visual impacts on residents, neighboring properties, and the public realm by: (Figure 040-9)

1. Limiting terracing to three (3) tiers;
2. Providing a minimum terrace width of four (4) feet between any two (2) six-foot retaining walls with a maximum slope of 3:1 to create pockets for landscaping. The Director may approve reduced terrace depths where site constraints limit the amount of space available to accommodate the minimum required width;
3. Access points, such as stairs, shall be incorporated into the retaining wall for the purposes of maintaining landscaping; and
4. Permanently landscaping or re-vegetating terraces created between retaining walls to screen walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

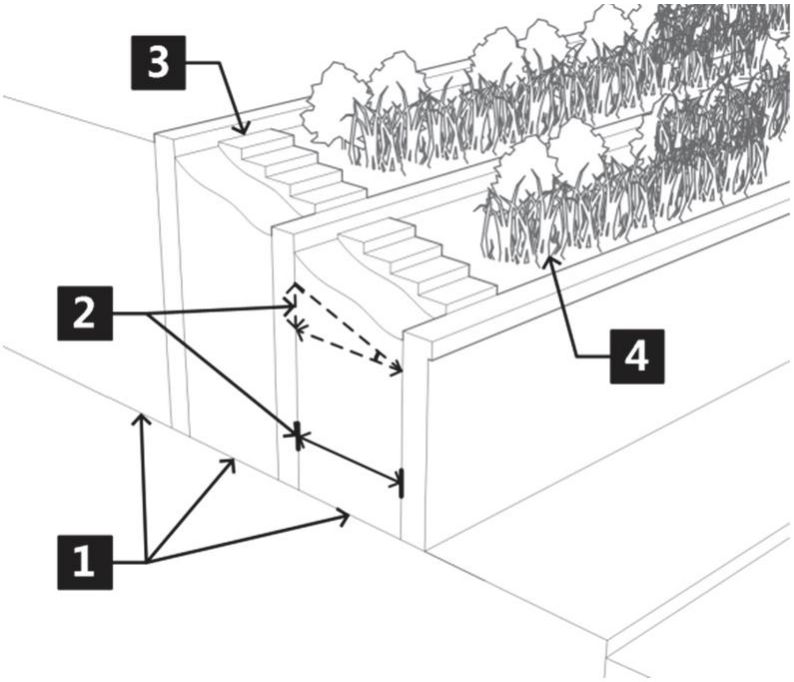


Figure 040-9: ~~Retainign~~ Retaining Wall Terracing

Annotations correspond with paragraph numbers in the preceding text.

c. *Materials and Color.*

1. Retaining walls shall be compatible with the overall site design, the primary building, and landscaping and shall coordinate with rock formations or exposed soil from surrounding hillsides.
2. Retaining walls shall be constructed of the following materials:
    i. Natural stone;
    ii. Concrete keystone blocks with integral earth-toned color; or
    iii. Another material that meets the intent of this standard as determined by the Director.
3. When located adjacent to a public right-of-way or when visible from adjacent commercial or residential land uses, the use of railroad ties and timber is prohibited.

d. *Landscape Buffer as an Alternative.*

1. Where terracing or other mitigation measures are not feasible due to site size or other constraints, a densely landscaped buffer shall be provided as an alternative on the downhill side of the wall.
2. Appropriate spacing of vegetation and landscaping shall be determined by the Director, dependent upon the species selected; however, spacing shall be such that trees will form a dense screen within five (5) years of planting.
3. The Director may approve alternative landscape buffer configurations and plantings where insufficient space exists to meet the above landscape buffer standards.
4. The Director may waive the above standards for alternative landscape buffers if retaining walls will not be visible from neighboring sites, the interior of the proposed structure, and the primary street frontage; and the applicant can demonstrate that views of the retaining wall will be fully screened by the primary structure or a free-standing parking garage structure.

(g) *Landscaping Evaluation Procedure.*

(1) *Landscape Plan.*

a. All development shall provide a landscape plan generated from a qualified landscape architect, demonstrating compliance with the standards in this Section provided in a form established by the Director. Single-family and duplex landscape plans do not require a certified landscape architect.
b. Review and evaluation of the landscape plan shall be pursuant to the specific application procedure pursuant to Article 070.060: Administration and Procedures.

(2) *Alternative Compliance.*

a. For developments with severely hydrocompactive soils, especially those present around building foundations, the Director may approve landscaping and related irrigation design alternatives that meet the overall intent of this Section but that address the special characteristics of these soil types. The Director may require a statement from a licensed geotechnical engineer that specifically addresses the hydrocompactive soil issue as it relates to compliance with the requirements in this Subsection for the City to consider an alternative landscaping design.
b. For developments where other exceptional physical limitations of either existing building location or site dimensions result in impractical or impossible application of this Section, then the Director may approve landscaping, screening, fencing, and wall alternatives that meet the intent of this Section.

(h) *Installation and Maintenance.*

(1) *Timing of Installation.* The developer shall install all landscape improvements including operable irrigation systems prior to receiving a Certificate of Occupancy. This requirement may be modified by the Director if security is provided and the developer identifies an alternative timeframe for landscaping and/or irrigation system installation. The amount of security shall be based on itemized cost estimates of all landscaping and irrigation system improvements, as well as related labor costs. Itemizations shall be generated from a qualified landscape architect, irrigation system specialist, and/or a local or regional landscaping nursery or garden center.

(2) *Irrigation System Design.*

a. Irrigation systems shall be professionally designed by a landscape architect or irrigation specialist.

b. When available, raw water shall be utilized for irrigation. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers.

c. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.

d. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.

e. The irrigation system shall be designed to correlate to the organization of plants into zones with similar watering requirements.

f. Low-volume, drip, or subsurface irrigation systems shall be used in the following conditions:

i. In landscaped areas where any one (1) dimension is less than six (6) feet in width and surrounded by impervious surfaces;

ii. In all non-turf grass areas.

g. Leaks, runoff, overspray prohibited. Irrigation systems shall be designed to prevent water waste, overwatering and overspray, and drainage of water onto any paved or unplanted surface.

h. Penalty assessment fines. A person who violates any rule, regulation or order issued pursuant to this section shall be subject to the penalty assessment fines outlined below. Penalty assessment fines shall be determined within a one-year period measured from the date of any prior violation of this section. Notwithstanding any penalty provision of this Code or any fines adopted pursuant to this Code to the contrary, the penalty for any offense that also constitutes a violation of similar state law shall not exceed the penalty provided for by the applicable provisions in the Colorado Revised Statutes.

i. First offense: Fifty dollar ($50.00) fine.

ii. Second offense: One hundred dollar ($100.00) fine.

iii. Third offense: Two hundred fifty dollar ($250.00) fine.

iv. Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.

(3) *Maintenance.* The owner of the property and his/her successors, heirs, and assigns, are responsible for the proper maintenance of the landscaped area, screening, fencing, and parking lot subject to the approved landscape plan. All landscape and parking areas shall be maintained free of trash. Landscaping shall be continuously maintained, including all necessary watering, weeding, pruning, and pest control.

(4) *Protection of Existing Vegetation.*

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

b. Planting strips or areas, walkways, fences, hedges, or walls shall be protected from vehicles and maintenance equipment by curbs, bollards, wheel stops, or other means.

(5) *Replacement of Dead or Diseased Plant Material.* Replacement of dead or diseased plant material shall be of equivalent species or material, as specified in the approved Landscape Plan. Replacement shall occur at the time of removal or, if necessary, the next planting season. In any event, replacement shall occur within one (1) year from the time of removal.

(6) *Maintenance of Trees in Public Right-of-Way.* Trees located within the public right-of-way or on public property shall be maintained in accordance with Section 090.050.030 of the Municipal Code.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 31-2022, § 2(Exh. A), 1-5-2023; Ord. No. 9-2023, § 2, 10-26-2023; Ord. No. 6-2025, § 2(Exh. A), 3-6-2025)

Local Compliance with Colorado Senate Bill 24-005

Prohibition of nonfunctional turf, nonfunctional artificial turf[1], and invasive plant species



Senate Bill 24-005 (SB5) passed with bipartisan support and was signed into law by Governor Jared Polis on March 15, 2024. The bill addresses the impacts of both climate change and increased demands on Colorado's water supplies by limiting specific uses of water-intensive turfgrass (turf) in Colorado landscapes. Specifically, **SB5 prohibits the installation of nonfunctional turf, artificial turf, and invasive plant species on nonresidential properties for new development and some redevelopment projects on or after January 1, 2026.** The bill acknowledges the community benefits of turf in appropriate locations and the importance of tree canopy and green spaces. On or before January 1, 2026, local entities shall enact or amend ordinances, resolutions, regulations, or other laws in accordance with SB5.

In 2025, **House Bill 25-1113 (HB1113)** passed, expanding and modifying the requirements of SB5[2]. While SB5 prohibited all artificial turf, **HB1113 changes that by adding definitions for functional artificial turf, which is allowed, and nonfunctional artificial turf, which communities will need to incorporate into their codes by the SB5 implementation date of January 1, 2026.** HB1113 also requires local entities to adopt additional changes, not addressed here, by the later date of January 1, 2028. Those changes include adding multifamily residential properties with more than 12 units to the applicable properties that SB5 applies to and requiring local entities to regulate turf on all residential properties, allowing local entities to determine how they will do that.

Where does this bill apply?

SB5 applies to all new and some redevelopment* projects on:

- Commercial, institutional, or industrial properties
- State-owned properties
- Common interest community property, i.e., homeowner association (HOA) common areas
- Street rights-of-way, parking lots, medians, and transportation corridors

**Redevelopment is defined as projects that require a building permit or landscaping permit, plan check, or design review and that result in a disturbance of more than 50% of the aggregate landscape area.*

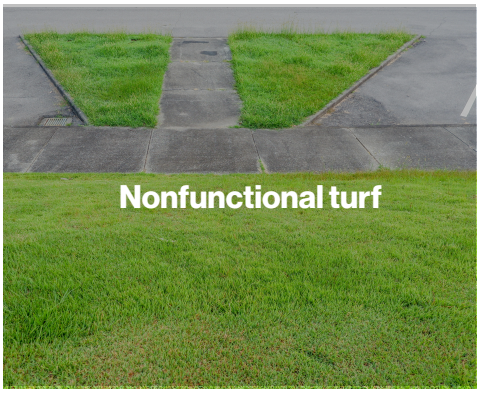
Residential properties are not subject to SB5 requirements.

[1]SB5 prohibited all artificial turf. HB1113 modified that to only prohibit nonfunctional artificial turf.

[2]SB5 is encompassed in C.R.S. Section 37-99, which will be updated to reflect HB1113 changes and additions.

What does the bill prohibit?

SB5 (as modified by HB1113) prohibits the use of:







Key SB5 Definitions



Turf

Continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

Per Colorado Revised Statutes (C.R.S.) Section 37-60-135(2)(i).



Functional turf

Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough.



Nonfunctional Turf

Turf that is not functional turf. Nonfunctional turf includes but is not limited to turf located in a street right-of-way, parking lot, median, or transportation corridor.



Functional artificial turf

Artificial turf that is:

- Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough;
- Or a component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to: covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.



Nonfunctional artificial turf

Artificial turf that is not functional artificial turf.



For more information

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Frequently Asked Questions

Why does the legislation prohibit nonfunctional artificial turf when it doesn't use any water?

The aim of this restriction is to ensure that turf is not replaced with landscape material that could cause other environmental or health concerns. While artificial turf can reduce water use and eliminate the use of pesticides, herbicides, and fertilizers for landscape maintenance, it can have considerable drawbacks. The legislative declarations in SB5 includes the finding that artificial turf can cause negative environmental impacts, such as exacerbating heat island effects in urban areas and releasing harmful chemicals, including plastics, microplastics, and perfluoroalkyl and polyfluoroalkyl chemicals into the environment and watersheds.

What are invasive plant species?

Invasive plant species are plants that are not native to Colorado, can have negative environmental or economic impacts, and spread readily, outcompeting native plants for space. A complete definition of "invasive plant species" can be found in Colorado Statutes Section 37-60-135(2)(e). While not specified in SB5, invasive plant species are synonymous with noxious weeds that are regulated under the Colorado Noxious Weed Act (C.R.S. Section 35-5.5)

What types of grass are restricted under SB5?

The legislation defines turf as, "Continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots." Generally, turf restricted under SB5 will be cool season grass varieties that have high water demands, such as Kentucky bluegrass or fescues. Native or climate-adapted grasses are not restricted under SB5 and may be a viable alternative to nonfunctional turf. Examples of native or climate-adapted turfgrasses include blue grama and buffalo grasses propagated as turf, and cold-hardy Bermuda grass. Learn more about alternative grasses in our **Colorado Senate Bill 24-005 Grasses and Plants Guide**.

How will SB5 be enforced?

SB5 directs each city and county to enact or amend its local code requirements to be compliant with SB5. Implementing the nonfunctional turf prohibition is the responsibility of each local jurisdiction. The legislation does not specify reporting requirements or penalties for noncompliance; however, SB5 is state law as of January 1, 2026.

COLORADO
Wildfire
Resiliency
Code Board

2025 Colorado Wildfire Resiliency Code: A Summary for Builders & Developers

The following summary provides a general overview of the 2025 Colorado Wildfire Resiliency Code and includes the testing standards for hardening components and other insights for developers and builders operating in Colorado's Wildland-Urban Interface (WUI).

Code Overview

- **WHAT:** The 2025 Colorado Wildfire Resiliency Code (CWRC) is a state minimum code applying to new construction and significant exterior alterations & additions within the Wildland-Urban Interface (WUI). **It is not a retrofit code**.
- **WHY:** The code's purpose is to establish minimum regulations for safeguarding life and property by mitigating the risk of wildland fires spreading to structures and vice versa. Adoption is a critical response to increasing wildfire risk and is intended to help communities maintain insurability of homes.

NOTE: *Each jurisdiction may have a unique code that either meets or exceeds the state model code, and/or may have been granted a modification for the local code. It is important to check with the local code official for the presiding jurisdiction to determine what standards need to be met for all projects.*

Code Applicability and Hardening Classes

The code uses a tiered system based on the severity of the fire hazard, which is recorded on official maps (either state-provided or locally developed).

Fire Intensity	Hardening Requirements	Application

Low Fire Intensity (Yellow)	**Class 1 Hardening**	Baseline: Minimum requirements for new construction and significant additions/alterations in the WUI. Requirements Include: ● Roofing ○ Roof Valley Flashings ● Gutters and Downspouts ● Vents ● Structure Ignition Zone 1 (0–5 feet) ● Site Signage ● Retaining Walls ● Fencing
Moderate to High Fire Intensity (Orange and Red)	**Class 2 Hardening**	Cumulative: **All Class 1 requirements PLUS** additional requirements for higher fire intensity areas. Additional Requirements Include: ● Protection of Eaves ● Exterior Walls ○ Exterior Wall Coverings ○ Flashing (Wall Intersections) ● Underfloor Enclosure ● Decking (Walking Surface) ● Appendages and Projections ● Exterior Glazing ● Exterior Doors ● Vehicle Access Door Perimeter Gap ● Detached Accessory Structures ● Structure Ignition Zone 2 (5–30 feet) ● Structure Ignition Zone 3 (30–100 feet)

Structure Hardening Requirements & Testing Standards (Chapter 4)

Structure hardening focuses on the materials and methods used to make the building resistant to ignition from embers and flames.

General Material Testing Standards & Definitions

- **Noncombustible Material:** Must be a material of which no part will ignite and burn when subjected to fire, or conform to **ASTM E136**. Fire-rated gypsum board (**ASTM C1396**) with a 1-hour rating is also considered noncombustible for this code's purpose.

- **Fire-Retardant-Treated Wood:** Must have a listed **flame spread index of ≤25** when tested in accordance with **ASTM E84 or UL 723** (extended 20-minute period).
- **Ignition-Resistant Building Material:** Must be tested on both faces to the extended **ASTM E84 or UL 723 test** (30-minute total), or to **ASTM E2768**. The flame spread index must **not exceed 25**. Weathering requirements for fire-retardant-treated wood, wood-plastic composite, and plastic lumber materials are detailed, referencing **ASTM D2898**, **ASTM E1354**, **ASTM D7032**, and **ASTM D6662**.

Specific Component Requirements & Testing Standards

Structure Component	Code Class	Required Standard/Testing Protocol	Notes for Compliance
Roofing / Roof Assembly	Class 1 & 2	Must be classified as **Class A** when tested in accordance with **ASTM E108 or UL 790**.	For roof assemblies where the roof covering profile creates a space between the covering and deck, the space must resist flame and ember entry by firestopping, installing a cap sheet complying with **ASTM D3909**, or a listed Class A assembly.
Roof Valley Flashings	Class 1 & 2	Not less than 0.019 inch (No. 26 gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment of cap sheet complying with **ASTM D3909**.	

Gutters & Downspouts	Class 1 & 2	Constructed of **noncombustible material**.	
Ventilation Openings	Class 1 & 2	**Performance:** Listed vents tested in accordance with **ASTM E2886** (Ember Intrusion Test, Integrity Test of Flame Intrusion, Max temp. on unexposed side ≤662℉ (350℃). **Prescriptive:** Noncombustible corrosion-resistant mesh with openings ≤1/8 inch.	
Exterior Walls	Class 2 Only	Must be one of: 1-hour fire-resistance rating (exterior side exposure); Approved noncombustible materials; Heavy timber or log wall construction (see Section 2304.11 of the 2024 International Building Code); Fire-retardant-treated wood (labeled for exterior use, Section 2303.2 of the 2024 International Building Code); or Ignition-resistant materials.	Exterior wall coverings are limited to noncombustible, fire-retardant-treated wood, or ignition-resistant building materials (vinyl siding is permitted if the assembly meets options 1 or 2 of Section 404.3).

Flashing	Class 2 Only	≥6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding must be installed at ground, decking, and roof intersections.	Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with noncombustible material or ignition-resistant building materials while still permitting drainage and moisture control from behind exterior cladding.
Deck Walking Surface	Class 2 Only	Approved noncombustible, Class A rated material, fire-retardant-treated wood (labeled for exterior use), or ignition-resistant building materials in accordance with Section 402.4.	Composite decking with a minimum Class B rating is permitted.

Site and Area Requirements (Defensible Space, Chapter 5)

Site management focuses on reducing fuel loads around a structure to decrease fire intensity. These requirements are cumulative, with Class 2 including all of Class 1.

Zone	Code Class	Objective	Key Requirements
Structure Ignition Zone 1: Immediate Zone (0–5 feet)	Class 1 & 2	Reduce/eliminate ember ignition and direct flame contact with the structure,	Use **noncombustible, hard surface materials**. Prune tree crowns to maintain ≥10 feet clearance from any structure.

		decks, stairs, and attachments.	
Structure Ignition Zone 2: Intermediate Zone (5–30 feet)	Class 2 Only	Give an approaching fire less fuel, helping to reduce its intensity as it gets nearer to structures.	Tree crowns must be **spaced to prevent structure ignition**. **Shrubs shall be ≥10 feet away** from the edge of tree branches.
Structure Ignition Zone 3: Expanded Zone (30–100 feet)	Class 2 Only	Focuses on mitigation that keeps fire on the ground.	Tree crowns within this zone shall be spaced at a minimum of **6–10 feet**.