AGENDA

Work Session 4:30 | Town Council 5:30

Wednesday, January 15, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/84490291080

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 844 9029 1080

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

3. WORK SESSION (4:30 PM)

A. Town Manager Executive Recruitment

4. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. December 18, 2024 Minutes

B. Liquor License Renewal - 542 Main St LLC, DBA Sunrise 132 Main Street, Doug McAvity Owner/Manager

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

6. DECLARATION OF CONFLICTS OF INTEREST

7. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

A. Alex Markels

8. COUNCIL COMMENTS & COMMITTEE REPORTS

9. STAFF REPORTS

A. Manager's Report

B. Planning Report - Highlands Parcels Public Process

10. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

11. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 01 - Series 2025 A Resolution Approving the Official Town Posting Locations

B. Resolution 02 - Series 2025 A Resolution Approving a Business Partnership with Eagle Valley Child Care Association

C. Resolution 03 - Series 2025 A Resolution Approving the Proposal for Services with Sustainable Strategies

D. Professional Services Agreement for an Interim Town Manager

E. Special Event Liquor Permit - Bindu Memorial Fund / Town of Minturn

F. Resolution 04 - Series 2025 A Resolution Approving Preliminary Plan and Preliminary Plat for Midtown Village PUD

G. Ordinance 01 - Series 2025 (First Reading) An Ordinance Amending Chapters 16 and 19 of the Minturn Municipal Code Adding Flexibility Options for Historic Preservation of Structures

H. Ordinance 02 - Series 2025 (First Reading) An Ordinance Amending Chapter 16, Article 17 of the MMC in Regards to Cut-Off Times for Holiday Lighting

12. DISCUSSION / DIRECTION ITEMS

A. Consideration to amend the Short-Term Rental regulations to require 2-year residency instead of ownership

13. FUTURE AGENDA ITEMS

14. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- February 5, 2025

-- February 7, 2025 - February First Friday at The Crazy Chicken (Event to include a SS4A Pop-Up to gather community feedback)

-- February 19, 2025

-- March 5, 2025

-- March 7, 2025 - March First Friday at Vail Mountain Coffee & Tea

PROPOSAL

Executive Search Services

Town of Minturn, CO – Town Manager

Introduction

KRW Associates, LLC (KRW) is a Limited Liability Corporation with a national clientele and is headquartered in Arvada, Colorado, with offices in Denver, and Goodyear, Arizona. (Mailing address: PO Box 2263, Littleton, CO 80161).

We are specialists in all aspects of Public Sector executive recruitment. KRW's Managing Partners are the principals of the firm with a long record of success working with government leaders in identifying, recruiting, and placing executives who possess outstanding credentials, proven histories of success, and the highest degree of professionalism and personal character.

Experience and Qualifications

KRW Associates has decades of public sector executive experience as practitioners and a background of successful executive placements around the country. This experience, combined with the highest level of graduate public administration education of any search firm in the country, makes for energetic, enlightened, and reliable expertise that extends throughout the United States. We know how and who to recruit for an open position based upon the needs and desires of the hiring authority.

KRW uses a tiered ranking process to present all candidates to the appointing authority. Unlike many firms who merely arrive with eight to ten names, we use a proven methodology that simplifies the task for government leadership while retaining quality and credibility. We understand the job and the needs of the hiring authority. We provide advice and support regarding important candidate information and the final negotiation process. Because of our extensive relationships and contacts, we are confident we will identify and bring only quality candidates worthy of consideration by the Town.

KRW's philosophy of customer service is founded on directly meeting the needs and desires of the client with a customized service package designed for the unique needs of each client. The candidate selection is made by Town leadership with information and guidance about all applicants provided by KRW. This provides the Town with the ability to select the candidate that is the best fit for your community.

The KRW team, comprised of the three managing partners and ten associates, has been operating since the LLC's establishment in 2007, with years of additional consulting experience. The principles of KRW Associates LLC have served a variety of cities, towns, and other entities with successful executive searches, including City/Town/County Managers, Police Chiefs, Public Works Directors, Park and Recreation Directors, Community Development Directors, and Fire Chiefs.

Successful placements by KRW in the past few years that are similar to the Minturn project are:

City/County/Town Managers
Eagle, CO; Glenwood Springs, CO; Ogallala, NE; Trinidad, CO; Sterling, CO; Akron, CO; Hugo, CO; Ouray, CO; Routt County, CO; Hudson, CO; and Fort Morgan, CO.

Current Active Projects
Bayfield, CO Town Manager; Cody, WY City Administrator; Oak Creek, CO Town Administrator and Chief of Police; Ouray, CO Chief of Police.

In addition to the above, KRW has successfully recruited and placed a variety of other government executives such as Public Works Directors, Planning Directors, Community Development Directors, Police Chiefs and Parks and Recreation Directors.

Besides executive recruitment, KRW Associates LLC provides a variety of services including organizational audits, training solutions, strategic planning, and assessment centers. KRW brings the expertise of our partners to every project as well as the experience of other qualified subject matter experts, as necessary.

Lorne Kramer is a Managing Partner and will be directing the Minturn project. Mr. Kramer is the former City Manager, Deputy City Manager and Police Chief for the City of Colorado Springs, Colorado and has been involved in executive search for over 17 years. KRW Senior Associate Mark Collins, a former City Manager in both Colorado and Wyoming will be a co-director on the project. Mark also served as a University Vice President and currently teaches graduate classes in Public Administration. He is based on the west slope in Steamboat Springs, CO.

Detailed biographies of the project consultants and associates are attached. In addition, a list of KRW's references for similar projects and a sample list of our clients is listed below.

The cost of the **Town Manager** project is **$19,500** which covers consultant fees and most direct consultant expenses. Our fee includes all phases of the project: consultation and preparation of the advertisement, the recruitment and selection process, the assessment and background checks of candidates, and the final recommendations and notifications. See breakdown on Project Cost Sheet below.

Scope of Work and Schedule

1. **Mission Statement:**
   KRW relies heavily on establishing the most productive, trusting, and cooperative relationship with our clients as possible. Relationships are an important value for the firm. We do not believe in long, drawn out processes and work diligently to ensure the timeline and established process protocols are met. We have a reputation as knowledgeable professionals, delivering quality, reliable service and cost our proposals with the appreciation for budget challenges and affordability.

2. **Recruitment Philosophy:**
   As outlined below, it is the recruitment protocol and professional philosophy of KRW to collaborate with elected officials and Town staff to obtain input as to the qualities, abilities, education, and experience desired of an ideal candidate. Other stakeholders identified by the Town may also be interviewed.

3. **Recruitment Process**
   KRW is familiar with conducting simultaneous recruitment efforts and has an established recruitment protocol which has been very successful for many years. Working with the Town Council, and staff, KRW would follow this process:

a. Conduct meetings with the Mayor/Town Council to compile input/information relative to the skills, abilities, attributes desired in the Town Manager and develop a profile for the position announcement and discussion with potential candidates.

b. KRW also recommends interviews with department heads to obtain their insight into the ideal qualities of the new Town Manager.

c. Based on this information, KRW will draft the Town Manager position announcement, submit it to the Town for approval, and post the announcement (with emphasis in the Rocky Mountain Region) for a minimum of 30 days.

   Note: KRW acknowledges that the search be focused "regionally", however, it would be our professional recommendation to expand the searches nationally to ensure a diverse and qualified candidate pool.

d. Candidates will be directed to submit application materials to KRW Associates electronically. KRW will conduct an initial screening of applicants to ensure minimum qualifications are satisfied.

e. During the open period KRW will evaluate applicant resumes as well as perform outreach to contacts and solicit potential suitable candidates.

f. KRW will rank the resumes in three "tiers" (Tier A, Tier B., etc.), based on credentials and qualifications, in descending order for the Mayor/Council review. KRW will confer with the Mayor/Council to select the top candidates as semi-finalists to move to the next phase of the process.

g. KRW will conduct a due diligence process, including telephonic interviews and national media check on the top candidates and provide a written report to the Mayor/Council to review and consider before selecting the finalists.

h. KRW will meet with the Mayor/Council to discuss candidates and offer input as they select finalists.

i. KRW will perform reference checks, criminal background and social media checks on the final candidates and prepare a written report for Council review.

j. KRW will work with the Town in designing the assessment/interview process and assisting the Town in organizing candidate visits. The specific process will be discussed with the Mayor/Council but may include a community reception and panel interviews.

k. KRW will administer the assessment/interview process in Minturn and assist with final candidate deliberations.

Potential candidates: Our firm has a database of both assistant and town and city managers/administrators who have previously applied for open positions. In addition, we have contact with a vast network of municipal executives. They call our firm regularly, updating us on potential candidates, and checking for opportunities for themselves. Also, we are in constant contact with "sitting" managers/administrators, seeking their knowledge of the best professional candidates. The database is also used for targeted mailing. KRW uses a tiered ranking process to present all candidates to the appointing authority. Unlike many firms who merely arrive with eight to ten names, we use a proven methodology that simplifies the task for the appointing authority while retaining quality

and creditability. We understand the job, the public sector, and the needs of the h
authority and the community.

Schedule / Timeline

1. **Late December 2024/Early January 2025** – Finalize Service Agreement

2. **January 2025** – Meet with the Mayor and Town Council to develop a clear, detailed set of preferred qualifications which will include the special consideration given to experience and knowledge.

   Design an advertising/communication/marketing campaign for the position to include:
   a. Developing a profile of the Town, highlighting Minturn's history and character, and outlining the job description, qualifications, and preferred experience and education of the ideal candidates.
   b. Contacting professional associations.
   c. Advertising in professional and industry journals, job boards and publications with a focus on the Rocky Mountain region. If agreed upon by the Town Council, the opportunity will also be posted in high visibility national sites (e.g., ICMA, CML, CCCMA and other specific sites designed to attract a diverse candidate pool).
   d. Posting on the KRW Associates website
   e. Providing to the Town for posting on the Town of Minturn's website and social media platforms.
   f. Identifying and aggressively marketing the position to potential candidates in the field, using KRW's established database and professional contacts.
   g. Additional methodologies may be included after the needs and desires of the Mayor/Council are more fully identified.

3. **January 2025** – Upon Council approval, KRW will initially post the Town Manager advertisement for a minimum of 30 days. All applications will be submitted to KRW electronically. Applications will consist of 1) a cover letter, 2) a current resume, and 3) six professional references. KRW will receive and initially screen applications and resumes for minimum requirements, using the Town approved criteria. A periodic status of the search progress will be provided to the Town. KRW will manage administrative details such as correspondence with candidates and inquiries about their candidacy.

4. **Late February 2025** – Review and rank resumes and facilitate a process whereby the Council can develop a group of semi-finalists. This will essentially be a review of the KRW tiering of qualified applicants and narrowing the group down to a number manageable for the next step. KRW will conduct recorded virtual interviews of the semi-finalists. Those interviews will be provided to the Town Council for their review and consideration in selecting finalists. KRW will meet with the Town Council during this phase and provide input on the candidates.

   Note: To expedite the process, it is recommended that this conference with the Council be either a conference call or a Zoom session.

5. **March 2025** – KRW will conduct further due diligence on finalists including reference checks, social media and national criminal background inquiries. A detailed report will be prepared for the Mayor/Council review on findings.

6. **Early April 2025**– Design interview and assessment materials including sample interview questions and/or assessment exercises, a "suitability" rating template, as well as note-taking sheets. Administer the interview process on-site in Minturn for final candidates.

The specific process will be discussed with the Town Council. Suggested format include a community reception (Meet & Greet), two separate interview panels—Town Council and a Professional/Staff panel. KRW will prepare materials, including appropriate questions for the panels and facilitate the interviews.

7. **April 2025** – Assist the Town with a job offer to the selected candidate.

Methods used to communicate and to work with the Town:

As stated in this Proposal the KRW team will communicate frequently by email, phone calls and conference calls throughout the project. If the need arises for us to meet in person, we will do so. KRW will make the project a priority and will be available to all contacts/liaisons of the Town whenever the need arises to answer questions or concerns or to provide clarification. We provide excellence in customer service and put our clients first and that is evident in all our dealings with our clients.

Major challenges to the search—anticipated potential recruitment issues

1. Attracting qualified candidates - KRW strives to be good stewards of a client's requirements and instructions. However, as stated previously in this proposal, KRW urges as broad a recruitment strategy as possible. Restricting the search without national exposure may inhibit the attraction of a diverse, experienced candidate pool.

2. Ensuring continual, responsive communication between KRW and the Town - Certain "decision points" are critical to the process of maintaining the proposed schedule. To ensure critical information is communicated in a timely, effective manner, the Council will appoint a "primary contact" and KRW will ensure that we have established excellent relationships with our contacts from the Town so that the recruitment process is efficient and smooth. We are dedicated to delivering the highest levels of customer service and will be available to respond to the needs of the Town throughout the entire selection process.

3. Ensuring an excellent candidate experience - KRW will ensure that all interactions involving direct contact with the candidates are confidential, objective, and timely. All contacts will be conducted with the utmost professionalism, ensuring a positive experience with both KRW and the Town.

4. Note Regarding Diversity Recruiting - KRW is committed to diversity in the recruiting strategy. For KRW, diversity recruiting is the practice that is free from biases of any kind. It is merit-based recruitment and although an aggressive outreach is conducted to attract a diverse pool of candidates it is structured to give all applicants, regardless of background, an equal opportunity.

Project Cost Sheet- Town Manager

Recruitment & Selection Process for the Town of Minturn, CO – 2025

1. **Oversight and administration of executive search process..... $15,500.00.**
   Includes overall project administration; preparation of the ideal candidate profile for advertising; potential candidate outreach; reviewing and screening resumes; telephone and e-mail follow up; due diligence on semifinalists; development of candidate finalist lists; and criminal background and reference checks and recommendations to the Mayor/Council regarding both semi-finalists and finalist candidates.

2. **Assessment System.....$2,000.00**
   Includes use of all custom written materials, research support materials, training, and process administration of exercises to Town Manager candidates/finalists. Exercises may include structured interviews with the Town Council, professional staff, and community members as well as presentation exercises.

3. **Assessor training, included in set fee. ..... No charge**
4. **Final Candidate orientation, included in set fee..... No charge**
5. **Travel.....$1,500.00**
6. **National Criminal Background/Social Media Investigation*.....$500.00**
7. **Meals ..... No charge**
8. **Development, copying and printing of Assessment Materials..... No charge**

**** ESTIMATED CONSULTANT COSTS FOR PROJECT*..... $19,500.00**

There are no consultant per-diem costs. Initial costs of advertisements in professional publications or websites and a National Background/Social Media investigation will be paid by KRW Associates and invoiced for reimbursement to the Town of Minturn.

**National Criminal Background/Social Media Investigation* cost shown is based on five finalists, this may be adjusted with the final project invoice. Other expenses related to candidates will be the responsibility of the Town of Minturn. In addition, the Town of Minturn would bear the cost of candidate travel, lodging and associated expenses.

Process of Payment:

1. Upon execution of the service agreement, KRW will invoice the Town for 30% ($5,850.00) of the all-inclusive project cost. This initial payment will cover certain costs incurred on behalf of the Town such administration and advertising.

2. A second payment on of 30% ($5,850.00) will be invoiced following the due-diligence process on semi-finalist.

3. Final payment of 40% ($7,800.00) will be invoiced upon successful completion of the project.

WARRANTY: KRW Associates is confident of their capacity to produce a quality group of candidates and ultimately the selection of the right person for the position. In the event the person selected by the Town does not complete a full year in the position due to performance related issues KRW Associates will complete a follow-up process charging only for travel and related expenses.

Summary

In summary, the scope of work for *KRW Associates LLC* includes conferring with the Mayor/Council to develop a candidate profile, completing the advertisement, receiving, and reviewing candidate application materials, resume evaluation, screening, and ranking, due diligence as outlined above, and the on-site administration of an assessment (interview) process.

Thank you for your consideration of our proposal and potential working agreement by use of this Letter of Agreement.

Sincerely,

Lorne Kramer

Lorne Kramer, Managing Partner
KRW Associates, LLC

Agreement

Town Manager - Recruitment & Selection Process for the Town of Minturn, CO – 2025

Signed:

Authorized Signature — Date: 1/6/25

Name & Title: MICHELLE METTEER, MANAGER
Town of Minturn, CO

Lorne C. Kramer — Date: 1/7/25
Managing Partner
KRW Associates, LLC

OFFICAL MINUTES
Executive Session 4:30 / Town Council 5:30
Wednesday, December 18, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/89846878798

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 898 4687 8798

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the "raise hand" feature in the Zoom platform. When it's your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

Mayor Earle B. called the meeting to order at 4:30pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present Mayor Earle Bidez, Mayor Pro Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest, Kate Schifani, and Brian Rodine.

Staff present: Town Manager Michelle Metteer, Town Attorney Michael Sawyer (zoom), Town Planner Scot Hunn, and Town Clerk Jay Brunvand (zoom).

3. EXECUTIVE SESSION (4:30 PM)

A. An Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions and CRS Section 24-6-402(4)(e), for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, related to the following matters:

- Town Manager Transition
- Retention of Recruiting Firm
- Water Moratorium

Those present for the executive session included Council present Mayor Earle Bidez, Mayor Pro Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest, Kate Schifani, and Brian Rodine.

Staff present: Town Manager Michelle Metteer and Town Attorney Michael Sawyer (zoom).

Motion by Gusty K., second by Tom P., to convene in Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions and CRS Section 24-6-402(4)(e), for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, related to the following matters: Town Manager Transition, Retention of Recruiting Firm, Water Moratorium as presented. Motion passed 7-0.

The Council convened in Regular Session at 5:32pm.

4. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. 12-04-2024 Minutes

Motion by Eric G., second by Kate S., to approve the Consent Agenda of December 18, 2024, as presented. Motion passed 7-0.

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Gusty K., second by Tom P., to approve the Agenda of December 18, 2024, as presented. Motion passed 7-0.

6. DECLARATION OF CONFLICTS OF INTEREST

7. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

Michelle M. noted an email from Patrick Drennan, incomplete Taylor St address given, regarding the construction work on Taylor St. Work is starting at 7am per code but he works nights, so it is disruptive.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Eric G. wished all a happy holiday.

9. STAFF REPORTS

A. Manager's Report

Railroad Ave Pedestrian Improvements Grant Extension

Minturn is excited to have received approval from the Public Utilities Commission for the planned improvements along Railroad Ave to increase pedestrian, bicycle and vehicular safety. Due to the delay in receiving the PUC approval, Minturn will be submitting an extension request to begin construction in the spring of 2025. Inter-Mountain Engineering is now working on an RFP for advertising.

Eagle River Quiet Title Progress

I have continued working with Rob Marsh, Jester, Gibson & Moore in preparation for the Eagle River Quiet Title work. The Council was emailed the draft notice to residents several weeks ago and staff anticipates the notification will be mailed out just after the first of the year. Again, this effort is for the riverbed only and will not be impacting anyone's already titled property. Rob Marsh, Esq. will be the primary point of contact for this effort.

Main Street Phase II Sidewalks – Permanent Easement Acquisition

CDOT is awaiting Minturn's first reimbursement request, which Jay Brunvand is putting together now. Once submitted, the Town can advertise for the project and for construction management services simultaneously. Additionally, the Town will be seeking as part of this project a permanent easement from Vail Associates (VA) for drainage across a parcel of land VA owns between HWY 24 and the river. Greg Jamison with HDR Inc. is leading this acquisition process and is subcontracted through Stolfus Engineering.

Highlands Parcel Public Discussion Preparation

Staff are preparing the materials to conduct a public outreach and discussion process to determine how the recently acquired parcels (part of the Battle North settlement) will be utilized. As part of this process a webpage is being created providing background material and information on the two parcels themselves. This will also be turned into an informational flyer for those who do not have access to the internet. An e-blast is expected to go out the week of January 6, 2025, notifying Minturn residents of this effort in hopes of garnering public discussion and feedback. The tentative Open House date for gathering initial feedback is scheduled for January 29, 2025.

Brian R. noted this item for the public. Scot H. highlighted the upcoming schedule and that it would be on the website, newsletters, etc.

First Friday Events Update - December

Minturn conducted the fourth First Friday event on December 6, 2024. This First Friday event was combined with the annual Town Tree Lighting given the geographic proximity of the two and staff has received positive feedback on the combining of the two events. Economic Development Coordinator, Cindy Krieg, has provided a post-event synopsis which is included with this manager's report for further review.

VisitMinturnRedCliff.com

Minturn and Red Cliff, through a grant from the Colorado Tourism Office, have created the www.VisitMinturnRedCliff.com website and corresponding visitor guide to support responsible outdoor recreation in these areas. Printed guides will be available at the Eagle Valley Airport, short-term rentals, and all area hotels, as well as Minturn and Red Cliff businesses and Town Halls.

10. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

11. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Ordinance 24-Series 2024 (Second Reading) An Ordinance Increasing the Short-Term Rental Lodging Tax to 6.5%

On November 5, 2024 the voters approved increasing the Lodging Tax from 1.5% to 6.5% for Residential properties. This increase applies to ONLY residential short-term rentals of 30days or less. It does NOT apply to commercial short-term rentals as those properties pay a much higher property tax than residential properties. This increase will be effective January 1, 2025. It was noted there were no changes from First Reading.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Kate S., second by Lynn F., to approve Ordinance 24-Series 2024 (Second Reading) An Ordinance Increasing the Short-Term Rental Lodging Tax to 6.5% as presented. Motion passed 7-0.

B. Ordinance 25 - Series 2024 (Second Reading) An Ordinance Establishing the Minturn Downtown Development Authority

The Town of Minturn held a special election on November 5, 2024, regarding the creation of a Minturn Downtown Development Authority. The measure passed by majority vote. The DDA must now be officially formed according to State Statute. Second Reading includes the requested changes to section 3 by eliminating 3b.

Mike S. noted the change requested which opened the board seats up to a more balanced representation.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Eric G., second by Gusty K., to approve Ordinance 25 - Series 2024 (Second Reading) An Ordinance Establishing the Minturn Downtown Development Authority as presented. Motion passed 7-0.

C. Resolution 65 - Series 2024, A Resolution to approve a professional services agreement for window replacement at Town Hall

The Minturn Town Hall windows are original to the building. Many have warped due to weather conditions and other factors. Most no longer close properly so they have become inefficient. Town Staff recommends window replacement. Town staff posted an Invitation to Bid for 30 days (10/22 – 11/22). This notice was also published in the newspaper. We received 4 total bids, 3 from in-state and 1 from out of state. Based on a multitude of factors including product quality, company reputation, warranty, and contractor recommendations, Town Staff is recommending entering into an agreement with Renewal by Andersen of Colorado.

Motion by Gusty K., second by Kate S., to approve Resolution 65 - Series 2024, A Resolution to approve a professional services agreement for window replacement at Town Hall as presented. Motion passed 7-0.

D. Authorizing Staff to enter into an agreement with a management recruiter up to a maximum dollar amount for the purpose of recruiting a Town manager.

On December 6, 2024, I submitted my letter of resignation to the Mayor and Town Council, providing for a 60-day transition period prior to my formal resignation on February 7, 2025. As part of the transition process, the Town Council should consider hiring an outside professional or organization to lead the recruitment process for obtaining a new town manager. The town manager's role is a critical hire for the execution of Council-directed policy, organization of staff operations and facilitation of relationships between residents and businesses with the town. For the recruitment of a new town manager, an emphasis should be placed on finding someone who is the right "fit" for not only the Council but also the staff and community. Minturn's town manager role must handle matters which are remedial and task-oriented in nature (like distributing snowmelt) to management and project execution. This role is more management based than leadership focused, and a new hire should be prepared to be "in the weeds" with the town staff on a daily basis. The Minturn town staff is too small to support a town manager position which is not

addressing managerial matters daily. A recruitment professional or organization can facilitate finding the right "fit" to ensure a strong position placement with a long-term commitment to the organization.

Direction was given to proceed with recruitment of an interim Manager and a firm to manage the permanent recruitment process.

12. DISCUSSION / DIRECTION ITEMS

A. Water treatment Plant Direction

The need for a new water treatment facility has been at the forefront of Minturn staff efforts and public discussions with the Town Council for years. The most recent direction provided by the Council was to determine any remaining WTP funding opportunities available and present those findings prior to subsequent direction from the Council. Water treatment plant funding opportunities for Minturn are limited due to the Town's above-average area median income and lack of listing as a disadvantaged community. Opportunities are further hindered by the restrictions imposed on the ability for an Enterprise Fund (Minturn's water utility) to accept outside dollars. The limitations of Minturn's funding opportunities are additionally outlined in the Sustainable Strategies Minturn Water Treatment Plant Resourcing Memorandum (attached to this memorandum). Much to the Town's credit, grant funds have been approved for $3,000,000 in Congressionally Directed Spending as well as $159,000 from the Colorado River Water Conservation District Community Funding Partnership program. In addition to these funds, Minturn has applied for a $3,000,000 grant through the Bureau of Reclamation program. That program will announce award recipients in March of 2025. Of note, as part of the Bureau of Reclamation grant application, definitive dates were required for the water treatment plant project start and completion. This is common for most grant applications which require specific notice of firm project start and end dates. Additional long-term funding relief may come from the ability to sell one or more recently acquired parcels of land through the Battle North settlement agreement and possibly the inclusion of Battle North's potential/future development project within Minturn's post-2008 water service area. This information, along with an updated water rate analysis, and future WTP projected cost increases due to construction delay and inflation, will be presented to the Council the evening of December 18th so as to facilitate a final water treatment plant discussion and request for direction.

The Town of Minturn, Colorado, is a one-of-a-kind Rocky Mountain town with a vibrant sense of community. Home to just 1,033 residents and nestled between the Vail and Beaver Creeks, Minturn has strived to maintain its identity separate from other communities in Eagle County but has struggled with infrastructure backlogs. The Town of Minturn has been evaluating the best way to improve the reliability of water production at its existing slow sand direct filtration water treatment plant (WTP). At 60 years old, the plant struggles to meet Colorado Department of Public Health & Environment (CDPHE) regulations, limiting the quantity of water it can treat, and it was found in 2018 that there were no liners on Filters 1 and 2, requiring removal from service and significantly decreasing Minturn's production capacity.

Funds are needed to support the modernization and modification of the facility to ensure a reliable supply of safe drinking water. Minturn has undertaken feasibility analyses and planning to modernize the plant, and now seeks construction funds to improve the facility to meet current and future water infrastructure needs and requirements. The installation of new water treatment processes will help meet the community's anticipated growth needs by expanding the capacity and reliability of the Town's water infrastructure. The Town has completed 30% of the design and engineering for the construction of a new membrane water treatment plant to improve the resiliency of the water supply. These systems are relatively simple to operate compared to conventional processes (for example, no need for coagulation or settling. This plan would include a new building to house the membrane skids, and requisite chemical storage systems would be constructed in the unoccupied area owned by Minturn to the south of the existing filters. The existing outdoor filters would be converted into detention ponds for backwash waste. The estimated capacity following Phase 2 would expand to 1.2 mgd, with an offline standby unit. The opinion of probable cost for construction is $11.9 million, with an additional $1.5 to $2 million in architectural and engineering services required.

Funding Sought & Secured To-Date

Minturn has successfully secured grants to support the modernization of its WTP and address water infrastructure needs. Since 2021, the Town has secured over $3 million in federal and philanthropic funding to support this effort. These funds include:

- $184,000 in Community Funding Partnership (CFP) funding from the Colorado River District
- $1 million in State and Tribal Assistance Grant (STAG) funding administered through the Environmental Protection Agency (EPA) through congressionally directed spending in FY2022 federal appropriations
- $2 million in State and Tribal Assistance Grant (STAG) funding administered through the Environmental Protection Agency (EPA) through congressionally directed spending in FY2023 federal appropriations

In addition, the Town sought but was unable to secure a $1 million U.S. Department of Agriculture "Rural Development Water and Waste Disposal" earmark from Congressman Joe Neguse in the FY2025 federal appropriations process.

Federal Funding Landscape

Recent historic federal investments in infrastructure have introduced billions of dollars in financing to support water needs across the United States. These funds span several agencies, including the Environmental Protection Agency (EPA), the U.S. Department of Agriculture (USDA), the U.S. Bureau of Reclamation (USBR), and the U.S. Department of Interior (DOI).

The Biden Administration has made it a priority to allocate federal funding to projects in communities or neighborhoods that are most affected by poverty, historical disadvantage, climate change, pollution, and environmental hazards. However, while Minturn is a small, rural community with a small population, the Town does not have any census tracts that qualify as "historically disadvantaged" based on the widely used federal Climate and Economic Justice Screening Tool, and likewise Minturn cannot meet most other federal standards for funding for "disadvantaged" communities.

Minturn's median household income, at $103,333, higher than the Eagle County median income of $98,887 and state median income of $92,911, also precludes the Town from taking advantage of many USDA Rural Development programs, such as the USDA Water and Waste Disposal Loan and Grant Program, Special Evaluation Assistance for Rural Communities and Households (SEARCH) program, and Community Facilities Direct Loan and Grant program, which establish income limits as thresholds for the level of grants or loan funding where funds are frequently provided on a graduated scale with smaller communities with the lowest median household income being eligible for projects with a higher proportion of grant funds.

Enterprise Fund Limitations

The Town's Enterprise Fund has specific restrictions in place regarding the use of external funding for the water treatment plant. According to these restrictions, the total amount of grants and other special funding within the enterprise fund cannot exceed 10% of the total fund revenues generated by that fund. If this limit is surpassed, it would disrupt the Enterprise status, potentially impacting any existing debt owed by the enterprise. In such a situation, it may become necessary to seek approval from taxpayers through a ballot issue in order to continue making debt payments.

It is recommended that the Town only break the Enterprise Fund revenue restrictions for large funding sources. It's important to note that this restriction does not apply to federal funding sources. In 2021, the Town received an award of approximately $350,000 from the Colorado River District (CRD) but could only accept $184,000 due to the Enterprise Fund restrictions on funding from State agencies.

Timing Considerations

The Town has faced challenges in determining the best course of action for the project, which has taken over two years. This has hindered the Town's ability to pursue federal, state, and philanthropic funding during this period of heavy federal investment. Without a clearly defined scope of work or cost estimates for the project, the Town has been unable to apply for funding for which it may be eligible. This is because the project's development stage did not align with various program eligibility requirements.

As the project progresses and reaches the 30% design stage, it is crucial to seize the opportunity to explore and apply for additional sources of grant and/or loan funding. The Town should move quickly on the project as any delays in implementing the project will lead to escalating costs for the Town. However, it's important to note that many grant and loan programs have specific timelines and may not allow grant/loan funding to cover costs incurred before federal award.

Grant Funding Opportunities

The Addendum to this memorandum outlines over twenty-five (25) sources of federal, state, and philanthropic funding that are currently available to support water infrastructure projects. Rows highlighted in gray indicate programs where the Town does not meet the eligibility requirements. It's important to emphasize that while there are numerous sources of grant funding available for water infrastructure planning, only a few offer funding levels that can meet the substantial $10+ million required for the complete scope of WTP modernization. Additionally, it is crucial to note that many larger funding sources primarily provide loans rather than grants.

Alternatives to Grant Funding
The Town of Minturn should explore alternative funding options to complete the modernization of the WTP. One viable option could involve seeking loan principal forgiveness from relevant authorities, while another option could be selling parcels of land owned by the town. Both strategies could provide the necessary funds to ensure the successful completion of the WTP modernization project.

The two cited memos are attached to these minutes in full.

Mr. Michael Boyd, 502 ½ Eagle St., felt we should use the money we have to maintain what we have and then sell land to pay for the project. He discussed potential financial impacts to all residents, not just senior citizens.

Ms. Krista Driscoll, 115 Nelson Ave, was concerned if of the increased costs due to inaction. She felt the idea of using future funds to mitigate rates was a good idea.

Ms. Lynn Teach, 253 Pine St., asked about seniors and how they qualify for the rate freeze in the future. She discussed opportunities to use Battle Mtn land as open space and selling some to pay for the water plant.

Mr. George Brodin, 252 Boulder St., discussed cleaning the intake pond to reduce turbidity and increase volume, felt well #4 and the line from it should be reviewed and possibly replaced now, he discussed the drywell and was concerned that use could mix with the processed and or well water, he encouraged the senior rates. He asked about the Construction Use Tax; it cannot legally be used in the Enterprise Fund. He asked what remedy we have when we reach the top of our water allowance. This level would be hit in the late summer when the river is lowest, and the outdoor water is highest. In such an event outdoor water use can be curtailed as needed. It was noted that retreatment is necessary for Eagle River water diversion in the future. It is cost effective to build the building for pretreatment rather than retrofit the need and face the cost later down the line.

Ms. Virginia Olson, 393 Eagle River St, asked about water court clarification. A secondary diversion would provide redundancy and future capacity. Michelle M. noted to a question that the current developments under construction have increased our reserves. Jim Mann noted that for every $1m we bring in, rates will decrease about $7.28 per SFE.

Earle B. discussed the cost of waiting and how costs have and will continue to increase as well as the loss of currently awarded grants.

Jim Mann outlined our current fund needs and his attached memo.

Lynn F. reviewed that in the recent past, citizens did NOT want to merge with ERWSD. This result has led to the necessary plant upgrades.

Gusty K. felt strongly that we benefited most from selling some of the land. He asked about freezing senior rates, for multiple properties owned by the same senior, would that reduced rate

affect all their properties. He wants to continue to seek grants. He felt water plant tours might help educate citizens.

Tom P. noted, because we have not acted, it has cost us nearly $500k in increased costs for the necessary water plant.

Discussion ensued on the costs, opportunities for the sale of the land, and an increase in development costs.

Mr. Rob Davis, 1729 Main St, agreed with selling the land for minimal development to pay for the new plant and keeping most of it as open space.

Ms. Kate Berchenal, 264 Taylor St, emailed that we should re-approach Battle Mtn to develop a combined water treatment plant as that would be less expensive for both parties than would be two separate plants.

Kate S. felt it was not productive to assume Battle Mtn would help us since they have not in 10yrs. She understood the impact of the rates.

Motion by Tom P., second by Eric G., to move forward with membrane plant with pretreatment capacity (Decision Option #1). Motion passed 7-0.

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

14. ADJOURN

Motion by Kate S., second by Tom P., to adjourn at 7: 39pm.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings and Events:

- December 25, 2024 - Town Hall Closed (Christmas Day)
- January 1, 2025 - Town Hall Closed (New Years Day) - Town Council Meeting Canceled due to Holiday
- January 3, 2025 - January First Friday at Steammaster
- January 10, 2025 - Christmas Tree Bonfire
- January 15, 2025 - Town Council Meeting
- January 20, 2025 - Town Hall Closed (Martin Luther King Jr. Day)

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Terry Armistead
Council Members:
George Brodin
Lynn Feiger
Gusty Kanakis
Kate Schifani
Tom Sullivan

MINTURN WATER SYSTEM TIMELINE

2018, June 6:	Water Discussion – Special Presentation
2018, Sept 5:	Work Session Water Discussion & Review
2018, Sept 19:	Minturn Water Source Options Presentation (Community Interconnect Discussion)
2018, Oct 11:	CDPHE Sanitary Survey Notification
2019, July 7:	Community Water Presentation
2019, Sept 30:	Water System Capital Improvement Plan
2020, Feb 04:	Minturn Copper Exceedance Memorandum
2020, April 08:	Ordinance 05 – Series 2020; Water Moratorium
2021, July 7:	Water Infrastructure CIP Update
2021, Sept 15:	Capital Improvements Plan Update
2022, Feb 16:	Memo Re: Water Moratorium Renewal
2022, Feb 24:	SGM Water Treatment Plant & Eagle River Diversion Cost Estimate
2022, March 01:	Construction Inflation Alert Notification
2022, April:	2022 Community Survey
2022, Apr 6:	Congressional Directed Spending Support Letter
2022, Apr 18:	Ord 06 – Series 2022; Outdoor Water Restrictions Regulations
2022, July 7:	Manager Report – Water Infrastructure Funding
2022, Nov 22:	Minturn Water Treatment Plant Funding Report
2022, Dec 15:	Minturn Water Treatment Plant Cross Creek Alternatives
2023, Jan 18:	Res 05 – Series 2023; Community Plan (Ch 5 Water Infrastructure)
2023, Jan 25	Phase I Environmental Site Assessment – Confluence Property
2023, Feb 15:	Ord 02 – Series 2023 Water Moratorium Continuance
2023, May 25:	Water Series Newsletter, Issue 1: Understanding Your Water Bill
2023, July 26:	Water Series Newsletter, Issue 2: Water Rates
2023, Aug 16:	Water Treatment Plant Alternatives Analysis Presentation
2023, Aug 16:	Water Treatment Plant Alternatives Analysis
2023, Oct 17:	Water Series Newsletter, Issue 3: Water Treatment Plant Analysis
2024, March 25:	Water Series Newsletter, Issue 4: Water Treatment Update
2024, May 6:	2024 Community Survey
2024, Aug 7:	Minturn Water Treatment Plant 30% Design Drawings
2024, Aug 7:	Membrane Water Treatment Plant Construction Cost Estimate
2024, Nov 20:	Res 61 – Series 2024: Adopting the 2025-27 Strategic Plan
2024, Aug 7:	Membrane Water Treatment Plant Construction Cost Estimate
2024, Sept 26:	Minturn Water Treatment Plant Funding Resources Memo

MEMORANDUM

To: Michelle Metteer, Town Manager, Minturn, CO

From: Sarah Marin, Senior Associate & Client Services Manager

Date: September 26, 2024

Subject: **Minturn Water Treatment Plant Funding Resources Memo**

This memorandum outlines the federal funding landscape for water infrastructure projects that could support Minturn's water treatment plant (WTP) modernization needs. Both the Bipartisan Infrastructure Law (BIL) and the Inflation Reduction Act (IRA) are primed to provide significant funding for water infrastructure, climate resilience, and drought mitigation in the United States. These resources provide historic levels of investment designed to deliver a wide range of water programs, advance environmental justice by prioritizing low-income and disadvantaged communities, and combat climate change by reducing greenhouse gas emissions and other air and water pollutants.

Background

The Town of Minturn, Colorado, is a one-of-a-kind Rocky Mountain town with a vibrant sense of community. Home to just 1,033 residents and nestled between the Vail and Beaver Creeks, Minturn has strived to maintain its identity separate from other communities in Eagle County but has struggled with infrastructure backlogs. The Town of Minturn has been evaluating the best way to improve the reliability of water production at its existing slow sand direct filtration water treatment plant (WTP). At 60 years old, the plant struggles to meet Colorado Department of Public Health & Environment (CDPHE) regulations, limiting the quantity of water it can treat, and it was found in 2018 that there were no liners on Filters 1 and 2, requiring removal from service and significantly decreasing Minturn's production capacity.

Funds are needed to support the modernization and modification of the facility to ensure a reliable supply of safe drinking water. Minturn has undertaken feasibility analyses and planning to modernize the plant, and now seeks construction funds to improve the facility to meet current and future water infrastructure needs and requirements. The installation

of new water treatment processes will help meet the community's anticipated growth needs by expanding the capacity and reliability of the Town's water infrastructure.

The Town has completed 30% of the design and engineering for the construction of a new membrane water treatment plant to improve the resiliency of the water supply. These systems are relatively simple to operate compared to conventional processes (for example, no need for coagulation or settling. This plan would include a new building to house the membrane skids, and requisite chemical storage systems would be constructed in the unoccupied area owned by Minturn to the south of the existing filters. The existing outdoor filters would be converted into detention ponds for backwash waste. The estimated capacity following Phase 2 would expand to 1.2 mgd, with an offline standby unit. The opinion of probable cost for construction is $11.9 million, with an additional $1.5 to $2 million in architectural and engineering services required.

Funding Sought & Secured To-Date

Minturn has successfully secured grants to support the modernization of its WTP and address water infrastructure needs. Since 2021, the Town has secured over $3 million in federal and philanthropic funding to support this effort. These funds include:

- $184,000 in Community Funding Partnership (CFP) funding from the Colorado River District
- $1 million in State and Tribal Assistance Grant (STAG) funding administered through the Environmental Protection Agency (EPA) through congressionally-directed spending in FY2022 federal appropriations
- $2 million in State and Tribal Assistance Grant (STAG) funding administered through the Environmental Protection Agency (EPA) through congressionally-directed spending in FY2023 federal appropriations

In addition, the Town sought but was unable to secure a $1 million U.S. Department of Agriculture "Rural Development Water and Waste Disposal" earmark from Congressman Joe Neguse in the FY2025 federal appropriations process.

Federal Funding Landscape

Recent historic federal investments in infrastructure have introduced billions of dollars in financing to support water needs across the United States. These funds span several agencies, including the Environmental Protection Agency (EPA), the U.S. Department of Agriculture (USDA), the U.S. Bureau of Reclamation (USBR), and the U.S. Department of Interior (DOI).

The Biden Administration has made it a priority to allocate federal funding to projects in communities or neighborhoods that are most affected by poverty, historical

disadvantage, climate change, pollution, and environmental hazards. However, while Minturn is a small, rural community with a small population, the Town does not have any census tracts that qualify as "historically disadvantaged" based on the widely used federal Climate and Economic Justice Screening Tool, and likewise Minturn cannot meet most other federal standards for funding for "disadvantaged" communities.

Minturn's median household income, at $103,333, higher than the Eagle County median income of $98,887 and state median income of $92,911, also precludes the Town from taking advantage of many USDA Rural Development programs, such as the USDA Water and Waste Disposal Loan and Grant Program, Special Evaluation Assistance for Rural Communities and Households (SEARCH) program, and Community Facilities Direct Loan and Grant program, which establish income limits as thresholds for the level of grants or loan funding where funds are frequently provided on a graduated scale with smaller communities with the lowest median household income being eligible for projects with a higher proportion of grant funds.

Enterprise Fund Limitations

The Town's Enterprise Fund has specific restrictions in place regarding the use of external funding for the water treatment plant. According to these restrictions, the total amount of grants and other special funding within the enterprise fund cannot exceed 10% of the total fund revenues generated by that fund. If this limit is surpassed, it would disrupt the Enterprise status, potentially impacting any existing debt owed by the enterprise. In such a situation, it may become necessary to seek approval from taxpayers through a ballot issue in order to continue making debt payments.

It is recommended that the Town only break the Enterprise Fund revenue restrictions for large funding sources. It's important to note that this restriction does not apply to federal funding sources. In 2021, the Town received an award of approximately $350,000 from the Colorado River District (CRD) but could only accept $184,000 due to the Enterprise Fund restrictions on funding from State agencies.

Timing Considerations

The Town has faced challenges in determining the best course of action for the project, which has taken over two years. This has hindered the Town's ability to pursue federal, state, and philanthropic funding during this period of heavy federal investment. Without a clearly defined scope of work or cost estimates for the project, the Town has been unable to apply for funding for which it may be eligible. This is because the project's development stage did not align with various program eligibility requirements.

As the project progresses and reaches the 30% design stage, it is crucial to seize the opportunity to explore and apply for additional sources of grant and/or loan funding. The Town should move quickly on the project as any delays in implementing the project will lead to escalating costs for the Town. However, it's important to note that many grant and loan programs have specific timelines and may not allow grant/loan funding to cover costs incurred before federal award.

Grant Funding Opportunities

The Addendum to this memorandum outlines over twenty-five (25) sources of federal, state, and philanthropic funding that are currently available to support water infrastructure projects. Rows highlighted in gray indicate programs where the Town does not meet the eligibility requirements. It's important to emphasize that while there are numerous sources of grant funding available for water infrastructure planning, only a few offer funding levels that can meet the substantial $10+ million required for the complete scope of WTP modernization. Additionally, it is crucial to note that many larger funding sources primarily provide loans rather than grants.

Alternatives to Grant Funding

The Town of Minturn should explore alternative funding options to complete the modernization of the WTP. One viable option could involve seeking loan principal forgiveness from relevant authorities, while another option could be selling parcels of land owned by the town. Both strategies could provide the necessary funds to ensure the successful completion of the WTP modernization project.

Please contact Sarah Marin at Sarah.Marin@strategiesdc.com or 202.308.7125 with any questions.

State Water Resources			
Opportunity	Purpose	Amount, Match, & Deadline	Potential Uses & Key Considerations
Colorado Water Conservation Board (CWCB)			
CWCB Colorado Water Plan Grants	To make progress on the critical actions and measurable objectives identified in the Colorado Water Plan including, water storage and supply, water sharing agreements, conservation and land use planning, engagement and innovation, agricultural projects, and environmental and recreation projects.	**Amount:** Typically less than $300,000 **Match:** 50% match for all construction projects and 25% match for all plans or studies • No more than half of the match may be in the form of in-kind services **Deadlines:** December 1 and July 1 annually.	• A source of funding for water conservation efforts. • Past expenditures directly related to the water activity may be considered as matching funds if the expenditures occurred within 9 months of the execution date of the contract or purchase order with the State. • Completed feasibility studies must be submitted with an engineer's estimate of probable costs for grant requests that include costs for final engineering plans and construction. • **Contact:** Kevin Reidy, Program Officer, **Conservation & Land Use Planning** • E: kevin.reidy@state.co.us
CWCB Water Supply Reserve Fund Grants	To assist Colorado water users in addressing their critical water supply issues and interests. The funds help eligible entities	**Amount:** Typically no more than $300,000 **Match:** 25% **Deadlines** include October 1, December 1, February 1, April 1, June 1, and August 1 annually.	• Funds focused on planning and design. • Funds can be used for technical assistance regarding permitting, feasibility studies and environmental compliance • Studies or analysis of structural, nonstructural, consumptive and non-consumptive water needs, projects or activities • Design of structural projects or activities

	complete water activities. Prior to submitting an application to CWCB, the applicant must receive written approval from the region's basin roundtable.		• Infrastructure replacement or maintenance projects **Contact:** Ben Wade, Water Conservation Coordinator • **E:** ben.wade@state.co.us • **P:** 303-866-3441 x3238
CWCB Federal Technical Assistance Grants for Colorado Water Projects	Provides technical assistance and administrative support to entities applying for federal IIJA or other federally available funding. The projects must assist with raw water and water supply projects that directly support the objectives and goals of the Colorado Water Plan.	**Amount:** A total of $2 million remains in the entire program fund. Grants are typically small. **Match:** 25% • Project costs may consist of a combination of in-kind and cash match, but no more than half (12.5%) of the match may be in the form of in-kind services. **Deadline:** Grants will be awarded on a rolling basis through December 2024; grant funds must be fully expended by December 2026.	• Source of funds for additional design of the WTP. • Staff in discussion with Program Manager • Priority will be given to Disadvantaged Communities • **Technical Assistance includes Local Capacity Grants and Technical Assistance Grants.** • **Local Capacity Grants** are direct awards to grantees to develop projects and submit competitive federal grant applications. • **Technical Assistance Grants provide a** contractor hired by CWCB to perform a wide variety of water project services, including researching federal grant opportunities, project design and cost estimation, and federal application development/grant writing. **Contact:** Michael Regan, Budget Analyst • **P:** (303) 866-3441Ext. 3214 • **E:** (michael.regan@state.co.us

Colorado Department of Public Health & Environment (CDPHE)			
CDPHE Small Communities Water and Wastewater Grants	The program is part of the Colorado Water Quality Control Commission's Regulation 55 - State Funded Water and Wastewater Infrastructure Programs. It is for eligible entities that serve a population of no more than 5,000 people, with financial need considered.	**Amount:** • Tier I projects can receive up to $50,000 Tier I projects and are intended to fund planning and design projects. • Funding for Tier II projects is up to $400,000 and are intended to fund infrastructure projects including planning, design, and construction. **Deadline:** Last round was February of 2021.	• Waiting to see if program reopens. • Tier II projects must contain a construction component. • Eligible entities that serve a population of no more than five thousand people, with financial need. • Financial need is determined during the application process by DOLA. **Contact** • **E:** cdphe.wqcd.watergrants@state.co.us • **P:** 720-248-7394
CDPHE Water Quality Improvement (WQIF) Grant	To improve water quality in Colorado by providing grant funds for water quality improvement projects and stormwater management training and best practices using civil penalties	**Amount:** Awards vary annually, but usually up to $250,000 **Match:** At least 10% is required. Higher match percentage will score more points. **Deadline**: The program typically opens in the fall.	• The program is funded by civil penalties collected by the state, and varies each year. • There are five categories of eligible projects. The program funds different categories on project per each Request for Application (RFA). Funding for projects to improve water quality where there has been a civil penalty imposed for a water quality violation, but focus is on stormwater projects. See categories here.

	from water quality violations.		**Contact:** • **E:** CDPHE_WQCD_Contracts+LAU@state.co.us
CDPHE Emerging Containments in Small or Disadvantaged Communities Grant Program	To assist public water systems in small or disadvantaged communities with planning and design grants, and infrastructure funding to reduce public health risks from emerging contaminants including PFAS, manganese and other emerging contaminants.	**Amount:** Tier 1: Planning and Design Grants of up to $300,000. Tier 2: Infrastructure Grants of up to $10 million **Deadline:** It is anticipated that future RFA application periods will be open twice per year in January and June in 2024, 2025, 2026, 2027, or 2028.	• For the removal of emerging contaminants only • Funded by the EPA but administered by the CDPHE • **Contact:**: cdphe_wqcd_ec_sdc_grants@state.co.us
CDPHE Assistance Grants Program	These grants are intended to help public water systems reach or consistently comply with the Colorado Primary Drinking Water Regulations, and/or address a potential or existing water quality challenge.	**Amount:** Awards are up to $25,000 with a total of $150,000 annually. • 2024 round is closed	• Potential source of funding for a small component of the water plant project • State funded program and projects must be completed within the calendar year they are awarded. **Contact:** Angela Green Garcia, Drinking Water Coach at angela.garcia@state.co.us or Kyra Gregory drinking water training specialist at kyra.gregory@state.co.us

CDPHE PFAS Grant Program	This program provides funding opportunities for sampling efforts to test groundwater and surface water, water treatment infrastructure, and emergency assistance for communities and water systems affected by these chemicals.	**Amount:** There is no award ceiling, although entities receiving more than $100,000 will have to submit detailed project reports. **Match:** Not required **Deadline:** Application will open January 2025 and close Spring 2025	• The amount of funding available varies on an annual basis. • After completing preliminary PFAS testing, this could be used as a funding source for infrastructure projects for treatment. • **Contact:** cdphe_wqcd_pfas_grant@state.co.us
Other State Resources			
Community Funding Partnership	For the protection, conservation, use and development of water resources in the Colorado River Basin. Projects must focus on agriculture, infrastructure, healthy rivers, watershed health and water quality and conservation/ efficiency.	**Amount:** Up to $1 million **Match:** No minimum match percentage but program funds may not be the sole source of funding. **Deadline:** Rolling	• Applicants are required to submit a letter of support for the project from the board(s) of county commissioners in which county the project is located and/or water from the project will be utilized. • Contact the River District to arrange for a pre-application meeting about the proposed projects. Contact: partnerfunding@crwcd.org
DOLA Energy/Mineral Impact Assistance Fund	To promote sustainable community development, and to	**Amount:** Up to $1,000,000 **Match:** One-to-one	• A potential source of funds for any water/sewer projects

	increase the livability and resilience of communities through planning, construction, and maintenance of public facilities and the provision of public services.	**Deadline: 3-4 cycles a year**	• DOLA EIAF funds are quite flexible and could be used as a source of funding for any of the water infrastructure projects. • Applicants are required to contact your area's Regional Manager before a grant is submitted. • **Contact:** Kate McIntire, regional manager ○ **E:** kate.mcintire@state.co.us ○ **P:** 970-744-0760
Colorado DOLA Community Development Block Grant (CDBG)	The Department of Local Affairs administers the federal Community Development Block Grant (CDBG) program for non-entitlement municipalities and counties to carry out community development activities.	**Amount:** Up to $600,000, although entities can argue for higher. **Match:** Not required but recommended. **Deadline:** Typically late winter or early spring	• Examples of projects include sewer and water systems, commercial streetscape improvements, community centers, food banks, shelters, and health clinics. • Project must (1) serve low-moderate income populations; (2) prevent or eliminate blight; or (3) meet urgent public health or safety needs. • **Contact**: Olivia Cook, Housing Development Specialist ○ (P) 970- 640-7576 ○ (E) olivia.cook@state.co.us
Federal Resources for Water			
Opportunity	Purpose	Amount, Match, & Deadline	Potential Uses & Key Considerations
EPA State and Tribal Assistance Grant (STAG) Earmark	STAG Earmarks support water and wastewater projects that will result in	**Amount**: Up to $7 million **Match:** 25%	• Minturn has received two (2) STAG awards since 2022. • Must work with your congressional delegation to get funding authorized in FY2026 appropriations.

	improvements in environmental quality and/or human health.	**Deadline:** Spring on an annual basis.	
USDA "Rural Development, Water and Waste Disposal" Earmark	Rural Development, Water and Waste Disposal" Earmark support water and wastewater projects such as rural drinking water sources, treatment, storage and disposal, sewer, and stormwater collection.	**Amount:** Recommended ask is $1 million **Match:** 25% **Deadline:** Spring on an annual basis.	• Must service a rural area with a population of 10,000 or less. • Well earmarked, good funding potential • Must work with your congressional delegation to get funding authorized in FY2026 appropriations. • This earmark is only available through House members.
USDA Water and Waste Disposal Predevelopment Planning Grants	The program helps eligible low-income communities plan and develop applications for proposed USDA Rural Development water or waste disposal project.	**Amount:** Maximum of $30,000 or 75 percent of the predevelopment planning costs. • The amount of the pre-development grant will be subtracted from the total grant eligibility • Grants are based on demonstrated need and availability of funds. **Match:** 25% match. **Deadline:** Applications for this program are accepted year-round	• Applicants must be unable to borrow funding • To be eligible a community must have a median household income below the poverty line or less than 80% of the statewide non-metropolitan median household income. The statewide non-metropolitan median household income in Colorado in 2023 was $90,900. The limit for assistance for this program is $72,700. • The Town should **Contact:** Amy Crick, Loan Specialist, Delta Local Office after its Disadvantaged Status review by DOLA to see if the community can qualify o (P) 970-399-8195 o (E) amy.crick@usda.gov

EPA Water Technical Assistance (WaterTA)	Connects communities to experts who help assess and implement solutions for their drinking water, sewage, and stormwater needs	**Amount:** No direct funding; technical assistance only **Deadline:** Rolling	• After reviewing your submission, the EPA or a technical assistance provider will respond with potential next steps. • **Contact**: waterTA@epa.gov

US BuRec WaterSMART Water and Energy Efficiency Grants	For projects that conserve and use water more efficiently; increase the production of hydropower; and accomplish other benefits that contribute to water supply reliability in the western US.	**Amount:** Applicants may request up to $500,000 for projects to be completed within two years; up to $2 million for projects to be completed within three years; and up to $5 million for projects to be completed within three years.
		Match: Non-Federal match of 50%
		Deadline: There are typically two rounds of funding a year: one in the spring and one in the fall.
			• Project categories include: water conservation project such as canal lining, metering, irrigation flow management or renewable energy projects.
			• Applicants may submit multiple project proposals; combine interrelated or closely related projects into one application.
			• Applicants must be in the Western United States or U.S. Territories.
			• **Contact:** Josh German, Grants Management Specialist
			  ○ (P) (303 445-2839
			  ○ (E) jgerman@usbr.gov

US BuRec WaterSMART Environmental Water Resource Projects	For water conservation and efficiency projects, water management and infrastructure	**Amount:** Applicants may request up to $3 million for projects completed in 3 years or up to $5 million for	• Plan to seek funding by the March deadline. • Working with HDR on an application. • Can fund both design and construction of the WTP.

	improvements, and river and watershed restoration and nature-based solution projects that provide significant ecological benefits, have been developed as part of a collaborative process, and help carry out an established strategy to increase the reliability of water resources	projects that are undertaken through a watershed group and completed in 5 years. **Match:** A 25% match is required **Deadline:** March 11, 2025	• **Contact:** Avra Morgan at 303-445-2906 or aomorgan@usbr.gov or Robin Graber at 303-445-2764 or rgraber@usbr.gov
USDA Community Facilities Loans and Grants	Provides affordable funding to develop essential community facilities in rural areas of populations of 20,000 or less. Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses	**Amount:** Typically up to $3 million **Match:** 85% match for grants in communities with populations of 20,000 or less and median household income below 90% of the State nonmetropolitan median income. Interest rates set by Rural Development; loan repayment terms may not be longer than the useful life of the facility, state statutes,	• Provides low-interest direct loans, grants or a combination of both as well as a loan guarantee program • Priority is given based on population and median household income with priority given to small communities with a population of 5,500 or less and those having a median household income below 80% of the state nonmetropolitan median household income • **Contact:** Duane Dale Colorado Community Programs Director ○ (P) (970)-529-8375 ○ (E) duane.dale@usda.gov

		the applicants authority, or a maximum of 40 years, whichever is less **Deadline:** Rolling	
USDA Economic Impact Initiative Grants	To assist in the development of essential community facilities in rural communities with extreme unemployment and severe economic depression. Funds can be used to construct, enlarge or improve community facilities for health care, public safety and public service.	**Amount:** Typically up to $2 million **Match:** At least a 25% match required based on need and funding available **Deadline:** The program is currently closed.	• Rural is defined as communities with a population of 20,000 or less. Must have a not employed rate greater than 19.5% or a median household income below 90% of the state non-metropolitan median household income. • Grants may be made in combination with other financial assistance such as a Community Facilities direct or guaranteed loan, applicant contribution or funding from other sources. • **Contact:** Duane Dale Colorado Community Programs Director ○ (P) (970)-529-8375 ○ (E) duane.dale@usda.gov
USDA Rural Community Development Initiative Grants	To support housing, community facilities and community and economic development projects in rural areas	**Amount:** Up to $500,000 **Deadline:** Likely Summer 2025	• Funding focus on training (homeowners and businesses) and technical assistances on strategic plan development, accessing alternative fundings sources, board training, and the creation of training tools. • Rural define as cities or towns with a population of 50,000 or less • **Contact:** Amy Crick ○ (P) (970)-399-8195 ○ (E) amy.crick@usda.gov
USDA Special Evaluation	Helps very small, financially distressed	**Amount:** Up to $100,000	• Rural areas must have a population of 2,500 or less and have amedian household income below 80%

Assistance for Rural Communities and Households (SEARCH) Grants	rural communities with predevelopment feasibility studies, design and technical assistance on proposed water and waste disposal projects	**Deadline:** Rolling	of the state non-metropolitan median household income • Predevelopment planning costs (feasibility studies, preliminary design and engineering analysis, and technical assistance for applications) must be to support rural water, sanitary sewage, solid waste disposal and storm wastewater disposal facilities • **Contact:** Duane Dale Colorado Community Programs Director ○ (P) (970)-529-8375 ○ (E) duane.dale@usda.gov
EPA Environmental and Climate Justice Community Change Grants	To benefit disadvantaged communities through projects that reduce pollution, increase community climate resilience, and build community capacity to address environmental and climate justice challenge	**Amount:** Up to $20 million **Match:** No match is required **Deadline:** November 21, 2024	• Must support environmental justice in disadvantaged communities; must be a historically disadvantaged and environmental justice community • **Contact:** CCGP@epa.gov
EPA Water Infrastructure Improvements for the Nation (WIIN), Small and Underserved Communities Emerging	To assist public water systems in meeting Safe Drinking Water Act (SDWA) requirements	**Amount:** Program has $25 million available in 2024; amount of funding that EPA awards to each state and territory is based on an allocation formula that includes factors for population	• Communities must apply through their State • Must benefit underserved, small, and disadvantaged communities by upgrading infrastructure to comply with the Safe Drinking Water Act, reducing exposure to Per- and Polyfluoroalkyl Substances (PFAS), removing sources of lead, and addressing additional local drinking water challenges.

Contaminants Grant Program		below the poverty level, small water systems, and underserved communities **Deadline:** Program currently closed.	• General information: wiindrinkingwatergrants@epa.gov • **Colorado Contact:** EPA Region 8 or CDPHE ○ Cynthia Gonzales, EPA Region 8 at Gonzales.cynthia@epa.gov
Loans and Bonds for Water Resources			
Opportunity	Purpose	Amount, Match, & Deadline	Potential Uses & Key Considerations
CWCB Water Project Loan Program	Provides low interest loans for the design and construction of untreated projects in Colorado. This includes agricultural and municipal water collection, storage, and delivery facilities, and hydroelectric power generation.	• Loans applications that are less than $10 million are accepted year-round. • Loans for more than $10 million must be submitted by August 1 for funding available by July of the following year.	• A source of funding for the Water Intake Reconstruction Project. • Projects financed by the Water Project Loan Program must align with the goals identified in Colorado's Water Plan. • The standard term for a Water Project Loan Program loan is 30 years. • **Contact:** Matt Stearns, Program Officer, **Conservation & Land Use Planning** ○ **E:** matthew.stearns@state.co.us
State Revolving Fund Drinking Water Revolving Funding (DWRF)	Low-interest rate loans to finance the design and construction of drinking water infrastructure. This includes treatment facilities, transmission and distribution lines,	• Direct loans for projects up to $3 million • Leveraged loans for projects over $3 million • Application deadlines are: Jan. 5, Feb 5, April 5, June 5,	• A source of loan/forgivable loan funding for the Water Treatment Plan. • Projects must be listed on the DWRF Eligibility List. The eligibility list is updated annually through a publicly accessible survey. • The state helps manage environmental reviews, engineering design approvals, and conduct overall project management.

	source water, storage structures, and other projects related to drinking water.	Aug. 5, Oct 5 and Nov. 5.	**Contact:** Alex Hawley, Grants and Loans Unit Manager • **P:** 720-248-8095 • **E:** alex.hawley@state.co.us
USDA Water & Waste Disposal Loan & Grant Program	The program finances the acquisition, construction or improvement of drinking water, sewer, solid waste, and storm water systems, including legal and engineering fees, land acquisition, and water and land rights.	**Deadline:** Applications are accepted year-round. • Funding is in the form of long-term, low-interest loans with grant funding if available to reduce the impact on rate payers.	• Up to 40-year payback period, based on the useful life of the facilities financed. • Fixed interest rates, based on the need for the project and the median household income of the area to be served. • **Contact:** Amy Crick, Loan Specialist, Delta Local Office ○ (P) 970-399-8195 ○ (E) amy.crick@usda.gov

MEMO

TO: Michelle Metteer, Manager

DATE: December 14, 2024

FROM: James Mann, Financial Analyst

RE: Water Treatment Plant Probable Cost – Probable Rate Impact Analysis

Based on the 30% design of the replacement water treatment plant cost estimates between $12 million and $14 million, the Town requested an evaluation of the impact of the project cost on the Town's water utility rate structure. After discussion with the Town's WTP Engineer, the $14 million upper end of the project includes adequate contingency for the project, so the below analysis utilizes the upper end as the needed capital. The goal would be to get to a 90% design standard prior to issuing the debt, with the hopes of having a better final number to minimize the debt that would be issued.

In looking at the anticipated impacts, the following assumptions were used:

- Base Water Rates as established
- Volumetric Water Rate Tiers as established
- Implementation of a Senior Water Rate Structure that impacts 30 customers
- Project Costs - $16,300,000 (HDR memo of 8/20/24)
    - $14,000,000 WTP construction costs
    - $1,100,000 design & engineering costs
    - $1,200,000 construction management costs
- Adjustment of the Tap Fee to reflect cost of new plant – revised tap fee of $16,271, indexed annually at the borrowing rate for the bonds
- Anticipated Community Development of 426 additional taps broken out and absorbed as follows:
    - Minturn North - 30 taps already accounted for
    - Malloit Park – 120 taps
    - 100 Block Redevelopment – 30 taps
    - Infill/Other – 246
    - Assume 30 Senior Rate Class accounts (frozen monthly fees)

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Current SFEs		756.4	756.4	726.4	741.4	766.4	796.4	826.4	856.4	886.4	901.4	906.4
Minturn North	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Malloit Park	120.0	0.0	0.0	10.0	20.0	20.0	20.0	20.0	20.0	10.0	0.0	0.0
100 Block	30.0			5.0	5.0	5.0	5.0	5.0	5.0			
Infill	246.0	0.0	0.0	0.0	0.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Less Senior Rates			(30.0)	(30.0)	(30.0)	(30.0)	(30.0)	(30.0)	(30.0)	(30.0)	(30.0)	(30.0)
Total SFEs	396.0	756.4	726.4	741.4	766.4	796.4	826.4	856.4	886.4	901.4	906.4	911.4

- Anticipated Borrowing Rate of 3.50%
- Total Borrowing, including remaining engineering, construction management, and issuance costs of $13,645,000

- 30-year amortization schedule
- Assume half year payment in 2026, fully amortizing in 2027
- Debt Coverage at a minimum 1.20x to meet bond covenants.

Based on the above assumptions, impacts have been modeled in two scenarios. The first scenario assumes that the no changes to bond covenants occur, requiring coverage to be at the 1.20x level, while the second scenario assumes that the Town pays off the original 1997 bond covenant debt to allow rewriting of the covenants to 1.10x (will need to work with CDPHE to ensure that they will agree). The impacts are summarized below:

	Option 1 – 1.20x	**Option 2 – 1.10x**
Annual Debt Service (new bonds)	$741,897	$741,897
Total Debt Service (all bonds)	$899,702	$885,221
Gross Debt Service (coverage)	$1,079,643	$973,744
Required Max Monthly Debt Service Charge (2027)	$117.39	$105.88
Existing Monthly Debt Service Charge	$20.59	$11.51
New WTP Monthly Debt Service Charge	$96.80	$94.37
Reduce Borrowing by $1.0 MM Impact	$7.28	$6.50

Currently, the Base Rate per SFE is $110.16, and the volumetric rates are set at $4.25/1,000 for the first 4,000 gallons, $9.75/1,000 for the next 4,000 gallons, and $15.00/1,000 for anything over 8,001. These rates are not projected to increase for 2025 or 2026, but are projected to increase 2.00% in 2027. With the base and volumetric rates, plus the Option 1 debt service monthly fee, the average Town rate payer monthly bill in 2027 is projected to be $243. Without the WTP project, the average Town rate payer monthly bill in 2027 is projected to be $146.

While the above will have a significant impact on the rate payers, the Town does have the potential of reducing costs through project savings, or by obtaining additional grant funding. Aside from those aspects, the anticipated growth of taps through the Malloit Park, 100 Block, and general infill of the Town will produce significant tap fee revenue that could be used to further offset some of the above impacts. These developments will add approximately 396 new taps to the Town, which will generate approximately $6.2 MM of tap fee revenue. As those tap funds are receipted, the Town does have the opportunity to utilize those funds the year after they have been receipted to offset the monthly costs of the rate payers.

To: Mayor and Council
From: Jay Brunvand
Date: January 15, 2025
Agenda Item: Annual renewal for a Hotel and Restaurant Liquor License

---

REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for 542 Main St, dba Sunrise located at 132 Main St.

INTRODUCTION:
This establishment has an existing H&R License and this is the annual renewal

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $125.00.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

SUNRISE
PO BOX 1285
Minturn CO 81645

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	750.00
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☑ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
542 MAIN STREET LLC

Doing Business As Name (DBA)
SUNRISE

Liquor License Number
03-09182

License Type
Hotel & Restaurant (city)

Sales Tax License Number
[redacted]

Expiration Date
02/13/2025

Due Date
12/30/2024

Business Address

Street Address
132 MAIN STREET

Phone Number
9708275353

City, State, ZIP Code
Minturn CO 81645

Mailing Address

Street Address
PO BOX 1285

City, State, ZIP Code
Minturn CO 81645

Email
Sunriseminturn@gmail.com

Operating Manager
Douglas McAvity

Date of Birth
04/14/1983

Home Address

Street Address	Phone Number
1133 main st	[redacted]

City	State	ZIP Code
Minturn	co	81645

1. Do you have legal possession of the premises at the street address? ..... ● Yes ○ No

   Are the premises owned or rented? ○ Owned ● Rented* *If rented, expiration date of lease: 10/1/28

1. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ○ Yes ● No

   If yes, please see the table in the upper right hand corner and include all fees due.

2. Are you renewing a takeout and/or delivery permit? ..... ● Yes ○ No

   (**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

   If selecting 'Yes', an additional $11.00 is required to renew the permit.

   If so, which are you renewing? ..... ○ Delivery ● Takeout ○ Both Takeout and Delivery

3. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ○ Yes ● No

   Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ● No

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ○ Yes ● No

   If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

1. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ● No

   If yes, attach a detailed explanation.

2. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ● No

   If yes, attach a detailed explanation.

3. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ● No

   If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Douglas McAvity

Title

owner

Signature

Date (MM/DD/YY)

11/21/24

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

January 13, 2025

Minturn Town Council
302 Pine Street
Minturn, CO 81645

Dear Councilmembers,

My name is Alex Markels and I live at 624 Main St. in Minturn.

I am writing to express my concerns about ongoing violations of Section 16-17-95 of the Minturn Municipal Code, which establishes a 30-foot setback from the high-water mark of the Eagle River. This setback is crucial for protecting the river's riparian corridor, a vital ecosystem supporting diverse fish and other wildlife.

While recent discussions regarding historic property designations have sparked debate, I believe we can all agree on the significance of the Eagle River as one of Minturn's most valuable historic and ecological assets. Its riparian corridor plays a critical role in filtering pollutants, stabilizing the riverbank, and moderating water temperatures, benefiting the entire ecosystem.

Unfortunately, the town's enforcement of Section 16-17-95 has proven inadequate. A recent Colorado Open Records Act (CORA) request revealed only a handful of enforcement actions since its adoption in 1999, despite a substantial increase in riverfront development since the adjacent railroad line was deactivated, and particularly after the onset of COVID-19 in 2020.

A prime example is the Eagle River Enclave (ERE) condominium development, where both common areas and residential units have increasingly encroached upon the 30-foot setback. Since moving to the ERE in 2011, I have repeatedly appealed to both residents and the ERE Homeowners Association to respect the setback and enforce their own regulations, but these efforts have been largely ignored.

Over the years, ERE property owners have engaged in activities such as tree removal, replacement of native vegetation with non-native species, and construction of decks, patios, paths and fire pits within the setback. These actions not only damage the ecosystem but also set a dangerous precedent for future development along the riverbank.

In 2018, I brought this issue to the town's attention, prompting a review of riverfront development at the ERE. Scot Hunn, in a letter to the ERE board president, expressed the town's disappointment with the ERE’s blatant disregard for building codes, design review standards, and zoning regulations. He offered assistance with permitting and inspections to ensure compliance.

However, the results of another CORA request revealed that only one resident had obtained the necessary permits since Mr. Hunn's letter, leaving multiple units in violation of Minturn's regulations. After filing Code Compliance Violation Witness Reports in 2024, my efforts to address these violations have been met with resistance and even hostility from some ERE residents and the HOA board.

I urge the Town Council to take immediate action to address these violations and protect the Eagle River. Specifically, I request the following:

- **Reinstate the original "high water mark" definition in Section 16-17-95.** This would provide greater protection for the riparian corridor compared to the current "ordinary high water mark" definition.
- **Implement a comprehensive education program.** This program should emphasize the importance of the 30-foot setback and provide clear guidance on permitted activities within the riparian corridor.
- **Conduct a thorough land survey.** This survey would identify and physically mark the 30-foot setback along the entire riverfront, providing a clear visual reminder for residents and developers.
- **Increase proactive enforcement.** This includes regular inspections, requiring violators to restore damaged vegetation, and issuing fines for non-compliance.
- **Consider a river restoration initiative.** Model the successful "Restore the Gore" initiative in Vail to actively restore and enhance the Eagle River riparian corridor.

The Eagle River is an integral part of Minturn's heritage, and additional protection is crucial for the enjoyment of future generations. I urge you to take decisive action to preserve this invaluable natural resource.

Thank you for your attention to this urgent matter.

Sincerely,

Alex Markels
624 Main St. Minturn, CO 81645
970-471-8638

To: Minturn Town Council
From: Michelle Metteer
Date: January 15, 2025
RE: Town Manager Update

Bellm Bridge Planning Grant

The Special Highway Committee has awarded Minturn $297,823 for the design costs to begin the replacement of Bellm Bridge (award letter included). This is very exciting news! Minturn will now get underway on finalizing the review of a potential bridge replacement, including the review of the Dolores Bridge. Inter-Mountain Engineering has started evaluating the use of the Dolores bridge as a replacement option and although the length of the bridge is longer than the current span (map included), there may be options for a new bridge location if all parties are interested in evaluating such an option. Special thanks to Sustainable Strategies, SEH and Jeff Spanel for their work in submitting the grant application.

Taylor Street Paving Open House

The Open House for the Taylor Street repair and repaving project occurred on the evening of January 9th at Minturn town hall. Taylor Street residents attended and provided feedback on ways to improve drainage, slow traffic through the addition of dips in the road and other considerations. Jeff Spanel will now be compiling the feedback received and will provide an analysis to the Town Council prior to creating an RFP for construction services.

Eagle County Sheriff's Office

I met with Sheriff Van Beek, Undersheriff Loya and Seargent Mosness on Thursday, Jan 9th to review Minturn's current services. As always, the ECSO is a pleasure to have as a partner and willing to look for ways to ensure Minturn is receiving a value for services. With Deputy Peterson's resignation, there will be a rotation in ECSO Deputies servicing the Town moving forward. The goal remains community policing and education wherever possible. The Sheriff extended an offer to attend an upcoming Town Council meeting to provide additional updates.

Municipal Traffic Code (2024 Update)

Minturn staff will be working with Mike Sawyer and the ECSO toward adopting the 2024 Municipal Traffic Code (MTC). As a reminder, the hands-free legislation has gone into effect as of January 1, 2025, and it is therefore now against the law to have your phone in your hands while driving.

Department of Local Affairs (EIAF Grant Award)

DOLA has awarded Minturn funds toward the repair/replacement of the retaining wall at Little Beach Park. This work will also include a new access road from the small basketball court to the stage. As part of this project Minturn requested to utilize the Town's match dollars to purchase a new playground. DOLA has denied this request. Minturn is now looking at utilizing cash funds within the Little Beach Park escrow account to include a new playground as part of the summer 2025 construction work.

Special Highway Committee

CML - 1144 Sherman Street, Denver, Colorado 80203 Ph: 303-831-6411
CCI - 800 Grant Street, Suite 500, Denver, Colorado 80203 Ph: 303-861-4076

January 3, 2025

Sarah Marin
Senior Associate & Client Services Manager
Sustainable Strategies DC
200 Massachusetts Avenue, NW #380
Washington, DC 20001

Re: Off-System Bridge Program Grant Awards

Dear Ms. Marin:

On November 22, 2024, the Special Highway Committee met to consider and evaluate local government bridge grant applications for rehabilitation or replacement of substandard bridges and make funding recommendations to the Colorado Department of Transportation (CDOT). The Committee prioritized the Municipal and County bridge projects submitted, considering bridge sufficiency ratings, structural deficiency and functional obsolescence, average daily traffic, and grant history.

We are pleased to inform you that the Committee voted to repurpose a Region 3 truss as a replacement for the bridge N of Main St/SH 24, and voted to fund the request from the town of Minturn, in the amount of $297,823, for design costs.

The recommendations of the Special Highway Committee have been forwarded to the Bridge Section at CDOT. We would encourage you to contact your local CDOT Engineer (see attachment) to initiate both the programming of the bridge and the grant contracting process.

Please note: CDOT has implemented a four-year time limit for all awarded Off-System Bridge Program funds to begin the bidding process. If your municipality is unable to secure the 20 percent match or get the design completed and go to ad within this time, CDOT will request the funds to be released and reallocated to other projects.

If you have any questions, please do not hesitate to contact me at (978) 973-4401 or bstables@cml.org.

Sincerely,
Bev Stables, Legislative & Policy Advocate
Colorado Municipal League

Note: letter transmitted via email



0 30' 60'

SCALE: 1" = 30'

NOTES:

1. THE CLEAR ROADWAY WIDTH IS 24.0'.
2. DIMENSIONS ARE OUTSIDE TO OUTSIDE OF STEEL STRUCTURE.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
30 BENCHMARK RD. STE. 216 P.O. BOX 978
AVON, CO 81620 PH: (970)949-5072
INFO@INTER-MTN.NET

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

CLIENT: TOWN OF MINTURN

BRIDGE EXHIBIT

BELLM BRIDGE PROPOSED REPLACEMENT
TOWN OF MINTURN
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: SPF
CHECKED BY: JS
DATE ISSUED: 12-18-24
PROJECT NO. 20-0067
EXHIBIT 1 OF

C:\ME DROPBOX\CAD\CIVIL 3D\20067\24-0001 BELLM BRIDGE EXHIBIT.DWG

To: Mayor and Council

From: Scot Hunn, Planning Director

Date: January 10, 2025

Agenda Item: Highlands Parcels Planning and Public Engagement - Update

---

Staff has been tasked with coordinating a public outreach and engagement process as the Town considers alternative uses for the "Highlands Parcels Nos. 1 & 2" located within the Bolts Lake area.

The Highlands Parcels Nos. 1 & 2 have been acquired by the Town as part of the Settlement Agreement executed in 2024 between the Town and Battle North. Parcels 1 & 2 present a unique opportunity for Town to achieve certain strategic and community plan policy goals while generating revenue specifically earmarked for the water enterprise fund which may be used to offset the design and construction of a new water treatment plant and/or offset water rates for the Town's citizens.

A webpage providing background information on the Bolts Lake area – specifically the Settlement Agreement and Highlands Parcels 1 & 2 – has been created; a short survey will go live the week of January 13th ; and staff will be working on preparing for an **open house to held Wednesday, January 29th, from 4:30pm-7:30pm at Town Hall**.

A link to the survey will be located on the Highlands Parcels webpage, will be distributed by e-blast, and the Town will include a link to the survey in the January Newsletter. Paper copies of the survey will also be available at Town Hall.

The format for the open house will include a series of stations with mapping and general information related to Parcels 1 & 2, along with opportunities for participants to ask questions, provide feedback through preference exercises, and talk with staff and other stakeholders about potential uses and issues related to Parcels 1 & 2.

The goal of this public engagement process – specifically the survey and open house – is to gather public input and preferences, ideas and concerns related to the future use or potential disposition (sale) of Parcels 1 & 2, to be considered by the Council when determining the highest and best use of the parcels.

The outcome of the public engagement process should also inform staff and the Council as to next steps which may include working with design and land planning professionals to create conceptual level land planning alternatives and scenarios.

TOWN OF MINTURN

RESOLUTION NO. 01 – SERIES 2025

A RESOLUTION DESIGNATING TWO PUBLIC PLACES WITHIN THE TOWN OF MINTURN AND THE TOWN WEBSITE FOR THE POSTING OF PUBLIC NOTICES AND NOTICE FOR PUBLIC MEETINGS OF THE MINTURN TOWN COUNCIL, PLANNING AND ZONING COMMISSION, AND OTHER BOARDS, COMMISSIONS, AND AUTHORITIES OF THE TOWN OF MINTURN.

WHEREAS, the Town of Minturn is a Home Rule Municipality under the Colorado Constitution; and

WHEREAS, the Town of Minturn Charter – Section 4.8 requires notices of public meetings be posted at two (2) public places and the Town website at least 24-hours prior thereto, and

WHEREAS, the Town of Minturn now wishes to designate two public places within its boundaries for posting of such full and timely notice to the public for public notices and notices for public meetings of the Minturn Town Council, Planning Commission, and other Boards, Commissions, and authorities of the Town of Minturn;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT:

1) The Town Council hereby designates the following as the public places for the posting of full and timely notice to the public as provided for in the Minturn Town Charter:

- The bulletin board on the outside of the Town Center at 302 Pine St.
- The bulletin board outside of the Town Center at 301 Boulder St.
- The official Town website

2) This Resolution shall take effect immediately upon its passage.

INTRODUCED, READ, APPROVED AND ADOPTED this 15th day of January 2025.

_____

EARLE BIDEZ, MAYOR

ATTESTS:

_____

JAY BRUNVAND, TOWN CLERK

To: Mayor and Town Council
From: Michelle Metteer
Date: January 15, 2024
Agenda Item: Eagle Valley Child Care Association Proposal

REQUEST:
Consider a business partnership with the Eagle Valley Child Care Association (EVCA).

INTRODUCTION:
The Eagle Valley Child Care Association is requesting financial support toward the operations of a childcare facility located on Pine Street in Minturn.

ANALYSIS:
Minturn's only childcare facility, Pooh Corner, recently shut down, with little advance notice, leaving a dire need for many Minturn families who relied upon early childcare services. Eagle Valley Child Care Association completed the RFP process with the Eagle County School District and is looking forward to providing this service to the community. To keep costs down for families, EVCA is requesting a financial subsidy from the Town of Minturn. In return, EVCA offers the opportunity for five Minturn families to secure childcare services (see included proposal). Additionally, Minturn has two affordable housing units, located in town hall, which when available, are open to town staff, childcare employees, emergency services personnel and others.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT:
- One-time $5000.00 payment
- Annual $25,000 payment (as funds are available)

STRATEGIC PLAN ALIGNMENT:
- Although childcare is not specifically identified on the 2025-27 Strategic Plan, it is a much-needed service to the community. This also fits in with Minturn's values of Collaboration and Resourcefulness.

RECOMMENDED ACTION OR PROPOSED MOTION:
- Discussion and Feedback only

ATTACHMENTS:
- Eagle Valley Child Care Association Business Partnership Agreement

TOWN OF MINTURN
RESOLUTION NO. 03 – SERIES OF 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, APPROVING A BUSINESS PARTNERSHIP AGREEMENT BETWEEN THE EAGLE VALLEY CHILD CARE ASSOCIATION AND THE TOWN OF MINUTRN, COLORADO

WHEREAS, the Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home rule municipal corporation duly organized and existing under laws of the State of Colorado (the "State") and the Town Charter (the "Charter"); and

WHEREAS, the Town and the Eagle Valley Child Care Association (EVCCA) have discussed entering into a business partnership to financially assist the EVCCA in exchange for a limited number of childcare slots for Minturn residents; and

WHEREAS, the Minturn Town Council finds and declares that it is in the best interest of the public health, safety, and welfare for the Town to enter into an agreement with the EVCCA.

NOW, THEREFORE, IT IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN AS FOLLOWS:

1. The Business Partnership Agreement is attached hereto as Exhibit A, is hereby approved.

2. The Mayor is authorized to sign and execute the IGA on behalf of the Town of Minturn.

INTRODUCED, READ, APPROVED AND ADOPTED this 15th day of January, 2025.

_____
EARLE BIDEZ, MAYOR

ATTESTS:

_____
JAY BRUNVAND, CLERK

Eagle Valley Child Care Association

This Business Partnership Agreement ("Agreement") is entered into on October 28, 2024, ("Effective Date"), by and between Town of Minturn ("Minturn"), a local government entity, and Eagle Valley Child Care Association ("EVCCA"), a nonprofit childcare organization.

1. OBJECTIVES:

The primary objective of this agreement is to establish a partnership wherein residents of Minturn gain priority access for EVCCA's childcare services at the Minturn Family Enrichment Center in exchange for financial contributions to EVCCA. This partnership aims to benefit both parties by securing a dependable funding source for EVCCA's quality improvements and supporting Minturn in meeting the needs of its residents.

2. TERMS OF THE AGREEMENT:

Under the terms of this agreement:

a. Minturn agrees to provide EVCCA with an initial financial contribution of $5,000, paid within 30 days upon the execution of this agreement, followed by ongoing annual financial contributions of $15,000 annually, paid within 30 days of invoicing at the start of each calendar year, for three years (2025, 2026, 2027) following the opening of the Minturn Family Enrichment Center, for the purposes of reserving five (5) childcare spaces in the new Minturn Family Enrichment Center upon opening, estimated to be mid-November 2024.

b. EVCCA agrees to allocate five (5) Minturn Family Enrichment Center spaces based first on waitlisted Minturn residents, followed by Minturn residents not currently on the waitlist.

c. Minturn agrees to provide EVCCA with an additional annual contribution of $10,000, paid within 30 days of invoicing at the start of each calendar year, for the purposes of providing Minturn residents with access to EVCCA’s priority waitlist, allowing Minturn residents to enroll their children in EVCCA programs ahead of other families on the public waitlist.

d. EVCCA agrees to provide Minturn residents with access to EVCCA's priority waitlist, allowing Minturn residents to enroll their children in EVCCA programs ahead of other families on the public waitlist.

e. If EVCCA's centers no longer maintain a waitlist, the parties will reevaluate the terms of the agreement to ensure mutual benefit.

3. BENEFITS:

Benefits for Minturn:

- Immediate access to childcare: Five children of Minturn residents on the waitlist will enjoy immediate access to childcare.

- Ongoing access to priority waitlist: Minturn residents will enjoy reduced wait times for childcare placement, providing a significant benefit compared to families on the public waitlist.

Benefits for EVCCA:

- Immediate funding support: The initial financial contribution will allow EVCCA to complete necessary renovations to the Minturn Family Enrichment Center as well as purchase essential materials and supplies for opening operations.
- Reliable funding source: The annual contribution from Minturn will serve as a dependable funding source for EVCCA's quality improvements, enhancing learning environments, safety measures, and staff retention.

4. TERM AND TERMINATION:

This agreement will commence on the Effective Date and will remain in effect for one year, automatically renewing for successive one-year terms unless either party provides written notice of termination at least ninety (90) days before the end of the current term.

4.1. MUTUAL RIGHT TO TERMINATE

This Agreement may be terminated by either party for any or no reason upon written notice delivered to the other party at least ninety (90) days prior to termination. In the event of either party's exercise of the right of termination as provided by this paragraph, the Parties shall provide no further services in connection with this Agreement after receipt of a notice of termination.

6. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of the state of Colorado.

THIS AGREEMENT is executed and made effective as provided above.

Town of Minturn (Minturn)

Signature: _____

Printed Name: _____

Title: _____

Eagle Valley Child Care Association

Date: _____

Eagle Valley Child Care Association (EVCCA)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 03 – SERIES 2025

A RESOLUTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT BETWEEN SUSTAINABLE STRATEGIES AND THE TOWN OF MINTURN FOR CONTRACTED GRANT SERVICES AND AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN THE AGREEMENT

WHEREAS, The Minturn Town Council has reviewed the Professional Services Proposal with Sustainable Strategies and deems it acceptable; and,

WHEREAS, The Town Council desires to engage Sustainable Strategies as presented in the attached agreement.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1: The Minturn Town Council hereby approves the Professional Services Agreement between Sustainable Strategies and the Town of Minturn, Colorado and authorizes the Mayor or designee to execute said agreement.

SECTION 2: This resolution to be in full force and effect from and after its passage and approval.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 15TH day of JANUARY, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

December 13, 2024

Michelle Metteer
Town Manager
Town of Minturn, CO
301 Boulder St. #309
Minturn, CO 81645

Re: Proposal for Grant-Writing Services for FY2025

Dear Ms. Michelle Metteer,

On behalf of Sustainable Strategies DC (S^2), I am pleased to provide this proposal for grant services to the Town of Minturn ("the Town"). S^2 has extensive experience helping localities secure resources for affordable housing, transportation and water infrastructure, historical restoration, economic development, community revitalization, and other priority projects. S^2 has worked with the Town of Minturn since 2021 and understands the Town's key funding priorities, including the implementation of a capital improvement plan for the Town's water infrastructure, as well as the completion of several road, sidewalk, and bicycle amenities projects and new housing developments including the Minturn North project.

S^2 provides a proposal for implementation assistance, including developing an Update Resource Roadmap, first completed in August 2021. This letter includes a proposed scope of work, compensation arrangements, and background on our firm and our team.

SCOPE OF WORK

S^2 proposes to include grant-writing services for three (3) to four (4) funding opportunities (depending upon size/level of effort of grant proposals) over a one-year contract period beginning in January 2025. S^2 will engage the Town team to carry out these services most effectively through:

- Update **Resource Roadmap** to reflect changes and updates to Minturn priorities;
- Performing **ongoing grant services,** including:
    - Providing **strategic advice** to help shape projects to be more competitive for foundation, federal, state, and other funding opportunities;
    - Working with the Town team to identify and gather **stakeholder support** for funding projects from the right local, regional, state, and national partners;
    - Providing **full-service grant-writing**, including drafting, finalizing, and submission of narratives, stakeholder support letter templates, attachments, and other components of competitive proposals;
    - Conducting **grant review** of proposals prepared by the Town and stakeholders;
    - **Submitting grants** through Grants.gov or other means.
- **Conducting regular conference calls and communications** with the Town team to provide updates on grant opportunities;

- **Regularly updating the funding agenda** to include new projects and grant opportunities;
- Connecting the Town team to the appropriate federal, state, and philanthropic officials to **advocate** for pending funding proposals.

PROPOSED FEE FOR SERVICES

S^2 proposes a monthly retainer of $4,500/month to provide full grant-writing services to pursue these funding opportunities over a one-year contract period. Should you think you will be interested in pursuing more than four (4) grants, we can adjust the proposed fee structure up-front or discuss a means for adding grants and/or months to the retainer as we go.

BACKGROUND ON SUSTAINABLE STRATEGIES DC

S^2 is a government affairs and strategic consulting firm based in Washington, DC, and Denver, CO that helps clients secure resources for revitalization and other community needs. We represent local governments and other community development entities focusing on sustainable economic development, public health and safety, affordable housing, parks and recreation, and infrastructure improvements. S^2 provides consulting on community revitalization, project funding guidance, grant-writing services, congressional and agency advocacy, support for forming public-private partnerships, and environmental legal counsel. We have helped communities across America succeed on innovative local projects and secure billions of dollars in resources for those projects.

S^2 has over 3 years of experience working directly with the Town of Minturn, resulting in over $5 million in successful grant awards. Our successes through this work include:

- $2 million State and Tribal Assistance Grant CDS (U.S. Environmental Protection Agency)
- $1.4 million Revitalizing Main Street Larger Safety Grant (Colorado Department of Transportation)
- $1 million State and Tribal Assistance Grant CDS (U.S. Environmental Protection Agency)
- $250,000 Community Funding Partnership Grant (Colorado River District)
- $226,800 Revitalizing Main Street Smaller Safety Grant (Colorado Department of Transportation)
- $220,000 Energy/Mineral Assistance Fund (Colorado Department of Local Affairs)
- $147,000 Energy/Mineral Assistance Fund (Colorado Department of Local Affairs)
- $80,000 Safe Streets and Roads for All Grant (U.S. Department of Transportation)

Please let us know if you need more information or want to discuss this proposal. We hope to continue working with you and the Town of Minturn team.

Sincerely,



Sarah Marin
Senior Associate

To: Mayor and Town Council
From: Michelle Metteer
Date: January 15, 2024
Agenda Item: Sustainable Strategies Contract

REQUEST:
Approve a Resolution for securing the grant writing and lobbying services of Sustainable Strategies.

INTRODUCTION:
Minturn has enjoyed a successful several years with Sustainable Strategies and looks to continue this work with an updated contract beginning in January 2025.

ANALYSIS:
With Minturn's limited budget and limited staff bandwidth, the Town relies heavily on grant awards to move projects forward. This has included funds supporting a new membrane water treatment plant, the extension of sidewalks on Main Street / US HWY 24, upcoming pedestrian and bicycle safety improvements to Railroad Ave and the North Main Street corridor, repair of the retaining wall at Little Beach Park and most recently the award for the planning of the Bellm Bridge replacement. Funds secured by Sustainable Strategies over the past three years have equaled $5,621,523. The cost of Sustainable Strategies over the same period was $150,000, which is an excellent return on investment and more grant funding than Minturn has ever received prior.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT:
- $54,000/yr

STRATEGIC PLAN ALIGNMENT:
- This contract supports all proprieties identified in the 2025-27 Strategic Plan

RECOMMENDED ACTION OR PROPOSED MOTION:
- Approve Resolution 03 – Series 2025

ATTACHMENTS:
- Resolution 03 – Series 2025
- Sustainable Strategies Proposal

To: Mayor and Council
From: Jay Brunvand
Date: January 15, 2025
Agenda Item: Public Hearing and consideration for approval – Special Event Permit

---

REQUEST:
Staff is requesting Council to review and approve the attached Special Event Permit.

INTRODUCTION:
Council is asked to approve a Special Event Permit for the Bindu Memorial Fund/Town of Minturn for an event to be held January 31, 2025 at Vail Ski and Snowboard Academy located at 1 Academy Loop Minturn, CO. The intent is that the Bindu Memorial Fund will plan, manage, and run the event and the Town will assist in carrying the license. Beer has been donated and will be available thus requiring the permit.

This application will require a Public Hearing to allow input on the request.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
As of this writing I have not received any remonstrances from the public in any form.

BUDGET / STAFF IMPACT:
Not Applicable.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #3 the Town will sustain and invest in the things that define Minturn as a proud, sturdy, mountain town to "Keep Minturn Minturn".

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve the proposed Special Event Permit to sell Malt, Vinous and Spirituous liquor beverages to be located as defined in the attached application as presented with the following conditions:

1) That the selling of liquor in the manner currently proposed in the application is not in violation of the Minturn Municipal Code.
2) Staff requests at least one T.I.P.S., or equivalent, certified server be present, and at least one person to check ID's be present at all times while alcoholic beverages are sold.
3) Staff request each entrance/exit and premises be monitored and secured to ensure crowd control and that no outside liquor is introduced to the event and that no liquor is removed from the premises.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

TOWN OF MINTURN
LIQUOR LICENSING AUTHORITY

Follow-up findings and report for application of a Special Event Liquor Permit.

Owner Name and Address: Bindu Memorial Fund and The Minturn Community Fund, P.O. Box 1580 Edwards, CO 81658
Event Location and Address: Vail Ski and Snowboard Academy, 1 Academy Loop, Minturn, CO 81645
Event Date: January 31, 2025

TO THE ABOVE APPLICANT AND OTHER INTERESTED PARTIES;

Pursuant to Colorado Revised Statutes, 12-47-312(1), the applicant is hereby advised that with regard to the application for a Special Event Liquor Permit, an investigation has been made, and based on the results thereof, the following has been determined:

That the application was filed on January 10, 2025 in the Town Treasurer's office and a public hearing has been scheduled for Wednesday January 15, 2025.

That the premise being considered is Vail Ski and Snowboard Academy, 1 Academy Loop. This property is owned by the Eagle County School District and the Minturn Community Fund has received permission to use the facility in such a manner.

That from the evidence submitted the Eagle County School District owns the property and has given written authorization via letter to hold the event on the premises as required by the application.

That selling liquor in the manner currently proposed in the application is not in violation of the zoning codes as stated in the Minturn Municipal Code.

That Eagle County Sheriff's Office acting for Minturn has conducted a background investigation on the principals involved in this application and no issues that would indicate poor moral turpitude were identified.

The public hearing on this application will be held on Wednesday, January 15, 2025 at 5:30pm in the Council Chambers of the Minturn Town Hall, 302 Pine St, Minturn, CO. At said hearing, the applicant shall have an opportunity to be heard regarding all matters related to this application, including all matters set forth herein. The application was approved at staff level with the following findings and conditions:

- The application was received on January 10, 2025 and the selling of liquor in the manner currently proposed in the application is not in violation of the Minturn Municipal Code.
- Staff requests at least one T.I.P.S, or equivalent certified server be present, and at least one person to check ID's be present at all times while alcoholic beverages are sold. We would like that those servers and certifications be identified to us in advance.
- Staff requests each entrance/exit and premises be monitored and secured to ensure crowd control and that no outside liquor is introduced to the event and that no liquor is removed from the premises.

The applicant is advised and encouraged to read a copy of the State of Colorado Liquor and Beer Codes and Regulations. This memorandum was delivered to the applicants on January 10, 2025.

Local Liquor Licensing Authority
Minturn Town Treasurer

Jay Brunvand

Dated this 15 day of January, 2025.

DR 8439 (03/12/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Department Use

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- (●) Social
- ( ) Athletic
- ( ) Philanthropic Institution
- ( ) Fraternal
- ( ) Chartered Branch, Lodge or Chapter
- ( ) Political Candidate
- ( ) Patriotic
- ( ) National Organization or Society
- ( ) Municipality Owned Arts Facilities
- ( ) Political
- ( ) Religious Institution
- ( ) Chamber of Commerce

LIAB	Type of Special Event Applicant is Applying for:	
2110	[X] Malt, Vinous And Spirituous Liquor	~~$25.00 Per Day~~ no charge
2170	[ ] Fermented Malt Beverage	$10.00 Per Day

Name of Applicant Organization or Political Candidate: BINDU MEMORIAL FUND / TOWN of MINTURN

State Sales Tax Number (Required): 47-1915583

Mailing Address of Organization or Political Candidate: PO BOX 1580 / PO BOX 309 MINTURN CO 81645

City: ~~EDWARDS~~ VAIL | State: CO | ZIP Code: 81658

Address of Place to Have Special Event: 1 ACADEMY LOOP

City: MINTURN | State: CO | ZIP Code: 81645

Authorized Representative of Qualifying Organization or Political Candidate: SAMUEL BENNETT / TOM BRUNVAND

Date of Birth (MM/DD/YY): 06/17/1980

Phone Number: 970 393 1335

Authorized Representative's Mailing Address (if different than address provided in Question 2.): PO BOX 23

City: VAIL | State: CO | ZIP Code: 81658

Event Manager

SAMUEL BENNETT

Date of Birth (MM/DD/YY)

06/17/1980

Phone Number

970 393 1335

Event Manager Home Address

1233 DEER BLVD

City

EAGLE - VAIL

State

CO

ZIP Code

81620

Email Address of Event Manager

Samuel.bennett@eagleschools.net

1. Is the place to have the Special Event located on State-owned property?

   ☒ Yes ○ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

   ☒ No ○ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

   ☒ No ○ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

   ☒ Yes ○ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

   ○ Yes ○ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title: PRESIDENT

Signature: 

Date (MM/DD/YY): 1/10/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

○ City ○ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

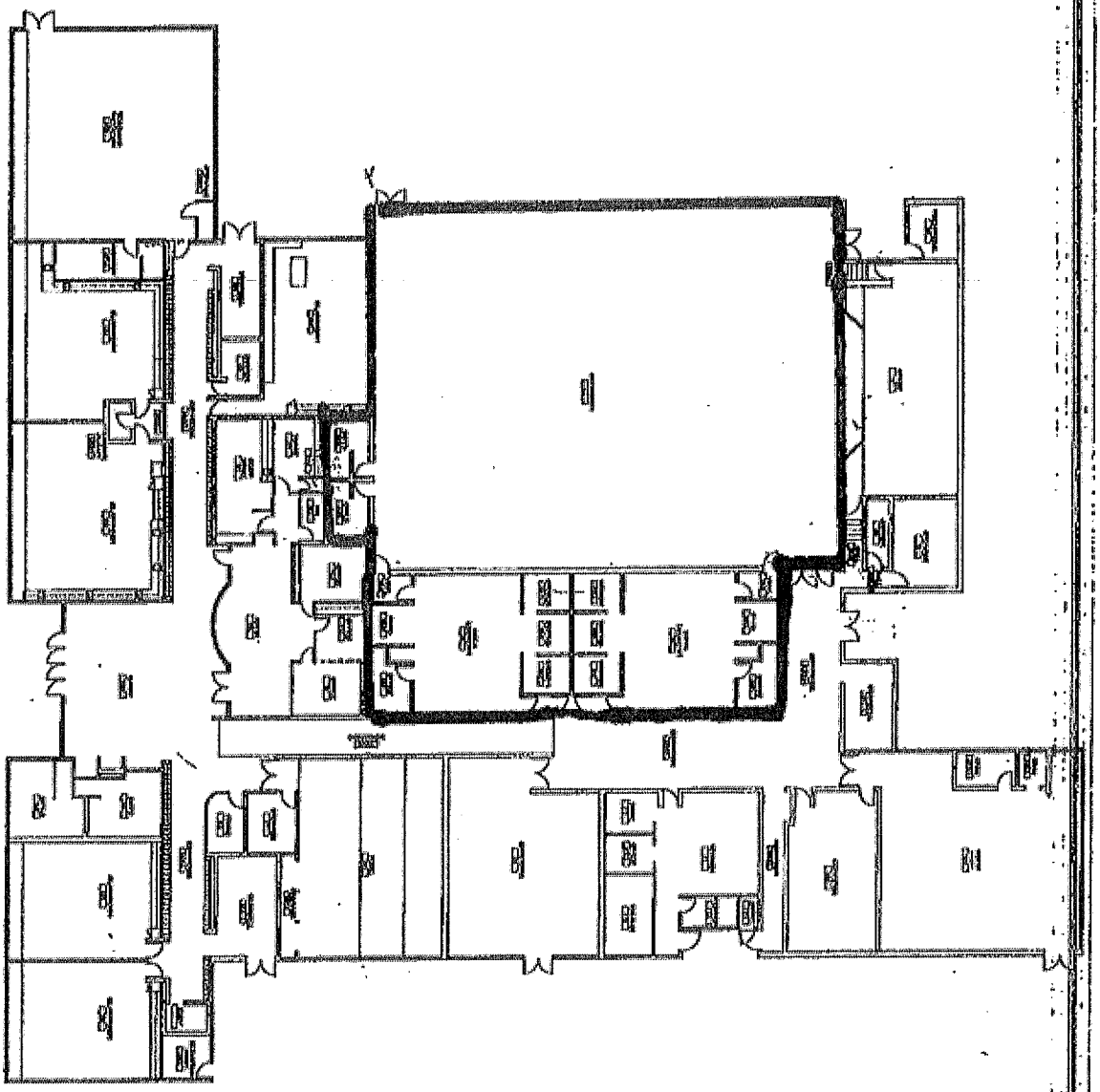
-750 (999) $

Total

.00

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	From:	To:
1/31/25	5:00 PM	10:00 PM



10/08/2017

To Whom It May Concern:

It is with full support and authority that I support the REEL ROCK Film Tour event to be held by the Minturn Community Fund on Thursday, December 14th at the Vail Ski & Snowboard Academy. REEL ROCK brings with it a positive and active community that is in line with our core values, and raising funds for the 'Live Like Logan' foundation is one that we enthusiastically support.

I formally grant permission for the facility use of the Vail Ski & Snowboard Academy, under the terms of an acceptable school-based event that allows for consumptive use of alcohol, by its parent organization, Eagle County School District.

Please feel free to contact me with any further questions concerning the use of our facilities.

Your neighbor and community partner,

Wade Hill, Principal

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 4 – SERIES 2025

A RESOLUTION APPROVING THE MIDTOWN VILLAGE PRELIMINARY DEVELOPMENT PLAN FOR PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAT LAND USE APPLICATIONS

WHEREAS, on or about October 28, 2022, Midtown, LLC. (hereinafter, the "Applicant") submitted a Preliminary Development Plan for Planned Unit Development application (hereinafter, the "Preliminary Plan") for the Midtown Village PUD (hereinafter the "PUD"), a corresponding Preliminary Plat for Subdivision application (hereinafter, the "Plat"), and an accompanying application for an Amendment to the Official Character Area and Zone District Map (hereinafter, the "Zone District Amendment") for review and approval by the Town pursuant to Article 15, *Planned Unit Development Overlay Zone District*, Article 21, Division 3, *Amendments*, Chapter 16, *Zoning*, and Article 17, *Subdivisions* of the Minturn Municipal Code (hereinafter, the "Code"); and

WHEREAS, the Preliminary Plan includes variations to the Town's setback standards and allows for the development of forty-two (42) single-family, townhome, micro-home, cottage, and apartment dwelling units along with up to 14,000 square feet of commercial and/or civic land uses within three (3) phases; and

WHEREAS, Phase I of the PUD will allow for the development and use of twenty-one (21) dwelling units, 11,000 square feet of commercial use(s), and all infrastructure necessary to serve the PUD; and

WHEREAS, the PUD will be accessed from U.S. Highway 24 and individual lots and units will be accessed via an internal, privately maintained road and sidewalk network; and

WHEREAS, the PUD will be served by privately installed and maintained utilities, as well as the development of common open space, drainage improvements and drainage ways, landscaping, project identification signage, and internal, privately maintained trail; and

WHEREAS, the Applicant intends to construct all required on- and off-site public infrastructure and improvements necessary to serve the PUD during the first phase of development; and

WHEREAS, the Applicant possesses to use nineteen and one-half (19.5) pre-existing water taps or Single-Family Equivalents ("SFEs") for the Property; and

WHEREAS, in accordance with the Town of Minturn Continued Water Moratorium as promulgated in Ordinance No. 2, Series 2023, (the "Moratorium"), and pursuant to a written acknowledgement submitted to the Town by the Applicant on or about March 7, 2023, the Applicant acknowledges the Town has committed to provide water to serve development of Phase I of the PUD only and that no additional development beyond 22.5 SFEs may be authorized until such time that the Moratorium is lifted; and

WHEREAS, the Town of Minturn Planning Commission (hereinafter the "Commission") held public hearings at their regular meetings of November 13, 2024, and December 11, 2024, to review the Preliminary Plan, Preliminary Plat, and Zone District Amendment applications; and

WHEREAS, the Commission, based on application materials, facts, testimony and staff report(s), forwarded a recommendation for approval of the Preliminary Plan with recommended conditions, as well as a recommendation for approval of the Preliminary Plat with conditions, and a recommendation for approval of the Zone District Amendment to the Minturn Town Council (hereinafter the "Council"); and

WHEREAS, at their regular meeting of January 15, 2025, the Council held a public hearing to consider the Preliminary Plan and the Preliminary Plat, as well as applicable standards and findings of the Code, requested variations, associated reports, referral agency commentary and recommendations, staff recommendations and findings, Commission recommendations and findings, public testimony, and the suggested conditions of approval pursuant to Section(s) 16-15-170 and 17-50-60; and

WHEREAS, at their regular meeting of January 15, 2025, the Council approved the Preliminary Plan and Preliminary Plat, with conditions, because the Preliminary Plan and Preliminary Plat were found to be in conformance with applicable standards, including conformance with the Community Plan; and

WHEREAS, final action to approve or deny the Zone District Amendment application to formally amend the Official Zone District Map to create the Midtown Village Planned Unit Development Zone District will be undertaken in conjunction with the review and approval of any Final Development Plan for PUD and Final Subdivision Plat application(s) received by the Town; and

WHEREAS, public notice was properly given pursuant to the Code, Section 16-21-610, Public Notice, for public hearings held by the Commission; and

WHEREAS, public notice was properly given pursuant to the Code, Section 16-21-610, Public Notice, for a public hearing held by the Council; and

WHEREAS, the Council is commissioned with certain powers and duties contained in the Minturn Municipal Code Section 16-21-30; and

WHEREAS, pursuant to the Minturn Municipal Code Section 16-1-20, Purpose of Provisions, the most appropriate use of the subject property is allowed via the approval, with conditions, of the Preliminary Plan and Preliminary Plat; and,

WHEREAS, pursuant to Minturn Municipal Code Section 16-15-160(1), Preliminary plan evaluation criteria, the Council finds that:

(1) The resulting development **will be** consistent with the Community Plan and the proposed PUD reflects the character of the Town;

(2) The area around the development **can be** planned to be in substantial harmony with the proposed PUD;

(3) The adjacent and nearby neighborhoods **will not** be detrimentally affected by the proposed PUD;

(4) The mass and scale of individual buildings and the overall density of the PUD **will be** consistent in scale and character and **will** avoid abrupt and/or severe differences with the surrounding area;

(5) The PUD **can be** completed within a reasonable period of time, which shall be determined prior to final approval of the PUD;

(6) The PUD **provides** for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point;

(7) The residents of the PUD **will** have easy access to recreational amenities.

(8) Any increase in density proposed above what is permitted in the underlying zone **will be** mitigated by increasing the land dedications to open space, recreational amenities or other public facilities and services;

(9) Commercial or industrial development **is not** proposed;

(10) The streets **are** adequate to support the anticipated traffic, and the development **will not** overload the streets outside the planned area;

(11) Proposed utility and drainage facilities **are** adequate for the population densities and type of development proposed;

(12) Residential density and intensity of other uses **will be** limited as required by the Town Council, upon consideration of the Community Plan, the Official Zone District Map and the specific characteristics of the subject land;

(13) A favorable finding **is** made on the environmental assessment or environmental impact report;

(14) The preliminary plan for PUD, as conditioned and with approved variances, **complies** with the open space and recreation standards of the Town;

(15) The Preliminary Plat, as conditioned, **complies** with the requirements and standards of Section 17-5-80, Preliminary plat review, of the Code.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO:

THAT, the Preliminary Plan application be approved subject to the following conditions:

(1) All representations of the Applicant related to how the project complies with provisions of the Code or promises or concessions that the Applicant is willing to make as part of an approval are binding on the Applicant.
(2) Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on the Final Pat and 100% civil engineering drawings are accurately and clearly labeled.
(3) Work with the Town Attorney and Planning Director to ensure that the PUD Guide contains only matters relating to land use, development standards, and zoning, and the PUD Narrative contains other matters relating to the prosecution of the development, including phasing, future subdivisions, allocation of water, and temporary uses. Many of these matters will also be reflected in the SIA.
(4) Work with the Town Attorney and Town Engineer on SIA to include final Engineer's Estimate of Probable Costs (EEOPC) for public improvements, security, restricting development of future of development at 22.5 SFEs until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number, phasing of development, landscaping, additional permits, and other construction related matters.
(5) Work with the Town Attorney on any recommended revisions to the Master Declaration of Covenants, Conditions, and Restrictions for the Midtown Village Homeowners Association.
(6) Work with the Town Attorney on inclusionary housing policy, transfer covenants, and deed restrictions to ensure that these covenants and deed restrictions have appropriate priority and enforcement mechanisms.
(7) Work with the Town Attorney and Planning Director to resolve any of the outstanding matters from previous referral letters and applicant responses.
(8) Work with the Town Attorney and Planning Director to review and revise the Midtown Village PUD Housing Plan to identify opportunities to increase the number of price-capped, for-sale units; to lower the initial sales price for deed restricted, price-capped units from 200% AMI to a range between 120-140% AMI; and to include price appreciation caps for any deed restricted, pricecapped for-sale unit resales.
(9) The section relating to alternative definition of SFEs in the PUD Narrative is deleted in its entirety.
(10) Language shall be added to the SIA requiring that Phases 3-5 comply with additional CDOT traffic studies as required by CDOT at the time of application.

THAT, the Preliminary Plat application be approved subject to the following conditions:

(1) All representations of the Applicant related to how the project complies with provisions of the Code or promises or concessions that the Applicant is willing to make as part of an approval are binding on the Applicant.

(2) Work with the Town Attorney on language included on the plat (note 16) and the Subdivision Improvement Agreement (SIA) restricting development of future of development at 22.5 SFEs until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number .

(3) Work with the Town Attorney and Town Engineer on the Certificate of Dedication and Ownership on the plat to accurately reflect all existing easements and those being dedicated to whom and for what purposes.

(4) Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on plat and civil plan drawings are accurately and clearly labeled.

(5) Revise plat note 16 and existing condition of approval so that the vested rights are explicitly subject to the availability of water pursuant to the Water Moratorium and provisions in the Town Code, as such may be amended and development is restricted to 22.5 SFEs of water service until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 15th DAY OF JANUARY, 2025.

TOWN OF MINTURN:

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Minturn Planning Department
Minturn Town Center
301 Boulder Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Town of Minturn Town Council Public Hearing

Midtown Village Planned Unit Development

Preliminary Development Plan for PUD
Preliminary Subdivision Plat
Zone District Amendment

Meeting Date:	January 15, 2025
File Name/Process:	Midtown Village Planned Unit Development (PUD) - Preliminary Plan
Owner/Applicant:	Midtown Lofts, LLC
Representative:	Jeff Armistead
Legal Description:	Section: 35 Township: 5 Range: 81 PCLIN SE1/4 NE1/4 Subdivision: South Minturn Estates PT of PT of Parcel B Section: 35 Township: 5 Range: 81 PCLIN SE1/4NE1/4 Subdivision: South Minturn Addition Lot: 12 Subdivision: South Minturn Addition Lot: 11 Subdivision: South Minturn Addition Lot: 13
Existing Zoning:	South Town Character Area – Commercial Zone District
Proposed Zoning:	Midtown Village PUD Overlay Zone District
Staff Member:	Madison Harris, Planner I Scot Hunn, Planning Director Jeffery Spanel, Town Engineer Mike Sawyer, Town Attorney Richard Peterson-Cremer, Assistant Town Attorney

Planning Commission

Recommendation: Approval, with Conditions

I. Executive Summary:

The following report has been prepared for the benefit of the Minturn Town Council, the Applicant, and the general public as the Town of Minturn conducts its public review of the **Midtown Village Preliminary Plan and Preliminary Subdivision Plat for Planned Unit Development (PUD)**.

Summary of Request
The Applicant, Midtown Lofts, LLC, requests review by the Town Council of the Midtown Village Preliminary Plan for PUD as well as the companion application for a Preliminary Subdivision Plat (To legally subdivide and create underlying tracts associated with the proposed PUD), collectively referred to in this report as the *Preliminary Development Plan.* An application for Amendment to the Official Zone District Map (to change the underlying/existing zoning from South Town Character Area "Commercial Zone" to the "Midtown Village PUD Overlay Zone") was submitted as well, however official action should not be taken on this application until Final Plan and Final Plat.

Process Overview
The Preliminary Development Plan for PUD review before the Town of Minturn Planning Commission and Town Council is the second of a three-stage required public review and approval process necessary for the creation of a Planned Unit Development within the Town of Minturn. The following outlines the steps involved in the Town of Minturn PUD approval process:

1. Concept Development Plan Review (*Completed in summer 2021*)
2. ***NOW* – PUD Preliminary Development Plan Review (including a companion application for a Preliminary Subdivision Plat)**
3. Final Plan and Final Subdivision Plat for PUD (inclusive of Subdivision Improvements Agreement and Amendment to the Zone District Map)

The Preliminary Plan for PUD application and review process is detailed in nature and is intended to demonstrate the feasibility of the project from financial, technical/design, regulatory, and community need standpoints. If Conceptual Development Plan for PUD review establishes on a basic level that the proposed concept for development generally conforms to the community plan and the Town's zoning and subdivision regulations, the Preliminary Plan and Preliminary Subdivision Plat review are substantially more detailed in nature.

The numerous plans, reports, legal documents and other graphic materials required by the Town of Minturn Municipal Code (MMC) are intended to give staff, decision makers, partner referral agencies, and the general public detailed information and understanding of:

- How the proposal aligns with the Town's Strategic and Community Plan goals, policies and priorities;
- How and over what time period the property will be developed and how will the project be served by public and private improvements such as utilities, sewer and water;
- How development and ongoing maintenance of public and private property within the PUD will be managed;

- What costs, revenues and other benefits are expected over time; what impacts – positive and negative – will there be on the Town of other districts or service providers;
- What areas of non-compliance, if any, there are with regard to Town requirements and what potential solutions or mitigation might look like;
- What issues may need to be addressed as conditions of Preliminary Plan approval prior to any Final Plan/Final Subdivision Plat application being filed with the Town.

The Midtown Village Preliminary Plan for PUD application was originally received by the Town in October of 2022, prior to the adoption of the recently adopted 2023 Minturn Community Plan. Therefore, this proposal is being considered related to the 2009 Town of Minturn Community Plan and future land use map.

Following review by the Planning Commission of the Preliminary Development Plan, the Preliminary Subdivision Plat, and Zone District Amendment at their regular meeting of December 11, 2024, the Planning Commission is forwarding three applications along with three separate recommendations:

1. Approval with conditions of the Preliminary Plan
2. Approval with conditions of the Preliminary Subdivision Plat; and
3. Approval of the Amendment to the Zone District Map.

During the Planning Commission's review of the application, the Town received one written comment (attached).

The Town Council's review will result in action by the Council to approve, approve with conditions, or deny one or more of the applications.

All public hearings will be advertised and the general public is encouraged to participate in the public review process by reviewing the Midtown Village Preliminary Plan for PUD application and associated materials at the Town's website (https://www.minturn.org/planning-zoning/pages/active-planning-applications), by submitting any written comments to the Town by emailing "Planner I" (planner1@minturn.org), or by attending the public hearings and giving public comment.

Staff Observations and Findings

Staff finds that the Preliminary Development Plan is compliant with the purposes and intents of the "PUD Overlay District" (Chapter 16, Article 15 of the Minturn Municipal Code) as well as several guiding policies and strategies outlined in the 2009 Minturn Community Plan.

Staff further suggests that while some outstanding issues must be discussed during the Council's review of the Preliminary Development Plan, most items are of a technical nature and are expected to be resolved following Preliminary Plan review and prior to any Final Plan/Final Plat and Subdivision Improvement Agreement (SIA) submission by the Applicant.

Staff believes that these issues also can be addressed by the Applicant prior to any Final Plan/Plat applications and that, ultimately, the project can be designed to meet all town requirements and

standards. **Outstanding Issues and discussion topics are outlined in Section VIII (starting on pg. 29 of this report).**

Overall, staff, the Town's consultant team, and the Planning Commission have determined that the proposal, if properly conditioned, meets or can meet a preponderance of 1) the Town of Minturn Preliminary Development Plan for PUD standards and findings, and 2) the Preliminary Subdivision Plat standards and findings, 3) the Zone District Amendment standards and findings, and 4) the goals and policies of the 2009 Minturn Community Plan.

Recommendation
Based on overall findings of conformance with the applicable standards and approval criteria of the Minturn Municipal Code (MMC) as well as with the 2009 Minturn Community Plan, the Planning Commission is recommending:

1. Approval of the Preliminary Development Plan, with conditions.
2. Approval of the Preliminary Subdivision Plat, with conditions.
3. Approval of the Amendment to the Zone District Map, without conditions.

Report Organization
The remainder of this report briefly summarizes and addresses:

Section II:	Property and Project Description
Section III:	History of Property and Overview of Public Review Process
Section IV:	Summary of Process and Code Requirements
Section V:	Zoning and Compatibility Analysis
Section VI:	Community Plan Conformance
Section VII:	Staff Analysis and Findings
Section VIII:	Outstanding Issues
Section IX:	Staff Recommendations and Suggested Conditions

This report contains "Staff Response" or "Staff Comment" sections throughout the document responding to PUD standards and recommending specific aspects of the project that the Applicant will be required or, in certain instances, *encouraged* to address prior to, or concurrent with, any Final Plan and Final Plat application (the next stage of review). **These recommendations and requirements correlate to suggested "conditions of approval" found at the end of this document under Section IX (starting on pg. 32)**

II. Property and Project Description:

Property History
The Midtown Village PUD is situated on five separate parcels – 947, 961, 981, 987, and 989 Main Street (U.S. Highway 24). These parcels were historically used for mostly residential purposes, except for 987 Main Street which is the location of the old Alpine Glass building which has recently been renovated and is currently being utilized by SteamMaster as a storage facility along with apartment units. The parcels have been previously developed with residential structures such as single-family

and mobile home residences. Most historic residential structures and mobile units have been removed from the subject property.

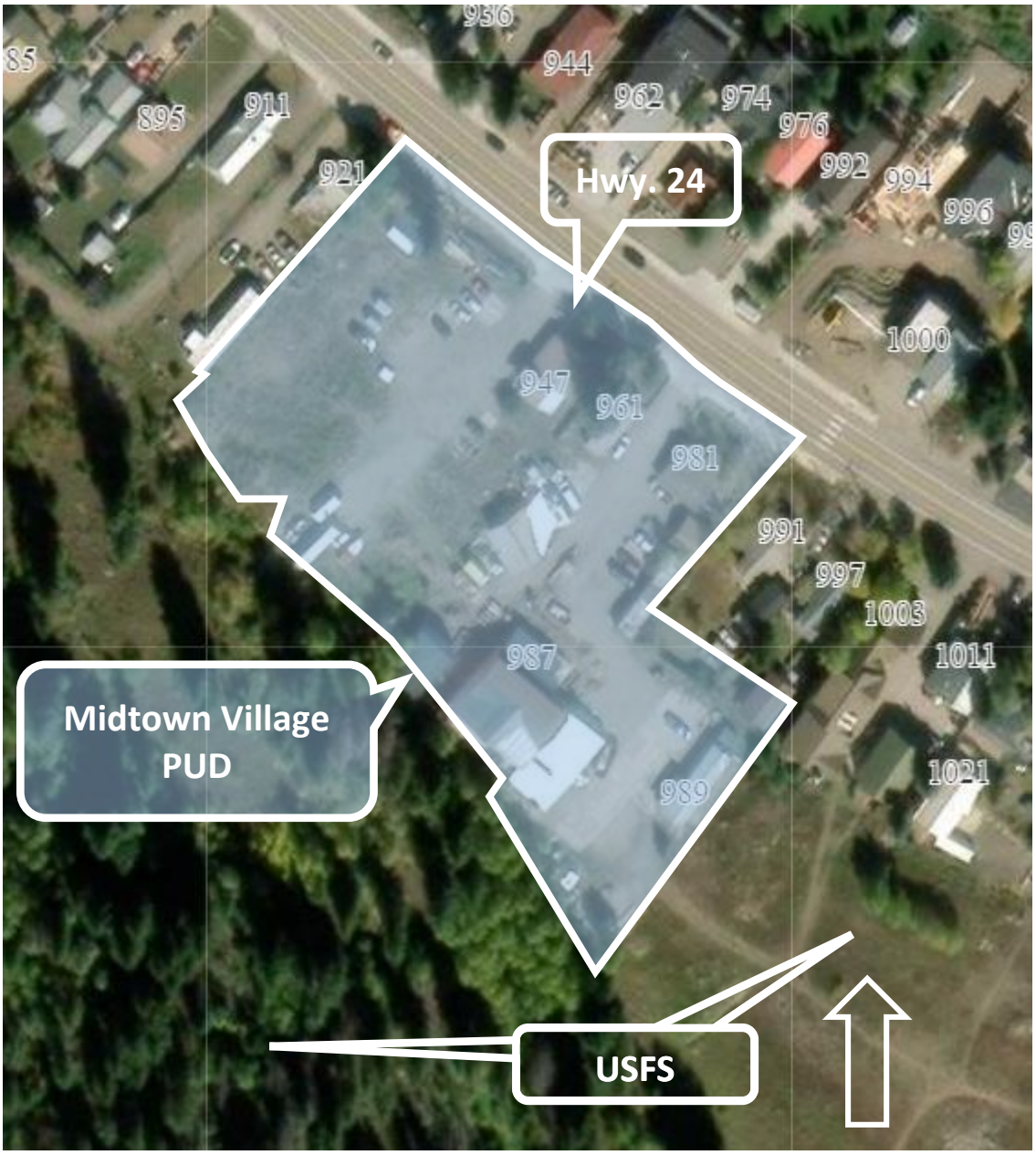


Figure 1: Midtown Village PUD Vicinity Map

Property and Project Overview

Midtown Village PUD is a mixed-use infill project proposing the development of 42 single-family, multi-family (townhome, apartments), and commercial units on 2.53 acres in the 900 Block of the South Town Character Area Commercial Zone District.

The Midtown Village PUD property has approximately 330’ of frontage along U.S. Highway 24 right-of-way and is surrounded by the following uses:

North	Private Residential and Home Business Uses
South	U.S Forest Service/Vacant Land
East	Private Residential and Home Business Uses; Public Open Space
West	U.S. Forest Service/Vacant

The project is considered "infill" due, in part, to the historic zoning and use of the properties that make up the 2.53 acres of the PUD and in relation to surrounding development patterns and land uses, available utilities and public services, and zoning.

According to the application, the Midtown Village PUD is envisioned as a mixed-use neighborhood geared toward the provision of "attainable," local's housing. The project consists of a mix of forty-two (42) residential dwelling units, including single-family "micro-homes" and cottage units, as well as townhomes, apartments. The proposal also includes up to 14,000 square feet of commercial/civic space (commercial space or fire station depending on market conditions), along with vehicular access and sidewalks, parking areas, utilities and common, usable open spaces.

The PUD is accompanied by a Preliminary Subdivision Plat which will create five (5) tracts of varying sizes to be developed in three (3) phases dependent on water availability.

The Applicant/Developer, Midtown Lofts, LLC, proposes to develop the project infrastructure in the first phase, allowing for development of residential structures (a 16-unit apartment building along with two cottages) in the first phase, while micro-homes, townhomes and future commercial/civic development will occur in future phases based on market demand and absorption as well as the availability of water. The Town has received a written acknowledgement from the Applicant stating that there is an understanding that there is only enough water to serve the first phase at this time. The developer intends to be involved in the project - from entitlement (the PUD approval process resulting in vested property and development rights), through all stages of construction.

The Applicant proposes to create a Homeowners Association to manage development and ongoing maintenance of the project.

The Midtown Village Preliminary Development Plan for PUD application has been deemed complete by Town staff, meaning the Applicant has provided the required information, materials, plans, and analyses necessary for the proper review of the Preliminary Development Plan.

However, as with most large and complex land use applications, staff has identified several outstanding issues or discussion topics that should be addressed prior to any Preliminary Plan and Preliminary Plat approval. Issues and discussion topics are outlined in Section VIII (pg. 29).

Purpose and Intent of Preliminary Plan for PUD Review

The Preliminary Plan application is the second in a three stage PUD approval process, starting with Conceptual Development Plan review - a high level "schematic" review meant to present concepts and ensure that proposed developments generally meet the Town's PUD standards and Community Plan goals and policies - and ending in the Final Plan and Final (subdivision) Plat stage - a very technical and detailed review of the final details of a proposed subdivision and associated development agreements setting forth how and when public infrastructure will be constructed and financed.

Following review of the Midtown Village Conceptual Development Plan for PUD before the Town of Minturn Planning Commission in September 2021, the Applicant submitted a Preliminary Plan application in October 2022. Since that time, the Applicant has addressed comments and issues raised by Town staff, consultants, and public referral agencies who have reviewed the application, and to revise and refine the application prior to review by the Commission and Council.

The purpose and intent of the Preliminary Plan stage of review is to present detailed plans and technical design solutions, intended architectural character, as well as analyses to demonstrate financial feasibility and fiscal impacts of the proposal on the Town.

The following report is intended as a summary of how the proposal conforms to Town standards and policies, as a guide to Council's review of the application, and as an introduction to the PUD review and approval process.

Report Organization
The remainder of this report briefly summarizes and addresses:

1. The history of the property and overview of public review process;
2. A brief discussion and analysis of the PUD approval process and standards;
3. A detailed analysis of the appropriateness and conformance of the Preliminary Plan, Preliminary Plat, and Amendment to the Zone District Map relative to Town master plan documents and PUD Standards; and,
4. Analyses of outstanding issues and recommendations for revisions prior to any Final Plan for PUD application.

Recommendation and Next Steps
As this is a Preliminary Development Plan for PUD Review, the Town Council is charged with taking formal action to approve, approve with conditions, or deny the proposal.

Staff and the Planning Commission are recommending **approval of the Midtown Village Preliminary Plan for PUD and associated application for Preliminary Plat, with conditions**.

This report contains "Staff Response" sections throughout the document responding to PUD Preliminary Development Plan, Preliminary Subdivision Plat, and Zone District Amendment standards, and recommending specific aspects of the project that the Applicant will be required or, in certain instances, *encouraged* to address prior to or concurrent with any Final Plan application (the next stage of review). These recommendations and requirements correlate to suggested "conditions of approval" found at the end of this document under Section IX (pg. 32).

Overall, staff's assessment of the Midtown Village PUD indicates that the proposal supports, and is supported by, the goals and strategies of the 2009 Town of Minturn Community Plan, and that the project appears to meet or exceed most standards as well as the intents of the Town of Minturn Municipal Code.

III. History of Property and Overview of Public Review Process:

Property History
The project is proposed on five lots located in the 900 block of the South Town Character Area. Historically, these properties have been used for residential and commercial purposes, with both stick-built and manufactured (mobile) homes serving the local population. The properties were acquired by the Applicant, Midtown Lofts, LLC, with the goal to assemble enough contiguous parcels to properly plan and design a mixed-use neighborhood serving locals.

Overview of Public Review Process
The Preliminary Development Plan submittal is detailed in nature and is intended to demonstrate the feasibility of the project from financial, design and community need standpoints. The numerous plans, reports, legal documents and other graphic materials required by the Town of Minturn Municipal Code and provided by the Applicant give staff knowledge of how the property will be developed and what issues may need to be addressed prior to any Final Plan for PUD application.

IV. Summary of Process and Code Requirements:

Planned Unit Development (PUD) Approval Process
As noted above, the Applicant is requesting review of a "Preliminary Development Plan" for a new Planned Unit Development (PUD) pursuant to Section 16-15-130 – *PUD preliminary development plan application* and Section 16-15-140 - *Preliminary development plan submittal requirements* of the Town Code.

Additionally, the Applicant is proposing to rezone the subject property from South Town Character Area "Commercial Zone District" to the "Midtown Village PUD Overlay Zone District", requiring an amendment to the Town's official zoning map pursuant to Section 16-21-410 – *Amendments to Text of Land Use Regulations or Character Area or Zone District Maps*, MMC, which is being evaluated during the Preliminary Plan for PUD stage of review. However, even though it is being evaluated as part of the Preliminary Plan and Preliminary Plat review process, formal action to rezone the property should occur at the same time as any approvals for Final Plan and Final Plat.

Preliminary Development Plan Review Purpose and Criteria
The Preliminary Development Plan review is the second step in the review of the proposed PUD. The Town Code, Section 16-15-130 – PUD preliminary development plan application, provides the following description of the Preliminary Development Plan review purpose and process:

> *"(a) The purpose of the preliminary plan review is for the applicant to specifically respond to the issues and concerns identified during concept plan review and to propose detailed, properly engineered solutions to those problems that conform in all respects to the*

approved concept plan. The burden at the preliminary plan stage is on the applicant to provide detailed information and mitigation proposals to be evaluated by the Town. The preliminary plan shall include a Community Plan and Development Guidelines to the development of the PUD (hereinafter the "PUD Community Plan and Development Guidelines"), specifying the standards and limitations that will guide the future development of the property."

Section 16-15-140 – *Preliminary development plan submittal requirements.*
The Preliminary Plan submission is intended for the applicant to respond to the issues and concerns identified during concept plan review and to formulate detailed, properly engineered solutions to those issues and concerns that conform to the approved sketch plan. The Preliminary Plan stage is when the applicant is to provide more detailed information and mitigation proposals to be evaluated by the Town. Preliminary Plan submittal requirements are listed below along with staff commentary regarding whether the Applicant's submittal meets the Town's requirements.

Item:	Requirement:	Provided?
(1)	***PUD Guide specifying the limitations that will guide the future development of the property.*** **Staff comment:** A PUD Guide was provided. Staff have worked with the applicant for several months to address and refine various elements, text, and formatting of this document which will regulate development and use within the PUD. Most comments provided by the Town staff or consultant team have been addressed by the Applicant. Conditions found in Section IX pertain to the PUD Guide. Staff will continue to work with the applicant to resolve these outstanding issues.	Yes
(2)	***A Community Plan and Development Guidelines that illustrates the proposed land uses, building locations, and housing unit densities.*** **Staff comment:** Design Guidelines are included within the PUD Guide document. The design guidelines are general in nature and development within the PUD will largely need to adhere to the Town's design standards and guidelines.	Yes
(3)	***An open space, park and recreation plan that identifies the areas of common open space, parks and recreation lands and describes any agreement proposed to preserve the open space, parks and recreation lands and how this will be implemented by deed or other agreement. This plan shall also describe the source of funds for long-term maintenance.***	Yes

	Staff comment: An open space, park and recreation plan that identifies the areas and proposed ownership of open space, park and/or recreation lands has been submitted. Final level details concerning common open space, open space related improvements, and associated ownership and/or maintenance responsibilities will be finalized as part of the Subdivision Improvements Agreement process during any Final Plan review.	
(4)	***A traffic study.*** **Staff comment:** A traffic study has been submitted and found sufficient for review by the Town Engineer. The application also includes an approved access permit.	Yes
(5)	***Proposed trails, sidewalks and traffic circulation patterns, including snow removal patterns and snow storage areas, and the proposed status of street ownership.*** **Staff comment:** The plans detail traffic circulation and internal pedestrian circulation (sidewalks). Likewise, the plans show snow storage areas throughout the development along with details regarding snow removal and management. Streets are proposed to be privately owned and maintained.	Yes
(6)	***Proposed grading and drainage plans.*** **Staff comment:** Grading and Drainage plans have been submitted and have been deemed sufficient for this level of preliminary plan review. Comments from the Town Engineer regarding this topic have been received and included as an addendum to this staff report.	Yes
(7)	***Detailed descriptions and commitments for the proposed source of legal and physical water supply and engineering plans for the proposed storage and distribution system for water supply (domestic and irrigation) and sewage disposal.*** **Staff comment:** The Applicant holds 19.5 existing water taps, will have the ability to purchase an additional 3 through Ord. 02 - Series 2023 allowing for projects that have received PUD Concept Development Plan approval to receive up to three new taps, and will require a minimum of 22.5 additional taps to serve all proposed units in the project. ERWSD has issued an Ability to Serve Letter and are currently finalizing infrastructure design details.	Yes

(8)	***Economic data and supporting market analysis to justify any proposed commercial and industrial elements.*** **Staff comment:** Fiscal impact reports were submitted, one for just Phase 1 consisting of the 21 units within that phase, and one for the whole project.	Yes
(9)	***Proposed development covenants, deed restrictions or other applicable codes***. **Staff comment:** HOA covenants and a deed restriction document have been submitted and reviewed by the Town Attorney. The Town, the Eagle County Housing and Development Authority and the Applicant are working to finalize the community housing deed restriction documents that will govern the terms and eligibility of locals housing with the PUD.	Yes
(10)	***An environment assessment or environmental impact report, unless waived by the Town Planner.*** **Staff comment:** An environmental impact report was provided in the application and reviewed by the Town Engineer.	Yes
(11)	***An impact analysis that describes the impact of the proposed PUD upon the school district.*** **Staff comment:** The applicant submitted an Ability to Serve letter from Eagle County School District which detailed the impacts of the proposed project on the District. Comments from the School District including confirmation of school land dedication 'fee-in-lieu' amounts that the District requests that the Applicant pay prior to or concurrent with any Final Plan and Final Plat application. The Town does not have school land dedication requirements or fee amounts set for 'in-lieu' payments at this time; any fees paid will be voluntary and/or negotiated.	Yes
(12)	***A fiscal impact analysis of the estimated demands for Town services and a statement of projected Town tax revenue based upon the historic Town tax levy and a schedule of projected revenue.***	Yes

	Staff comment: A Fiscal Impact Analysis and a statement of projected Town tax revenue has been provided.	
(13)	***Final site plans and architectural forms planned for the first phase of the proposed development.*** **Staff comment:** Site plans have been submitted and have generally been deemed sufficient for review and in compliance with applicable design standards. Architectural renderings have also been provided for Phase 1 and architectural design standards (outlined in the Midtown Village PUD Guide document) have been provided for review.	Yes
(14)	***Detailed plans for fire protection and emergency medical services.*** **Staff comment:** Ability to serve letters from Eagle County Paramedic Services and Eagle River Fire Protection District were submitted with the application.	Yes
(15)	***The PUD shall include a phasing plan that demonstrates that the PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD.*** **Staff comment:** The application states that the infrastructure is proposed to occur in one phase. Yet, based on the current availability of water needed to serve all units in the development, the total buildout of all 42 units will likely occur over time given market conditions as well as availability of water. A phasing plan has been provided and Subdivision Improvement Agreement reviewed and approved with any Final Plat application will specify guarantees on the construction of all infrastructure necessary to serve the development and staff suggests that any vested rights conferred to the developer be conditioned on the availability of water.	Yes
(16)	***If development is proposed to occur in phases, then financial guarantees shall be proposed to ensure that project improvements and amenities are constructed as presented and approved.*** **Staff comment:** This has not been provided at this time. Final infrastructure plans, cost estimates, details on the timing of improvements and corresponding financial guarantees will be reviewed and approved at the time of Final Plan/Plat.	No

(17)	***The preliminary plan application shall be accompanied by an application for an amendment to the Character Area zoning map.*** **Staff comment:** This was provided. Zoning is proposed to change from South Town Commercial Zone District to Midtown Village PUD Overlay District. Final action on the rezoning request will be taken during any Final Plan/Plat application review process.	Yes
(18)	***The PUD shall consider the recommendations made by the applicable analysis documents, as well as the recommendations of referral agencies.*** **Staff comment:** The Applicant revised the PUD - the design, layout and governing documents - based on their own technical reports as well as the recommendations of staff and referral agencies. However, several issues raised by staff and/or referral agencies remain outstanding and/or up for discussion during the Planning Commission hearings.	Yes

As noted above, most required elements of the Preliminary Development Plan for PUD application were provided in enough detail to allow staff and the Planning Commission to determine conformance with the overall intents and purposes of the PUD Overlay district; with applicable Minturn Municipal Code standards; and, the goals and policies of the 2009 Town of Minturn Community Plan.

Formal action is required by the Town Council to give the Applicant and the staff feedback on whether the proposal meets the applicable criteria and standards of the Minturn Municipal Code *and* to make a decision of approval, approval with conditions, or denial of the application.

PUD Overlay Zone District Purpose and Intent

PUDs have been used extensively in Eagle County to create master planned communities and to allow communities to evaluate and to encourage proposals that achieve better design and/or phasing of development to avoid hazards, to respond to market conditions, to increase open space and environmental protection through clustering and avoidance of hazards, and to otherwise avoid rigid standards prescribed by typical zoning, development and subdivision controls.

Section 16-15-10 - *Purpose and General Provisions,* from the Minturn Municipal Code sets forth the purpose and intent of the PUD Overlay Zone District:

> *"The purpose of the Planned Unit Development (PUD) Overlay Zone District is* ***to allow flexibility for landowners to creatively plan for the overall development of their land and to achieve the purpose and objectives of this Code and the Community Plan****. An applicant for a PUD must demonstrate that departure from existing ordinances is warranted and that the proposed PUD significantly contributes to the following:*

"The proposed PUD is consistent with the Community Plan and the character of the Town and:

- *Provides for new technology and promotes innovative and efficient land use patterns;*
- *Permits the integration of land uses and contributes to trails and pedestrian circulation;*
- *Preserves valued environments and natural resources and achieves a more desirable environment;*
- *Maintains or improves air and water quality;*
- *Provides for a wide range of housing opportunities;*
- *Improves the overall design character and quality of new development;*
- *Permits the integration rather than separation of uses, so that necessary facilities are conveniently located in relation to each other;*
- *Establishes land use patterns that promote and expand opportunities for public transportation and trails and for safe, efficient, compact street and utility networks that lower development and maintenance costs and conserve energy;*
- *Preserves valued environmental, historic or mineral resource lands and avoids development in natural hazard areas;*
- *Maintains and enhances surface and ground water quality and quantity;*
- *Provides applicants the opportunity to contribute to the Town's multi-use trail system; to provide and maintain access to public lands and rivers;*
- *Establishes incentives for applicants to encourage the provision of long-term affordable housing; and*
- *Is consistent with the purposes and goals of the Community Plan and these Land Use Regulations."*

During the Applicant's Conceptual Development Plan for PUD review in fall 2021, general conformance with the above purposes and intents of the Town's PUD overlay zone district was determined and the Applicant was given direction by the Planning Commission to submit a Preliminary Plan application. The Planning Commission provided the following recommendations for the Applicant's consideration when preparing the Preliminary Plan for PUD application:

1. *Given the requested increase in density over historic densities on the subject property and the surrounding area, the Applicant is strongly encouraged to review the overall layout and design of the project to ensure that adequate open space is provided for residents of the PUD. Specifically, Planning Commission comments focused on increasing the amount of open areas within the PUD and decreasing where possible the amount of proposed building and/or impervious coverage.*

   Staff Comment: The proposal has been updated to address the amount of open space and impervious surface coverage. The plans are in conformance with the recommended 25% showing 28% can be counted as open space.

2. *Overall, conceptual aspects of bulk, massing and architectural style were received positively. Comments were provided with regard to the overall layout of building locations, internal circulation, parking and potential conflict points between parking and drive lanes. The Applicant is strongly encouraged to critically evaluate the internal circulation design as it relates to parking areas, maneuverability, backing motions and safety for pedestrians.*

Staff Comment: The Applicant has provided additional site plans and analyses (turning radii diagrams for large vehicles) in order to demonstrate maneuverability throughout the site. The site plans have been reviewed by the Town Engineer as well as the Eagle River Fire Protection District to specifically evaluate access, maneuverability, and circulation patterns.

3. *It appears that the affordable or community-oriented housing conceptually proposed for the PUD supports and potentially exceeds the goals and policies of the Town of Minturn and is in-line with the recently adopted Community Housing Guidelines and Administrative Procedures of the Town of Minturn. The Planning Commission members discussed the relationship between the requested project density and the attainable housing component of the PUD. The Planning Commission strongly recommended that project density is commensurate with the delivery of community housing at price points established in the Guidelines and reserved for eligible local residents.*

   Staff Comment: The Applicant has provided an updated Housing Plan as an addendum to the PUD Guide document; the Housing Plan meets and in certain aspects (resident occupied or "locals only" deed restrictions) exceeds the requirements of the Town of Minturn Housing Ordinance.

4. *Snow storage and management (plowing, removal and snowmelt) were discussed with the Planning Commission encouraging the Applicant to develop concepts for snow melt systems, design and management and to provide a detailed snow management plan (snow plowing routes, snow storage areas, HOA covenants and bylaws specific to snow removal) with the Preliminary Plan for PUD application to ensure that internal circulation, parking and open space plans are compatible with proposed snow storage and management plans.*

   Staff Comment: Additional information and details have been provided on Preliminary Plan drawings and regulating documents (PUD Guide and HOA covenants/bylaws) addressing snow storage and management. Sheet 08 has been added to the civil engineering drawing package detailing snow storage areas, snow plowing routes, and "hand shoveling" areas. Staff provides further commentary on these updated plans and details later in the report. Importantly, the Applicant proposes to snow melt areas of the PUD.

5. *Address any outstanding comments and submittal requirements outlined in a letter from Jeff Spanel, Town Engineer, dated August 27, 2021 (attached for reference) prior to or concurrent with the Preliminary Plan for PUD application submission.*

   Staff Comment: The Applicant did, as a function of the increased level of detail and analysis required for Preliminary Plan, address several engineering related issues following Mr. Spanel's review of the Conceptual Development Plan for PUD in fall 2021. That said, there are additional comments, recommendations and outstanding issues related to the Preliminary Plan that will be addressed during the Planning Commission's hearings and/or made into suggested conditions of approval - to be addressed prior to or concurrent with any Final Plan/Plat application.

V. Zoning and Compatibility Analysis:

Existing Zoning

The Midtown Village Planned Unit Development (PUD) property is located within the South Town Character Area Commercial Zone District.

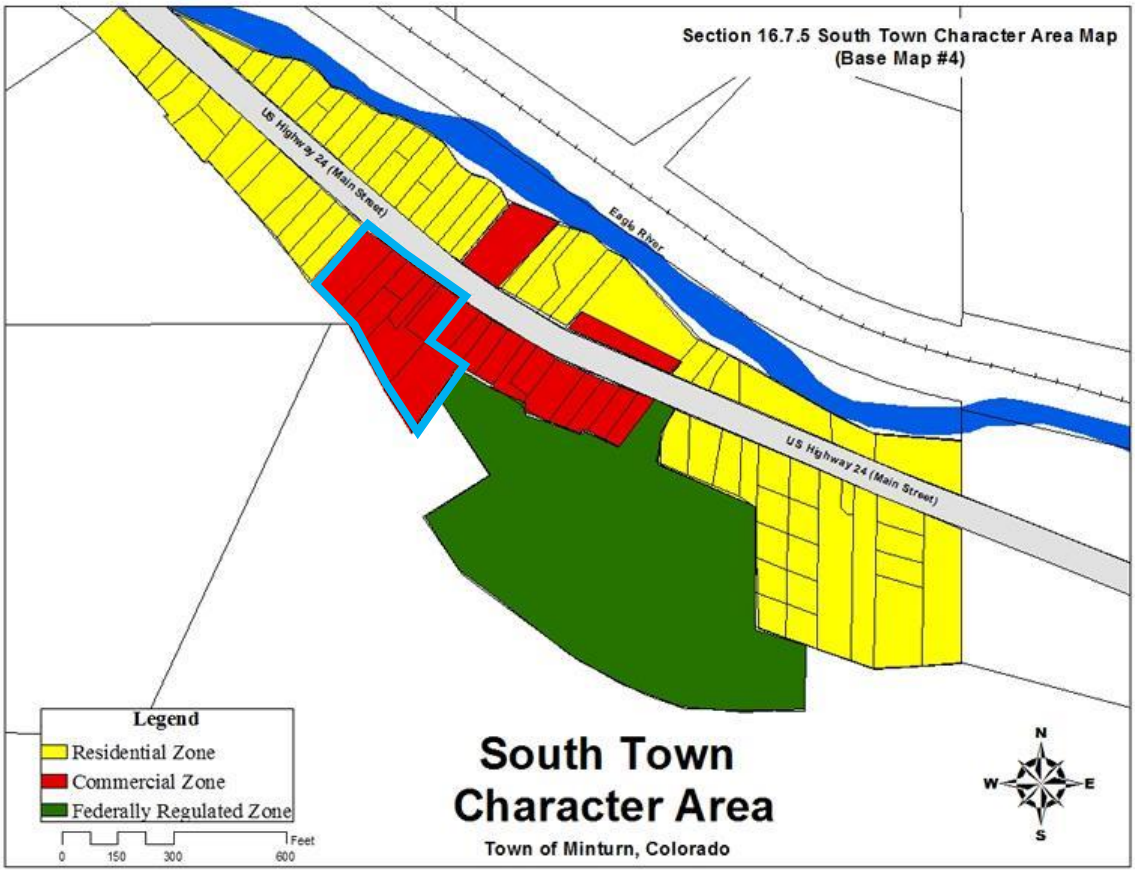


Figure 2: South Town Character Area Zoning Map

Section 16-7-10 – *Character Area Characteristics,* Minturn Municipal Code (MMC), provides the following general description of the South Town area:

> *"South Town is characterized by larger and deeper lots than other urban areas found in the Town. South Town is primarily residential with a few pockets of preexisting commercial. South Town also includes federally regulated areas of the Holy Cross Ranger District. South Town U.S.F.S. property is in close proximity to town services, has good access and all utilities are available. The intent of the Community Plan is that the South Town Character Area maintain the existing pocket of commercial use along Main Street; however, high impact commercial uses are discouraged. The commercial areas should provide for low-impact commercial services and limited retail businesses that complement each other as to character, mass and scale, while minimizing impacts on nearby residential uses."*
>
> *- Town of Minturn Town Code Section 16-7-20*

Section 16-7-30 – *Commercial Zone District* further describes the existing conditions and character of the area, as well as the intent for future use and development within the neighborhood:

*"(a) The South Town Commercial Zone is bisected by Main Street or Highway 24 and is characterized by a **mix of retail, service businesses and residential areas**. The South Town Commercial Zone provides services to both residents and the passing motorist. The commercial development can grow but should not significantly impact the residential areas.*

*"(b) **The purpose of this area is to provide convenient commercial services to residents and motorists while minimizing the impact on nearby residential uses**. South Town provides an area for commercial activities that are not easily accommodated in Old Town while maintaining the visual character and scale. An objective is to facilitate small business development and economic vitality with land uses that are compatible and supportive, such as retail, office, services and institutional uses."*

- Town of Minturn Town Code Section 16-7-30

Proposed Zoning and Compatibility

Proposed PUD zoning calls for one zone district to be created, or overlaid upon existing commercial zoning, to allow for residential, commercial/civic, and recreation/open space uses. The PUD zone district is being proposed, in part, to allow for an increase in density on the parcels (from 11.33 units per acre, at full build out, to 16.6 units per acre; a 46.5% increase) and, importantly, to allow for and encourage a certain amount of flexibility and creativity in the layout and design of the neighborhood as a means to achieve several of the Town's stated Community Plan goals and policies concerning land use, growth management, affordable/locals housing, and sustainability.

Surrounding land uses include primarily single-family residential with similar densities as are being proposed within the Midtown Village PUD. Adjacent and nearby residential development is dominated by one and two-story structures, and similar configurations (lengthwise, from east to west) due to similarly shaped properties and neighborhood layouts.

Staff believes the proposed uses, specifically the types, number and sizes of residential lots and dwelling units, as well as the design of streets, sidewalks and public open space and/or recreational areas within the PUD generally respond to and complement the Town's goals and policies (outlined below under "Community Plan Conformance") and are generally designed to be compatible and in-scale with surrounding existing and future land uses.

Discussions during the public hearing process regarding compatibility of the proposed PUD with the overall character of the South Town area and the immediate surrounding land uses might include topics such as:

1. Potential impacts on existing conditions and existing residents in the area and, importantly, the effectiveness of proposed mitigation and/or controls (PUD Guide and HOA documents);
2. The general character of the surrounding area relative to the character (land use patterns, infrastructure design and functionality, massing and architecture) of the proposed PUD;
3. The ability to develop and finance the project properly and the Town's ability to serve the development without injury or degraded service to existing areas of the Town; and,

4. Whether the proposed development is designed to minimize negative impacts while reinforcing the vision, values and design characteristics that define the Town of Minturn.

From a character standpoint, the PUD proposes fairly standard setbacks between residential structures. Further, the PUD will limit structures to a building height of 28' – in-line with the Town's 28' height limit for other structures in the surrounding zone districts and the application materials indicate an intent to use architecture, design, and materials for buildings in general conformance with the Town's design standards and guidelines (i.e. the use of natural colors and materials, along with traditional forms and massing).

VI. Community Plan Conformance:

Community Plan Purpose and Vision
The 2009 Town of Minturn Community Plan is the guiding document setting forth community-generated vision, values and goals for future growth, the character of the town, and fiscal decision-making to ensure the vibrancy of the Town is preserved and enhanced:

> *"Many of the activities and responsibilities of local government such as development plan approval, capital improvements, infrastructure and facility planning and zoning recommendations require conformance to a community's master plan. The Town of Minturn 2009 Community Plan will serve as a guide for these and other decision-making processes in the future. In short, this Community Plan will help establish the compass bearing for the Town of Minturn, and like any good navigation aid, should be periodically adjusted as changing conditions warrant."*
>
> *Town of Minturn Community Plan (p. 6)*

The Community Plan provides the following background regarding the Town's vision and values relative to growth and development:

> *"Throughout the recent past, Minturn has strived to maintain its own identity separate from the other communities in the Eagle Valley. In 2008, residents voted to approve the annexation of approximately 4,300 acres on Battle Mountain to be used as a private ski and golf resort community. The prevailing sentiment of the residents was the desire to guide their own future by controlling the development on Battle Mountain, while maintaining the authentic "small mountain town character" of the original town site. Any potential growth will require effective master planning to serve the newly developed areas, as well as to mitigate any potential impact upon services of the current Town. This in mind, the Town set out in late 2008 to begin a comprehensive update of its Community Plan, the specific name the Town of Minturn has chosen to give to its Master Plan."*
>
> *Town of Minturn Community Plan (p. 5)*

Last, the Town's vision statement is clearly articulated on page 9 of the 2009 Community Plan:

> *"The Town of Minturn values:*

- *Its natural environment*
- *Its people living in community*
- *Its history*
- *Its funky, eclectic style**

"From our roots as a mining and railroad town, Minturn has evolved into a one-of-a- kind Rocky Mountain town with a vibrant sense of community. We have built and continue to foster a unique environment which is sensitive to its natural setting, with a wide variety of housing opportunities. We possess a diverse economy based on the support of local business and complementary land development."

Town of Minturn Community Plan (p. 9)

Community Plan Organization – Goals and Strategies
The Community Plan is organized around the following topics or sections:

- Community Character /Urban Design
- Sustainability and Green Building Practices
- Land Use/Transportation
- Affordable Housing
- Public Services and Facilities
- Economic Development
- Natural Resources
- Parks and Recreation

The following is a brief listing of applicable goals, objectives and strategies outlined in the plan for each policy area:

Community Character and Urban Design:

Goal (CCG1): Maintain, Build Upon and Promote the Town's Image as a Unique, Eclectic Non-Resort Town with a Strong Sense of Community

(CCS 1.1) *Encourage and promote the use of public venues for a wide range of community events*
(CCS 1.2) ***Consider size limits for residential structures***
(CCS 1.3) *Develop town signage including information kiosks, gateway signs and way-finding system*
(CCS 1.4) *Develop and implement methods to maintain the town's eclectic architecture, scale and vibrant color palette*
(CCS 1.5) *Investigate methods to preserve and protect historic structures*
(CCS 1.6) *Incorporate local public art into new development and public improvements*
(CCS 1.7) - *Support and enhance the Minturn Market as an integral part of downtown*
(CCS 1.8) *Enforce ordinances aimed at maintaining the health, safety, welfare and aesthetic of the town – snow, trash, nuisance abatement and zoning/land use*
(CCS 1.9) *Encourage development to utilize non-intrusive lighting systems*
(CCS 1.10) *Examine existing hillside development regulations for improvement*

(CCS 1.11) ***Allow a variety of lot sizes (small and large lot) as appropriate to specific areas***

Staff Response:
The proposed PUD is oriented toward the provision of a range of housing types, sizes, and (presumably) price points – aimed in large part to address local's housing needs. Architectural renderings provided for the sixteen-unit apartment building that comprises a majority of Phase 1 show a character and intent designed to complement existing development and architectural character apparent throughout the Town.

The Preliminary Development Plan – the layout, scale, and density, as well as the draft development standards and architectural renderings provided in the application – appears to promote adherence to the Town's stated goal of maintaining a "unique, eclectic, non-resort town with a strong sense of community." The PUD Guide, Design Guidelines and HOA covenants and bylaws specifically regulate exterior lighting, signage, snow and trash removal, nuisance abatement/mitigation, as well as zoning (within the project) and allowable land uses.

Sustainability and Green Building Practices

Goal (SGG 1): Encourage Green and Sustainable Practices Throughout the Community

(SGS 1.1) ***Develop and incorporate green building guidelines that address energy and resource efficiency, indoor air quality and on-site energy generation***
(SGS 1.2) *Incorporate low impact development (LID) standards for site design into development requirements*
(SGS 1.3) *Promote and encourage increased opportunities for businesses, residents and town government to reduce waste*
(SGS 1.4) *Incorporate "Firewise" guidelines in building and site-planning practices*

Goal (SGG 2): Develop and Practice Green and Sustainable Processes

(SGS 2.1) *Incorporate the concept of green infrastructure into the planning and design of improvements to town systems*
(SGS 2.2) *Develop and ensure the integrity of a comprehensive recycling program for town facilities*
(SGS 2.3) *Ban the use of plastic bags in the town*

Staff Response:
The Preliminary Development Plan application includes a PUD Guide as well as standards that address energy offset (solar) and low water usage.

Other areas where the PUD sustainability plans could be bolstered include:

- More information related to the provision and management of an onsite recycling program;
- Incorporating Firewise guidelines in building and site planning standards;
- Incorporating low impact development standards and best practices in the final civil engineering plans.

Land Use/Transportation

Goal (LUG 1): Enhance the Town's Status as a Walkable and Bikeable Community

(LUS 1.1) *Develop and comply with a future land use plan for the entire town (land use element of this Community Plan)* ***which encourages a compatible mix of land uses promoting mass transit, the use of bicycles and increased walkability/accessibility***

(LUS 1.2) *Develop comprehensive parking plan for the town which offers alternative parking strategies/standards specific to Minturn - aimed at increasing parking efficiency and ease of development/redevelopment*

(LUS 1.3) *Promote the development of a cohesive downtown*

(LUS 1.4) ***Support and promote the expansion of public transit service to outlying communities***

(LUS 1.5) ***Promote redevelopment areas as mixed-use centers***

(LUS 1.6) *Partner with owners of large land holdings on mutually beneficial redevelopment projects*

Staff Response:
The Preliminary Development Plan – a mixed-use neighborhood - shows a street and sidewalk network that will benefit the residents of the PUD, which will also add to or support the Town's overall connectivity and walkability. Importantly, the PUD is proposed in close proximity a regional bus stop. In these ways, the proposal appears to support transportation, mobility and mass transit goals of the Town and of regional transit and multi-modal providers (ECO Transit and ECO Trails).

Affordable Housing

Goal (AHG 1): Promote Affordable Housing

(AHS 1.1) ***Promote the development of housing opportunities for all income levels throughout all areas of town***

(AHS 1.2) ***Allow a variety of lot sizes (small and large lot) as appropriate to specific areas***

(AHS 1.3) *Develop an affordable housing program, to include housing assistance for town employees, qualified town residents and other eligible Eagle County employees*

(AHS 1.4) *Leverage town-owned property for the development of affordable housing*

Staff Response:
The Town of Minturn Town Council adopted the 2019 Housing Action Plan aimed at achieving the above goals and strategies. More recently in 2020, the Town Council approved Community Housing requirements for all new residential projects proposing five (5) or more dwelling units. As such, Midtown Village Preliminary Plan for PUD is subject to the Town's Community Housing requirements and guidelines.

Accordingly, the Applicant is proposing a housing plan. The application (p. 7 of the Midtown Village PUD Guide) states:

"The PUD, at full build-out, proposes to provide (31 of 42 Units) 74% of the total Units as Resident Occupied ("RO") Deed Restricted. (4) of the For Sale units also meet or exceed the required 200% AMI Price Cap Deed Restriction."

Importantly, the proposed Preliminary Development Plan for PUD includes a range and mix of unit types and sizes, and (presumably) price points that should serve to provide increased opportunities for home buyers (or renters) of different income levels. The Preliminary Plan has been evaluated in context to the Town's affordable housing goals and policies (2019 Town of Minturn Housing Action Plan and Ordinance No. 7 Series 2020). The Midtown Village Housing Plan exceeds the Town's requirements for mitigation of housing obligations, yet staff believes that there may be opportunities between preliminary and final plan review to bolster the housing plan – specifically to lower the AMI level for "for-sale" units and, possibly, to work with the Applicant to increase the number of price-capped for sale units.

Public Services and Facilities

Goal (PFG 1): Ensure that Public Facilities are Planned and Implemented to Support New Growth and Existing Population Centers

(PFS 1.1) ***Implement streetscape improvements with pedestrian-scale site elements including sidewalks, paving, signage, lighting and site furnishings***

(PFS 1.2) *Develop a Capital Improvement Plan prioritizing upgrades to existing infrastructure including roads, water and storm water drainage and pedestrian/bicycle amenities*

(PFS 1.3) ***Ensure that impacts from new development on existing infrastructure are mitigated***

(PFS 1.4) ***Incorporate the concept of green infrastructure into the planning and design of improvements to town systems***

(PFS 1.5) *Develop and implement a comprehensive sidewalk and trails plan addressing both accessibility and bicycles*

(PFS 1.6 *Develop and implement a plan to bury utilities throughout the community*

(PFS 1.7) *Support and promote infrastructure which is attractive to small business – snow removal, loading zones, sidewalks*

(PFS 1.8) ***Incorporate the future use of alternative energies into planning processes***

(PFS 1.9) *Develop a comprehensive parking plan that addresses the needs of both the business community and residents*

Staff Response:

The proposed PUD will have positive and negative benefits, impacts and effects on the Town and its infrastructure, public facilities, and services. Impacts from increased residential development – *on transportation, sewer, water and drainage infrastructure; police and emergency service providers; and the general enjoyment of existing town amenities* – has been evaluated using fiscal and financial impact studies and analyses prepared by Stan Bernstein and Associates, Inc., as part of the Preliminary Plan for PUD application process.

The Applicant has provided preliminary "ability to serve" letters from utility providers and emergency response agencies.

Economic Development

Goal (EDG 1): Diversify the Town's Economy

(EDS 1.1) *Encourage and provide incentives for business to locate in the downtown area*
(EDS 1.2) ***Encourage the development of flexible space in commercial areas – space which can be easily adjusted as market conditions permit (office to retail to restaurant)***
(EDS 1.3) *Attract essential services necessary to form a "complete" community – grocery, pharmacy, hardware store, movie theatre*
(EDS 1.4) *Develop a comprehensive marketing strategy promoting the town*
(EDS 1.5) ***Utilize redevelopment opportunities to help expand and diversify the town's economic/employment base***
(EDS 1.6) *Support and promote practices which are attractive to small business infrastructure, taxes, city services*
(EDS 1.7) *Investigate opportunities for future annexations*
(EDS 1.8) *Develop a web-portal which promotes the town*
(EDS 1.9) *Promote the town's unique history to capitalize on the heritage tourism market*

Staff Response:
The Preliminary Development Plan proposes a mix of residential housing products with two commercial spaces. To the extent that the design of the PUD, as well as the architectural standards that will be developed for the project "promote the town's unique history", the project can be seen as complementing the Town's image. Likewise, the addition of the specific types and sizes of residential lots and structures geared toward housing the local population contemplated within the PUD should serve to "expand and diversify the town's economic and employment base."

Natural Resources

Goal (NRG 1): Protect and Promote the Eagle River as a Community Asset

(NRS 1.1) *Support and fund ongoing river restoration efforts*
(NRS 1.2) *Improve and enhance public access to the Eagle River*
(NRS 1.3) *Strengthen development standards supporting habitat restoration and protection of the river*
(NRS 1.4) *Promote the Eagle River as a focal point of the community/gathering space*

Goal (NRG 2): Protect and Promote USFS lands as a Community Asset

(NRS 2.1) ***Maintain and improve access to public lands***
(NRS 2.2) *Promote development of USFS lands where appropriate*

Goal (NRG 3): Preserve, Protect and Enhance Environmentally Sensitive Lands

(NRS 3.1) *Examine existing hillside development regulations for improvement*
(NRS 3.2) *Maintain historic wildlife migration corridors*
(NRS 3.3) *Support efforts to mitigate the impact of the mountain pine beetle infestation*

(NRS 3.4) Incorporate "Firewise" guidelines in building and site planning practices

Goal (NRG 4): Preserve, Protect and Enhance Ridgelines and View Corridors

(NRS 4.1) Develop methods to regulate development on ridgelines and preserve specific view corridors

Staff Response:
The proposed PUD will have direct and lasting impacts on the achievement of the above goals and strategies aimed at protection and use of community amenities and treasured natural resources such as the Eagle River, as well as the provision access to public lands by directing development away from sensitive and valued natural areas, and hazard areas such as hillsides and ridgelines; and, by directing development towards an area of town that has been highly impacted by existing residential and commercial uses, where public infrastructure and services already exist and where density *should* be directed as a matter of the Town's growth management strategy. Additionally, while the reintroduction of dwelling units on the subject property will likely result in increased access to and use of nearby U.S.F.S. lands, it is plausible that development of the Midtown Village PUD property could influence development of adjacent U.S.F.S. lands as well.

Parks and Recreation

Goal (PRG 1): Enhance Recreational Opportunities for all Town Residents and Visitors

(PRS 1.1) Support and promote the development of a regional trail system
(PRS 1.2) Support and promote the development of a centralized gathering space in the downtown area
(PRS 1.3) Investigate opportunities for the development of playgrounds and parks
(PRS 1.4) Promote, maintain and improve access to open space
(PRS 1.5) Promote, maintain and improve access to the Eagle River
(PRS 1.6) Support and promote the development of recreational facilities and programs for multiple user groups
(PRS 1.7) Promote existing recreational opportunities/facilities

Staff Response:
The proposed Preliminary Development Plan generally indicates that areas within the PUD will be provided with internal sidewalks, open spaces and usable park areas.

Development of this site is in close proximity to public lands (U.S. Forest Service lands to the south, west, and east) which will promote access to open space and promote access to the Eagle River.

VII. Staff Analysis and Findings:

The following section outlines the evaluation criteria that the Town Council must consider in any action to approve, approve with conditions, deny or continue the Midtown Village Preliminary Development Plan for PUD.

Preliminary Development Plan for PUD:

1. *Preliminary development plan evaluation criteria:*
    a. *The resulting development will be consistent with the Community Plan and the proposed PUD reflects the character of the Town.*

        Staff Response/Finding:
        The Preliminary Plan appears to address the majority of the Community Plan goals. Please refer to Section VI of this staff report.

    b. *The area around the development can be planned to be in substantial harmony with the proposed PUD.*

        Staff Response/Finding:
        The Preliminary Plan appears to be planned to be harmonious with the surrounding neighborhood and the applicant has worked with the Town and Service Providers to address needed improvements to public infrastructure.

    c. *The adjacent and nearby neighborhoods will not be detrimentally affected by the proposed PUD.*

        Staff Response/Finding:
        The Preliminary Plan is an infill development that meshes well with the existing neighborhood and should not be adversely impactful.

    d. *The mass and scale of individual buildings and the overall density of the PUD shall be consistent in scale and character to avoid abrupt and/or severe differences with the surrounding area.*

        Staff Response/Finding:
        The Preliminary Plan generally proposes lot standards and height restrictions similar to the Town's existing requirements.

    e. *The PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD.*

        Staff Response/Finding:
        The Applicant proposes to complete the backbone infrastructure needed to serve the entire PUD in the first phase; staff is of the opinion that the first phase of the development can be completed in a reasonable period following any Final Plan and Final Plat approval.

    f. *The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.*

        Staff Response/Finding:
        The PUD does not border the Eagle River.

g. The residents of the PUD have easy access to recreational amenities.

Staff Response/Finding:
The PUD is situated adjacent to USFS land and is within 100 feet of a bus stop that is serviced by Core Transit. This is within walking distance (within the typical quarter mile acceptable walking distance used in planning transit) and will be facilitated by sidewalks along Hwy. 24.

h. Any increase in density proposed above what is permitted in the underlying zone shall be mitigated by increasing the land dedications to open space, recreational amenities or other public facilities and services.

Staff Response/Finding:
The Applicant is proposing to increase the density on these previously developed sites from 11.33 units per acre to 16.6 units per acre, a 46.5% increase. While there is no increase in the land dedications to open space, the Applicant is proposing attainable local's housing, exceeding the Town's housing requirements while providing useable open space within the PUD for use by the PUD residents.

i. Any proposed commercial or industrial development can be justified.

Staff Response/Finding:
There is an existing commercial space in Phase 1 and a future 5,000 square foot commercial space in Phase 3.

j. The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.

Staff Response/Finding:
The PUD is proposing streets that are adequate to support the anticipated traffic, and CDOT has not raised concerns about an increase in traffic detrimentally affecting Hwy. 24 or other local streets.

k. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

Staff Response/Finding:
The Applicant has provided grading and drainage plans demonstrating that stormwater from within the PUD can be managed (routed, stored, dissipated) on-site.

l. Residential density and intensity of other uses shall be limited as required by the Town Council, upon consideration of the Community Plan, the Official Zone District Map and the specific characteristics of the subject land.

Staff Response/Finding:
Staff believes that the proposed density and intensity of use conforms to the Community Plan; is similar to the surrounding uses as shown on the Official Zone District Map; and is appropriate for this location as an infill project served by existing infrastructure and transit.

m. A favorable finding is made on the environmental assessment or environmental impact report.

Staff Response/Finding:
An environmental assessment was provided and reviewed with this Preliminary Plan application; the assessment was reviewed by the Town Engineer and was found to be in conformance with the Town's standards.

n. The preliminary plan for PUD shall comply with the following open space and recreation standards:

i. A minimum of twenty-five percent (25%) of the gross land area shall be reserved for common recreation and usable open space. Parking areas, street rights-of-way and minimum yard setbacks shall not be counted when determining usable open space. Water bodies, lands within critical wildlife habitat, riparian ecosystems and one-hundred-year floodplains that are preserved as open space shall count towards this minimum standard, even when they are not usable by or accessible to the residents of the PUD.

ii. All common open space and recreational facilities shall be shown on the preliminary plan for PUD and shall be constructed and fully improved according to the development schedule established for each development phase.

iii. All privately owned common open space shall continue to conform to its intended use, as approved in the preliminary plan. To ensure that all the common open space identified in the preliminary plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and to prohibit the division of any common open space.

Staff Response/Finding:
The Preliminary Plan generally indicates that areas within the PUD will be provided with internal sidewalks, open spaces and usable park areas. While there was some confusion during Planning Commission's review of the application of how much open space is being provided, the Applicant took a closer look at calculating the amount of open space and found that 28% of the project could be counted. As the standard within the code is a minimum of 25%, staff and the Planning Commission made a positive finding for this criteria.

Preliminary Plat:
Section 17-5-80 - *Preliminary plat review*, of the Minturn Municipal Code outlines the following standards or criteria for the Town Council's review of the Preliminary Plat:

"The Town shall consider the following in its review of the preliminary plat:

1. *Information requested or required by the Town.*
2. *Whether the proposed subdivision conforms to these and other applicable regulations, policies and guidelines of the Town.*
3. *Review of reports on file, and others as available, pertaining to geologic, soils, wildfire, flood, pollution and other hazards, mineral resource areas and significant wildlife areas. The review shall consider the guidelines and recommendations, as prepared by the appropriate agency, to mitigate hazards and to protect resources."*

Staff Response:

Staff suggests that, overall, the Preliminary Plat provided for review does conform to the purpose and intent of Chapter 17, Subdivisions, as well as the guidelines and policies of the Town. The Applicant has provided information specific to geologic conditions, soils, wildfire, flood, pollution and other hazards as well as mineral resources and wildlife areas for review by the Town and its consultants. Review of the plat has gone hand in hand with review of the Preliminary Development Plan for PUD wherein the Town, it's consultants and external referral agencies have provided comments and recommendations that in many cases have been or will be incorporated into the final plans for the development.

Amendment to the Zone District Map:

Section 16-21-450 - *Standards*, of the Minturn Municipal Code outlines the following standards or criteria for the Town Council's review of the Amendment of the Zone District Map:

The wisdom of amending the text of these Land Use Regulations, the Character Area Zoning Map or any other map incorporated in these Land Use Regulations is a matter committed to the legislative discretion of the Town Council and is not controlled by any one (1) factor. In determining whether to adopt, adopt with modifications or disapprove the proposed amendment, the Town Council shall consider the following:

1. *Consistency with Master Plan. Whether and the extent to which the proposed amendment is consistent with the purposes, goals, policies and Character Area Zoning Map of the Master Plan.*
2. *Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate Character Area and zone district for the land, considering its consistency with the purpose and standards of the proposed zone district.*
3. *Changed conditions. Whether and the extent to which there are changed conditions that require an amendment to modify the use, density or intensity.*
4. *Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife habitat, vegetation and wetlands*
5. *Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.*
6. *Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern and not constitute spot zoning, and whether the resulting development can logically be provided with necessary public facilities and services.*

7. *Public interest. Whether and the extent to which the area to which the proposed amendment would apply has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.*

Staff Response:
The proposed rezoning from South Town Commercial Zone District to Midtown Village PUD Overlay District for a residential Planned Unit Development conforms with the goals and policies of the 2009 Community Plan; is compatible with surrounding residential and open space uses; responds to changing market, land cost and community needs conditions; presents a land development pattern in keeping with logical and orderly growth and use of existing infrastructure; and, considers impacts to the environment and the public's interest. As a reminder, any final action on the application to rezone the property will be taken if and when a Final Plan and Final Plat application is reviewed.

VIII. Outstanding Issues:

As referenced elsewhere in this report, the Applicant has been working through the Preliminary Development Plan review process since late 2022. The review of the Preliminary Plan application - from completeness review to the official "referral" period - has produced numerous iterations of issues identified by the Town and referral agencies, as well as responses and revisions offered by the Applicant.

Although a large number of issues and recommended revisions have been addressed or made, the following section outlines and summarizes the type and extent of issues needing further discussion and resolution, as well as those aspects of the proposal that must be reviewed as variations to applicable standards (a variance) through the review of the Preliminary Plan. Also attached to this staff report are letters from the Town Attorney and Town Engineer with additional issues from a legal or engineering perspective.

As a majority of outstanding issues are minor and/or technical in nature - having to do with suggested language changes within the PUD Guide and/or Covenants documents, or in relation to details shown on plans - staff has chosen not to enumerate each item here. Nevertheless, these issues or details need to be resolved as a function of any Preliminary Plan approval and, at a minimum, prior to any Final Plan/Plat application being received by the Town.

For that reason, suggested conditions of approval listed at the end of this report are intended to require the Applicant to work with the Town to resolve all outstanding issues of a technical and/or substantive nature prior to or as part of any Final Plan and Final Plat application.

Narrative:

- It should be made clear concerning future phases how 100% energy offset will be achieved if this (energy offset for the entire PUD) is the intent of the Applicant.
- The rustic trail is referenced throughout the narrative as a safe trail, however it is not designed or located in a manner that demonstrates conformance with sidewalk standards in the Town. It may form an informal rustic trail for the benefit of the residents but should not be viewed as a public improvement.

PUD Guide:

There remain numerous outstanding issues and/or recommendations identified by the Town Planning Director and Attorney related to the Planned Unit Development (PUD) Guide document which will regulate uses and development within the PUD. The following summarize the majority of comments that remain unresolved and which can be resolved prior to any Final Plan application to ensure that the PUD zoning and dimensional limitations can be effectively, efficiently interpreted and enforced:

- Sustainability: The Application states they are doing solar readiness in each unit, 100% offset for the apartment building in the narrative, however, more information should be provided in the PUD Guide on whether other development in Phases 2 and 3 will be 100% offset. For the EV charging stations, final details should be provided regarding location and utilities prior to or concurrent with the application for Final Plan.
- Sidewalks and Trail Connections: The Applicant is providing a rustic trail to connect Main Street/Hwy 24 and the bus stop to public lands, however, due to it not being constructed to any sidewalk standard, the Town is not of the opinion that this should be deemed a public amenity.
- Phasing and Development Tracts: The Town is reviewing the entirety of the PUD, but focusing on Phase 1 due to available water. The action requested by the applicant is to approve the entire PUD. This is typical of most multi-phase PUD proposals: the overall development is reviewed in relation to current code and community plan standards; and zoning and vested rights are granted for the entirety of the PUD, while final details (and subdivision final plats) are focused on the first phase. The PUD Guide describes Tracts C, D, and E as Future Development. Staff recommends that this be revised in the PUD Guide to describe the tracts not as future development, but what their use will be (i.e. single-family, multi-family, or commercial/civic uses) to avoid the need for a PUD Amendment in the future. The Applicant will be required to complete a Final Plat for Subdivision for each of the subsequent phases where site specific development plans will be reviewed to ensure conformance with parking, landscape, and other standards.
- Landscape Standards: The PUD Guide states that the plan is to follow the Town of Minturn's landscape requirements in regards to number and size of trees. During the Planning Commission hearing process the Applicant provided an updated landscape plan sheet detailing planting placement and types which demonstrated that a significant amount of deciduous and evergreen trees and shrubs can be planted within the various phases of the PUD. Upon reviewing this provided sheet, staff and the Planning Commission recommend that the updated landscaping plan meets the intent and purpose of the Town's landscape requirements and that, considering the balance of trees and shrubs, the number of plantings exceeds the minimum requirements of the Town Code.
- Definitions: The Applicant should work with staff to finalize definitions for allowed uses and associated zoning.

Preliminary Plat:

Town staff (Engineer, Attorney, Planner) reviewed the Preliminary Plat (the preliminary subdivision plat that accompanies the Preliminary Development Plan) and provided technical, legal and practical recommendations and required revisions to the Applicant. The following items highlight those issues and requested revisions needing to be completed prior to any Final Plan application:

- The Final Plat should demonstrate full ability to conform to the ERFPD's conditional ability to serve letter, including demonstration of adequate fire flow and ability to maneuver emergency vehicles.
- The Town Attorney has noted that the plat and civil drawings are missing some necessary easement dedications to ensure that adequate legal access exists for all contemplated uses and utilities. The Certificate of Dedication and Ownership also needs to address these matters and to whom easements are dedicated. This can be addressed prior to final plat as the applicant's engineering progresses towards a final product.
- A phasing plan needs to be depicted and noted on the plat so that these subdivided tracts are tied to the land uses envisioned in the PUD Guide. The phasing will also be discussed in the PUD Narrative and SIA.
- Plat Note 16 should be revised to state that the vested rights are explicitly subject to the availability of water pursuant to the Water Moratorium.

Civil Engineering Sheets:

This section of comments addresses issues related to the layout, design and labeling of site, grading, drainage and utilities plans for Midtown Village PUD.

- Sheet 07 – Site Plan Phase 1 The Applicant should provide details of fire and emergency services access to all sides of the 16-Unit Apartment Building.
- Sheet 10 – The Landscape Plan was updated during the Planning Commission review; based on comments from staff, the applicant worked to refine and provide sufficient detail such as number, size, and type of plantings proposed. This has been reviewed by staff and the Planning Commission and been deemed acceptable.
- The Utility Plan provides in some places insufficient detail, and so the applicant should work with Town Staff and Eagle River Water & Sanitation District to resolve all issues with the sewer design.
- The Final Plan should provide a sheet detailing traffic and fire lane signage.
- The Final Plan should include a Construction Management Plan.
- A more detailed grading plan will be required.
- Per the Town Engineer various easements and permits will need to be updated.
- Sewer and Water infrastructure plans should be finalized.

Water:

- As expressed earlier in this staff report, the development does not have enough water to serve the whole project at this time. There is enough water to serve the first phase of the project (sixteen-unit apartment building, commercial SteamMaster building with two apartments, and two cottage units), however anything beyond that is subject to the Town's water moratorium.
- As noted by the Town Attorney there has been discussion at the Applicant's request regarding changing the definition of "Single Family Equivalent" (SFE) in Town Code Section 13-1-10. The Town remains steadfast that this definition will not change and that no variance can be requested for site-specific variations. The Town's water rights cases place certain legal constraints on how SFE is defined that cannot be altered at this time.
- Not an issue, but for information's sake, the Applicant has provided a written acknowledgement that the project only has access to 22.5 SFEs (19.5 SFEs existing with the

ability to purchase 3 SFEs more) until more water comes available. This is enough to serve the first phase of the development.

Dimensional Limitations – Variations
The PUD is designed on the basis of flexibility in the use of dimensional limitations - setbacks, building coverage, and impervious coverage - in order to achieve a more compact, efficient and cost effective use of land. These principles are identified in the Town's Planned Unit Development Overlay District regulations as benefits of proposing a PUD rather than developing land using standard zoning and dimensional limitations. The Applicant is currently requesting a variation to the rear setback in Phase 1 for the sixteen-unit apartment building from 10 feet in the underlying zone district to 5 feet.

External Referral Agency Comments and Concerns:
The Town sent the Preliminary Plan application to 13 external agencies and stakeholder groups and received comments from 4 of them.

1. **Eagle County School District**
   ECSD has estimated that this development will add roughly 7 children to the K-12 school system. The Town has not formally adopted any cash-in-lieu fee, and so cannot make the developer address the request, however, other developers in the past have paid at least a portion of the requested fee.

2. **Colorado Parks and Wildlife**
   CPW submitted comments that encouraged the Town to look at Real Estate Transfer Tax partnership opportunities, but did not anticipate direct impacts from this development.

3. **Eagle River Water and Sanitation District**
   ERWSD submitted comments stating that would continue working with the Applicant to finalize sewer design at construction ready levels.

4. **Xcel Energy**
   Xcel Energy submitted comments concerning easements for the trenches, meter locations, and distribution.

IX. Planning Commission Recommendations and Suggested Conditions:

The following sections outline Planning Commission's recommendations for three separate, but related applications required for preliminary plan approval:

- Preliminary Development Plan for PUD Application
- Preliminary Plat Application
- Zone District Amendment Application

Preliminary Development Plan for PUD:
The Planning Commission believes the Midtown Village Preliminary Development Plan for PUD application **generally conforms** to a majority of Town goals and policies and is specifically designed to enhance and complement the existing character, development patterns, architecture and density

found in the adjacent neighborhood. The Planning Commission is **recommending approval with conditions** of the Preliminary Development Plan.

The following suggested conditions of approval are provided as an initial list (to be added to during the hearing process if necessary and appropriate) in the event the Town Council takes action to approve of the Preliminary Plan for PUD with conditions.

1. All representations of the Applicant related to how the project complies with provisions of the Code or promises or concessions that the Applicant is willing to make as part of an approval are binding on the Applicant.
2. Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on the Final Pat and 100% civil engineering drawings are accurately and clearly labeled.
3. Work with the Town Attorney and Planning Director to ensure that the PUD Guide contains only matters relating to land use, development standards, and zoning, and the PUD Narrative contains other matters relating to the prosecution of the development, including phasing, future subdivisions, allocation of water, and temporary uses. Many of these matters will also be reflected in the SIA.
4. Work with the Town Attorney and Town Engineer on SIA to include final Engineer's Estimate of Probable Costs (EEOPC) for public improvements, security, restricting development of future of development at 22.5 SFEs until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number, phasing of development, landscaping, additional permits, and other construction related matters.
5. Work with the Town Attorney on any recommended revisions to the Master Declaration of Covenants, Conditions, and Restrictions for the Midtown Village Homeowners Association.
6. Work with the Town Attorney on inclusionary housing policy, transfer covenants, and deed restrictions to ensure that these covenants and deed restrictions have appropriate priority and enforcement mechanisms.
7. Work with the Town Attorney and Planning Director to resolve any of the outstanding matters from previous referral letters and applicant responses.
8. Work with the Town Attorney and Planning Director to review and revise the Midtown Village PUD Housing Plan to identify opportunities to increase the number of price-capped, for-sale units; to lower the initial sales price for deed restricted, price-capped units from 200% AMI to a range between 120-140% AMI; and to include price appreciation caps for any deed restricted, pricecapped for-sale unit resales.
9. The section relating to alternative definition of SFEs in the PUD Narrative is deleted in its entirety.
10. Language shall be added to the SIA requiring that Phases 3-5 comply with additional CDOT traffic studies as required by CDOT at the time of application.

Preliminary Plat:
The Planning Commission believes the Preliminary Plat application **generally conforms** to the requirements of the Minturn Municipal Code but that several revisions must be completed prior to the

Applicant submitting a final plat for consideration by the Town. The Planning Commission is **recommending approval of the Preliminary Plat**.

The following suggested conditions of approval are provided in the event the Town Council takes action to approve of the Preliminary Plat with conditions.

1. All representations of the Applicant related to how the project complies with provisions of the Code or promises or concessions that the Applicant is willing to make as part of an approval are binding on the Applicant.
2. Work with the Town Attorney on language included on the plat (note 16) and the Subdivision Improvement Agreement (SIA) restricting development of future of development at 22.5 SFEs until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number.
3. Work with the Town Attorney and Town Engineer on the Certificate of Dedication and Ownership on the plat to accurately reflect all existing easements and those being dedicated to whom and for what purposes.
4. Work with the Town Attorney and Town Engineer to ensure that all sheets, easements, and other matters on plat and civil plan drawings are accurately and clearly labeled.
5. Revise plat note 16 and existing condition of approval so that the vested rights are explicitly subject to the availability of water pursuant to the Water Moratorium and provisions in the Town Code, as such may be amended and development is restricted to 22.5 SFEs of water service until the Water Moratorium (Ordinance No. 2, Series 2023 as such may be amended) or other provisions in the Town Code allow for development in excess of this number.

Zone District Amendment:
The Planning Commission believes the application for zone district amendment from the South Town Commercial Zone District to the PUD Overlay Zone District **complies** with the applicable standards and criteria of the Minturn Municipal Code. The Planning Commission is **recommending approval of the Zone District Amendment** and does not believe conditions of approval are necessary in the event the Town Council acts to approve the zone district amendment. As stated earlier in this staff report, the Town Council should not take action on approving the zone district amendment until Final Plan and Final Plat.

Suggested Motions - Alternatives:
The Town Council will have the following options available when taking action on each of the applications - Preliminary Development Plan for PUD application and Preliminary Plat application:

1. Approval
2. Approval with conditions
3. Denial
4. Continuance

The following suggested motion language is offered to assist the Town Council:

Preliminary Development Plan and Plat:

Approval:
"I move the Minturn Town Council Approve Resolution __ - Series 2025 Approving the Midtown Village Preliminary Development Plan for PUD and Preliminary Plat because the applications conform to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan."

Approval with Conditions:
"I move the Minturn Town Council Approve, with conditions Resolution __ - Series 2025 Approving the Midtown Village Preliminary Development Plan for PUD and Preliminary Plat because the applications conform, as conditioned, to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan."

Denial:
"I move the Minturn Town Council deny Resolution __ - Series 2025 Approving the Midtown Village Preliminary Development Plan for PUD and Preliminary Plat, because the applications do not conform to the applicable criteria and standards of the Minturn Municipal Code and the Minturn Community Plan."

Continuance:
"I move the Minturn Town Council continue Resolution __ - Series 2025 Approving the Midtown Village Preliminary Plan for PUD and Preliminary Plat to a date certain."

Madison Harris

From: Bob stephanoff <bob@bpcvail.com>
Sent: Wednesday, November 13, 2024 7:28 PM
To: Madison Harris
Cc: hbaskerville@fortislawpartners.com; Craig Yarde; Rhonda DeSantis
Subject: Minturn Village PUD

Hello Madison,

Regarding this evening's Planning Commission meeting on the Minturn Village PUD. We have a few concerns.

The request for set back variance: As a home owner at 962 Main Street and having recently completed a house renovation we are adamantly opposed to granting a setback variance. We were restricted significantly in design and siting options due to our strict setbacks and utility easement. The owner/ developer of Minturn Village should be held to same standard. We were held to stringent set backs on the river, side and front setbacks. These developers should not get the variance for setbacks even if abuts open space similar to being restricted against the river.

In addition to variances for setbacks are the SIGNIFICANT concerns regarding traffic flow out of a single entrance to the entire development. With 42 units with at least 2 bedrooms, it's potentially 4 cars per dwelling unit which equates to 168 cars for the residential units total plus the cars for the 2 commercial spaces which will have constant traffic to them.

The placement of the proposed commercial/fire station being on the opposite side of the development from the other commercial space. Both commercial spaces should be placed on the south side of the PUD closer to existing light commercial in this area. Moving the proposed commercial/fire dept building to the south allows for a separate/2nd or 3rd entrance for the development which provides a safer and more dedicated access for service.

This PUD is proposing a SINGLE entrance to the entire development. That has significant impact to traffic flow not only for Minturn residents but for all of those traveling from Leadville through Minturn. Has CDOT done a full traffic impact study for this PUD? At minimum the development with this density of residential and added commercial space should be required to have two if not three points of egress for the development.

Regards

Bob Stephanoff
970.390.4529 c
Bob@bpcvail.com

JEFF ARMISTEAD
10TH MOUNTAIN BUILDERS, LLC
PO BOX 955

970-471-0618
jafamilyman@gmail.com

11/4/24

Planning Director

Town of Minturn Planning Department
Minturn Town Center
302 Pine Street Minturn, CO 81645

Scot / Madison,

Although I was not provided with a specific list of reasons that the Preliminary PUD hearing was continued until December 11th, this letter gives a detailed description of my interpretation of the additional information that the commission would like to review at the next meeting.

- **Updated Open Space Plan** showing a table of revised square footages and percentages of color-coded Active and Passive open space. The Open Space Plan that was previously submitted was created with more general calculations relative to the actual Active and Passive spaces and not as exact as the plan that has been provided for this meeting. The reason for that was because the Applicant generally believed that the tradeoff for the increased dedication of deed restricted local housing was more significant than the recommendation of open space dedication. This plan took a more micro focused look at the Open Space calculations and the resulting calculations demonstrate that the PUD is providing almost 28%. This exceeds the "recommended" 25% dedication listed in the MMC and does not require a variation form existing code.

- **Revised Preliminary Landscape Plan** and **Perspective Plan Looking Northwest** *(*79 Trees and 47 Shrubs, tables showing existing code requirements, *species, quantities of plantings, restoration seed mix)*
  The existing code for this zone requires 1 tree per 1,000 sq ft of land. Commercial parcels are exempt. It does not have any provision for any substitution of shrubs in lieu of trees. This revised Preliminary Landscape Plan demonstrates the Applicant's intention to meet existing zoning and landscape standards for this zone district. This plan illustrates that the PUD will provide 79 Trees and 47 shrubs of various native and drought tolerant species at full buildout. Per the Table shown on the plan, the pertinent square footage is 68,063 sf. This would require 68 Trees to be provided. Depending on how the Planning Commission and Town Council interprets the code, the PUD may still be require additional language for a variation. The applicant has no problem including variation language in the SIA and PUD Guide based on the outcome of the public hearings. Further, some of the species that are specified may need to be revisited at public hearings for future development parcels to possibly assess relative to the proposed uses at the time. If the P&Z and Council determine that the revised plan meets the requirements, no variation will be needed.

- **Color Coded Parking Plan** (*showing numbers of spaces dedicated per Tract and Use) The parking plan demonstrates code compliance and Applicant is not requesting a variation from existing code.*
- **More detailed snow storage** (*Revised plan shows snow melted approach to the parking garage) Demonstrates code compliance Future Development parcels will also very likely include areas of snow melted driveways, parking lots and approaches to alleviate the need to store snow onsite.*

This was intended to be a comprehensive list of the information that the Commissioners requested and further explanation of what will be included in this next packet for consideration.

Please contact me with any questions or concerns prior to the Dec. 11th meeting

Sincerely,

JEFF ARMISTEAD
10TH MOUNTAIN BUILDERS, LLC

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

October 28, 2024

Ms. Madison Harris
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: planner1@minturn.org
RE: Midtown Village
Preliminary Plan Review – September 6, 2024 Resubmittal
Project No. 21-0079

Dear Madison:

We reviewed the Preliminary Plan re-submittal for Midtown Village provided to this office on September 6, 2024. The primary documents reviewed in the resubmittal included August 19, 2024 "*Midtown Village PUD*" engineering plans, the Engineers response letter, and an Engineers Opinion of Probable Cost prepared by Midwestern Consulting. "*Armistead Preliminary Plat; Midtown Village PUD"* prepared August 15, 2024, by Gore Range Surveying was also included in the submittal. Additional documents reviewed are identified in the body of this report. Review by Inter-Mountain compares the submittal with engineering requirements of Section 16-15-140 and Section 17-5-70 of the Minturn Municipal Code (MMC).

The engineering documents have been completed to a level to confirm constructability and demonstrate Final Plans can be prepared in accordance with MMC requirements without significant changes to the design presented in the Preliminary Plan. The following comments are items that need to be included with the Final Plan submittal.

Subsection (a) General Requirements:
General:

1. The application and other documents reviewed were provided in electronic format only.

2. The application lists Kate Bond as the contact for Midwest Consulting. This should be verified as we understand she is no longer the correct contact.

3. Final Plans should include:
    a. Detailed construction specifications and requirements.
    b. Construction Management Plan including
        i. Requirement for a preconstruction meeting.
        ii. Testing & observation requirements.
        iii. Outline construction schedule.

iv. Hours of work.
v. Noise requirements.
vi. Dust control requirements.
vii. Erosion control requirements – Reference SWMP permit and requirements.
viii. Source of adequate construction water.
ix. Requirements for continuous emergency vehicle access
x. Construction traffic control requirements
xi. Water main and service line construction shall conform to the requirements of the Eagle River Water and Sanitation District (ERWSD).
xii. Identify utility outages necessary for construction and define requirements for "Notice" to the Town and affected properties.

(3). Traffic Study: McDowell Engineering LLC prepared the April 12, 2021 (revised October 23, 2023) "*Auxiliary Turn Lane Assessment Transportation Impact Study for Midtown Village"* included in the submittal. There are currently three access points for the Midtown Village property. The proposed development will continue to use the existing northerly access to the property (MM 145.16). The other two access points will be closed.

a. CDOT ACCESS PERMIT NO. 324094 is included in the revised submittal.
    i. The Permit allows a Warehouse and Apartment building. Additional uses will require a new CDOT Access Permit.
    ii. The Permit requires the closure of all other accesses to the property including the removal of existing paving, culverts, and reestablishment of the roadside ditch.

b. The design for the access must be approved by CDOT and a "CDOT Notice to Proceed" issued prior to any work within the US 24 Right of Way.

c. The final design for the access needs to be included in the Final Plan submittal and a copy of the "Notice to Proceed" provided before any work commences in the US 24 right of way.

(4). Proposed trails, sidewalks and traffic circulation patterns including snow removal patterns and snow storage area, and the proposed status of street ownership:

a. The ERWSD referral dated September 11, 2023, requests access be maintained for maintenance equipment.
    i. Confirmation of ERWSD approval needs to be provided at Final Plan.

b. Construction details for the primitive trail connection to US Forest Service property have been included on Sheet 30 of the "*Midtown Village PUD*" engineering plans .
    i. General guidance notes for erosion control are provided on the Preliminary Plan. This work should not be left to the contractor's discretion and detailed construction and erosion control requirements should be included in the Final Plan.

c. Snow Storage calculations are provided on Sheet 08 and proposed snow storage easements on Sheet 14 of the "*Midtown Village PUD*" engineering plans.
    i. Snow storage calculations show adequate storage.

ii. The easements for snow storage do not appear to match those on the Preliminary Plat. For example, there is a snow storage area in Tract D that is missing from the Plat and there appears to be a gap in the easement between Tracts C and E. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.

(5). Proposed grading & drainage plans:

a. Detailed grading plans including grading around the buildings is required prior to permit.
   i. Slopes on the south side of both proposed and existing buildings extend to the west wall of the building. Sections A and B on Sheet 42 of the *"Midtown Village PUD"* engineering plans show a swale next to the buildings, however additional detail will be required on the Final Plan to show both slope away from the building and drainage routes around the building.
      a. The IBC (International Building Code) requires the ground next to a building's foundation slope away from it at a minimum of 5% for a distance of at least 10 feet measured perpendicular to the wall's face.

      b. The *"Subsoil Study for Foundation Design for Midtown Village"* prepared July 26, 2023, by Kumar & Associates included in the submittal recommends: "*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. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. A minimum slope of 2 inches in the first 10 feet is recommended in the paved areas. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act."*

b. Plan & profile drawings of the roadways with cross sections are required.
   i. The profile shows the access road from the entry to where it loops back to Tract D.
   ii. MMC requires profiles of all roads and drives. The Final Plan submittal needs to include a profile of all roadways and show breakover angles on the ramp to the lower level of the apartment building.
   iii. Additional details, including road width, pavement section, walks, curbs, radius, etc. need to be included in the Final Plan submittal.

c. The "Typical Road Cross Section" on Sheet 34 shows 8.5 foot travel lanes. The site plans and truck turning templates show 22 foot wide roadways (11 foot travel lanes). The 22 foot section is required to accommodate truck movements.
   i. The "Typical Road Cross Section" showing 8.5' travel lanes is included on Sheet 13 of the engineering plans. If this section is proposed, please identify where, and if not used, it should be removed from the Final Plans.

ii. The 22’ width cross section is shown on Sheet 36 and the width of roads is shown on the Site Plan (Sheet 7).
iii. Road width and additional construction detail needs to be added to the Driveway Profiles on the Final Plan submittal.

d. Driveway easements need to be shown and dedicated on the Plat.
    i. Extensive, complicated easements for access, parking, utilities, and snow storage are called for on the engineering plans. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.

e. Pavement design must follow the recommendation in the July 25, 2022, Kumar & Associates, Inc report.
    i. Pavement section requirements and additional construction detail needs to be added to the Driveway Profile sheets (Sheet 41) with the Final Plan submittal.

f. A Colorado Department of Public Health and Environment (CDPHE) Storm Water Discharge Permit (SWDP) will be required for this project. The CDPHE permit needs to be included in the Construction plans.
    i. Plan note “PS” denotes areas where “Seeding with Mulch and/or Matting” is required. Please specify slopes and matting requirements on the Final Plan.

g. Storm Sewer plans.
    i. Inlet “r-7” is the tie in point for the storm sewer system. The location & invert elevations are critical to the design and need to be field verified as a part of the Final Plan.
        a. Please provide the following with the Final Plan:
            i. As-built location of existing storm sewer.
            ii. Detailed drawing of modifications to existing inlet
            iii. CDOT Utility Permit for the crossing and connection.

    ii. Provide details and sizing for permanent storm water quality control devices.
        a. Complete construction details including the layout and details for the detention chambers and hydrodynamic separator need to be shown on the Final Plan.

(6). Domestic water & sanitary sewer plans:

a. Final Plans for water distribution should include:
    i. Detailed construction requirements and specifications.
        a. Plans and specifications as well as construction shall conform to Eagle River Water & Sanitation District (ERWSD) design and construction requirements.
        b. Poly wrapped ductile iron pipe is required for mainlines.
        c. Type K copper service lines are required.

ii. The Water & Sewer Easements plan (Sheet 14) needs to show the proposed utilities with dimensions locating the utility within the easement. Easement dimensions need to be shown on the Final Engineering Plan to assure easement dedication is coordinated with the Final Plat.

iii. The Overall Utility Plan (Sheet 15) labels the Water Main as "Private". The developer has previously indicated the water mains will be dedicated to the Town. Please confirm and revise the Final Plan as necessary.

iv. Plans show water taps to future unapproved buildings. We understand these taps will not be installed as part of this construction. Please remove unnecessary water service lines from the Final Plan.

b. Water Main Connections**:**

i. Two connections requiring shutdowns of the water main in US 24 are shown on the Preliminary Plans. Please note these requirements in the Final Plan.

1. The Town, Fire Department, and any affected properties shall be provided with a "heads up" notice two weeks in advance of a scheduled water shutdown.
2. The Town, Fire Department and affected properties shall be provided with direct 48 hour Notice in advance of a shutdown.
3. Connections to the existing water main are limited to one single connection at any one time.
4. There shall be a minimum of one week between scheduled shutdowns.
5. The maximum time allowed for any shutdown of service is 6 hours.
6. Shutdowns are not allowed on Friday.
7. Prior to scheduling a connection to the existing water main, the Contractor shall confirm with the Town that Tank 2 is in service. If Tank 2 is not in service, Contractor shall coordinate any necessary fire protection requirements with the Fire Department.
8. Minturn Public Works ***must*** be onsite to inspect each tie-in to the existing main.
9. The Town suggests that the main be exposed the day before the tie-in to minimize the time required for an outage.
10. CDOT Utility Permits will be required for work in the US 24 right of way. Permits shall be provided at Final Plan.

c. **Sanitary Sewer:**

Sanitary Sewer construction plans must be approved by the ERWSD as a part of the Preliminary Plan.

i. The Midwestern Consulting response letter includes responses to ERWSD comments. ERWSD approval should be provided as a part of the Final Plan submittal.

(9). Environmental Assessment:

i. Complete.

(12). Final Site Plans: *"Armistead Midtown Village PUD; 16 Unit Apartment*" prepared by TK Design, dated January 6, 2023, is included in the submittal. The plans do not include a site plan and refer to plans prepared by others.

i. The DRB application for the Apartment Building needs to conform to the requirements of MMC 16-21-615 and MMC 17-5-70 which require a site plan detailing building location, setbacks, easements, utility services and grading requirements.

(13). Emergency Services Plan: "Ability to Serve" letters have been provided from Xcel Energy, Eagle River Water and Sanitation District, Eagle County School District. Eagle County Paramedic Services, the Eagle River Fire Protection District (ERFPD). Previous applications included a letter from the Eagle County Sheriff's Office. The ERFPD letter is conditioned on further analysis.

Subsection (b) Character Area & Zone District Requirements:

(1). Subdivision: "*Preliminary Plat; Midtown Village PUD*" prepared by Gore Range Surveying, LLC, dated August 15, 2024, was included in the submittal.:

a. The property is included within the "Annexation Plat; South Minturn Addition to the Town of Minturn" recorded as Reception No. 163774 in the records of Eagle County, Colorado. While this map is often referred to as a subdivision plat, it is an annexation map and not a final plat.

b. Land Title Commitment No. RND50070589-3 dated March 4, 2024, is included in the submittal. The Commitment describes the property by 8 separate metes and bounds descriptions**.**

i. The Preliminary Plat references a February 23, 2024, Title Commitment and the Final Plat should reflect the current commitment.

c. A legend for all line types, abbreviations and symbols is required on the Final Plat.

d. Access & utility easements must be shown.

i. Extensive, complicated easements for access, parking, utilities, and snow storage are called for on the Preliminary Plat and Preliminary Engineering Plans. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.

(2). Phasing: Phasing will be necessary due to water tap availability:

a. Phasing is indicated by notation of land use on the *"Preliminary Plat; Midtown Village PUD."*

b. An Engineers Opinion of Probable Cost (EOPC) for required improvements prepared August 19, 2024, by Midwestern Consultants has been included in the submittal The estimate is separated into Phase 1 and Future Phase Improvements.

i. Costs for construction survey, construction observation, materials testing, and as-built drawings have not been included.

ii. We spot checked some unit costs in the estimate to Minturn North PUD costs and found some costs do not appear to reflect the current construction market.

Description	Unit	Midtown	Minturn North
Stone Tracking Mat	Each	$3500	$6,000
Strip topsoil	CY	$10	$23
Mass Grading	CY	$15	$22
Aggregate Base	SY	$9	$17
Curb and gutter	LF	$22	$40
Asphalt	Ton	$140	$180

iii. An updated final EOPC sealed by the Engineer needs to be provided with the Final Plan.

MMC Section 17-5-70:

(b) Preliminary Plat: *Please refer to "Subsection (b) Character Area & Zone District Requirements" comments above.:*
(c) Scale*: Complete. Maps are drafted to an appropriate scale.*
(d) Required maps & reports: *Please refer to MMC Section 16-15-140 comments above.*
(e) Grading & Drainage Plan: *Please refer to MMC Section 16-15-140 comments above.*
(f) Utility plans: *Please refer to MMC Section 16-15-140 comments above.*
(g) Erosion Control Plans: *Please refer to MMC Section 16-15-140 comments above.*
(h) Professional qualifications: *Complete. Plans & surveys have been prepared by registered professionals.*

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.
Please feel free to contact us if you have additional questions.

Sincerely,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Michelle Metteer; Michael Sawyer, Scot Hunn, Ivan Martin PLS, Arnold Martinez, John Volk

Holland & Hart

M E M O R A N D U M

April 17, 2024

TO: Madison Harris, Planner I
Scot Hunn, Planning Director

FROM: Susan M. Ryan, Esq. (Holland & Hart LLP)
Cristy Radabaugh, P.E. (Martin and Wood Water Consultants, Inc.)

RE: Midtown Village PUD
Preliminary PUD Plan Application: Referral Comments

This memorandum sets forth the combined referral comments of Holland & Hart LLP and Martin and Wood Water Consultants, Inc. regarding the Midtown Village PUD (the "Project") Preliminary PUD Plan Application submitted on March 20, 2024 (the "Application") by Midtown Lofts, LLC (the "Applicant") and in particular the Midtown Village – Water Exhibit, dated March 11, 2024. The Application was resubmitted to address the completeness comments we provided on September 11, 2023. We have reviewed the Applicant's response to our completeness comments and have the following referral comments.

Our comments are based on the requirements in Sections 16-15-140 and 17-5-70 of the Town's Municipal Code. Those provisions require the Applicant to provide, among other information: detailed descriptions and commitments for the proposed source of legal and physical water supply for the project; evidence that the water supply is sufficient; evidence regarding the Town's ability to serve the project; and information regarding water rights owned by the applicant and potential for the transfer of such water rights to the Town.

In its Application resubmittal, the Applicant requests that Town Council grant it a variance related to the 22.5 SFEs of municipal water service available from the Town for Phase I and Phase II of the Project. Midtown Village's requested variance is based on "allocation versus actual usage" and proposes to reduce the overall number of SFEs needed for Phase I and Phase II. It is not clear whether the Applicant is requesting that the remaining SFEs be reallocated to future Phases of the Project.

The Applicant's requested variance is not consistent with the Town's current Municipal Code provisions. The Town's Municipal Code defines one SFE as serving up to 3,000 square feet of indoor use and 2,000 square feet of outdoor, irrigated use. *See* Section 13-1-10. The Town's Municipal Code does not provide any mechanism for reducing or taking partial credit for SFEs.

To support its requested variance, the Applicant references the Belden Place PUD and Town Council's Resolution No. 32-Series 2023. However, the Town did not approve Belden Place's request to modify the current SFE definition in the Municipal Code. Any modification to the current SFE definition in the Municipal Code requires a change to the Municipal Code and

cannot be done on a case-by-case basis. Accordingly, the Applicant must resubmit the portion of the Application evaluating the proposed water supply for Phase I and Phase II based on the current definition of a SFE in the Town's Municipal Code.

The Applicant also states that its existing 22.5 SFEs can be used to irrigate a maximum 45,000 square feet of outdoor space and that its maximum outdoor irrigation potential for the Project is 4,000 square feet. As long as the proposed irrigation area is less than the maximum allowed, this is acceptable. However, the Town needs further information on the outdoor irrigation associated with the Project as the current Application proposes to use zero water for landscaping certain areas. The Applicant should clarify whether and how much water is needed for establishment and maintenance of xeriscaping and other proposed landscaping, including native grasses.

We reserve the right to provide additional comments based on our review of the Applicant's response to this memorandum.

31864324_v2

Madison Harris

From: Micah Schuette, P.E. <mschuette@erwsd.org>
Sent: Wednesday, April 17, 2024 5:12 PM
To: Madison Harris
Cc: Tim Friday, P.E.; Ivy Todd
Subject: RE: Midtown Village Resubmission

Good Afternoon, Madison,

On August 9, 2023 the District issued an Ability to Serve Letter for the project outlining the District's wastewater service commitment to the project. Comments regarding the District's Infrastructure Acceptance Process (IAP) are still applicable for this referral. We are currently finalizing infrastructure design details with the developer including, but not limited to, the need for field verification and survey of critical sewer main elevations within the project area. Construction Plan Approval can be issued once the development team addresses the comments issued by the District's Construction Review Team. The District is currently awaiting resubmittal of the plan set after an April 16, 2024 meeting with the developer. Once Construction Plan Approval is issued, District Staff is comfortable proceeding with the IAP Process and eventual connection to the system. While this Construction Plan Approval is necessary for connection to the collection system, district staff is not requesting the Town of Minturn withhold land use approvals for this step of the IAP. Additionally, the preliminary plat supplied in the referral packet does not match the indicated easements in the sewer infrastructure plan sets we've been reviewing. The final plat of the project will require new easements to reflect the new, realigned sewer mains and the vacation of easements in which sewer mains have been removed.

Please let us know if you have any questions.

Respectfully,

Micah Schuette, P.E.
Planning and Water Resources Project Manager II
Eagle River Water & Sanitation District
Direct: 970-477-5496 Cell: 970-401-2547
846 Forest Road, Vail, CO 81657
http://www.erwsd.org
Clean Water. Quality Life.™

From: Madison Harris <planner1@minturn.org>
Sent: Thursday, March 21, 2024 10:22 AM
Subject: Midtown Village Resubmission

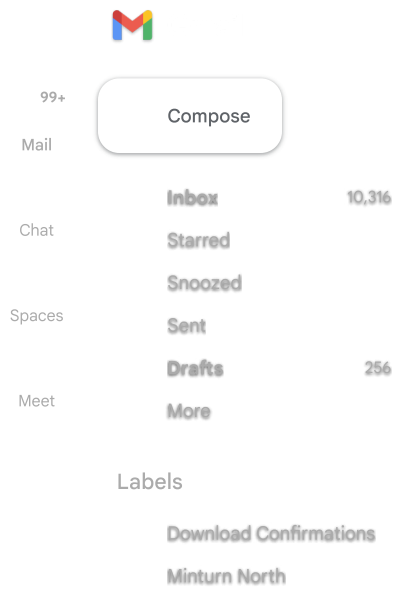
Hello,

Below is the link to Midtown Village's resubmittal. As you provided comments the last round on Midtown Village PUD's application, the resubmittal is being sent back out to you to ensure your comments were addressed. This is a re-referral, so I need comments back by April 17th. Please let me know if you have any questions.

MIDTOWN VILLAGE PRELIMINARY PUD_3_6_24

Thanks,
Madison

Madison Harris
Planner I
Town of Minturn
Planner1@minturn.org
970-827-5645 Ext. 2



Midtown Village Preliminary Plan for PUD - Public Referral

External Inbox ×

Scot Hunn
Devin: Thank you again for all you do and for your support of the Town of Minturn. You are receiving this referral from the Tov

Duval - DNR, Devin
Thanks Scot. I took a brief look at the application, but will provide written comments to you soon. Thanks for reaching out.

Duval - DNR, Devin
to me

Scot,

Please allow this correspondence to serve as CPW referral comments:

Given the nature of infill and redevelopment of an existing footprint, CPW does not anticipate significant direct impacts to wilc Indirect impacts are likely to be far greater. I continue to recommend that the Town of Minturn and P&Z explore RETT opportu partnerships to pursue habitat improvement projects. Please let me know if you have any questions or concerns.

Thank you.

Meter locations:

I did not see meter locations depicted on the elevation plans. Pg 257 of the Land development application.

The meters must be in a location that meets XCEL standards. Meters can not be under a drip edge of the roof line. Snow and Ice can not shed onto or in front of the meters. The meters need to be in a safe accessible location on the front third of the building.

Easements:

A 15’ easement is requested for joint distribution trenches.

A 15’ X 15’ easement is required for transformers.

Distribution:

Electric and gas running line appear to be 3.5’ from sewer line – 10’ is preferred. 5’ is acceptable if sewer and water provider agrees.

Point of distribution (Transformer / pedestal) needs to be on same lot as building it serves.

Commercial buildings are required to have a dedicated transformer.

For clearance standards please refer to the blue book.

TRACER WIRE PLAN

GENERAL
TRACER WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
ALL MAINLINE TRACER WIRE MUST BE INTERCONNECTED IN INTERSECTIONS, AT MAINLINE TEES AND MAINLINE CROSSES. AT TEES, THE THREE WIRES SHALL BE JOINED USING A SINGLE 3-WAY LOCKABLE CONNECTOR. AT CROSSES, THE FOUR WIRES SHALL BE JOINED USING A 4-WAY CONNECTOR. USE OF TWO 3-WAY CONNECTORS WITH A SHORT JUMPER WIRE BETWEEN THEM IS AN ACCEPTABLE ALTERNATIVE. DIRECT BURY WIRE CONNECTORS – SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SQUARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 69105 OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

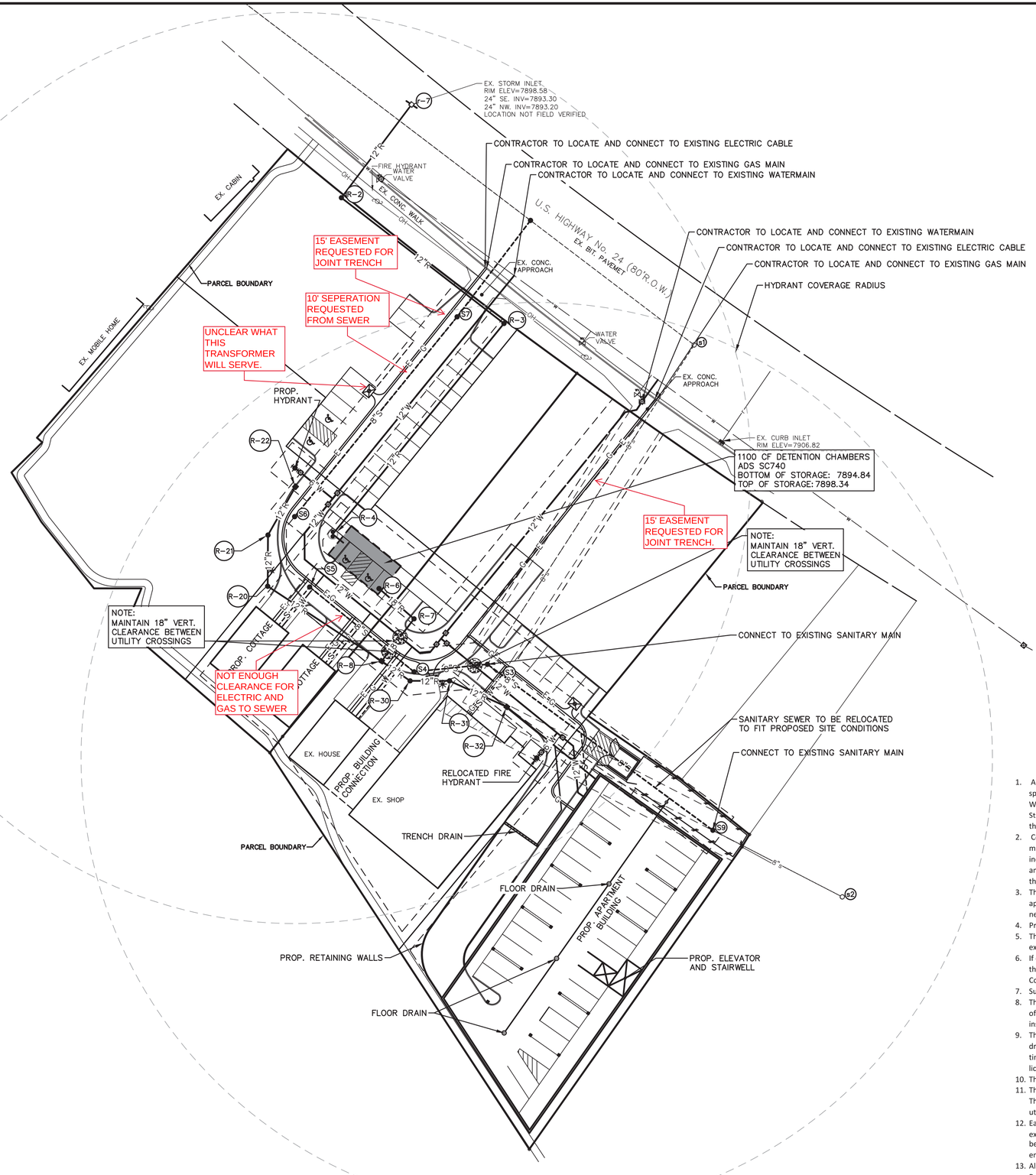
TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS AND SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH "SEWER" OR "WATER" CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES. AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HDPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO (2) FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION.

TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE AND SECURED (TAPED/TIED) AT FIVE (5) FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.



SCALE: 1" = 30'
0 30 60 90

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

LEGEND

- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. WATER VALVE
- EXIST. HYDRANT
- PROP. WATER MAIN
- PROP. HYDRANT
- PROP. GATE VALVE IN BOX
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. STORM SEWER
- PROP. CATCH BASIN OR INLET
- PROP. UNDERGROUND STORM SEWER STORAGE
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SIGN
- POST
- EXIST. GAS VALVE
- WELL
- FENCE
- PROP. ELEC. TRANSFORMER
- PROP. ELECTRIC LINE
- PROP. GAS LINE

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these Plans and the Rules and Regulations or any applicable Standards, the more stringent Standard shall apply. All Work shall be inspected and approved by the ERWSD Construction Inspector.
2. Contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include, but are not limited to: the Applicant; Applicant's contractor, excavator and engineer; and the District representative. Construction may begin once the meeting has concluded and the District Inspector has signed off.
3. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. Provide a complete Bill of Materials for all proposed water and wastewater infrastructure
5. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the Plans or specifications, the Contractor shall contact the ERWSD Construction Inspector immediately
7. Submit traffic control plans as approved by the appropriate governing agency
8. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the ERWSD Construction Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Pro\20067\Site Plan\20067UT1.dwg, 5/31/2023 8:23 AM, Sajib Amir, 15 OVERALL UTILITY PLAN, MCLLC PDF.pc3
Copyright © 2023 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

OVERALL UTILITY PLAN

15

DATE: 5/25/23
SHEET 15 OF 29
CADD:
ENG: ROW
PM: KEB
TECH:
/20067UT1

JOB No. 20067
REVISIONS:
REV. DATE

Sandra Farrell, C.P.A.
Chief Financial Officer
sandra.farrell@eagleschools.net

EAGLE COUNTY SCHOOLS

September 11, 2023

RE: Midtown Village

Thank you for the opportunity to comment on the proposed Midtown Village project. At Jeff Armistead's request, we provided comments on his Sketch Plan application in 2022. Based on our review of the Preliminary Plan submittal the proposed number and type of units has remain unchanged. The purpose of this review is to provide comments on the estimated student generation from the project and the ability of schools that will serve the project to accommodate these students.

This review focused on the net new units to be constructed. Student generation from the existing units was determined by applying actual student generation rates from comparable housing types in Minturn to the existing housing types. The same student generation rates were then applied to the unit types proposed by this development. Note that no student generation was applied to one-bedroom units because ECSD data indicates very few students are generated by one-bedroom units. Based on this evaluation, it is estimated that the proposed development will generate 6.68 net new K-12 students. The site is served by Red Sandstone Elementary, Homestake Peak Middle School and Battle Mountain High School. These schools have the capacity to accommodate these students.

ECSD has been working with the Town of Minturn regarding the adoption of a school land dedication ordinance. ECSD would ask that the Town request the applicant to agree to comply with a school land (or cash in lieu) dedication ordinance if such an ordinance is adopted by the Town prior to this project receiving final plat approvals.

Thank you again for providing the opportunity to comment on this project.

Regards,

Sandra Farrell

Sandra Farrell
Chief Operations Officer
Eagle County School District RE50J
948 Chambers Ave;
PO Box 740
Eagle, CO 81631

LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street
Minturn, Colorado 81645-0309
Phone: 970-827-5645 Ext. 2 Email: planner1@minturn.org

APPLICANT:	ADDRESS:	SIGNATURE:
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	NAME:
	PHONE: 970-471-0618 FAX:	
	EMAIL: jafamilyman@gmail.com	TITLE:
OWNER(S) OF RECORD:	**ADDRESS:**	**SIGNATURE:**
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	NAME: Joe Bianchi
	PHONE: 970-390-4420 FAX:	
	EMAIL: jprave@comcast.net	TITLE:
DEVELOPER:	**ADDRESS:**	**CONTACT PERSON:**
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	Jeff Armistead
	PHONE: 970-471-0618 FAX:	
	EMAIL: jafamilyman@gmail.com	
ENGINEERING FIRM:	**ADDRESS:**	**CONTACT PERSON:**
Midwestern Consulting	3815 Plaza Drive	**Kate Bond**
	Ann Arbor, MI 48108	
	PHONE: (734) 995-0200 FAX:	
	EMAIL: info@midwesternconsulting.com	

Presubmittal Date		**Presubmittal Planner:**
Parcel ID Number	2103-351-01-096	*(Example: 210326325001) from your full card printout*
Address or Intersection	947, 961, 981, 985, 987 Main Street	
Brief Legal Description	SEE MIDTOWN VILLAGE PUD AMMEDNDED PLAT INFO FOR TITLE	
Subdivision Name & Filing #	COMMITMENTS FOR ALL PARCEL NUMBERS	
Project Description	REFERENCE PUD GUIDE	

	Existing	Proposed:
Zoning:	South Minturn Character Area (Commercial)	PUD
Land Use:	Mixed Use Commercial & Residential	
Total Acres:	2.53	
F.A.R./Density:	12 DU/AC	16.99 DU/AC
Project Name:	MIDTOWN VILLAGE	
Related Case #'s:		

CASE TYPE

	PUD CDP: Concept Dev. Plan		PP: Prelim. Subdivision Plat		DRB – P: Des. Rev. Bd. Prelim		A-FP: Fence Permit
X	PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat		DRB – F: Des. Rev. Bd. Final		A-MOD: Modification/Add
	PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review		A-MIN: Minor Ext. Mod.
	PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review		ANNEX: Annexation
	PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit		TU: Temporary Use
	LU-V: Land Use – Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.		CU: Conditional Use
	NU –V: Non Use – Variance		REZ -Rezoning –Straight Zoned		A-LTD: Admin. Limited Use		APPLS: Appeals

This section for OFFICE USE ONLY

Case No:		**Case Mgr.**		**Case Eng.**	
Fees Paid	**Y** **N** **$**			**Dates Referred Out**	
Dates to be Returned				**Planning Comm Date:**	

This development application shall be accompanied with the applicable fee and shall not be considered valid until the total application fee is received. If the application type requires a deposit, minimum deposit balances must be maintained or replenished upon notice by the Town. Submittal of this application does not mean you will receive automatic approval, nor does it establish a vested property right in accordance with C.R.S. 24-68-105(1). Further processing and review of this application may require additional information, and/or meetings, as outlined in the Town of Minturn Zoning and Development Code

LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street
Minturn, Colorado 81645-0309
Phone: 970-827-5645 Ext. 2 Email: planner1@minturn.org

APPLICANT:	ADDRESS:	SIGNATURE:
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	NAME:
	PHONE: 970-471-0618 FAX:	
	EMAIL: jafamilyman@gmail.com	TITLE:
OWNER(S) OF RECORD:	**ADDRESS:**	**SIGNATURE:**
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	NAME: Joe Bianchi
	PHONE: 970-390-4420 FAX:	
	EMAIL: jprave@comcast.net	TITLE:
DEVELOPER:	**ADDRESS:**	**CONTACT PERSON:**
MIDTOWN LOFTS LLC	PO Box 955	
	Minturn, CO 81645-0955	Jeff Armistead
	PHONE: 970-471-0618 FAX:	
	EMAIL: jafamilyman@gmail.com	
ENGINEERING FIRM:	**ADDRESS:**	**CONTACT PERSON:**
Midwestern Consulting	3815 Plaza Drive	**Kate Bond**
	Ann Arbor, MI 48108	
	PHONE: (734) 995-0200 FAX:	
	EMAIL: info@midwesternconsulting.com	

Presubmittal Date		**Presubmittal Planner:**
Parcel ID Number	2103-351-01-096	*(Example: 210326325001) from your full card printout*
Address or Intersection	947, 961, 981, 985, 987 Main Street	
Brief Legal Description		
Subdivision Name & Filing #		
Project Description	REFERENCE PUD GUIDE	

	Existing	Proposed:
Zoning:	South Minturn Character Area (Commercial)	Character Area and Zone District Map amendment pursuant to
Land Use:	Mixed Use Commercial & Residential	Article 21, Division 3 of Chapter 16
Total Acres:	2.53	
F.A.R./Density:	12 DU/AC	
Project Name:	MIDTOWN VILLAGE	
Related Case #'s:		

CASE TYPE

	PUD CDP: Concept Dev. Plan		PP: Prelim. Subdivision Plat		DRB – P: Des. Rev. Bd. Prelim		A-FP: Fence Permit
	PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat		DRB – F: Des. Rev. Bd. Final		A-MOD: Modification/Add
	PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review		A-MIN: Minor Ext. Mod.
	PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review		ANNEX: Annexation
X	PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit		TU: Temporary Use
	LU-V: Land Use – Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.		CU: Conditional Use
	NU –V: Non Use – Variance		REZ -Rezoning –Straight Zoned		A-LTD: Admin. Limited Use		APPLS: Appeals

This section for OFFICE USE ONLY

Case No:		**Case Mgr.**		**Case Eng.**	
Fees Paid	Y N $		**Dates Referred Out**		
Dates to be Returned			**Planning Comm Date:**		

This development application shall be accompanied with the applicable fee and shall not be considered valid until the total application fee is received. If the application type requires a deposit, minimum deposit balances must be maintained or replenished upon notice by the Town. Submittal of this application does not mean you will receive automatic approval, nor does it establish a vested property right in accordance with C.R.S. 24-68-105(1). Further processing and review of this application may require additional information, and/or meetings, as outlined in the Town of Minturn Zoning and Development Code

MIDTOWN VILLAGE

PUD PRELIMINARY PLAN NARRATIVE



TABLE OF CONTENTS

01 GENERAL INFORMATION

02 PROJECT NARRATIVE

03 CODE COMPLIANCE

SECTION 1

GENERAL INFORMATION :

Property Owner	Midtown Lofts, LLC
Applicant	10TH Mountain Builders, LLC
Owners Representative	Jeff Armistead – 10th Mountain Builders PO Box 955 Minturn, CO 81645 jafamilyman@gmail.com 970-471-0618
Civil Engineering	Kate Bond – Midwestern Consulting 318 Plaza Drive Ann Arbor, MI 48108 734-995-0200
Architect	Todd Hallet – TK Designs 26030 Pontiac Trail, South Lyon, MI 48178 248-446-1960
Surveyor	Sam Ecker - Gore Range Surveying 5129 Longsun Lane Avon, CO 81620 970-479-8698
Traffic Engineer	Kari McDowell / Greg Schroeder – McDowell Engineering PO Box 4259 Eagle, CO 81631
Environmental Engineer	Kumar and Associates 240 Annie Road PO Drawer 1887 Silverthorne, CO 80498 970-468-1989

SECTION 02

PROJECT NARRATIVE

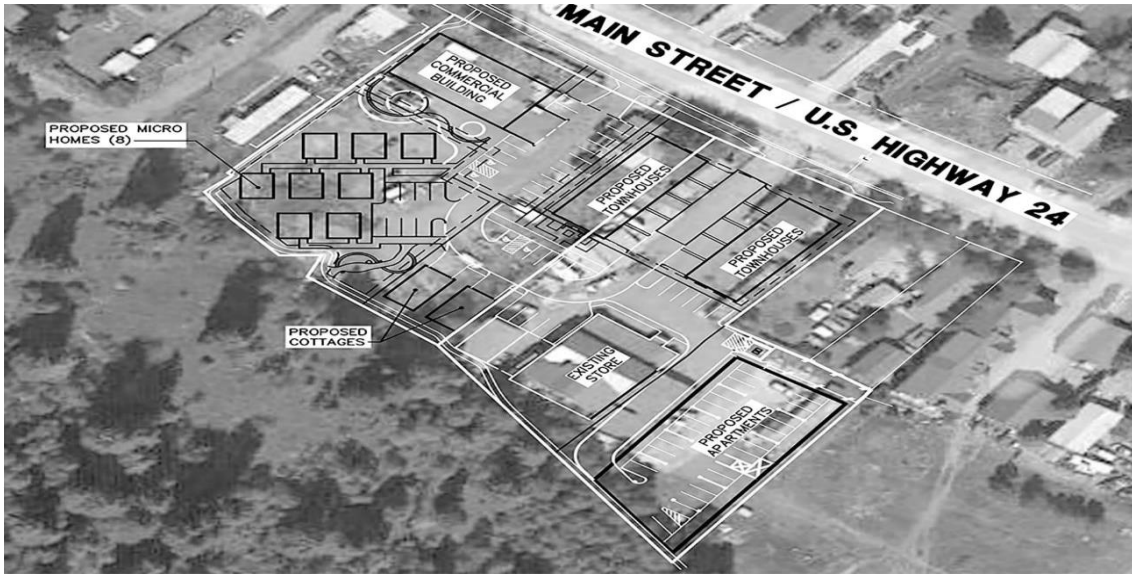
2

GENERAL INFORMATION

Midtown Village PUD is a re-development, not green field development and aims to compliment the other residential properties and businesses in the South Town Commercial Zone by investing in more commercial space while maintaining a diverse and affordable residential component.

The PUD contains 110,207 Square Feet / (2.53 AC) acres of land situated south of downtown off Hwy 24 in the 900 Block of Minturn, Colorado.

The existing conditions of the site include a fully occupied 11,000 sf commercial building with 3 apartments above, 4 single family homes, 2 mobile homes, 1 light industrial garage/shop and a large portion of vacant land that housed 9 mobile homes (removed in 2019).



INTENTION STATEMENT – Midtown Village aims to compliment the other residential properties and businesses in the South Town Commercial Zone by investing in affordable, deed restricted local housing solutions along with new commercial, civic and governmental spaces while respecting the historical uses of the South Town Commercial Zone.

Located in the 900 Block of the South Town Commercial Zone, is one of the last "infill" areas within the town that is appropriate for higher density redevelopment due to the established historical mixed uses. Although the existing Zoning allows for all of the proposed uses, this PUD proposes higher densities of smaller single-family homes than the existing code provides mixed with multi-family units and commercial space. This PUD provides the flexibility to offer these diverse housing types and mixed uses while maintaining the general intentions of the existing municipal code elements.

Midtown Village proposes to utilize the PUD Overlay zoning provision per Section 16-15-10 to combine a group of contiguous properties/addresses *(947, 961, 981, 985 & 987 Main Street*) into 5 new Tracts (A – E) and revive this section of town into a thriving micro community. The project exceeds the goals of the 2019 Housing Action Plan by providing over 50% of the proposed (42) units to be Deed Restricted for the local workforce. The Subject properties are located in a part of town that was historically an extension of the commercial core of downtown with more of an emphasis on light industrial uses and coexisted alongside a wide mixture of residential housing types including single family, mobile homes, apartments above commercial spaces and smaller homes, which would be considered "tiny homes" by today's standards. This Zone was home to the Lucero's Gas Station, Alpine Glass headquarters, Johnnie's Gardens, Quintana Excavating Company, the Battle Mountain Trading Post and is still home to RMR Adventure Rentals and the adjacent commercial strip of businesses that includes Sibley Plumbing, Mountain Woodworking, Eagle Valley Electric, Weston Snowboards and Holt Hammer Cycles the Barbershop, and a new Aerial Yoga Barn performance studio.

CURRENT USES - The existing site contains a fully occupied 3000 sf commercial building with 3 apartments above, 4 single family homes, 2 mobile homes, 1 light industrial garage/shop and a large portion of vacant land that housed 9 mobile homes (*removed in 2019*).

PROPOSED USES - It is the intention of the Midtown Village development team to build 100% of the PUD with no involvement of outside builders or General Contractors. All construction financing will be provided by Midtown Lofts LLC and construction administration provided by 10th Mountain Builders, LLC. The PUD Guide for Midtown Village will use existing municipal code to address bulk, mass, form, scale and densities while also focusing on providing over 50% of the project to be Deed Restricted housing for our local workforce. This is a significant investment in local housing opportunities, paths to first time ownership and more up valley rental units that are close to the job market.

OWNERSHIP

A Homeowners Association is proposed to manage the entire P govern their respective public and private elements. The developer proposes to maintain ownership of the existing commercial building and the 16 Unit apartment building. The (10) Single Family Homes and (10) Townhomes are "For Sale" units.

ECONOMIC DATA FOR COMMERCIAL / INDUSTRIAL ELEMENTS

There are (2) Commercial components to this PUD: #1 is an existing commercial building that is being completely remodeled on the interior and exterior. #2 is a new commercial building that is proposed to be either a new Fire Station or main level commercial use with 2nd level residential use. The existing commercial space carries a long-term lease with SteamMaster, who is a "service based" local business and does not generate any sales tax for the Town of Minturn. Both uses are consistent with historical uses in this zone district.

PRELIMINARY ENVIRONMENTAL ASSESSMENT

A Phase 1 Environmental Site Assessment (ESA) was conducted in 2015 in conformance with the scope and limitations of ASTM Practice E1527-13 by Braun Environmental, Inc. 355 S Teller St STE 200, Lakewood, CO 80226 *(Paper copy available upon request)* No negative environmental impacts were found on the subject property

FIRE / EMERGENCY SERVICES

Ability To Serve Letters are provided from Eagle River Fire, Eagle County Paramedic Services and Eagle County Sheriff

PHASING PLAN

Due to water availability and Town of Minturn water system capacity, the Midtown Village PUD has been divided into (5) Development Parcels and includes Right-of-Way (ROW) / Public Open Space Parcels, as identified on Sheets 11 and 12 (Tract Plans) and Sheet 8 (Open Space Plan) of the civil drawings provided by Midwestern Consulting (Exhibit A).

The intent of the Midtown Village PUD (*shown on site plan and overlay below*) is to provide a phased development over a 3–5-year period with ultimate buildout of the 5 Tracts of land to consist of the following: **SEE Exhibit below**



PHASE 1 – *Upgrade Infrastructure and 16 Unit Apartment Building / Parking Garage and (2) Cottages*

(a) *Upgrade the existing Infrastructure within the entire site. This would include removal of overhead Xcel Power lines and provide direct buried power services, new water and sewer main and service lines, new gas service lines, curb, gutter and sidewalk amenities within the site and integrated with existing sidewalk and curb at US HWY 24 / Main Street along with a mix of snow melted asphalt and concrete paving sections throughout. CDOT Access points are proposed to be reduced from 2 to 1 with an Emergency Services, break-away access gate at the south side of the property.*

(b) *Construction of a 2.5 Story (16) unit Apartment building adjacent to the existing commercial building. The pre-existing commercial building is currently undergoing a major interior and exterior renovation. A garden level parking garage is proposed under the (16) unit apartment building.*

(c) *Construction of (2) small cottages*

PHASE 2 – *(8) Micro Homes*

6

PHASE 3 – *(10 Units)Townhomes & ERFPD Fire Station or New Commercial Building*

Construction of (2) Residential Townhome Buildings consisting of (5) Residential Units per building

Construction of approximately 3000 sf Commercial Building that would be situated parallel to US HWY 24 with "build to suit" commercial space on grade level and (3) units of residential above on 2nd floor. Initial use is proposed to be a new fire station for Eagle River Fire Protection District. The Lofts are proposed to be rental units.

Additional Tracts *(TBD)* Possible Tracts dedicated to public Rights of Way, Easements, Parking areas and Open Space for Public and/or Private uses may be added to and amended to Final Plat.

SECTION 03

CODE COMPLIANCE

RELATION TO THE SURROUNDING CHARACTER AREA AND COMMUNITY PLAN

MIDTOWN VILLAGE aims to continue to utilize the property in the same manner as it has been used for generations but also, to use forward thinking planning and design principles, architecture and creative engineering to achieve the community goals set out below.

SEC. 16-15-10. - PURPOSE & GENERAL PROVISIONS

The purpose of the Planned Unit Development (PUD) Overlay Zone District is to allow flexibility for landowners to creatively plan for the overall development of their land and to achieve the purpose and objectives of this Code and the Community Plan. An applicant for a PUD must demonstrate that departure from existing ordinances is warranted and that the proposed PUD significantly contributes to the following:

1. Provides for new technology and promotes innovative and efficient land use patterns;

MIDTOWN VILLAGE introduces a much smaller than average housing type that is referred to as the Micro Home. The idea was borrowed from the small cluster of homes south of town that were constructed in the mid-1960's for Eagle County School Teacher Housing. These units range in size from 600-750 Square Feet. This concept allows a pathway to homeownership in Minturn for under $600,000

The16 Unit Apartment Building is designed to accomplish a 100% energy offset by employing a 185 KvA rooftop solar array. This array will power all of the general site lighting, heating sources (Mini-Split Heat pumps) and all cooking/laundry are also electric.

2. Permits the integration of land uses and contributes to trails or pedestrian circulation; The historical nature of this property is an integration of many diverse land uses. The project expands on the existing use by providing (7) different types of housing units as well as warehouse and commercial / civic space. The property will also provide an internal network of new sidewalks and trails that will connect not only directly to the new HWY24 Sidewalk project, but it will extend the existing sidewalk, which ends at 997 Main Street, all the way to 1041 Main Street. The proposed internal trail system will safely provide direct access for kids and families to Martin Creek / National Forest open space without going near HWY 24.

3. Preserves valued environments and natural resources and achieves a more desirable environment; The property backs up directly to National Forest land and Martin Creek open space and MIDTOWN VILLAGE makes access to these spaces safer and easier to navigate than the existing condition of the property. Many of the mobile homes, abandoned vehicles and commercial equipment storage that spanned this property were a nuisance and this project aims to provide a cleaner, safer and more beautiful complement to the natural surroundings.

4. Maintains or improves air and water quality; This site was used for heavy industrial purposes over the last 60 years with practically zero grass or green spaces on any portion of the land. The proposed redevelopment of this property would add almost 40,000 square feet of green space which would provide better stormwater filtration, reduce CO2 and increase O2.

5. Provides for a wide range of housing opportunities; This PUD offers (7) different housing types. The units range from 650 sf to 1500 sf. (20) units will be offered as "For Sale" housing and (22) of the units will be offered as "For Rent". (31) of the units (74% of Total) are offered as RO Deed Restricted to Local Workforce. This exceeds the current goals of the Community Plan and the pertinent Housing ordinance. (4) of the future "For Sale" units *(10% of Total)* will also meet or exceed the 200% AMI Price Cap Deed Restriction requirement.

6. Improves the overall design character and quality of new development; All aspects of Architecture, Design Details and Landscaping is controlled by the MIDTOWN VILLAGE team. Therefore, there will not be any aspects of design character or quality that will be left to any outside party and everything will be shown and discussed during the PUD approval process.

7. Permits the integration rather than separation of uses, so that necessary facilities are conveniently located in relation to each other; The proposed commercial building is situated at the entrance to the project and conveniently located on HWY24 to invite local traffic. The rental units are

situated on the far, south side of the existing commercial buildi[illegible] acts as a buffer between the single family home cluster to the North. Uses are deliberately "clustered" into areas that are unique and complimentary to each other.

8. Establishes land use patterns that promote and expand opportunities for public transportation and trails and for safe, efficient, compact street and utility networks that lower development and maintenance costs and conserve energy; There is an existing ECO Transit Bus Stop at the entrance to the project and a new covered shelter is proposed to be constructed by the developer as a community amenity. A new rustic pedestrian walking trail is also proposed to safely connect Martin Creek open space to HWY 24 sidewalk.

9. Preserves valued environmental, historic or mineral resource lands and avoids development in natural hazard areas; The site does not contain any historic or natural hazard areas. It is comprised mostly of noxious weeds and impervious surfaces. The addition of significant green vegetation, shrubs, trees etc. throughout the site preserves and enhances the natural environment.

10. Maintains and enhances surface and ground water quality and quantity; The addition of a system of curb and gutter along with the engineered stormwater plan ensures that the quality and quantity of surface and groundwater will be greatly improved from the existing condition. Employment of Drought Tolerant plants and Xeriscaped common areas also preserve and promote "waterwise" practices.

11. Provides applicants the opportunity to contribute to the Town's multi-use trail system; to provide and maintain access to public lands and rivers; As mentioned above, the rustic walking trail will connect residents and the community directly to Martin Creek open space and, in turn, direct access to the National Forest. The project is also only .2 miles from the Boneyard Open Space and access to the Eagle River.

12. Establishes incentives for applicants to encourage the provision of long-term affordable housing; This PUD proposes that (31) or 74% of the 42 units to be Deed Restricted to local workforce. This includes (4) of the "For Sale" units to be Price Capped at 200% of AMI or below. This exceeds any current zoning requirements and is an example of the developer's voluntary commitment to help offset the current housing shortage in the valley.

13. Is consistent with the purposes and goals of the Community Plan and these Land Use Regulations. Midtown Village realizes not only the current goals of the plan, but it also provides for future goals by offering

affordable housing opportunities while preserving the Commer
integrity of this Zone district.

SEC. 16-15-70. - GENERAL STANDARDS.

The following standards and requirements shall govern the acceptability of a PUD application:

1. **The PUD shall be consistent with the intent of the Community Plan and the policies therein, shall be compatible with the Character Area and with the surrounding land uses and shall not detrimentally affect adjacent or nearby properties.**

Midtown Village not only meets the intentions of the 2009 Master Community Plan for Minturn, but exceeds many of the goals described. The diverse housing types specifically address:
-Allow a variety of lot sizes *(small and large lot) as appropriate to specific*
-Green and Sustainable Practices *are also addressed through the large PV Solar array that is designed for the rooftop of the multifamily apartment building.*
-Green building guidelines that address energy and resource efficiency, indoor air quality and on-site energy generation *The best example of which is addressed through the Mechanical / Electrical engineering of the 16 Unit Apartment Building which results in a 100% energy offset. The building proposes 100% Electric powered appliances and heating/cooling systems, 100% LED fixtures for the interiors of the residential apartments as well as the common areas, hallways and exterior site lighting.*

-Enhance the Town's Status as a Walkable and Bikeable Community *The internal rustic walking trail provides the safe transit from US HWY 24 and the Martin Creek USFS public lands and trailhead. Also, the ECOBUS stop is adjacent to the site which provides a greater opportunity for the larger public community to safely access Martin Creek open space. This supports and promotes* ***the expansion of public transit service to outlying communities***
Promote redevelopment areas as mixed-use centers

-Promote Affordable Housing *Promote the development of housing opportunities for all income levels throughout all areas of town. Allow a variety of lot sizes (small and large lot) as appropriate to specific areas. Develop an affordable housing program, to include*

housing assistance for town employees, qualified town re
and other eligible Eagle County employees.
-Implement streetscape improvements with pedestrian-scale site elements including sidewalks, paving, signage, lighting and site furnishings
-Encourage the development of flexible space in commercial areas
-Protect and Promote USFS lands as a Community Asset (NRS 2.1)
Maintain and improve access to public lands

2. The PUD shall provide for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.

The site is adjacent to a crosswalk that allows safe pedestrian passage to the river side of HWY24 and the ECOBUS stop.

3. The design and construction of the PUD shall include adequate, safe and convenient arrangements for pedestrian and vehicular circulation, off-street parking and loading space with access adequate to support the anticipated traffic, on- and off-site, including emergency and utility vehicles. Trails and sidewalks shall be provided to form a logical, safe and convenient system for pedestrian access to dwelling units and common areas, with appropriate connections off-site.

All onsite parking spaces are provided per existing town code for all proposed uses. No variations requested

4. The PUD shall be subject to such setbacks, lot widths and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, sunlight, air and snow melt between buildings, and to ensure that the PUD is compatible with other developments in the area.

All buildings, building envelopes proposed are in compliance with current IBC, IRC and IFC codes. The 5' rear setback proposed for the 16 unit apartment building is a variation but that setback is adjacent to the USFS open space which has no buildings nor is it likely to ever have developed structures that would impact the variation.

5. The applicant shall demonstrate that the development proposed will be provided with adequate facilities for water supply (domestic and irrigation), sewage disposal, solid waste disposal, electrical supply and roads, and will be conveniently located in relation to schools, police, fire and emergency medical services or make payment in lieu of such facilities.

WATER

MIDTOWN VILLAGE anticipates that 100% of the domestic water will be supplied by the Town's system and 100% of the sanitary sewer service

would be provided by Eagle River Water and Sanitation Depar site will provide a new "looped" water main that will service all phases of the PUD. It is anticipated that the 1st Phase of the development can be fully supported by the number of "historic" SFE's that exist with the property (22.5). Future phases of the project, when additional water resources become available, will require that the developer purchase an additional 20+ water taps plus another commercial tap for the Fire Station / Commercial building (size TBD, but anticipated to be 3-6")

SEWER

A section of the sanitary sewer main is proposed to be upgraded and realigned into a new easement that meets Eagle River Water and Sanitation District current rules and regulations. The Midtown Village team has worked extensively with ERWSD staff engineers to collaborate on the civil design details related to the proposed sewer plans and has provided an Ability to Serve letter anticipating full buildout of all phases.

UTILITY INFRASTRUCTURE

100% of the overhead electric power lines (Xcel Energy) are proposed to be buried as part of a new underground distribution design which will dramatically improve the look of this property from its current and historic use. The developer has already removed many of the old overhead distribution poles that serviced the mobile home trailers that previously littered the property. A 1.25" Natural Gas Main already exists inside the property boundary and Xcel engineers have deemed that line to be sufficient to serve any future needs for the full buildout of all phases.

6. The PUD will be evaluated in terms of its proximity to commercial, recreational and educational facilities conveniently located to residential housing

Midtown Village is already in a historically "Mixed Use" zone with a diverse mix of residential homes, mobile homes and businesses coexisting side by side for many decades.

7. The PUD should provide a wide range of housing opportunities and other buildings that promote design continuity with the existing community and design continuity in type, size and layout of buildings.

Midtown Village provides a diverse array of housing types (Deed Restricted apartments, Micro-Homes, Cottages, Townhomes and

Commercial Buildings) As mentioned above, homes and [illegible] have coexisted side-by-side for many decades in this part of town. Midtown Village is merely an extension of this historic use.

8. Maximum height of structures shall be established by the approved PUD plan

Midtown Village does not propose any variation from current town code related to building height. All proposed buildings, structures are 28' Maximum as specified in the Midtown Village PUD Guide

9. The PUD should provide storage for snow removed from the internal street network, from sidewalks and from off-street parking areas.

Streets, snow storage areas and proposed snow melt areas are provided to town standards and will be maintained by the Master Association.

10. Open space for the PUD shall be planned to produce maximum usefulness to the residents of the development for purposes of recreation and scenery and to produce a feeling of openness

Midtown Village is unique due to the fact that is shares it's southern property boundary with USFS Martin Creek open Space. The site also offers public community gathering spaces and opportunities for play areas with playground equipment.

11. The mass and scale of individual buildings and the overall density of the PUD shall be consistent in scale and character to avoid abrupt and/or severe differences

All of the proposed buildings are appropriate and similar to historical uses in this zone district.

12. Any increase in density proposed above that which is permitted in the underlying zone shall be mitigated by increasing the land dedications to open space and/or recreational amenities and subsequent impact on public facilities.

Per the 2030 Future Land Use Map (2009), the proposed density of Midtown Village at full buildout is defined as Medium Density Residential (MDR -10-20 Dwelling units per acre) This MDR designation seems to fit the historical uses of this property given the fact that this Zone district was home to many trailer / mobile homes per lot and shared driveways between 25' wide lots. The proposed densities are appropriate for this zone and should not be subject to

further land dedications than are provided within the Pre
PUD plans submitted.

13. Residential density and intensity of other uses shall be limited as required by the Town Council, upon consideration of the Community Plan, the Official Zone District Map and the Character Area and specific characteristics of the subject land.

Proposed density and intensity is in line with historical uses and appropriate with the Zone District and Character Area

14. Architecture and design fit in the PUD shall reflect the character of the Town.

Midtown Village's architectural style exhibited by the renovation of the 100 year old warehouse that will be completed in the spring of 2024 shows the commitment to preservation of the Town's historical, eclectic character and style. The design and materials proposed for the apartment building are provided and utilize natural materials native to Colorado and other historical structures found throughout the valley.

15. A PUD may include any uses permitted by right or as a conditional or special use in any other zone, except that any use that has been declared a nuisance by statute, ordinance or any court of competent jurisdiction shall not be permitted

Primary and Secondary uses are described within the Midtown Village PUD Guide. They describe the original intentions for each Tract.

16. A PUD may be applied to annexed land or other land not zoned by the Town without the requirement for underlying zoning

All parcels of the Midtown Village PUD have been annexed and are a part of the Town.

SEC. 16-15-140. - PRELIMINARY DEVELOPMENT PLAT SUBMITTAL REQUIREMENTS

1. ***A Community Plan and Development Guidelines that illustrates the proposed land uses, building locations and housing unit densities.***
   Refer to Civil Drawings by Midwestern Consulting and Midtown Village PUD Guide

2. ***An open space, park and recreation plan that identifies the areas of common open space, parks and recreation lands and describes any agreement proposed to preserve the open space, parks and recreation lands and how this will be implemented by deed or other agreement. This plan shall also describe the source of funds for long-term maintenance.***
   Refer to Open Space Plan as part of the Civil Drawings. Maintenance of all greenspaces, common areas will be maintained by the Master Association and in accordance with the Declarations and Covenants

3. ***A traffic study***
   Provided by McDowell Engineering attached

4. ***Proposed trails, sidewalks and traffic circulation patterns, including snow removal patterns and snow storage areas, and the proposed status of street ownership.***
   Refer to Civil Drawings by Midwestern Consulting

5. ***Proposed grading and drainage plans.***
   Refer to Civil Drawings by Midwestern Consulting

6. ***Detailed descriptions and commitments for the proposed source of legal and physical water supply and engineering plans for the proposed storage and distribution system for water supply (domestic and irrigation) and sewage disposal.***
   Described above. Midtown Village has "historical use + 3" for water, which = 22.5 SFE's Refer to Civil Drawings by Midwestern Consulting for distribution details related to water and sewer. Ability to Serve letter for ERWSD included.

7. ***Economic data and supporting market analysis to justify any proposed commercial and industrial elements. While no commercial or industrial uses are proposed,***
   Refer to Fiscal Impact Study has been provided by Stan Bernstein and Associates

- *The positive financial impacts to the Town of Minturn are significant. Future Development Parcels (Tracts C, D, E) will require purchasing an additional Commercial Water Tap and an additional 20 SFE Residential Taps when additional water resources become available.*

- *The Town will receive significant revenue streams from not only these Tap Fees, but also Cash In Lieu, Real Estate Transfer, Construction Use, Sales and Property Taxes.*

- *Impacts to the Town of Minturn Public Works department are anticipated to be minimal due to the fact that the roads and driveways within the development are private and maintained by the Master Association.*

8. ***Proposed development covenants, deed restrictions or other applicable codes***.
   Refer to Midtown Village Master Declarations and Covenants document provided and Midtown Village PUD Guide

9. ***An environment assessment or environmental impact report, unless waived by the Town Planner***
   Refer to EIR provided by Birch Ecology and letter form Devin Duvall related to Wildlife impacts

10. ***An impact analysis that describes the impact of the proposed PUD upon the school district***
    Refer to letter from Sandra Farrell, COO Eagle County Schools
11. ***A fiscal impact analysis of the estimated demands for Town services and a statement of projected Town tax revenue based upon the historic Town tax levy and a schedule of projected revenue***
    Refer to Fiscal Impact Study has been provided by Stan Bernstein and Associates

12. ***Final site plans and architectural forms planned for the first phase of the proposed development***
    100% Construction Drawings, including site plans, have been provided.

13. ***Detailed plans for fire protection and emergency medical services.***
    Refer to Civil Drawings by Midwestern Consulting showing turning radii for Fire apparatus etc. Also refer to Ability to Serve letter from Mick Woodworth ERFPD and Eagle River Emergency Services

14. ***The PUD shall include a phasing plan that demonstrates the PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD.***
Refer to Civil Drawings by Midwestern Consulting and Midtown Village PUD Guide which describes and illustrates all proposed Phases and Future Development Parcels on Tracts A-E

15. ***If development is proposed to occur in phases, then financial guarantees shall be proposed to ensure that project improvements and amenities are constructed as presented and approved***
Acknowledged

CHARACTER AREA AND ZONE DISTRICT MAP AMENDMENT

Character Area and Zone District Map amendment. The preliminary plan application shall be accompanied by an application for an amendment to the Character Area zoning map.

1. ***Subdivision. Where the PUD proposes activities that constitute a subdivision, the application for a preliminary plan for PUD shall also be required to meet the requirements of Chapter 17 of this Code regarding procedures for preliminary plat for subdivision.***
   - *Midtown Village acknowledges above*

2. ***Phasing. The preliminary plan for PUD shall include a phasing plan for the development. If development of the PUD is proposed to occur in phases, then guarantees shall be provided for public improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the entire Town. Such public improvements shall be constructed with the first phase of the project or, if this is not possible, then as early in the project as is reasonable.***
   - *Midtown Village acknowledges above and Phase Plan is included*

STANDARDS

Common recreation and open space. The PUD shall comply with the following common recreation and open space standards:

1. Minimum area. It is recommended that a minimum of twenty-five percent (25%) of the total PUD area shall be devoted to open air recreation or other usable open space, public or quasi-public. *As described above, due to the unique circumstances of the property and proximity to the Martin Creek USFS open space and the county-wide affordable housing needs, the property proposes less than the*

recommended percentage of public space dedication more deed restricted/affordable housing options.

2. ***Improvements required. All common open space and recreational facilities shall be shown on the preliminary plan for PUD and shall be constructed and fully improved according to the development schedule established for each development phase of the PUD*** *Refer to Civil Drawings provided by Midwestern Consulting Specifically - Phase and Open Space Plans*

3. ***Continuing use and maintenance. All privately owned common open space shall continue to conform to its intended use, as specified on the preliminary plan for PUD. To ensure that all the common open space identified in the PUD will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and to prohibit the division of any common open space***
Midtown Village acknowledges above

4. ***Organization. If common open space is proposed to be maintained through an association or nonprofit corporation, such organization shall manage all common open space and recreational and cultural facilities that are not dedicated to the public, shall provide for the maintenance, administration and operation of such land and any other land within the PUD not publicly owned and shall secure adequate liability insurance on the land. The association or nonprofit corporation shall be established prior to the sale of any lots or units within the PUD. Membership in the association or nonprofit corporation shall be mandatory for all landowners within the PUD***
Acknowledged - Refer to Midtown Village Declarations and Covenants

VARIATIONS

Variations authorized. The Town Council shall be authorized to grant the following variations as part of its approval of the preliminary plan for PUD. Each variation that is granted shall be shown on the PUD Guide *Acknowledged*

1. ***Density and intensity***
The density of residential and intensity of commercial development may be varied. *Midtown Village proposes a slight*

increase of density at full buildout from approximately 12 residential units/acre to approximately 15 residential units per acre. This is primarily a function of the multi-family deed restricted apartment building that drives the extra 3 units per acre.

2. ***Dimensional limitations***
   The minimum lot area, minimum lot area per use, maximum building lot coverage, maximum floor area, minimum yard setbacks and maximum height may be varied. Midtown Village proposes a variation to a 5' Rear Setback on Tract A behind the apartment building. This variation is necessary to allow for safer traffic patterns inside the parking garage. It is also the opinion of the developer that the perceived visual of the variation will not be apparent due to shared property line and the USFS open space immediately behind the building.

3. ***Open Space***
   As described above, the project proposes less open space than the recommended 25% in lieu of increased density to provide more deed restricted housing solutions to local residents who live and work in the county. This has been an expressed goal of the Mayor, the Town Council and Community Plan.

Basis for granting variations. These variations may be granted when the Town Council finds that the preliminary plan for PUD achieves one (1) or more of the following purposes and that the granting of the variation is necessary for that purpose to be achieved

Standards used in the designation of the land use categories on the Character Area Zoning Map, found in Chapter 16, Article III of the Community Plan, "Criteria Used in the Land Designation Process," shall also be considered when determining the maximum density and allowed uses of the PUD.

1. ***Obtain desired design qualities. A variation may be allowed that permits the integration of mixed uses or allows for greater variety in the type, design and layout of buildings. Structures shall be designed to be compatible, in terms of height, mass, scale, orientation and configuration, with other units in the PUD and the surrounding area, yet shall avoid uniformity of design. Residential and nonresidential uses may be mixed together. Various types of residential uses may also be combined within the PUD to promote more efficient land use patterns and increased open space.***

The code specifically provides for this kind of interp
when it comes to allowing certain variations that result in positive and predictable outcomes.

2. ***The Town Council may require minimum yard setbacks, lot widths and space between buildings of such dimensions as they are determined to be necessary to provide adequate access, wildfire prevention and fire protection; to ensure proper ventilation, light, air and snowmelt between buildings; and to minimize the effects of transmission of noise between units and between buildings. As a general guide, twenty (20) feet between buildings shall be considered the minimum appropriate spacing.***
   The civil drawings have been reviewed by town engineers and have been deemed to be safe and meeting existing codes.

3. ***Avoid environmental resources and natural hazards. A variation may be allowed that provides necessary site planning flexibility to enable the development to avoid valued environmental resource and natural hazard lands, as these have been identified in Article 20 of this Chapter.***
   Does not apply

4. ***This shall be accomplished in such a way as to maintain these lands as large, contiguous areas. Such lands shall not be fragmented into small, unconnected areas by development, unless the applicant demonstrates that this arrangement is necessary to maintain the underlying density on the property, and the lands providing environmental resource values have been protected and lands subject to natural hazards have been avoided. Where applicable, connections of such lands on the site to such lands on adjacent properties shall be accomplished.***
   Midtown Village is the result of combining multiple properties into (1) contiguous PUD and the (5) Tracts are in conformance with this provision of the code

5. ***Water augmentation. A variation may be allowed that creates incentives for applicants to commit to a water augmentation plan for their development that makes available "wet" water into the Cross Creek or Upper Eagle River Basin.***
   Due to constraints of current Water Moratorium, this does not apply

6. ***Trails. A variation may be allowed that provides incentives for applicants to make contributions to the County's and Town's multi-use trail system, in accordance with the recommendations***

of the latest version of the Town Trails Plan and the Co… Plan, or to provide appropriate forms of access to public lands (including summer and winter parking areas and trailheads) and to river and creek drainages in and surrounding the Town. Proposed access shall be consistent with public land management objectives and resource protection needs for the areas to be accessed.

Midtown Village provides an additional trail resource for public use connecting HWY24 Sidewalk to Martin Creek

7. ***Affordable housing. A variation may be allowed that extends an incentive to applicants to provide long-term affordable housing.***

   Midtown Village provides for 74% deed restricted, resident occupied housing opportunities. Midtown Village also complies with the Town of Minturn Ordinance No.7 -Series 2020 commonly known as the Housing Ordinance.

8. ***Public facilities. A variation may be allowed that provides incentives for applicants to develop public facilities, including but not limited to public transportation facilities, public recreation facilities and similar facilities. The facilities may be located on or off of the PUD site and shall be facilities that meet the demands not only of project residents, but also of other residents of and visitors to the Town***

   Midtown Village proposes to provide a covered ECOBUS Shelter for the adjacent bus stop that would require to be built closer to HWY24 for obvious reasons. This variation would allow the shelter to sit on the front property line of Tract D within the front setback. Maintenance of the shelter would be the responsibility of the Master Association.

SEC. 16-15-160. - PUD/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA:

1. ***The resulting development will be consistent with the Community Plan and the proposed PUD reflects the character of the Town***

   The intention of the developer is for Midtown Village to be a direct reflection of the diverse character of the Town. Many different types of housing units and business coexisting side by side. The project also promotes equity in terms of affordable options for many different demographics of the community.

2. ***The area around the development can be planned to be in substantial harmony with the proposed PUD.***

Midtown Village reflects the same character of historic uses and provides a substantial investment into the future of this zone district in terms of continuing commercial and residential uses.

3. ***The adjacent and nearby neighborhoods will not be detrimentally affected by the proposed PUD.***

   The proposed uses of Midtown Village do not present any significant impact from current and historic uses of the property. Furthermore, the phased development of this project will minimize the impact of day to day construction processes and spread them out over a longer period of time.

4. ***The mass and scale of individual buildings and the overall density of the PUD shall be consistent in scale and character to avoid abrupt and/or severe differences with the surrounding area***.

   The larger buildings proposed are consistent with other areas of this zone district. The Micro Homes proposed are more similar to the scale of older residential units that existed in this zone district in previous decades. They are not only a nod to the past but also an example of affordable and sustainable practice for future generations to be able to enjoy entry level homeownership in Minturn. The requested density is also consistent with other surrounding areas in town that have been redeveloped in recent years.

5. ***The PUD can be completed within a reasonable period of time, which shall be determined prior to final approval of the PUD.***

   APPLICANT RESPONSE: This project is slated to be completed in three (3) phases, post entitlement processing. Due to the excavation that is needed, it is anticipated that the multi-family buildings at the rear of the development will be first as they have underground parking. This phase will also use the existing water taps we have already. Phase 2 will be more random depending on sales of lots/units and the availability of additional water taps. The final phase will include the completion of landscaping and open space amenities.

6. ***The PUD provides for the appropriate treatment of the Eagle River corridor as a community recreational amenity and focal point.***

APPLICANT RESPONSE: We are so fortunate t project located in proximity to the river. While we are not proposing any major recreational aspects, we are excited to have a project that incorporates increased access to adjacent open space well as equipment and amenities for young children and adults alike.

7. ***The residents of the PUD have easy access to recreational amenities.***

   Addressed in previous comments

8. ***Any increase in density proposed above what is permitted in the underlying zone shall be mitigated by increasing the land dedications to open space, recreational amenities or other public facilities and services.***

   Addressed in previous comments

9. ***Any proposed commercial or industrial development can be justified.***

   The investment into the rehabilitation of the existing commercial building is significant and will guarantee that future commercial uses will continue in this zone district, which has been expressed as a goal of the 2009 and 2022 Community Plans and the current Town Council / Mayor. The inclusion of an additional commercial building / future ERFPD Fire Station also satisfies this provision of the code.

10. ***The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area.***

    Per the attached Traffic Study, there are no turn lanes or changes to HWY24 that are required. The impact to the streets outside the planned area are proposed to be of minimal impact.

11. ***Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.***

    All utilities, grading plans and drainage facilities have been designed by licensed professional engineers and reviewed by Town Engineering staff to ensure that they meet or exceed town standards. See referral comments by Jeff Spanel, Intermountain Engineering

12. Residential density and intensity of other uses shall be limited as required by the Town Council, upon consideration of the Community Plan, the Official Zone District Map and the specific characteristics of the subject land.

APPLICANT RESPONSE: Please see previous comments.

13. A favorable finding is made on the environmental assessment or environmental impact report.

Phase 1, Phase 2 Studies have been included as well as Environmental Impact Study (Birch Ecology) No significant impacts were identified.

14. The preliminary plan for PUD shall comply with the following open space and recreation standards:

(1) A minimum of twenty-five percent (25%) of the gross land area shall be reserved for common recreation and usable open space. Parking areas, street rightsof-way and minimum yard setbacks shall not be counted when determining usable open space. Water bodies, lands within critical wildlife habitat, riparian ecosystems and one-hundred-year floodplains that are preserved as open space shall count towards this minimum standard, even when they are not usable by or accessible to the residents of the PUD.

While this project is not proposing to dedicate the "recommended" 25% of open space, the developer believes that the tradeoff for the affordable housing component outweighs the public use of the square footage. The immediate proximity of the site to the USFS Martin Creek open space and the current economic cycles also impacted the decision to offer less than recommended open space dedications.

(2) *All common open space and recreational facilities shall be shown on the preliminary plan for PUD and shall be constructed and fully improved according to the development schedule established for each development phase.*

Acknowledged. Refer to Open Space Plan included in Civil Engineered Drawings

(3) *All privately owned common open spac*
continue to conform to its intended use, as approved in the preliminary plan. To ensure that all the common open space identified in the preliminary plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and to prohibit the division of any common open space.

Open Space / Easements etc. will be included on Final Plat and governed according to the Midtown Village PUD Guide, Subdivision Improvement and Master Declarations and Covenants documents.

ZONING/MAP AMENDMENT SEC. 16-21-450

STANDARDS

The wisdom of amending the text of these Land Use Regulations, the Character Area Zoning Map or any other map incorporated in these Land Use Regulations is a matter committed to the legislative discretion of the Town Council and is not controlled by any one (1) factor. In determining whether to adopt, adopt with modifications or disapprove the proposed amendment, the Town Council shall consider the following:

1. ***Consistency with Master Plan. Whether and the extent to which the proposed amendment is consistent with the purposes, goals, policies and Character Area Zoning Map of the Master Plan;***
   As stated previously, The Midtown Village PUD is consistent with and meets many of the intended goals

2. ***Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate Character Area and zone district for the land, considering its consistency with the purpose and standards of the proposed zone district;***
   Addressed above

3. ***Changed conditions. Whether and the extent to which there are changed conditions that require an amendment to modify the use, density or intensity.***
   Midtown Village does not propose any amendment to modify the historic use of the subject property. As stated

above, the proposed increase to density has been [illegible] *and identified by the Planning and Zoning Board and Town Council as a necessary derivative of affordable housing solutions.?*

4. ***Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife habitat, vegetation and wetlands***.

   Refer to Environmental Impact Study and letter from US Fish and Wildlife which did not identify any significant impacts.

5. ***Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.***

   The fact that Midtown Village proposes over 50% Deed restricted housing as well a truly affordable entry to homeownership is a clear example of providing a solution to a community need.

6. ***Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern and not constitute spot zoning, and whether the resulting development can logically be provided with necessary public facilities and services.***

   APPLICANT RESPONSE: This project is located in an area suitable for development, in an already developed, residential area. We are simply requesting a (residential) PUD zoning overlay, and this will not cause spot zoning as the underlying properties are already zoned residential and were previously built using medium density. Public services have already been utilized at this location; this is a redevelopment project.

7. ***Public interest. Whether and the extent to which the area to which the proposed amendment would apply has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area***

   This zone district has been identified as important to continue to be a mixed use area. Significant investment by other local business and property owners continue to support this community goal.. (Yoga Barn, SteamMaster, Lucero's gas station redevelopment)

MIDTOWN VILLAGE

PUD GUIDE

Revision date - JULY 30, 2024



MIDTOWN VILLAGE PUD GUIDE

I. TITLE AND OWNERSHIP

This PUD shall be known as the Midtown Village PUD.

Owner is Midtown Lofts, LLC

II. INTENTION

The intent of the Midtown Village PUD Guide is to provide land use and zoning regulations for the residential neighborhood with a diverse mix of affordable housing types spread across (5) separate Development Parcels (Tracts A-E) as well as civic and commercial uses.

II. DEFINITIONS

Accessory Use - a use of land, or of a building or portion thereof, customarily incidental to and subordinate to the principal use of the land or building and located on the same lot with the principal use.

Association – the body of appointed members that govern the entire Midtown Village community either in the form of the Midtown Village Master Owners Association or sub-classes of membership based on ownership, square footage or by vote.

Building Envelope – the area within the specified Building Setback wherein the entire structure of the building must not encroach beyond.

Building Height – Midtown Village uses the same criteria as the Minturn Municipal Code

Building Lot Coverage – the percentage of square footage that the structure covers relative to the total Tract square footage. *(IE. A 100 sf home on a 1000 sf lot = 10% Building Lot Coverage)*

Building Setbacks – the measurement (in lineal feet) from a front, side or rear property line that establishes a Building Envelope

Common Area / Greenspace - public spaces, trails and amenities that are owned and maintained by the Association

Grade (Finished) – the final elevation of the ground surface of a site after human-made alterations, such as grading, grubbing, cutting, filling, or

excavating, have been made on the ground surface; the grade of a site after reconfiguring grades according to an approved site plan.

Grade, (Natural) – the elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from humanmade cuts, fills, excavation grading or similar earthmoving processes, or, the ground surface elevation in existence prior to the initiation of development on a parcel of land.

Impervious Surface - any material that prevents absorption of water into the ground. The area of the lot covered by the following shall be considered as impervious surface in all Tracts:

a. The principal building, excluding roof overhangs.
b. Porches, stairways, decks, elevated walkways, paved areas or areas otherwise covered with materials impervious to water.
c. Parking areas, sidewalks and driveways regardless of surface materials.

Parking Space – spaces designated either inside garages, in driveways or surface parking spaces painted and delineated by signage for specific buildings, units, homes, apartments or ADA

Permitted Use - the original intention of the Midtown Village Developer for the type of unit / building to be constructed on the specific Tract of land as it is described within this inaugural edition of the Midtown Village PUD Guide

Pervious Surface - any material that allows for the absorption of water into the ground.

Primary Use - the description of the intended use of a specific Tract for either commercial or residential

Prohibited Uses – uses of the property that are not allowed by the Association or by the Town of Minturn Municipal Code

III. TRACT PLAN

Tract A is 0.5030 ACRES and consists of the 16 Unit apartment building with ingress/egress driveway to the grade level parking garage and direct access to the Martin Creek US Forest Service open space.

Tract B is 0.6549 ACRES and consists of the existing commercial warehouse with three (3) existing residential apartments above and the proposed two (2) zero-lot line, single family cottage homesites.

Tract C is 0.4936 ACRES and consists of eight (8) RO Deed Restricted, zero-lot line Microhomes (Minimum 650 sf Single Family Homes for sale

Tract D is 0.4855 ACRES and consists of two (2) five-plex style buildings containing ten (10) Townhomes (2,000 sf Townhomes market value for sale).

Tract E is 0.3918 ACRES and consists of a new commercial building on Tract E with two possible scenarios:

Scenario #1 includes commercial uses on the first floor and second floor residential with up to 3 units of deed restricted units.

Scenario #2 includes a new Fire Station for the Eagle River Fire Protection District with up to 3 units of residential living quarters above for firefighters.

IV. OPEN SPACE PLAN – Phase 1 of the PUD provides over 9,311 Square Feet of open space (Listed as Open Space Area C, D and E on Page 8 of the Civil Plans. The remaining Future Development Parcels in Phase 2 and 3 also include an additional 10,000 Square Feet of plaza, xeriscape passive open space and a rustic connector trail providing connectivity from Hwy 24 to United States Forest Service / Martin Creek open space. Amenities of these public spaces include barbeque grills, picnic tables, public garden spaces, playground equipment and a sound garden. Possible temporary public uses of vacant land on Tracts C, D and E include community garden and pump track for kids BMX.

V. HOUSING PLAN

The PUD provides (31 of 42 Units) 74% of the total Units as Resident Occupied ("RO") Deed Restricted. (4) of the For Sale units also meet or exceed the required 200% AMI Price Cap Deed Restriction.

The intended breakdown of deed restricted housing units per Phase is as follows:

TRACTS A & B – 90% of proposed units are to be RO Deed Restricted – 19 of the 21 Total Units

2 Cottages – For Sale Units

TRACT C – 8 RO Deed Restricted Single Family Microhomes

TRACTS D & E – (4) Units to be Price Capped @ 200% AMI or less

Tract D contains (2) 5 unit buildings consisting of 10 units of For Sale Townhomes

Tract E has two (2) possible scenarios: one is commercial use on the first floor with 3 residential units above. The other scenario is the new Fire Station with living quarters for firefighters to live during their shifts.

Resident Occupancy restrictions may apply to rental or for sale housing and apply to sixteen (16) apartment units in Phase 1 of the PUD, three (3) units above the commercial building and eight (8) microhomes in Phase 2. Any designated Resident Occupied unit, if sold to a non- qualifying occupant, will require the collection of a 2% transfer fee payable to Town of Minturn (*to be used as a source for local workforce housing*) or the Eagle County Housing and Development Authority for each and every ownership transfer to a non-qualifying occupant. No RO unit shall be available for short term rental which is defined as a rental for less than a 30- day period.

RESIDENT OCCUPANCY HOUSING GUIDELINES:

Rental or for sale units where households where at least one member of the household meets at least one of the following criteria: Has earned a living primarily in Eagle County by having worked an average of at least thirty (30) hours per week on an annual basis at a business with an office or job site physically located in Eagle County (multiple jobs in Eagle County may be combined to reach 30 hours per week); or Has been hired for a job in Eagle County on a permanent basis to work at least thirty (30) hours per week; or Employees that make their home in Eagle County but work for employers that are located outside of Eagle County (i.e. telecommuters) may be considered eligible if all other eligibility requirements are met and the Household can prove Eagle County residency for at least 1 year before application submission; or Is over the age of sixty (60) and had earned a living primarily in Eagle County prior to his or her retirement; or Is a disabled person who had been a full-time employee in Eagle County for a minimum of two years immediately prior to his or her disability or has been granted an exception to the minimum of 30 hours per week in order to continue with a federal or state benefit program, if the person works the maximum number of hours per week the disabled person will have

met the intent of the programs criteria; or The household cumulatively earns at least 75% of the Household' s Gross Household Income in Eagle County.

The applicant will agree to and sign a Resident Occupied deed restriction acceptable to the Town of Minturn for the sixteen (19) apartment units in Phase 1, eight (8) units in Phase 2 and three (3) units above the fire station / commercial in Phase 3 prior to approval of final plat and will record the deed restriction prior to issuance of the first temporary certificate of occupancy for any structure on site.

VI. DEVELOPMENT STANDARDS:

The following development standards apply to the entirety or perimeter of the Midtown Village PUD and aim to conform to the Community Comprehensive Plan. The development standards for each of the 5 Tracts (A - E) are described below and are included to prescribe the intentions for the entire Midtown Village community.

BUIDLING ENVELOPES AND SETBACKS

Setbacks for all parcels are measured the same way: from exterior wall of building to property line. See diagram below for example:

- Building envelopes shall be created via ILC and platted with the Final Plat in accordance with the setback requirements referenced in the table diagram below.

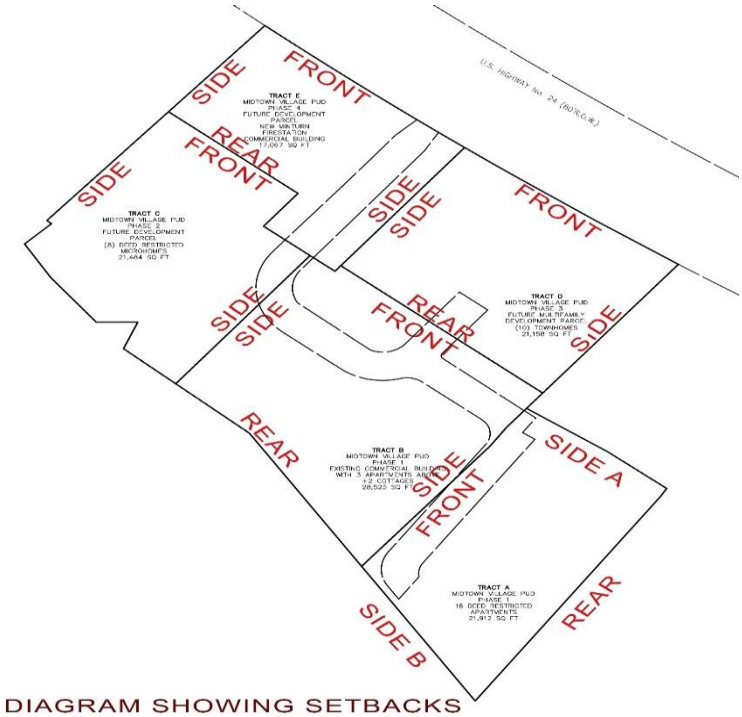


DIAGRAM SHOWING SETBACKS

i. Side A Setback: 25 ft. includes ERWSD Sewer easement

ii. Side B Setback: 5 ft.

iii. Rear Setback: 5 ft.

iv. Front Setback: 25 ft.

NOTE: Upon construction of parking garage foundation on Tract A apartment building, an ILC will be performed and provided to the Town. An amendment to the Plat will be required to establish "building envelope" and to convey title to the apartment building. All structures other than permissible encroachments (of things like: at grade decks and patios, up to 18" overhangs, sidewalks) are to be contained or maintained within the platted building envelopes.

v. Additional Building Envelope Standards: Building envelopes for all tracts will follow setback guidelines for each Tract included herein. Roof overhangs may extend beyond the building envelope up to 18 inches. Driveways, retaining walls, landscaping, landscape berms, walkways, sidewalks, paths may occur outside of building envelopes provided that a minimum of 5 feet is clear of impediments to allow for proper access, drainage, and snow storage around structures.

A. TRACT A: MINIMUM LOT SIZE OF 20,000 SF PARCEL

Sixteen (16) multi-family apartment dwelling units

1. **Description**: Apartment Building above grade level parking garage, Rooftop Solar Array
2. **Permitted Uses**: (16) Resident Occupied deed restricted rental apartments

2a. **Prohibited Uses**: Short Term Rental

3. **Primary Uses**: Residential
4. **Accessory Uses**

   a. Home Occupation

   b. Access, public driveway ingress/egress and parking areas for use by the tenants within the building

   c. Roof- mounted solar panels

TRACT A DESIGN GUIDELINES

a. Maximum Building Height: 28 ft.

b. Building lot coverage shall not exceed 80% of lot. Proposed lot coverage for apartment building = 63%

c. Total impervious area shall not exceed 90% of lot. Proposed impervious coverage = 19%

d. Open Space / Common Area – 18%

e. Building Envelopes and Setbacks:

(See Above: Diagram Showing Setbacks on Page 9)

Rear Setbacks: 5 ft (*variation*)

Front Setback: 20 ft

Side Setback: 5 ft

NOTE: The 5' Rear Setback shown on the diagram above is a <u>variation</u> from existing commercial code. This variation is necessary to accommodate the additional depth needed for the parking garage and adequate spacing for safest traffic patterns.

f. Parking: 31 spaces of structured parking 2 spaces / Dwelling Unit provided. Guest spaces provided at 1 space per on Tracts B and E (Future Development)

g. Trash / Dumpster Area: Tenants will place trash in provided bear-resistant dumpster enclosure. Fenced / Locked dumpster area. Maintenance of these amenities will be managed by the Midtown Lofts Owners Association.

h. Nature Trail: A rustic single-track, rustic dirt trail is proposed to run from Hwy 24 Right of Way along the West property line of Tract E and Tract C and connects with Tract B and ultimately to Tract A and the USFS Martin Creek Open Space.

B. TRACT B: MINIMUM LOT SIZE OF 27,000 SF PARCEL

1. **Description**: Existing Commercial Warehouse with 3 Apartments above and (2) single family cottage homesites
2. **Permitted Uses**: Commercial, light industrial, warehouse, non-hazardous materials storage, office, professional activities, professional offices, home occupation, residential. All other uses not listed by this PUD Guide must be approved by the MVMOA and may require Conditional Use Permit from Town of Minturn
3. **Primary Use**: Mail level Commercial Warehouse, mini storage spaces with 3 upper level employee residence units above

3a. **Prohibited Uses**: Short Term Residential Rental, VRBO

4. **Accessory Uses**

a. Access, private and public driveway ingress/egress, parking areas for use by the tenants of commercial building

b. Roof- mounted solar panels, HVAC Equipment

TRACT B DESIGN GUIDELINES

a. Maximum Building Height: 28 ft.

b. Building lot coverage shall not exceed 80% of lot. Proposed lot coverage for renovated commercial building and 2 cottages= 32%

c. Total impervious area shall not exceed 90% of lot. Proposed impervious coverage for renovated commercial building and 2 cottages = 40%

d. Building Envelopes and Setbacks: Building envelopes shall be platted with the Final Plat consistent with the Town of Minturn Subdivision Regulations and in accordance with the following setback requirements: *(See Above: Diagram Showing Setbacks on Page 9)*

Rear Setbacks: 10 ft

Front Setback: 20 ft

Side Setback: 5 ft

NOTE: Upon construction of one or both of the (2) cottage foundations, an ILC will be performed and provided to the Town. An amendment to the Plat will be required to establish "building envelopes" and to convey title to cottages. All structures other than permissible encroachments (of things like: at grade decks and patios, up to 18" overhangs, sidewalks) are to be contained or maintained within the platted building envelopes.

iv. Additional Building Envelope Standards: Roof overhangs may extend beyond the building envelope up to 18 inches. Driveways, retaining walls, landscaping, landscape berms, walkways, sidewalks, paths may occur outside of building envelopes provided that a minimum of 5 feet is clear of impediments to allow for proper access, drainage, and snow storage around structures.

f. Parking: Parking for commercial building and residential tenants provided in conformance with Minturn Municipal Code via marked surface parking and signage delineating specific spaces for specific Units. Additional overflow and guest parking is provided on Tract B and Tract E

g. Nature Trail: : A rustic singletrack dirt trail is proposed to run from Hwy 24 ROW along the West property line of Tract E and Tract C and connects with Tract B and ultimately to Tract A and the USFS Martin Creek Open Space.

C. TRACT C: MINIMUM LOT SIZE OF 20,000 SF PARCEL

1. **Description:** Future Development Parcel

2. **Permitted Uses**: Eight (8) "RO" Deed Restricted Single Family Homes / Micro Homes

2a. **Prohibited Use**: Short Term Rental

3. **Primary Use**: Single-family Residential

4. **Accessory Uses**

a. Access, private and public driveway ingress/egress, parking areas for use by the tenants of commercial building

b. Roof- mounted solar panels

TRACT C DESIGN GUIDELINES

a. Maximum Building Height: 28 ft.

b. Building lot coverage shall not exceed 45% of lot

Proposed lot coverage for 8 future Micro Homes = 28%

c. Impervious surface coverage shall not exceed 55% of lot

Proposed impervious surfaces coverage for parking, sidewalks, ingress/egress = 32%

NOTE: Upon construction of any, one or all of the (8) microhome foundations, an ILC will be performed and provided to the Town. An amendment to the Plat will be required to establish "building envelopes" and to convey title to homes. All structures other than permissible encroachments (of things like: at grade decks and patios, up to 18" overhangs, sidewalks) are to be contained or maintained within the platted building envelopes.

(See Above: Diagram Showing Setbacks on Page 9)

Rear Setbacks: 10 ft

Front Setback: 20 ft

Side Setback: 5 ft

iv. Additional Building Envelope Standards: Roof overhangs may extend beyond the building envelope up to 18 inches. Driveways, retaining walls, landscaping, landscape berms, walkways, sidewalks, paths may occur outside of building envelopes provided that a minimum of 5 feet is clear of impediments to allow for proper access, drainage, and snow storage around structures.

f. Parking: Parking for future Micro Homes is provided in conformance with MMC via marked surface parking and signage delineating specific spaces for specific Units / Homeowners. Additional overflow and guest parking is provided on Tract B and Tract E

g. Nature Trail: A rustic singletrack dirt trail is proposed to run from Hwy 24 ROW along the West property line of Tract E and Tract C and connects with Tract B and ultimately to Tract A and the USFS Martin Creek Open Space.

D. TRACT D: MINIMUM LOT SIZE OF 20,000 SF PARCEL

1. **Description:** Future Development Parcel

2. **Permitted Uses**: Multi-Family Residential, specifically 10 Units attached Townhomes

2a. **Prohibited Use**: Short Term Rental, VRBO

3. **Primary Use**: Multi-family Residential (4) Units to be Price Capped @ 200% AMI or less

4. **Accessory Uses**

a. Access, private and public driveway ingress/egress

b. Roof- mounted solar panels

TRACT D DESIGN GUIDELINES

a. Maximum Building Height: 28 ft.

b. Building lot coverage shall not exceed 45% of lot. Proposed lot coverage for 2 buildings of (5) Units each of attached Townhomes = 36%

c. Impervious surface coverage shall not exceed 55% of lot. Proposed impervious surfaces coverage for parking, sidewalks, ingress/egress = 29%

(See Above: Diagram Showing Setbacks on Page 9)

i. Rear Setbacks: 10 ft. (Opposite end of Tract from Hwy 24 adjacent to

Parking Lot)

ii. Front Setback: 20 ft (Along Hwy 24 ROW)

iii. Side Setbacks: 5 ft (Along Property Line shared with USFS Martin

Creek and opposite side)

iv. Additional Building Envelope Standards: Roof overhangs may extend beyond the building envelope up to 18 inches. Driveways, retaining walls, landscaping, landscape berms, walkways, sidewalks, paths may occur outside of building envelopes provided that a minimum of 5 feet is clear of impediments to allow for proper access, drainage and snow storage around structures.

f. Parking: Parking for future Townhomes is provided in conformance with the Minturn Municipal Code via interior garages for each unit. Additional overflow and guest parking is provided on each unit's driveway.

E. TRACT E: MINIMUM LOT SIZE OF 15,000 SF PARCEL

1. **Description**: Future Development Parcel

2. **Permitted Uses**: Commercial, residential and/or civic (future Fire Station)

2a. **Prohibited Use**: Short Term Rental , VRBO

3. **Primary Use**: Commercial / Residences / Fire Station

4. **Accessory Uses**

   a. Access, private and public driveway ingress/egress

   b. Signage to identify the commercial businesses, residential community, Fire Station

   c. Roof- mounted solar panels

TRACT E DESIGN GUIDELINES

a. Maximum Building Height: up to 28 *ft*

b. Building lot coverage shall not exceed 80% of lot

Proposed lot coverage for Commercial Building / Fire Station = 28%

c. Impervious surface coverage shall not exceed 90% of lot

Proposed impervious surfaces coverage for parking, sidewalks, ingress/egress = 48%

(See Above: Diagram Showing Setbacks on Page 8)

i. Rear Setbacks: 10 ft

ii. Front Setback: 20 ft

iii. Side Setbacks: 5 ft

iv. Additional Building Envelope Standards: Roof overhangs may extend beyond the building envelope up to 18 inches. Driveways, retaining walls, landscaping, landscape berms, walkways, sidewalks, paths may occur outside of building envelopes provided that a minimum of 5 feet is clear of impediments to allow for proper access, drainage, and snow storage around structures.

d. Parking: Parking for future commercial building and tenants is provided in conformance with Minturn Municipal Code via marked surface parking spaces. Additional review of proposed uses for future commercial building may be required by Town of Minturn Planning Dept. to assess and verify sufficient parking within Tract E.

F. ACCESS AND SEMI-PUBLIC AREAS

1. **Description**: Private Driveways and sidewalks for Ingress / Egress and Common Areas
2. **Permitted Uses**: Ingress/Egress and circulation of residents and guests. Public spaces to be enjoyed by the residents and guests intended to create a closer sense of community.

G. OPEN SPACE TRACTS

Common area open space tracts are intended for public use by all Minturn community members and may have improvements such as playground equipment, barbeque grilles, firepits, community gardens, and picnic tables. Open Space Areas C, D and E listed on the Open Space Plan of the Civil Drawings show green spaces that can be used for dog walking and trail connectivity from HWY24 to USFS Martin Creek Trailhead. Additional Open Space Areas have been included on Future Development Parcels C and E.

VII. ARCHITECTURAL GUIDELINES

The intent of the architectural guidelines are to ensure that all proposed residential and commercial buildings blend as much as possible with the

surrounding natural landscape and to insure building materials and colors that are compatible with the surrounding Character Area / Zone.

Roofs:

Roof materials may be asphalt shingle or composite shakes, metal (standing seam, pro-panel, Cor-Ten, corrugated or copper) or a combination of those materials. All metal roofing materials shall be non- reflective. Colors should be natural, earthtones such as brown, grey, green, rusted or patina. Cedar shakes are not permitted.

Exterior Siding:

Siding may be metal, masonry, cementitious board or panel, wood, stucco, or natural or cultured stone with color palette of natural earth tones. (Applications include vertical or horizontal, standing seam, board and batten or panels)

Lighting:

All exterior light fixtures shall be downcast in nature and Dark Sky Compliant.

Lighting must also comply with the applicable lighting standards of the Minturn Municipal Code.

Common Areas, sidewalks, parking areas may also be illuminated with code compliant site lighting.

Motion Sensor Flood type lighting is prohibited.

Fire Suppression Requirements:

All Commercial Buildings and Multi-Family residences are required to have a monitored residential fire sprinkler system pursuant to the requirements of (ERFPD) Eagle River Fire Protection District.

Sustainability:

Each unit is required to include solar readiness rough- in for future solar incorporation. In addition, each unit is required to include a dedicated circuit and/ or panel capacity to support Level II electric vehicle charging. Other opportunities for incorporating sustainable practices are encouraged, including but not limited to:
Installation of roof- mounted solar panels

All landscaping within the PUD will comply with the Town's waterwise landscaping standards including but not limited to:

· Waterwise design principles and hydrozones.

· Waterwise / drought tolerant plant selection for all trees, shrubs, grasses and ground covers.

· Waterwise irrigation design and maintenance.

· Incorporation of xeriscape design and materials such as rock and other non-living ground cover such as artificial turf.

Storage / Trash:

No Storage of personal property, materials etc. other than those required by the HOA or Developer shall be permitted. All trash shall be stored within garages or trash structures and within wildlife proof containers. The fenced Dumpster enclosure next to the apartment building on Tract A is considered a "temporary" wildlife proof enclosure that could be disassembled at any time to accommodate any work related to the ERWSD Sewer easement. The enclosure will provide an aesthetic fenced area around a wildlife proof dumpster.

Fencing:

All fencing related to the property will be implemented, where necessary, by the developer and/or the Master Association per Town of Minturn Municipal Code requirements. Additional fencing is not permitted by any Homeowner or renter nor between units to allow adequate area between buildings for ladder staging in case of fire.

Additional Architectural Design Guidelines may be adopted by the developer or one of the Home Owners Associations, but in no case shall be less restrictive than what is proposed within these Guidelines.

Snow Storage and Management and Maintenance:

The Midtown Village Master Owners Association (MVMOA) shall be responsible for all common area maintenance in accordance with the Declarations. The project provides areas for snow storage as well as proposed areas of snow melt. All Tracts Midtown Village shall meet the minimum snow storage area required by Minturn Municipal Code, as may be amended from time to time, and /or may me snow melted. Snow removal and management of all common areas, driveways and sidewalks, including the sidewalk located in the Colorado Department Of Transportation (CDOT) right-of-way, shall be performed under the direction of the Midtown Village Master Owners Association (MVMOA).

VIII. WILDLIFE MEASURES AND LANDSCAPE GUIDELINES

Wildlife Mitigation Measures:

The following wildlife mitigation measures shall be adhered to:

1. Utilize bear- proof dumpsters for any garbage that is generated at this location. Furthermore, use bear-proof containers for trash during the construction period and prohibit workers from leaving food or other bear attractants onsite;
2. Prohibit construction workers and contractors from bringing pets on the work site;
3. Shield and direct all lighting fixtures downward to minimize light pollution on adjacent wildlife habitats. Only Dark-Sky compliant fixtures are approved for use.
4. Construction of any fences shall be in a wildlife- friendly manner that eliminates the chance of entanglement and impalement of wildlife attempting to jump fences. Sharp protrusions and pointed pickets or strands of wire are prohibited.
5. Prohibit fruit, nut, and berry producing trees and shrubs in landscape designs.

Landscape Guidelines:

Other than the (2) Cottage lots on Tract B, which allows for 2000 sq ft of irrigated space per lot, there are no other spaces that are allowed to be irrigated until such a time that the Town can provide additional SFE's to their system. Any future irrigation systems for Future Development on Tracts D and E are also subject to availability of additional SFE's provided by the Town. All disturbed areas shall be restored to a native condition and/or landscaped using Xeriscape or Waterwise practices.

The minimum tree and drought-tolerant plant size and type shall be in accordance with the Minturn Municipal Code, as amended from time to time, including but not limited to the Town of Minturn Waterwise landscaping and irrigation design standards and principles.

Homeowners and/or renters may not plant anything within common areas without prior consent of the governing HOA.

IX. SIGNS

All signs proposed within the PUD shall comply with the standards and limitations set forth in the Minturn Municipal Code for both residential and commercial uses. Unless exempt by the Minturn Municipal Code sign regulations, all residential and commercial signs shall require approval by the Town of Minturn.

X. AMENDMENTS, MODIFICATIONS, AND DEVIATIONS

Minor deviations to the PUD may be approved by the Planning Director in accordance with Town of Minturn Municipal Code. Amendments or major modifications to the PUD Preliminary Plan or PUD Guide shall be processed in accordance with the Minturn Municipal Code.

MIDTOWN VILLAGE PUD AMMEDNDED PLAT INFO FOR TITLE COMMITMENTS

CURRENT 2023 ADDRESSES AND PARCEL NUMBERS BEFORE PLAT REVISION

(Old Quintana Property)
947 Main Street is split between these (2) Parcel numbers below:
R066168 Parcel #**210335101096**
R067962 Parcel #**210335101107**

R003930 (961 Main) Parcel #**210335101060**
R006590 (981 Main) Parcel #**210335101017**
R005305 (987 Main) Parcel #**210335101016**
R003830 (989 Main) Parcel #**210335101018**

MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

MIDTOWN VILLAGE

Table of Contents

ARTICLE 1. SUBMISSION/NAMES/DEFINED TERMS 1
Section 1.1 Submission of Property 1
Section 1.2 Name and Type. 2
Section 1.3 Defined Terms 2

ARTICLE 2. PROPERTY RIGHTS IN THE COMMON ELEMENTS/EASEMENTS 5
Section 2.1 Easement for Encroachments. 5
Section 2.2 Blanket Easements. 5
Section 2.3 Access 5
Section 2.4 Mechanic's Liens 6
Section 2.5 Owners' Easements of Enjoyment 6
Section 2.6 Delegation of Use 7
Section 2.7 Future Development and Views 7

ARTICLE 3. THE ASSOCIATION, MEMBERSHIP AND VOTING RIGHTS 8
Section 3.2 Membership. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. If additional Lots are added to the Association, membership shall automatically be expanded. 8
Section 3.8 Managing Agent 9
Section 3.9 Right to Notice 10
Section 3.10 Indemnification 10

Section 3.11 Security Disclaimer. The Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property. Notwithstanding, each Owner, for himself or herself and his or her tenants, guests, licensees and invitees, acknowledges and agrees that the Association is not required to provide safety or security services and shall have no duty to provide any specific level or standard of safety or security in the Property. Furthermore, the Association does not guarantee that non-residents will not gain access to the Property and commit criminal acts in the Property, nor does the Association guarantee that criminal acts in the Property will not be committed by residents. Regardless of any measures or actions the Association may, but is under no obligation to, take related to safety, it shall be the responsibility of each Owner, at all times, to protect his or her person and property and all responsibility to provide such safety and/or security shall lie solely with each Owner. The Association shall not be held liable for any loss or damage by reason of failure to provide safety or security or the in effect. 10

ARTICLE 4. BOARD OF DIRECTORS 10
Section 4.1 Authority of the Board of Directors 10
Section 4.2 Termination of the Period of Declarant Control 10

ARTICLE 5. COVENANT FOR COMMON EXPENSE ASSESSMENTS 10
Section 5.1 Allocated Interests 10
Section 5.2 Creation of Lien and Personal Obligation to Pay Assessments 11

Section 5.2 Basis for Common Expense Assessments 11
Section 5.3 Annual Assessment 12
Section 5.4 Special Assessments 12
Section 5.5 Individual Purpose Assessments 12
Section 5.6 Application of Payments 13
Section 5.7 Effect of Non-Payment of Assessments. 13
Section 5.8 Lien Priority 14
Section 5.9 Working Capital Fund 14
Section 5.10 Surplus Funds 14

ARTICLE 6. ARCHITECTURAL REVIEW 14
Section 6.1 Composition of the Architectural Review Committee and Appointment 14
Section 6.2 Architectural Review Requirements; Authority of the Architectural Review Committee. 15
Section 6.3 Design Guidelines 15
Section 6.4 Procedures 15
Section 6.5 Vote and Appeal 16
Section 6.6 Commencement and Completion of Construction. 16
Section 6.7 Inspection of Work 16
Section 6.8 Variances 16
Section 6.9 Waivers. 16
Section 6.10 Liability. 16
Section 6.11 Builders Exemption 17

ARTICLE 7. MAINTENANCE AND SERVICE RESPONSIBILITIES 17
Section 7.1 Association Maintenance and Service Responsibilities. 17
Section 7.2 Owner's Maintenance Responsibility 18
Section 7.3 Inspection, Repair and Replacement of Designated Owner or Owners Association Maintenance Components 18
Section 7.4 Owner’s Negligence 18

ARTICLE 8. INSURANCE 18
Section 8.1 Insurance to be Carried by the Association. 18
Section 8.2 Real Property Insurance on the Common Area. 19
Section 8.3 Liability Insurance. 19
Section 8.4 Fidelity Insurance 19
Section 8.5 Workers Compensation. 20
Section 8.6 Director and Officer Liability Insurance. 20
Section 8.7 Other Insurance. 20
Section 8.8 Miscellaneous Terms Governing Insurance Carried by the Association. 20
Section 8.9 Insurance Obtained by Owners. 21
Section 8.10 Insurance Premium. 21

Section 8.11 Managing Agent Insurance. 21
Section 8.12 Waiver of Claims Against Association. 21
Section 8.13 Adjustments by the Association. 21
Section 8.14 Duty to Repair. 21
Section 8.15 Condemnation and Casualty Insurance Allocations and Distributions. 21
Section 8.16 Responsibility for Payment of Deductible Amount. 22
Section 8.17 Insurance Assessments. 22
Section 8.19 Association as Attorney-in-Fact. 22

ARTICLE 9. USE RESTRICTIONS 23
Section 9.1 Flexible Application of the Subsequent Covenants and Restrictions. 23
Section 9.2 Authority. 23
Section 9.3 Nuisances. 23
Section 9.4 Use of Common Area. 23
Section 9.5 No Annoying Lights, Sounds or Odors. 23
Section 9.6 No Hazardous Activities. 24
Section 9.7 Maintenance of Grade and Drainage. 24
Section 9.8 Rules and Regulations. 24
Section 9.9 Use of the Words “Midtown” and “Midtown Village Association”. 24

ARTICLE 10. DISPUTE RESOLUTION PROCEDURES 24
Section 10.1 Definitions Applicable to this Article 10 24
Section 10.2 Intent of Article; Applicability of Article; and Applicability of Statutes of Limitation. 25
Section 10.3 Commencement or Pursuit of Claim Against Bound Party. 26
Section 10.4 Claims 26
Section 10.5 Mandatory Procedure. 26
Section 10.6 Award 28

ARTICLE 11. DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS 29
Section 11.1 Development Rights 29
Section 11.2 Special Declarant Rights. 29
Section 11.3 Exercise of Development Rights or Special Declarant Rights. 30
Section 11.4 Subdivision or Replatting of Lots 30
Section 11.5 Subassociation Declarations 30
Section 11.6 Rights Transferrable/Rights Transferred. 30
Section 11.7 No Further Authorizations Needed 31

ARTICLE 12. MISCELLANEOUS AND GENERAL PROVISIONS 31
Section 12.1 Compliance and Enforcement. 31
Section 12.2 Covenants to Run. 32
Section 12.3 Termination. 32

Section 12.4	Attorney Fees.	32
Section 12.5	Amendment of Declaration by Owners.	32
Section 12.6	Amendment of Declaration by Declarant.	33
Section 12.7	Required Consent of Declarant to Amendment.	33
Section 12.8	Cooperation with Other Associations or Districts.	33
Section 12.9	Registration of Mailing Address.	34
Section 12.10	Interpretation.	34
Section 12.11	Singular Includes the Plural.	34
Section 12.12	Captions.	34
Section 12.13	Non-Waiver.	34
Section 12.14	Conflict of Provisions.	34
Section 12.15	Severability.	34

MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIDTOWN VILLAGE

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIDTOWN VILLAGE (the "**Declaration**") is made and entered into as of the _____ day of _____, 2024, by MIDTOWN LOFTS LLC, a Colorado limited liability company (the "**Declarant**").

RECITALS

A. Declarant is the owner of certain real property in Eagle County, Colorado, which is more particularly described as set forth in *Exhibit A* attached hereto and by reference made a part hereof.

B. Declarant desires to create a planned community under the terms of the Colorado Common Interest Ownership Act, C.R.S. § 38-33.3-101 *et. seq.* and any amendments, or modifications of that Act (hereinafter called "CCIOA" or the "Act" (the "**Act**") on the real estate described in *Exhibit A*, under the name "Midtown Village". The Declarant hereby declares that all of the Property, with all appurtenances, facilities and improvements thereon, shall be held, sold, used, improved, occupied, owned, resided upon, hypothecated, encumbered, liened, and conveyed subject to the following easements, reservations, uses, limitations, obligations, restrictions, covenants, provisions and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property and all of which shall run with the land and be binding on and inure to the benefit of all parties having any right, title or interest in the Property or any part thereof; their heirs, successors, and assigns.

C. Declarant has caused Midtown Village Association, Inc., a Colorado nonprofit corporation, to be incorporated under the laws of the State of Colorado, as an owners' association, for the purpose of exercising the functions set forth herein.

ARTICLE 1. SUBMISSION/NAMES/DEFINED TERMS

Section 1.1 Submission of Property. Declarant hereby submits the real estate described in *Exhibit A*, together with and subject to all easements, rights, and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "**Property**"), to the provisions of the Act, as it may be amended from time to time, and to the terms and conditions of this Declaration. In the event the Act is repealed, the Act on the effective date of this Declaration shall remain applicable. Declarant hereby declares that all the Property described in *Exhibit A* shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions. Notwithstanding the forgoing and/or anything contained in this Declaration to the contrary, no property owned by the Town of Minturn shall be subject to this Declaration, and the same shall hereby be exempt and excluded from the purview of this Declaration. Declarant further declares that this Declaration is made

for the purpose of protecting the value and desirability of the Property, that this Declaration shall run with the Property and shall be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, legal representatives, successors, and assigns and shall inure to the benefit of each Owner thereof.

Section 1.2 Name and Type. The type of common interest Property created hereunder is a planned Property as defined in the Act. The name of the Property is "Midtown Village". The name of the Association is "Midtown Village Association, Inc."

Section 1.3 Defined Terms. Each capitalized term in this Declaration or on the Plat shall have the meaning specified in the Act or as used in the Act, unless otherwise defined in this Declaration or as context requires otherwise:

(a) "**Act**" shall mean the Colorado Common Interest Ownership Act, C.R.S.§ 38-33.3-101 *et. seq.*, as it may be amended.

(b) "**Architectural Review Committee**" or "**Committee**" shall mean the committee appointed by the Declarant or the Board of Directors pursuant to this Declaration for the purpose of administering the architectural approval and design review provisions contained in this Declaration.

(c) "**Articles of Incorporation**" shall mean the Articles of Incorporation of Midtown Village Association, Inc., as filed with the Colorado Secretary of State, as may be amended from time to time.

(d) "**Assessment**" shall include all Common Expense Assessments, Special Assessments, Individual Purpose Assessments, and any other expense levied to a Lot pursuant to this Declaration or the Act, including but not limited to interest, late fees, attorney fees, fines, and costs.

(e) "**Association**" shall mean and refer to Midtown Village Association, Inc., a Colorado nonprofit corporation, and its successors and assigns.

(f) "**Board**" or "**Board of Directors**" shall mean the body designated in the Governing Documents to act on behalf of the Association.

(g) "**Bylaws**" shall mean the Bylaws of Midtown Village Association, Inc., as may be amended from time to time.

(h) "**Common Elements**" means all the Property as labeled on the Plat, except the Lots, units, and Future Development Parcel, which the Association owns for the common use and enjoyment of the Owners on a non-exclusive basis as provided below. The Common Elements include any unimproved land surrounding the Lots, the easements benefiting the Property as granted in this Declaration or the Plat, the water, sewer and other utility or communication lines and facilities serving the Property which

are not owned by any public entity, any portion of the Common Elements shall also include Limited Common Elements, which are exclusively reserved for use by fewer than all Owners, or as otherwise provided in this Declaration. The Common Elements shall not include any portion of the Property dedicated to the public pursuant to this Declaration or the Plat, including, without limitation, roads, recreation areas, parking area, trails and trails access areas.

(k) "**Common Expense Assessment**" shall mean an Assessment levied against the Lots in the Association to fund the Common Expenses.

(l) "**Common Expense Liability**" shall mean the liability for Common Expenses allocated to each Lot as set forth in Section 4 of this Declaration.

(m) "**Common Expenses**" shall mean any and all of the Association's costs, expenses and liabilities including, without limitation, costs, expenses and liabilities incurred for (A) managing, operating, insuring, improving, repairing, replacing and maintaining the Common Elements; (B) providing facilities, services and other benefits to Owners and their Guests; (C) administering and enforcing the covenants, conditions, restrictions, reservations and easements created in the Association Documents; (D) levying, collecting and enforcing the Assessments; (E) regulating and managing the Project; (F) operating the Association; and (G) utilities not separately metered and billed directly to Unit Owners; other expenses declared to be Common Expenses pursuant to the Association Documents or the Act, and expenses agreed upon as Common Expenses by the Association; and reserves for any such costs, expenses and liability.

(n) "**Declarant**" shall mean Midtown Lofts LLC, a Colorado limited liability company, its agents, employees, contractors, successors and assigns to whom it expressly transfers all or any part of its rights as Declarant hereunder, in compliance with C.R.S. § 38-33.3-304. The Declarant hereby reserves any and all "special declarant rights" and "development rights" as created or set forth in CCIOA and any other rights as set forth herein. Any such rights shall apply to the Property and Future Development Parcels (as defined below) and shall terminate upon the earlier of ten (10) years from the date of recording hereof or as otherwise provided herein. The "Period of Declarant Control" means that period during which the Declarant, or persons designated by Declarant, may appoint and remove the officers and members of the Board as set forth in Article III hereof.

(o) "**Design Guidelines**" shall mean a manual of design guidelines for the Property, or other design or architectural guidelines, to interpret and/or implement any provisions of Article 6 of this Declaration, specifically, and this Declaration in general, as more fully provided for in Section 6.3 of this Declaration.

(p) "**Future Development Parcels**" and means the property more particularly described on the Plat as Tracts C, D, E which the Declarant may be subject to this Declaration by one or more duly recorded supplemental declarations and, if necessary, supplemental plats, and convert into additional Lots and contemplate future development rights as created or set forth in CCIOA.

(q) "**Governing Documents**" shall mean this Declaration, the Plat, the Articles of Incorporation, the Bylaws, the Design Guidelines and the Rules and Regulations of the Association, as they may be amended from time to time.

(r) "**Improvements"** shall mean and refer to all structures and any appurtenances thereto or components thereof of every type or kind, including, but not limited to, buildings, outbuildings, swimming pools, patio covers, awnings, painting or other finish material of any exterior surfaces of any visible structure, additions, walkways, garages, carports, driveways, parking areas, concrete, paving, fences, screening walls, retaining walls, stairs, decks, fixtures, landscaping, solar equipment, satellite dishes, and exterior air conditioning and water softener fixtures. "Improvements" shall also mean an excavation or fill, the volume of which exceeds two cubic yards, and any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel upon or across any Lot.

(s) "**Individual Purpose Assessment**" shall mean expenses incurred by the Association which are for the benefit of any individual Lot, as more fully provided in Section 5.5 of this Declaration.

(t) "Lot" shall mean and refer to any of the lots shown on any recorded Plat of the Property, together with all appurtenances thereto and improvements now or hereafter thereon. This term shall have the same meaning as "unit" under the CCIOA. The boundaries of any Lot may be relocated pursuant to C.R.S. § 38-33.3-212. The boundaries of the Lots shall be shown on any recorded Plat of the Property which shall be incorporated herein by this reference. The number of Lots to be developed on the Property is forty-two (42). Declarant reserves the right for itself and any Successor Declarant to expand the Future Development Parcels referred to as Tracts C, D, and E on the Plat and additional Lots.

(u) "**Member**" shall mean any Owner. The terms "Member" and "Owner" may be used interchangeably.

(v) "**Owner**" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to any Lot which is a part of the Property but excluding those having such interest merely as security for the performance of an obligation. This term shall have the same meaning as "unit owner" under the CCIOA.

(w) "**Person**" shall mean a natural person, a corporation, a limited liability company, a partnership, a trust, a joint venture, an unincorporated association, or any other legal entity or any combination thereof.

(x) "**Plat**" shall mean and refer to the map(s) and/or plat(s) of the Property recorded in the records of the Office of the Clerk and Recorder of Eagle County,

Colorado at Reception No. ____ . More than one Plat or supplement thereto may be recorded, and, if so, then the term "Plat" shall collectively mean and refer to all of such maps, plats and supplements thereto.

(y) **"Rules and Regulations**" shall mean any written instruments, however identified, which are adopted by the Association for the regulation and management of the Property and/or clarification of the Governing Documents, including any amendment to those instruments.

(z) "**Special Assessment**" shall mean a Special Assessment levied by the Association from time to time to cover previously unbudgeted expenses or expenses in excess of those budgeted, including, without limitation, the costs of any construction restoration, or unbudgeted repairs or replacements of capital improvements that are not covered by the general reserve fund.

ARTICLE 2. PROPERTY RIGHTS IN THE COMMON ELEMENTS/EASEMENTS

Section 2.1 Easement for Encroachments. Each Lot and the property included in the Common Area shall be subject to an easement for encroachments created by the original construction, settling and overhangs. A valid easement for said encroachments and for the maintenance of same, so long as it stands, shall and does exist.

Section 2.2 Blanket Easements.

(a) *Maintenance Easement*. An easement is hereby granted to the Association, and any of its duly authorized agents, contractors or consultants, to enter in or to cross over the Common Area, any Lot, to perform the duties of operation, installation, maintenance, repair and replacement of the Common Area and any Lot as provided for in this Declaration.

(b) *Utility Easement*. A blanket easement is granted to the Association, and any of its duly authorized agents, contractors or consultants, upon, across, over and under the Common Area and all of the Lots for ingress, egress, installation, replacing, repairing and maintaining any utilities, including but not limited to water, including potable and/or non-potable water systems, sewer, gas, telephone, electricity, and cable, to the extent the Association is responsible for such utilities. Notwithstanding anything to the contrary contained in this paragraph, after the installation of the initial utilities on the Common Area and the Lots. No sewers, electrical lines, water lines or other utilities may thereafter be installed or relocated on the Common Area or the Lots except as approved by the Board of Directors. The easements provided for in this paragraph shall in no way affect any other prior recorded easements on the premises.

Section 2.3 Access**.** For the purpose of performing any of the functions or obligations required or permitted by this Declaration, and for performing inspections related thereto, the Association, through of its duly authorized agents, contractors or consultants, shall have the right, after reasonable notice to the Owner or occupants thereof, and during regular

business hours, to enter upon the exterior portions of any Lot and such entry shall not be deemed a trespass. In emergency situations, the Association, and any of its duly authorized agents, contractors or consultants, may enter without notice at any time, but the Owner or other occupants thereof shall be notified as soon as reasonably possible thereafter. In performing any of the functions or obligations required or permitted by this Declaration, including but not limited to ingress, egress, repairs or maintenance authorized under this Declaration, the Association shall not be liable for any loss, cost or damage caused by its actions, except on account of its willful misconduct.

Section 2.4 Mechanic's Liens**.** No labor performed and/or materials furnished for use and incorporated into any Lot with the consent or at the request of the Owner thereof or an agent, contractor, or subcontractor of such Owner shall be the basis for the filing of a lien against a Lot of any other Owner not expressly consenting to or requesting the same or against any interest in the Common Area. Each Owner shall indemnify and hold harmless each of the other Owners and the Association from and against any liability or loss arising from the claim of any mechanic's lien against the Lot of any other Owner, and/or the Common Area, or any part thereof, for labor performed and/or materials furnished in work on the first Owner's Lot as applicable. The Association may pay any sums necessary to eliminate any lien filed against Common Area not benefitting from the labor and/or materials furnished, and all sums paid shall be an Assessment against the Lot of the Owner or Owners for whom the labor and/or materials were furnished.

Section 2.5 Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The terms, provisions, covenants, conditions, restrictions, easements, reservations, uses, limitations, and obligations contained in this Declaration;

(b) The right of the Association to adopt Rules and Regulations governing the use of the Common Area and the Lots;

(c) The right of the Association to borrow money for the purpose of maintaining or improving the Common Area, and for other such purposes deemed appropriate or necessary by the Board of Directors to fulfill the Association's obligations, duties or authority as set forth in the Governing Documents;

(d) The right of the Association, upon approval of Members entitled to cast at least sixty-seven percent (67%) of the votes in the Association, including sixty-seven percent (67%) of the votes allocated to Lots not owned by the Declarant, to mortgage the Common Area, if any, as security for any loan or liability incurred by the Association, provided, that the rights of such mortgagee shall be subordinate to the rights of the Owners;

(e) The right of the Association to assign its right to future income, including the right to assign its right to receive Assessments;

(f) The right, power and authority of the Association to grant any easement, right-of-way, license, lease, or similar interest through, over or in the Common Area;

(g) The right of the Association to transfer or convey ownership of the Common Area, or any portion thereof, subject to the prior approval of Members entitled to cast at least sixty-seven percent (67%) of the votes in the Association, including sixty-seven percent (67%) of the votes allocated to Lots not owned by the Declarant;

(h) The right of the Association to close portions of the Common Area for maintenance, repair, replacement and improvement;

(i) The right of the Association to change the use of, and/or to add or remove improvements to or from the Common Area; and

(j) The right of the Association to provide trash removal service to all or any portion of the Property, in which case, the Owners of any Lots for which trash service is provided shall be required to use such trash service provided by the Association and shall not be entitled to engage his or her own trash removal service.

Section 2.6 Delegation of Use**.** An Owner may delegate, in accordance with the Governing Documents, his right of enjoyment to the Common Area to the members of his family, his tenants, or others who reside on the Owner's Lot. If an Owner delegates such rights to use the Common Area to tenants or others who reside on the Owner's Lot, the Owner shall not be entitled to use the Common Area.

Section 2.7 Future Development and Views. Owners acknowledge that existing views, if any, of the immediate and surrounding areas and mountains may be subject to change or elimination as a result of future development of residential and non-residential uses, road construction, tree growth and landscaping. Neither the Declarant nor the Association guarantees or represents that any view over and across the Lots and/or Lots or other Improvements, or that any open space, will be preserved without impairment, nor is there any obligation to relocate, prune, or thin trees or other landscaping. The Declarant has the right to add Improvements, including but not limited to trees, walls, fences, berms, structures, signs, lighting, water features and landscaping, from time to time, without regard to any view impairment. Any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed. Neither the Declarant nor the Association assumes any responsibility for any representation or promise made by any other party, including but not limited to any Builder, sales counselor, independent broker or other agent or employee of a homebuilder, with regard to views. Each Owner acknowledges that development within and surrounding the Property may continue for an indefinite period, and that plans for the density, type and location of improvements, developments or land uses, may change over time. Such development may entail changes to or alterations in the access to the Property, views of or from the Property, the Lots, surrounding land uses, open space or facilities, traffic volumes or patterns, privacy or other off-site aspects or amenities. Development also may entail noise, odors, unsightliness, dust and other inconveniences or disruptions. By accepting a deed to a Lot, each Owner accepts title to such Lot subject to the

foregoing and waives and releases any claim against the Declarant and the Association arising out of or associated with any of the foregoing.

ARTICLE 3. THE ASSOCIATION, MEMBERSHIP AND VOTING RIGHTS

Section 3.1 Association. The Midtown Village Association, Inc. shall operate as a Colorado non-profit corporation pursuant to its Articles of Incorporation and Bylaws, which may include, without limitation, provisions for the indemnification of officers and directors.

Section 3.2 Membership. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. If additional Lots are added to the Association, membership shall automatically be expanded.

(a) One Vote per Lot. There shall be only one membership per Lot. If a Lot is owned by more than one Person, all co-owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth herein and in the Bylaws, and all such co-owners shall be jointly and severally obligated to perform the responsibilities of Owner.

(b) Natural Person. The membership rights and privileges of an Owner who is a natural person may be exercised by the Member or the Member's spouse.

(c) Legal Entity. The membership rights of an Owner which is a corporation, partnership, or other legal entity may be exercised by any individual designated from time to time by the Owner in a written instrument provided to the Secretary of the Board.

(d) Right to Vote. Members shall have the right to cast votes on all matters to be voted on by the members, as provided in the Association's Articles of Incorporation and Bylaws.

Section 3.3 Classes of Membership. The Association shall have two classes of membership, Class "A" and Class "B".

(a) Class "A". The Class "A" Members shall be all Owners of Lots, except Class "B" Members.

(b) Class "B". The Class "B" Member shall be the Declarant.

Section 3.4 Voting Rights.

(a) Class "A" Members shall have one equal vote for each Lot in which they hold the interest required for membership;

(b) Class "B" Member shall be entitled to fifty one percent (51%) of the voting rights in the Association.

Section 3.4 Duration of Class B**.** The Class "B" membership shall cease and be converted to Class "A" membership upon the earlier of the following:

a. When 90% of the Lots permitted under the Development Plan filed with Eagle County have been conveyed by Declarant to Owners, and certificates of occupancy have been issued for residences constructed thereon;

b. Ten years from the date of the recording of this Declaration; provided that the 10-year period for conversion shall be extended an additional five years unless a majority of the Voting Members representing Class "A" Members at a special meeting held for such purpose at least 30 days, but not more than 90 days, prior to expiration of the 10-year period, vote not to extend the 5-year period, or

c. When, in its discretion, the Declarant so determines.

Section 3.5 Conversion of Class "B" Membership. From and after the conversion of the Class "B" membership, the Class "B" member shall be deemed to be a Class "A" member entitled to one vote for each Lot in which it holds the interest required for membership hereunder. Notwithstanding the above provision, the Declarant shall have the right to disapprove of the actions of the Board and committees as provided in the Bylaws.

Section 3.6 Transition to the Association**.** In the event Class "B" membership has not terminated when more than 80% of the Lots permitted under the Development Plan filed with Eagle County have been conveyed by Declarant, the Board shall form a "Transitional Advisory Committee." No later than when 90% of the Lots are owned as provided in this Declaration.

Section 3.7 Exercise of Voting Rights**.** Except as otherwise specified in this Declaration or the Bylaws, the vote for each Lot owned by a Class "A" Member shall be exercised by Voting Members, as described in this Declaration, the Articles, and the Bylaws. In any situation in which a Member is entitled personally to exercise the vote for his or her Lot and there is more than one Owner of a particular Lot, the vote for such Lot shall be exercised as such co-owners determine among themselves and advise the Secretary of the Board in writing prior to any meeting. Absent such advice, the Lot's vote shall be suspended if more than one Person seeks to exercise it.

Section 3.8 Managing Agent. The Association may employ or contract for the services of a managing agent to whom the Board may delegate certain powers, functions, or duties of the Association, as provided in the Bylaws of the Association. The agreement shall be by written contract having a term of no more than three (3) years and shall be subject to cancellation by the Association on thirty (30) days' notice, with cause, and without a cancellation fee. The Association

shall not be liable for any omission or improper exercise by a managing agent of any duty, power, or function so delegated by written instrument executed by or on behalf of the Association.

Section 3.9 Right to Notice. Notice of matters affecting the Property shall be given by the Association or through access to Association records, as further provided in the Bylaws or as otherwise provided by the Board of Directors.

Section 3.10 Indemnification. To the full extent permitted by law, each officer, director and committee member of the Association, as well as each volunteer whose activities on behalf of the Association have been approved or directed by the Association, shall be and hereby are indemnified by the Association against all expenses and liabilities including attorney fees, reasonably incurred by or imposed upon them in any proceeding to which they may be a party, or in which they may become involved, by reason of being or having been an officer, director, committee member or volunteer of the Association, or any settlements thereof, whether or not they are an officer, director, committee member or volunteer at the time such expenses are incurred; except in such cases wherein such officer, director, committee member or volunteer is adjudged guilty of breaching his or her duties.

Section 3.11 Security Disclaimer**.** The Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property. Notwithstanding, each Owner, for himself or herself and his or her tenants, guests, licensees and invitees, acknowledges and agrees that the Association is not required to provide safety or security services and shall have no duty to provide any specific level or standard of safety or security in the Property. Furthermore, the Association does not guarantee that non-residents will not gain access to the Property and commit criminal acts in the Property, nor does the Association guarantee that criminal acts in the Property will not be committed by residents. Regardless of any measures or actions the Association may, but is under no obligation to, take related to safety, it shall be the responsibility of each Owner, at all times, to protect his or her person and property and all responsibility to provide such safety and/or security shall lie solely with each Owner. The Association shall not be held liable for any loss or damage by reason of failure to provide safety or security or the in effect.

ARTICLE 4. BOARD OF DIRECTORS

Section 4.1 Authority of the Board of Directors. The affairs of the Association shall be managed by a Board of Directors. Except as otherwise provided in the Governing Documents, the Board of Directors may act in all instances on behalf of the Association.

Section 4.2 Termination of the Period of Declarant Control. Upon the termination of the Period of Declarant Control, the Declarant shall call a meeting for the purpose of turning over administration responsibilities to the Board.

ARTICLE 5. COVENANT FOR COMMON EXPENSE ASSESSMENTS

Section 5.1 Allocated Interests**.** The Common Expense Liability in the Association allocated to each Lot are set as follows:

(a) Unless otherwise provided in this Declaration, the Common Expense Liability allocated to each Lot shall be a fraction, the numerator of which is one (1) and the denominator of which is the total number of Lots in the Property from time to time.

(b) If any Lots are added or withdrawn from the Association then the formula shall be adjusted to account for those Lots added or withdrawn.

Section 5.2 Creation of Lien and Personal Obligation to Pay Assessments. Each Lot Owner, by acceptance of a deed for a Lot, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association annual Common Expense Assessments, and such other Assessments as imposed by the Association.

(a) Such Assessments, including but not limited to fees, charges, late fees, attorney fees, fines and interest charged by the Association and additional fees charged by the managing agent, including but not limited to, administration and witness fees, shall be the personal obligation of the Owner of such Lot at the time when the Assessment or other charges became or fell due. The personal obligation to pay any past due sums due to the Association shall not pass to a successor in title unless expressly assumed by them. No Owner may become exempt from liability for payment of any Assessment by waiver of the use or enjoyment of the Common Area, or by abandonment of the Lot against which the Assessment is made.

(b) The Assessments as imposed by the Association, including fees, charges, late fees, attorney fees, fines and interest charged by the Association, and additional fees charged by the managing agent, including but not limited to, administration and witness fees, and/or any other charges that may be assessed and/or levied or may be agreed to in the process of collecting past due Assessments, including but not limited, credit card convenience fees from whatever source, shall be a charge on the respective Lot generating such charges and shall be a continuing lien upon the Lot against which each such Assessment or charge is made. If any Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment becomes due.

(c) All Assessments shall be payable in the amounts specified in the levy thereof, and no offsets or reduction thereof, except as provided in this Declaration, shall be permitted by any reason including, without limitation, any claim that the Association is not properly exercising their duties and powers under this Declaration. Except as provided in this Declaration, all Assessments shall be assessed against all Lots based on the Common Expense Liability allocated to each applicable Lot, as set forth in this Declaration.

Section 5.2 Basis for Common Expense Assessments. The Common Expense Assessment may be made on an annual basis against all Lots and shall be based upon the Association's advance budget of the cash requirements needed by it to provide for the administration and performance of its duties during such Assessment year. Unless otherwise provided herein, Common Expense Assessments shall be apportioned among the Lots in accordance with the Common Expense Liability allocated to each Lot as set forth herein. At the

earlier of such time as the issuance of a temporary certificate of occupancy or a final certificate of occupancy for a Lot shall thereafter be subject to Assessments as fully set forth herein.

Section 5.3 Annual Assessment. The budget for annual Common Expense Assessments shall be submitted to the Owners for ratification pursuant to Section 303(4) of the Act and as set forth in the Bylaws, as the Bylaws may be amended from time to time. The budget may be vetoed by Owners representing at least sixty-seven percent (67%) of the total Association vote. In the event the budget for annual Common Expense Assessments is vetoed as provided herein, the budget for annual Common Expense Assessments last proposed by the Board and not vetoed by the Owners shall be continued until a subsequent budget for annual Common Expense Assessments proposed by the Board is not vetoed by the Owners. Common Expense Assessments shall be due and payable in monthly, quarterly, or annual installments, or in any other manner, as determined by the Board of Directors. The omission or failure of the Board of Directors to levy a Common Expense Assessment for any period shall not be deemed a waiver, modification or a release of the Owners from their obligation to pay.

Section 5.4 Special Assessments. In addition to other authorized Assessments, the Association may levy Special Assessments from time to time to cover previously unbudgeted expenses or expenses in excess of those budgeted, including, without limitation, the costs of any construction, restoration, or unbudgeted repairs or replacements of capital improvements that are not covered by the general reserve fund. The proposed Special Assessment shall be submitted to the Owners for ratification pursuant to Section 303(4) of the Act and as set forth in the Bylaws, as the Bylaws may be amended from time to time. A proposed Special Assessment will be ratified unless Owners representing more than eighty percent (80%) of the total votes in the Association vote, either in person or by proxy, to reject the Special Assessment at a meeting called for such purpose. Special Assessments may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved. The Board shall have the right to require that Special Assessments be paid in advance of the subject services or materials.

Section 5.5 Individual Purpose Assessments. The Association shall have the right to add to any Owner's Assessment as an Individual Purpose Assessment, without the need of going through the budget ratification process as provided for herein, the following:

(a) Those amounts expended by the Association for the benefit of any individual Lot or any occupant thereof, including but not limited to: trash removal services provided through the Association; improvement, repair, replacement and maintenance specific to a Lot; improvement, repair, replacement or maintenance caused by the negligent or willful acts of any Owner, his or her guest, employee, licensee, lessee or invitee as set forth in this Declaration;

(b) Any extraordinary maintenance, repair, improvement or replacement costs of any area which the Association maintains required on fewer than all the Lots;

(c) Any extraordinary insurance costs incurred as a result of the value of a particular Owner's Lot or the actions of an Owner (or his agents, guests, licensees, invitees or lessees);

(d) All fines and costs assessed against an Owner pursuant to the Governing Documents; and

(e) Any other expenditures or charges which the Board, in its sole discretion, chooses to allocate to a Lot and are reasonably determined to be allocable to a particular Lot.

Section 5.6 Application of Payments. All payments received on an account of any Owner or the Owner's Lot shall be applied in accordance with C.R.S. 38.33.3-316.3(4).

Section 5.7 Effect of Non-Payment of Assessments.

(a) Any Assessment, charge or fee provided for in this Declaration, or any monthly or other installment thereof, which is not fully paid within fifteen (15) days after the due date thereof, as established by the Board of Directors, shall bear interest at the rate established by the Board of Directors, on a per annum basis to accrue monthly, from the due date, and the Association may assess a reasonable late fee thereon as determined by the Board of Directors.

(b) Failure to make payment within sixty (60) days of the due date thereof shall cause the total amount of such Owner's annual Common Expense Assessment for the remainder of that fiscal year to become immediately due and payable at the option of the Board. The Board may, in its discretion, decelerate the Owner's annual Common Expense Assessment.

(c) Further, the Association may foreclose its lien and/or bring an action at law or in equity, or all of the same, against any Owner personally obligated to pay such overdue Assessments, charges or fees, or monthly or other installments thereof. An action at law or in equity by the Association against an Owner to recover a money judgment for unpaid Assessments, charges or fees, or monthly or other installments thereof, may be commenced and pursued by the Association without foreclosing, or in any way waiving the Association's lien therefor. Likewise, the obtaining of a money judgment shall not preclude the foreclosure of the Association's lien so long as the judgment remains unsatisfied.

(d) Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to estop or otherwise preclude the Association from thereafter again foreclosing or attempting to foreclose its lien for any subsequent Assessment, charges or fees, or monthly or other installments thereof, which are not fully paid when due. The Association shall have the power and right to bid on or purchase any Lot at foreclosure or other legal sale, and to acquire and hold, lease, mortgage, convey or otherwise deal with the same. If a foreclosure action is filed to foreclose any Assessment lien, and an Owner abandons or leaves vacant his or her Lot, the Board may take possession and rent said Lot or apply for the appointment of a receiver for the Lot without prior notice to the Owner. The rights of the Association shall be expressly subordinate to the rights of any holder of a first lien

security interest as set forth in its deed of trust or mortgage (including any assignment of rents), to the extent permitted under the Act.

Section 5.8 Lien Priority. The lien of the Association under this Article is prior to all other liens and encumbrances on a Lot except: (1) liens and encumbrances recorded before the recordation of the Declaration; (2) a first lien security interest on a Lot (except as allowed by the Act with regard to the limited lien priority allowed to the Association); and (3) liens for real estate taxes and other governmental assessments or charges against the Lot. This Section does not affect the priority of mechanics' or materialmen's liens. The lien of the Association under this Article is not subject to the provision of any homestead exemption as allowed under state or federal law. The acceptance of a deed to a Lot subject to this Declaration shall constitute a waiver of the homestead exemption as against said Assessment lien. Sale or transfer of any Lot shall not affect the lien for said Assessments or charges except that sale or transfer of any Lot pursuant to foreclosure of any first lien security interest, or any proceeding in lieu thereof, including deed in lieu of foreclosure, or cancellation or forfeiture shall only extinguish the lien of Assessment charges as provided by applicable state law. No such sale, transfer, foreclosure, or any proceeding in lieu thereof, including deed in lieu of foreclosure, nor cancellation or forfeiture shall relieve any Lot from continuing liability for any Assessment charges thereafter becoming due, nor from the lien thereof.

Section 5.9 Working Capital Fund. Each Person who purchases a Lot from the Declarant shall make a non-refundable contribution to the Association in an amount equal to two (2) times the then current monthly installment of the annual Common Expense Assessment. Said contribution shall be collected and transferred to the Association at the time of closing of the sale of each Lot and shall, until used, be maintained in a segregated account with other such working capital funds for the use and benefit of the Association, including, without limitation, to meet unforeseen expenditures or to purchase equipment, property or services. Such contribution to the working capital fund shall not relieve an Owner from making regular payment of Assessments as the same become due.

Section 5.10 Surplus Funds. Any surplus funds of the Association remaining after payment of or provision for Common Expenses and prepayment of or provision for reserves shall be retained by the Association as reserves or in such other funds as the Board of Directors may direct and need not be paid to the Owners or credited to them to reduce future Assessments.

ARTICLE 6. ARCHITECTURAL REVIEW

Section 6.1 Composition of the Architectural Review Committee and Appointment. The Architectural Review Committee will consist of three (3) or more natural persons, or a separate entity such as an architectural firm or affiliate of the Declarant, appointed by the Board of Directors; provided, however, that until all of the Lots That May Be Included have been conveyed to the first Owner thereof (other than the Declarant), the Declarant may appoint the Architectural Review Committee. If no Architectural Review Committee is appointed, the Board of Directors shall act as the Architectural Review Committee. The power to "appoint" the Architectural Review Committee, as provided herein, shall include without limitation the power to: constitute the initial membership of the Architectural Review Committee; appoint member(s) to the

Architectural Review Committee on the occurrence of a vacancy therein, for whatever reason; and remove any member of the Architectural Review Committee, with or without cause, at any time, and appoint the successor thereof. Each such appointment may be made for such term(s) of office, subject to the aforesaid power of removal, as may be set from time to time at the discretion of the Board of Directors.

Section 6.2 Architectural Review Requirements; Authority of the Architectural Review Committee.

(a) No Improvement may be constructed, erected, placed, altered, planted, applied, installed or modified, upon any Lot or Lot, unless the Improvement is in full compliance with all provisions of the Governing Documents. Prior to constructing, erecting, placing, altering, planting, applying, installing or modifying an Improvement upon any Lot or Lot, the Owner of the Lot or Lot or the board of directors must submit plans and specifications for the proposed Improvement to the Architectural Review Committee for review and consideration, and then receive approval in writing from the Architectural Review Committee, all in accordance with the Design Guidelines and/or Rules and Regulations.

(b) The Architectural Review Committee shall exercise its reasonable judgment in an attempt to provide for each proposed Improvement to generally harmonize with the existing surroundings, residences, landscaping and structures.

(c) In its review of such plans, specifications and other materials and information, the Architectural Review Committee may require that the applicant(s) pay an architectural review fee and/or reimburse the Architectural Review Committee for the actual expenses incurred by the Architectural Review Committee in the review and approval process. Such amounts, if any, shall be collectible by the Association in the same manner as Assessments.

Section 6.3 Design Guidelines. The Architectural Review Committee may propose Design Guidelines or revisions or amendments thereto, which may be approved by the Board of Directors, at any time and from time to time. Without limiting the generality of the foregoing, any such Design Guidelines may contain guidelines to clarify the types of designs and materials that may be considered in design approval, may state requirements for submissions in order to obtain review by the Architectural Review Committee, may state procedural requirements, or may specify acceptable Improvements that may be installed without prior approval of the Architectural Review Committee.

Section 6.4 Procedures. The Architectural Review Committee will review and approve in writing (which may be with conditions and/or requirements), or disapprove, each request for architectural approval within thirty (30) days after the complete submission to the Architectural Review Committee of the plans and specifications and other materials and information which the Architectural Review Committee may require in conjunction therewith in accordance with the design review procedures set forth in the Design Guidelines. If the Architectural Review Committee fails to review and approve in writing (which may be with conditions and/or

requirements), or disapprove, a request for architectural approval within thirty (30) days after the complete submission of the plans and specifications and other information requested with respect thereto, such request shall be appealed to the board of directors as set forth in Section 6.5 below. .

Section 6.5 Vote and Appeal. If the Board of Directors is not acting as the Architectural Review Committee, an Owner whose plans have been disapproved or conditionally approved by the Architectural Review Committee may appeal any decision of the Architectural Review Committee to the Board of Directors by submitting a written appeal to the Board of Directors within thirty (30) days of the date of such disapproval or conditional approval. The Board of Directors shall review the decision of the Architectural Review Committee pursuant to the criteria set forth in this Article and the Design Guidelines. Any decision of the Architectural Review Committee may be overruled and reversed on appeal by a majority of the Board of Directors by a written decision setting forth the reasons for the reversal when the Board of Directors concludes that the Architectural Review Committee's decision was inconsistent with the criteria set forth in this Article and/or the Design Guidelines.

Section 6.6 Commencement and Completion of Construction. All improvements approved by the Architectural Review Committee must be commenced within six (6) months from the date of approval. If not commenced within such time, then such approval shall be deemed revoked by the Architectural Review Committee, unless the Architectural Review Committee gives a written extension for commencing the work. Additionally, except with written Architectural Review Committee approval otherwise, and except for delays caused by strikes, fires, national emergencies, critical materials shortages or other intervening forces beyond the control of the Owner (or the owners association performing the work, pursuant to Section 6.2(a) of this Declaration), all work approved by the Architectural Review Committee shall be completed within twelve (12) months of commencement, or within such time as otherwise specified in the approval from the Architectural Review Committee.

Section 6.7 Inspection of Work. The Architectural Review Committee and the Board of Directors have the right to inspect any Improvement at any time, including prior to or after completion, to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Article.

Section 6.8 Variances. The Architectural Review Committee, in its sole discretion, may grant reasonable variances or adjustments from any conditions and restrictions imposed by this Declaration or the Design Guidelines.

Section 6.9 Waivers. The approval or consent of the Architectural Review Committee to any application for architectural approval shall not be deemed to constitute a waiver of any right to hold or deny approval or consent by the Architectural Review Committee as to any application or other matters subsequently or additionally submitted for approval or consent.

Section 6.10 Liability. Neither the Declarant, the Association, the Board of Directors, the Architectural Review Committee, nor any agent, representative, affiliate, designee, consultant or contractor of any the same (collectively, the "**Released Parties**") are liable or shall be liable to any Person by reason of any action, including but not limited to failure to act, approval (which

may be with conditions and/or requirements), disapproval, or failure to approve or disapprove, in regard to any matter whether for damage or in equity. In reviewing or approving any matter, the Released Parties are not responsible for any issue related to the Improvements, whether structural or otherwise, and whether submitted for review or otherwise. The Released Parties are not responsible for any matter related to safety. The Released Parties are not responsible for the conformance of Improvements with applicable law or compliance with any other standard or regulation, and any approval (which may be with conditions and/or requirements) of any Improvement by the Architectural Review Committee will not be deemed an approval of any such matters, will not be deemed to represent that the Improvement conforms to applicable law or complies with any other standards or regulations, and will not constitute a warranty by the Released Parties to any applicant of the adequacy of design, workmanship or quality of such work or materials for any applicants' intended use. The Released Parties shall not be held liable for matters related to their decisions including, but not limited to soil conditions, ground water, drainage, or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition or quality of work of any contractor or its subcontractors, employees or agents, whether or not any of the Released Parties have approved or featured such contractor as a builder in the Property; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any Lot. In all matters, the Released Parties shall be defended and indemnified by the Association as provided in Section 3.7 of this Declaration. The Architectural Review Committee will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same. No Person is a third-party beneficiary of any obligation imposed upon, rights accorded to, action taken by, or approval granted by, the Released Parties. Each Owner (i) waives and releases the Released Parties from all claims related to approval or disapproval of any Improvements and (ii) waives and releases all claims against the Released Parties. The foregoing release and waiver are made by each Owner to the fullest extent permitted by the law and for and on behalf of itself, its assigns, executors, heirs, occupants, personal representatives, representatives, and successors. The Released Parties shall not be liable for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The Released Parties have no personal liability with respect to any contract or other commitment made or action taken on behalf of the Released Parties.

Section 6.11 Builders Exemption. Notwithstanding anything to the contrary, as long as, and to the extent that, a Builder has received written architectural approval from the Declarant, such Builder shall, as to Declarant-approved Improvements, be exempt from this Article and all provisions of this Declaration that require Architectural Review Committee review and/or approval.

ARTICLE 7. MAINTENANCE AND SERVICE RESPONSIBILITIES

Section 7.1 Association Maintenance and Service Responsibilities.

(a) The Association shall determine the specifications, scope, extent, nature and parameters of the Association's maintenance and service responsibilities. The Association

shall maintain, repair, replace, and keep in good repair in a workmanlike manner as a Common Expense the Common Area and all Improvements thereon.

Section 7.2 Owner's Maintenance Responsibility. Unless otherwise provided, the maintenance, repair and replacement of each Lot and the Improvements thereon shall be performed by the Owner thereof at such Owner's sole cost and expense-. Each Lot shall be maintained in a clean, slightly and wholesome condition.

Section 7.3 Inspection, Repair and Replacement of Designated Owner or Owners Association Maintenance Components. In the event any Owner shall fail to perform the maintenance, repair and/or reconstruction obligations in a manner satisfactory to the Association, the Association may, if said failure continues for a thirty (30) day period after written notice from the Association to said Owner enter upon said Lot subsequent to the expiration of said thirty (30) day time period to perform any or all of such maintenance, repair or reconstruction, the cost of which shall be the obligation of the Owner. The Board of Directors may extend the time period set forth in this Section, in its sole discretion, if completion of the maintenance, repair or reconstruction within the timeframe provided herein is unreasonable or impracticable given the circumstances in any particular instance. Notwithstanding the above, if an Owner's failure to perform its maintenance, repair and/or reconstruction obligations poses an immediate threat to persons or property or creates an emergency situation such that providing thirty (30) days' notice is impossible or impracticable, the Association may immediately perform any or all of such maintenance, repair or reconstruction as necessary, the cost of which shall be the obligation of the Owner. In any such emergency situation, the Owner of the affected Lot shall be notified as soon as reasonably possible. If the work done by the Association was otherwise the obligation of the Owner of the Lot, such costs shall be added to and become a part of the Assessment to which such Owner is subject, as an Individual Purpose Assessment, shall become a lien against the Lot, and shall be collected as provided in this Declaration for the collection of Assessments.

Section 7.4 Owner's Negligence. If the Board determines that the need for maintenance or repair of any portion of the Common Area, any Lot or otherwise is a Common Expense and is caused through the willful or negligent act of any Owner, or occupant or their family, guests, lessees, or invitees, then the Association may assess the cost of any such maintenance, repair, or replacement against the Owner's or occupant's Lot, which shall become a lien against the Lot, and shall be collected as an Individual Purpose Assessment and as provided in this Declaration for the collection of Assessments.

ARTICLE 8. INSURANCE

Section 8.1 Insurance to be Carried by the Association. The Association shall obtain and maintain in full force and effect to the extent reasonably available, and at all times, the insurance coverage set forth in this Declaration, which insurance coverage shall be provided by financially responsible and able companies duly authorized to do business in the State of Colorado. All insurance purchased by the Association shall be purchased from companies with ratings of "A" or better, to the extent that insurance is available at reasonable cost to the Association through such companies.

Section 8.2 Real Property Insurance on the Common Area.

(a) The Association shall obtain insurance providing all risk coverage or the nearest equivalent available for the full replacement cost, without deduction for depreciation, for all insurable improvements located on the Common Area, as more fully provided herein, and the other property of the Association.

(b) All policies shall contain a standard non-contributory mortgage clause in favor of each first mortgagee, and their successors and assigns, which shall provide that the loss, if any, thereunder shall be payable to the Association for the use and benefit of such first mortgagee, and their successors and assigns, as their interests may appear of record in the records of the office of the Clerk and Recorder of Eagle County, Colorado.

(c) The Association may also obtain any additional endorsements which it deems advisable and in the best interests of the Property from the Board of Directors.

(d) The insurance described in this Section shall be inflation coverage insurance, if such insurance is available, which shall at all times represent one hundred percent (100%) of the replacement value of all facilities in the Common Area, including machinery and equipment that are part of the Common Area, except land, foundation, excavation and other items normally excluded from coverage and except for any deductible provisions as permitted under this Article.

(e) The Association's insurance policy may contain a reasonable deductible, and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance equals at least the replacement cost of the insured property.

(f) The Association shall obtain property damage insurance in accordance with C.R.S. 38-33.3-313(2) to maintain any buildings containing Lots with horizontal boundaries.

Section 8.3 Liability Insurance. The Association shall obtain a comprehensive policy of public liability and property damage liability insurance covering the Common Area in such limits as the Board may from time to time determine, but not in any amount less than a combined single limit of $1,000,000.00, and in all cases covering all claims for bodily injury or property damage. Coverage shall include, without limitation, liability for personal injuries, operation of automobiles on behalf of the Association, and activities in connection with the ownership, operation, maintenance and other uses of the Common Area.

Section 8.4 Fidelity Insurance. The Association shall obtain fidelity coverage or fidelity bonds to protect against dishonest acts on the part of its officers, directors, agents, trustees, volunteers and employees and on the part of all others who handle or are responsible for handling the funds of the Association, including persons who serve the Association with or without compensation. The fidelity insurance shall be in an amount at least covering the Association’s reserves plus three months’ worth of Assessments.

Section 8.5 Workers Compensation. The Association shall obtain and maintain workers' compensation and employer's liability insurance and all other similar insurance with respect to employees of the Association in the amounts and in forms now or hereafter required by law.

Section 8.6 Director and Officer Liability Insurance. The Association shall purchase directors' and officers' insurance in an amount reasonably necessary to protect the directors and officers. Such insurance should include coverage for claims brought seeking both monetary and/or non-monetary damages.

Section 8.7 Other Insurance. The Association may obtain insurance against such other risks, of similar or dissimilar nature as it shall deem appropriate with respect to the Association's responsibilities and duties.

Section 8.8 Miscellaneous Terms Governing Insurance Carried by the Association. The Association shall maintain, to the extent reasonably available, feasible and necessary, policies with the following terms or provisions:

(a) All policies of insurance shall provide that each Owner is an insured under the policy with respect to liability arising out of such Owner's membership in the Association.

(b) All policies of insurance shall contain waivers of subrogation against any Owner or member of his or her household.

(c) All policies of insurance shall contain waivers of any defense based on invalidity arising from any acts of an Owner and shall provide that such policies may not be canceled or modified without at least thirty (30) days prior written notice to all of the Owners, holders of first mortgages on any of the Lots and the Association.

(d) If requested, certificates of insurance and renewals thereof, together with proof of payments of premiums, shall be delivered to all holders of first mortgages on the Lots at least ten (10) days prior to expiration of the then current policies.

(e) All liability insurance shall be carried in blanket form naming the Association, and the manager or managing agent, if any, of the Association as insured.

(f) All policies of insurance of the Association shall be primary, providing the primary insurance of the loss, if there is other insurance in the name of the Owner.

(g) All policies of insurance shall provide that the insurance thereunder shall not be invalidated, suspended, voidable or have any condition of recovery due to an act or omission by any Owner, only in respect to the interest of any particular Owner guilty of a breach of warranty, act, omission, negligence or non-compliance of any provision of such policy, including payment of the insurance premium applicable to the Owner's interest, or

who permits or fails to prevent the happening of any event, whether occurring before or after a loss, which under the provisions of such policy would otherwise invalidate or suspend the entire policy, but the insurance under any such policy, as to the interests of all other insured Owners not guilty of any such act or omission, shall not be invalidated or suspended and shall remain in full force and effect.

Section 8.9 Insurance Obtained by Owners. Unless otherwise provided, each Owner shall be responsible for maintaining insurance with sufficient limits to cover his Lot and all Improvements thereon. Such insurance shall include, but may not be limited to, furnishings and personal or other property in or on the Lot and liability insurance for injury, death or damage in or upon the Lot. Any such policy shall contain waivers of subrogation and shall be written so that the liability of the carriers issuing insurance obtained by the Association shall not be affected or diminished thereby.

Section 8.10 Insurance Premium. Insurance premiums for insurance carried by the Association shall be a Common Expense to be included as a part of the annual Common Expense Assessment levied by the Association.

Section 8.11 Managing Agent Insurance. The manager or managing agent, if any, shall be insured for the benefit of the Association, and shall maintain and submit evidence of such coverage to the Association, including professional liability or errors and omissions insurance, workers' compensation, unemployment and fidelity coverage.

Section 8.12 Waiver of Claims Against Association. As to all policies of insurance maintained by or for the benefit of the Association and Owners, the Association and the Owners hereby waive and release all claims against one another and the Board of Directors, to the extent of the insurance proceeds available, whether or not the insurance damage or injury is caused by the negligence of or breach of any agreement by these persons.

Section 8.13 Adjustments by the Association. Any loss covered by an insurance policy carried by the Association shall be adjusted by the Association, and the insurance proceeds for that loss shall be payable to the Association, and not to any holder of a mortgage on any Lot. The Association shall hold any insurance proceeds in trust for the Association, Owners and such mortgagees as their interests may appear. The proceeds must be distributed first for the repair or restoration of the damaged property, and the Association, Owners and mortgagees are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the damaged property has been completely repaired or restored. If the insurance proceeds are insufficient to cover the cost of repair or reconstruction, the Association may levy a Special Assessment to cover the short fall (or deductible) pursuant to this Declaration.

Section 8.14 Duty to Repair. Any portion of the Common Area for which insurance is required to be carried by the Association under this Article which is damaged or destroyed must be repaired or replaced promptly by the Association.

Section 8.15 Condemnation and Casualty Insurance Allocations and Distributions. In the event of a distribution of condemnation proceeds or hazard insurance proceeds to the Owners,

the distribution shall be to the parties as their interests and rights are determined or allocated by record or as set forth in the Act.

Section 8.16 Responsibility for Payment of Deductible Amount. Whether the Board, in its discretion, chooses to submit a claim under the Association insurance policies or not, the payment of the deductible amount for claims which the Association is responsible for insuring shall be as follows:

(a) The Association shall pay or absorb the deductible amount for any work, repairs or reconstruction for damage to Common Area, unless the damage is the liability of an Owner, his family, guests, or invitees, as set forth in this Declaration. The Owner shall then be responsible for such deductible amount, and the Association shall seek reimbursement of the deductible amount, which in the case of an Owner, shall be collected as an Individual Purpose Assessment in compliance with and under the terms of this Declaration.

(b) The Owner shall pay or absorb the deductible for any loss to a Lot unless the loss is caused by the negligent or willful act or omission of the Association, another Owner, another Owner's family, guests or invitees, in which case the Association shall pay the deductible pursuant to this Section. The Association may but shall not be obligated to seek the deductible from such Owner which shall be collected on behalf of the Owner suffering the loss as an Individual Purpose Assessment of the other Owner, as provided in this Declaration for the collection of Assessments.

Section 8.17 Insurance Assessments. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair due to deductibles allocated to the Association or failure of the Association to maintain coverage to defray costs of repair and reconstruction which in the absence of insurance would be the maintenance responsibility of the Association, the deductible or additional cost shall be a Common Expense. Notwithstanding the budget ratification procedure set forth in this Declaration, the insurance Assessment shall be ratified unless vetoed by Members holding at least eighty percent (80%) of the total votes entitled to be cast in the Association pursuant to Section 303(4) of the Act and as set forth in the Bylaws, as the Bylaws may be amended from time to time.

Section 8.19 Association as Attorney-in-Fact. Each Owner hereby irrevocably appoints the Association as the Owner's true and lawful attorney-in-fact for the purposes of dealing with any improvements covered by insurance written in the name of the Association pursuant to this Article upon their damage or destruction as provided in this Declaration, or a complete or partial taking or condemnation as provided in this Declaration. Acceptance by a grantee of a deed or other instrument of conveyance conveying any portion of the Property shall constitute appointment of the Association as the grantee's attorney-in-fact, and the Association shall have full authorization, right, and power to make, execute, and deliver any contract, assignment, deed, waiver, or other instrument with respect to the interest of any Owner which may be necessary to exercise the powers granted to the Association as attorney-in-fact per this Declaration. Furthermore, if so requested, the Owner shall execute a separate instrument specifically setting forth this appointment.

ARTICLE 9. USE RESTRICTIONS

Section 9.1 Flexible Application of the Subsequent Covenants and Restrictions. Except as otherwise provided in this Declaration, all Lots within the Property shall be held, used and enjoyed subject to the following limitations and restrictions. The strict application of the following limitations and restrictions in any specific case may be modified or waived, in whole or in part, by the Board of Directors or by an appropriate committee (subject to review by the Board of Directors) if such strict application would be unreasonable or unduly harsh under the circumstances. Any such modification or waiver must be in writing.

Section 9.2 Authority. All provisions of the Governing Documents shall apply to Owners and their guests, tenants, invitees and licensees. Owners and their successors and assigns, by acceptance of a deed to their Lot, acknowledge that they have been given notice, and that:

(a) The ability of Owners to use their Lots may be limited by the provisions in the Governing Documents.

(b) The Board may, from time to time, adopt and amend definitions of words, phrases and terms used in this Declaration and other Governing Documents.

(c) The Board may establish penalties for the infraction of all regulations and Owners will be responsible for fines assessed against their tenants, guests and invitees for violations of the restrictions.

(d) All fines imposed are collectable as Assessments.

Section 9.3 Nuisances. No nuisance shall be permitted within the Property, nor any use, activity or practice which is the source of unreasonable annoyance or embarrassment to, or which unreasonably offends or disturbs, any Owner or which may unreasonably interfere with the peaceful enjoyment or possession or the proper use of a Lot, the Common Area or any portion of the Property by residents.

Section 9.4 Use of Common Area. There shall be no obstruction of any Common Area, nor shall anything be kept or stored on any part of the Common Area without the prior written approval of the Association. Nothing shall be altered on, constructed in, or removed from any Common Area without the prior written approval of the Board of Directors.

Section 9.5 No Annoying Lights, Sounds or Odors. No light shall be emitted from any portion of the Property which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any portion of the Property which would reasonably be found by others to be noxious or offensive. Without limiting the generality of the foregoing, no exterior spot lights, searchlights, horns, whistles, bells or other light or sound devices shall be located or used on any portion of the Property except with the prior written approval of the Architectural Review Committee, or as set forth in the Rules and Regulations, which may limit the hours of operation of light and/or sound devices.

Section 9.6 No Hazardous Activities. No activity shall be conducted on, and no Improvement shall be constructed on any Property within the Property which is or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Property within the Property. No open fires shall be lighted or permitted on any Property within the Property except in a contained barbeque Lot while attended and in use for cooking purposes or within an interior or exterior fireplace designed to prevent dispersal of burning embers unless otherwise prohibited by governmental ordinances. No Owner or Owners shall permit any condition on his Lot or Lots which creates a fire hazard or is in violation of applicable fire prevention regulations.

Section 9.7 Maintenance of Grade and Drainage. The grading upon each Lot shall be maintained by the Owner thereof formed for any portion of the Property which is responsible for the maintenance of the grading on such Lot at the slope and pitch fixed by the final grading thereof. No Owner shall interfere in any way with the established drainage pattern over any real property maintained by the same, from adjoining or other real property. For purposes of this Section, "established drainage" is defined as the drainage which exists at the time final grading on the Lot is completed by the builder of the structure(s) on the Lot in accordance with the Property's lot grading plan as approved by Eagle County or the Town of Minturn. Any Owner who changes the established drainage on his or her Lot, as applicable, may void warranties applicable to affected components of the structure(s) on the Lot or property and shall be liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes. Each Owner shall hold harmless the Association for any and all damage to any party caused by any change to the established drainage on the Owner's Lot as applicable.

Section 9.8 Rules and Regulations. In furtherance of the provisions of this Declaration, and the general plan of the Property, Rules and Regulations concerning and governing the Property, or any portion thereof may be adopted, amended, or repealed from time to time by the Board of Directors. The Board of Directors may establish and enforce penalties for the infraction thereof.

Section 9.9 Use of the Words "Midtown" and "Midtown Village Association". No resident or Owner shall use the words "Midtown Village" or "Midtown Village Association, Inc." or the logo of the Property or the Association, if any, or any derivative thereof, in connection with any goods, materials or services without the prior written consent of the Association.

ARTICLE 10. DISPUTE RESOLUTION PROCEDURES

Section 10.1 Definitions Applicable to this Article 10. For purposes of this Article 10 only, the following terms have the meanings set forth in this Section 10.1:

(a) "**JAG**" means the Judicial Arbiter Group, or any other Person agreed to by the Claimant and Respondent in writing for the purpose of performing the functions of the Judicial Arbiter Group under this Declaration with a minimum of ten (10) years' experience in the subject matter of the dispute. In the event that the Judicial Arbiter Group becomes unwilling or unable to perform its functions under this Declaration, JAG shall refer to any

organization in Eagle County or the Denver Metropolitan Area designated by the Declarant that specializes in the provision of impartial mediation and arbitration services and that has a minimum of ten (10) years' experience in the provision of such services.

(b) "**Bound Party**" means each of the Persons subject to this Declaration and any Person not otherwise subject to this Declaration who agrees to submit to this Article 10. Notwithstanding the foregoing, "Bound Party" does not include any of the parties identified in this subsection (b) if such parties have jointly entered into a separate written agreement providing for dispute resolution applicable to the Claim; in such circumstance, the dispute resolution mechanism set forth in such separate written agreement between such parties shall apply with respect to such Claim unless the parties mutually agree to submit such Claim to the provisions of this Article 10.

(c) "**Claimant**" means any Bound Party having a Claim.

(d) "**Claim**" means, except as exempted by the terms of this Article 10, (i) any claim, grievance or dispute between one Bound Party and another, regardless of how the same may have arisen or on what it might be based, including those arising out of or related to the interpretation, application or enforcement of any of the Governing Documents or the rights, obligations and duties of any Bound Party under any of the Governing Documents; or (ii) any statements, representations, promises, warranties, or other communications made by or on behalf of any Bound Party.

(e) "**Notice**" means the written notification given by a Claimant to a Respondent and which shall comply with the requirements of subsection 10.5(a).

(f) "**Party**" means the Claimant and the Respondent individually; "Parties" means the Claimant and the Respondent collectively.

(g) "**Respondent**" means any Bound Party against whom a Claimant asserts a Claim.

(h) "**Termination of Mediation**" means a period of time expiring thirty (30) days after submission of the matter to mediation (or within such other time as determined by the mediator or agreed to by the Parties) and upon the expiration of which the Parties have not settled the Claim.

(i) "**Termination of Negotiations**" means a period of time expiring thirty (30) days after the date of the Notice (or such other period of time as may be agreed upon by the Parties) and upon the expiration of which the Parties have not resolved a Claim.

Section 10.2 Intent of Article; Applicability of Article; and Applicability of Statutes of Limitation.

(a) Each Bound Party agrees to encourage the amicable resolution of disputes, without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees to submit any Claims to the procedures set forth in Section 10.5.

(b) By acceptance of a deed to a Lot, each Owner agrees to abide by the terms of this Article 10.

(c) Any applicable statute of limitation shall apply to the alternative dispute resolution procedures set forth in this Article 10.

Section 10.3 Commencement or Pursuit of Claim Against Bound Party.

(a) A Bound Party may not commence or pursue a Claim against any other Bound Party except in compliance with this Article 10.

(b) Prior to any Bound Party commencing any proceeding to which another Bound Party is a party, the Respondent shall have the right to be heard by the Claimant, and to promptly access, inspect, correct the condition of, or redesign any portion of any Improvement as to which a defect is alleged or otherwise correct the alleged dispute.

Section 10.4 Claims. Unless specifically exempted below, all Claims between any of the Bound Parties are subject to the provisions of this Article 10. Notwithstanding the foregoing, unless all Parties otherwise agree, the following are not Claims and shall not be subject to the provisions of this Article 10:

(a) Any action or suit by the Association regarding the imposition or collection of Assessments or other charges levied by the Association pursuant to this Declaration, including actions to foreclose Assessment liens;

(b) Any action or suit by the Association or the Declarant to enforce any provisions of the Governing Documents, including obtaining a temporary restraining order or injunction (or equivalent emergency equitable relief) and such other ancillary relief as a court may deem necessary;

(c) Counterclaims or defenses to claims brought by the Association in proceedings instituted against any of them;

(d) Any suit between or among Owners, which does not also include the Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Governing Documents; and

(e) Any suit in which any indispensable party is not a Bound Party.

Section 10.5 Mandatory Procedure.

(a) *Notice*. Prior to proceeding with any Claim against a Respondent, each Claimant shall give a Notice to each Respondent, which Notice shall state plainly and concisely:

(i) The nature of the Claim, including all Persons involved and Respondent's role in the Claim;

(ii) The legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iii) The proposed remedy; and

(iv) The fact that Claimant will give the Respondent an opportunity to inspect all property and Improvements potentially involved with the Claim, and that Claimant will meet with Respondent within a reasonable amount of time after such inspection to discuss in good faith ways to resolve the Claim.

(b) *Negotiation and Mediation*.

(i) The Parties will make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, any Party may appoint a representative to assist the Parties in negotiation.

(ii) Upon the Termination of Negotiations, Claimant has thirty (30) days to submit the Claim to mediation under the auspices of JAG in accordance with the rules of JAG in effect on the date of the Notice that is provided for in subsection 10.5(a).

(iii) If Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation, Claimant waives the Claim, and Respondent will be released and discharged from any and all liability to Claimant on account of such Claim.

(iv) Any settlement of the Claim through mediation must be documented in writing by the mediator and signed by the Parties. If a Termination of Mediation occurs, the mediator must issue a notice of Termination of Mediation. The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that mediation was terminated.

(v) Each Party will bear its own costs of the mediation, including attorneys' fees, and each Party shall share equally all charges rendered by the mediator.

(vi) If the Parties agree to a resolution of any Claim through negotiation or mediation and any Party thereafter fails to abide by the terms of such agreement,

then any other Party may file suit or initiate arbitration proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section 10.5(a). In such event, the Party taking action to enforce the agreement will recover from the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement, including attorneys' fees and court costs.

(c) *Binding Arbitration*.

(i) Upon Termination of Mediation, if Claimant desires to pursue the Claim, Claimant may initiate final, binding arbitration of the Claim under the auspices of JAG in accordance with the rules of JAG in effect on the date of the Notice that is provided for in Section 10.5(a) of this Declaration.

(ii) If the Association is the Claimant and the Claim the Association is initiating is a construction defect action, as defined in §38-33.3-303.5(1)(b), C.R.S, the Association shall follow the notice procedures and obtain the Owner approval required by §38-33.3-303.5, C.R.S., prior to initiating final, binding arbitration of such Claim.

(iii) Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Claim. Unless otherwise mutually agreed to by the Parties, one arbitrator who has expertise in the areas of dispute, which may include legal expertise if legal issues are involved, will arbitrate the dispute.

(iv) In any action brought pursuant to this Article, the prevailing Party shall recover from the other Party all costs and expenses associated with such proceedings, including reasonable attorney's fees. For purposes of this Article, "prevailing party" shall mean the party in whose favor a judgment, decree, or final order is rendered, either by an arbitrator or the court, after appeal, if any. In the event both Parties prevail on one or more Claims, the prevailing party shall mean the net winner of a dispute, taking into account the Claims pursued, the Claims on which the pursuing party was successful, the amount of money sought, the amount of money awarded, and offsets or counterclaims pursued (successfully or unsuccessfully) by the other Party. Further, if a Party unsuccessfully contests the validity or scope of arbitration in a court of law, the arbitrator shall award reasonable attorneys' fees and expenses incurred in defending such contests, including those incurred in trial or on appeal, to the non-contesting Party. All decisions respecting the arbitrability of any Claim shall be decided by the arbitrator.

Section 10.6 Award. The award of the arbitrator must be accompanied by detailed written findings of fact and conclusions of law. Except as required by applicable law or for confirmation of an award, neither Party nor an arbitrator may disclose the existence, content, or results of any arbitration without the prior written consent of all Parties.

ARTICLE 11. DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS

Section 11.1 Development Rights. The Declarant hereby reserves for itself and its successors and assigns, the following rights, herein after the "Development Rights":

(a) The right to create Lots, Condominium Units or Common Area within the Property;

(b) The right to subdivide Lots or convert Lots to Common Area; and

(c) The right to withdraw real estate from the Property; and

(d) The right to add real estate to the Property; and

(e) The right to develop the Future Development Parcels.

Section 11.2 Special Declarant Rights. In addition to the Development Rights reserved above, the Declarant further reserves those rights granted to or reserved by the Declarant as hereinafter set forth or as otherwise set forth in this Declaration or the Act for the benefit of the Declarant, including but not limited to the following acts (collectively, the "**Special Declarant Rights**"):

(a) To build and complete Improvements in the Property;

(b) To exercise any Development Right;

(c) To maintain sales offices, construction offices, management offices, and signs advertising the Property and sale of Lots and/or Condominium Units;

(d) To use easements through the Common Area for the purpose of making Improvements within the Property or within real property which may be added to the Property;

(e) To grant or create rights-of-way or easements for purposes including but not limited to access, utilities, drainage, water, including potable and/or non-potable water systems, and other purposes incidental, complimentary or supplementary to the development and sale of the Property located in or across Lots owned by the Declarant or the Common Area, provided such easements do not create a permanent, unreasonable interference with the rights of any Owners at the time such right-of-way or easement is created;

(f) To make the Property subject to a master association;

(g) To merge or consolidate the Property with a common interest Property of the same form of ownership;

(h) To appoint or remove any officer of the Association or any member of the Board of Directors during the Period of Declarant Control;

(i) To convert any Lot or other portion of the Property in the Property owned by the Declarant into Common Area;

(j) To record a Subassociation Declaration against all or any portion of the Property owned by the Declarant, or if not owned by the Declarant, with the consent of the Owner thereof; and

(k) To perform any other right of the Declarant set forth in this Declaration.

Section 11.3 Exercise of Development Rights or Special Declarant Rights. All of the Development Rights and Special Declarant Rights may be exercised by the Declarant with respect to any portion of the property now or hereafter within the Property. The Declarant may exercise any or all of the Development Rights or Special Declarant Rights at any time and from time to time. Unless otherwise provided herein, the Development Rights and Special Declarant Rights shall terminate twenty (20) years from the date of the recording of this Declaration, unless surrendered by the Declarant prior to that date by the recording of a written statement that the Declarant has surrendered any such Development Rights or Special Declarant Rights.

Section 11.4 Subdivision or Replatting of Lots. The Declarant may subdivide or replat any Lot(s) and/or Condominiums Unit(s) owned by the Declarant in the Property. Without limiting the generality of the foregoing, the Declarant reserves the right to move any lots line(s) on Lots(s) and/or Condominium Unit(s) owned by the Declarant for the purpose of accommodating Improvements which are constructed or are to be constructed. Any subdivision or replating of any Lot(s) and/or Condominium Unit(s) may increase the number of Lots in the Property, as long as the total number of Lots That May be Included is not exceeded.

Section 11.5 Subassociation Declarations. The Declarant may record a Subassociation Declaration against all, or any portion of the Property then owned by the Declarant, or with the consent of the then Owner of the portion of the Property, if not owned by the Declarant, which may contain additional covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes or other provisions to be imposed on that portion of the Property described therein.

Section 11.6 Rights Transferrable/Rights Transferred. Any rights created or reserved under this Article or the Act for the benefit of the Declarant may be transferred to any Person by an instrument describing the rights transferred and recorded in the real property records of Eagle County, Colorado. Such instrument shall be executed by the transferor Declarant and the transferee. The rights transferred may then be exercised in compliance with the requirements of C.R.S. § 38-33.3-210 and C.R.S. § 38-33.3-209(6) without the consent of the Association, any Owners or any holders of a security interest on any Lot. Any rights created or reserved under this Article or the Act for the benefit of the Declarant may also be transferred to the Association by an instrument describing the right transferred and recorded in the real property records of Eagle County, Colorado. Such instrument shall be executed by the transferor Declarant and the

Association as transferee. The rights transferred may then be exercised in compliance with the requirements of C.R.S. § 38-33.3-210 and C.R.S. § 38-33.3-209(6) without the consent of the Association, any Owners or any holders of a security interest on any Lot.

Section 11.7 No Further Authorizations Needed. The consent of Owners or holders of security interests on the Lots shall not be required for the exercise of any reserved rights, and the Declarant or its assigns may proceed without limitation at its sole option. The Declarant or its assignees may exercise any reserved rights on all or any portion of the Property in whatever order determined. The Declarant or its assigns shall not be obligated to exercise any reserved rights or to expand the Property beyond the number of Lots initially submitted.

ARTICLE 12. MISCELLANEOUS AND GENERAL PROVISIONS

Section 12.1 Compliance and Enforcement.

(a) The Association may enforce all applicable provisions of this Declaration and may impose sanctions for violation of the Governing Documents. Such sanctions may include, without limitation:

(i) Imposing reasonable monetary fines, after notice and opportunity for a hearing, which fine shall constitute a lien upon the violator's Lot;

(ii) Suspending an Owner’s voting rights during any period in which the Owner shall be in default in the payment of any Assessment, including interest, fines, late fees, attorney fees and costs, levied by the Association;

(iii) Suspending an Owner’s voting rights for a period not to exceed sixty (60) days or during any period of violation, whichever is greater, for the violation of any other provision of the Governing Documents other than the non-payment of Assessments;

(iv) Exercising self-help or taking action to abate any violation of the Governing Documents;

(v) Requiring an Owner at the Owner's expense, to remove or alter any structure or Improvement on such Owner's Lot in violation of the Governing Documents and to restore the Lot or property to a compliant condition and, upon failure of the Owner, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to a compliant condition and any such action shall not be deemed a trespass, with all fees and costs in connection with such removal and restoration to be assessed to the Owner as an Assessment under the terms of this Declaration;

(vi) Without liability to any person, precluding any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration from continuing or performing any further activities in the Property;

(vii) Bringing suit at law or in equity to enjoin any violation or to recover monetary damages or both.

(b) In addition to any other enforcement rights, if an Owner fails to properly perform his or her maintenance responsibility, or otherwise fails to comply with the Governing Documents, the Association may record a notice of violation or perform such maintenance responsibilities and assess all costs incurred by the Association against the Lot and the Owner as an Individual Purpose Assessment. The Association shall provide the Owner reasonable notice and an opportunity to cure the problem prior to taking such enforcement action.

(c) All remedies set forth in the Governing Documents shall be cumulative of any remedies available at law or in equity. In any action to enforce the Governing Documents, the prevailing party shall be entitled to recover all costs, including, without limitation, attorney fees and court costs, reasonably incurred in such action.

(d) The decision of the Association to pursue enforcement action in any particular case shall be left to the Board's discretion, subject to the duty to exercise judgment and be reasonable, as provided for in this Declaration, and further restricted in that the Board shall not be arbitrary or capricious in taking enforcement action.

Section 12.2 Covenants to Run. The covenants and restrictions contained in this Declaration shall run with and bind the Property in perpetuity. All of the covenants, easements, servitudes and provisions contained in this Declaration shall be a burden on the title to all of the lands within the Property, and the benefits thereof shall inure to the owners of all of the lands within the Property.

Section 12.3 Termination. Termination of the Property shall be in accordance with the Act.

Section 12.4 Attorney Fees. If an Owner fails to pay any Assessment or any other amount due to the Association as provided in this Declaration, the Association may require reimbursement for reasonable attorney fees and costs, without the necessity of commencing a legal proceeding. If an Owner, an Owner's family member, guest, tenant, invitee or licensee fails to comply with any other provision of the Governing Documents, the Association may seek reimbursement for reasonable attorney fees and costs incurred as a result of such failure to comply, without the necessity of commencing a legal proceeding. In a legal proceeding in any way related to the Governing Documents or the Property, the court shall award to the party prevailing on each claim the prevailing party's reasonable attorney fees and costs incurred in asserting or defending the claim. Such reasonable attorney fees and costs, if awarded against the Owner, shall be charged as an Individual Purpose Assessment and shall constitute a lien against the Lot.

Section 12.5 Amendment of Declaration by Owners. Except as otherwise provided in this Declaration and except for amendments that may be approved by the Declarant or the Association under the provisions of this Declaration or the Act, any provision, covenant, condition,

restriction or equitable servitude contained in this Declaration may be amended, revised, removed or repealed, and new provisions, covenants, conditions, restrictions or equitable servitudes may be added, at any time and from time to time upon approval of Owners holding at least sixty-seven percent (67%) of the votes in the Association. Said approval may be obtained in any method allowed by the Governing Documents of the Association or the Act or other applicable law. The amendment or repeal shall be effective upon the recordation in the office of the Clerk and Recorder of Eagle County, Colorado, of a certificate, setting forth the amendment in full and certifying that the amendment has been approved as set forth above, and containing the written consent and approval of the Association. All challenges to the validity of any amendment or repeal must be made within one (1) year after the date of recording of such amendment or repeal.

Section 12.6 Amendment of Declaration by Declarant. The Declarant may amend this Declaration or the Plat to correct clerical, typographical or technical errors. The Declarant may also amend this Declaration to comply with the requirements, standards or guidelines of recognized secondary mortgage markets, the Department of Housing and Urban Development, the Federal Housing Administration, the Veterans Administration, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or the Federal national Mortgage Association.

Section 12.7 Required Consent of Declarant to Amendment. Notwithstanding any other provision in this Declaration to the contrary, any proposed amendment or repeal of any provision of this Declaration reserving rights to or for the benefit of the Declarant, or its assigns, shall not be effective unless the Declarant has given written consent to such amendment or repeal, which may be withheld at the Declarant's sole discretion, and which consent, if granted, may be evidenced by the execution by the Declarant of any certificate of amendment or repeal. The foregoing requirement for consent to any such amendment or repeal shall terminate upon the conveyance of all of the Lots That May Be Included to Owners other than the Declarant.

Section 12.8 Cooperation with Other Associations or Districts. The Association shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with other Property owners and/or any special district(s) to share facilities, to share the costs and/or responsibility for any operation, maintenance, repair, replacement or other matters, to perform maintenance, repair or replacement for any person(s) in consideration of payment or reimbursement therefor, to utilize the same contractors, subcontractors, managers or others who may perform services for the Association, any other Property association(s) and/or any district(s), or to otherwise cooperate with any other Property association(s) and/or any district(s) in order to increase consistency or coordination, reduce costs, or as may otherwise be deemed appropriate or beneficial by the Board of Directors in its discretion from time to time. The costs and expenses for all such matters, if any, shall be shared or apportioned between the Association and/or any other Property association(s) and/or any district(s) as the Board of Directors may determine in its discretion from time to time. Additionally, the Association shall have the right and authority at any time, from time to time, to enter into agreements and otherwise cooperate with any other Property association(s) and/or any district(s) to collect assessments, other charges or other amounts which may be due to such entity and to permit any such entity to collect assessments, other charges or other amounts which may be due to the Association; in any such instance, the Association shall

provide for remittance to such entity of any amounts collected by the Association or to the Association of any amounts collected by such entity.

Section 12.9 Registration of Mailing Address. Each Owner shall register his mailing address with the Association. Except as may otherwise be required by this Declaration, any notices or demands intended to be served upon an Owner shall be sent by first class mail, postage prepaid, addressed in the name of such Owner at such registered mailing address, or provided by other means as permitted or required by the Act. If an Owner fails to notify the Association of a registered address, then any notice or demand may be delivered or sent, as aforesaid, to such Owner at the address of such Owner's Lot.

Section 12.10 Interpretation. The provisions of this Declaration shall be construed to effectuate their purposes of creating a uniform plan for promoting and effectuating the fundamental concepts as set forth in this Declaration. The Board of Directors shall have the authority to interpret the meaning of any provision contained in this Declaration. This Declaration shall be construed and governed under the laws of the State of Colorado.

Section 12.11 Singular Includes the Plural. Unless the context otherwise requires, the singular shall include the plural, and the plural shall include the singular, and each gender referral shall be deemed to include the masculine, feminine and neuter.

Section 12.12 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit, or otherwise affect that which is set forth in any paragraph, section or article hereof.

Section 12.13 Non-Waiver. Any forbearance or failure to enforce any provisions of this Declaration shall not operate as a waiver of any such provision or of any other provision of this Declaration or of any subsequent enforcement of such provision.

Section 12.14 Conflict of Provisions. In case of conflict between this Declaration and the Articles of Incorporation or the Bylaws, this Declaration shall control. In the case of conflict between the Articles of Incorporation and Bylaws, the Articles of Incorporation shall control.

Section 12.15 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this _____ day of _____, 2024.

DECLARANT:

MIDTOWN LOFTS LLC,
a Colorado limited liability company

By: _____
Name: Dan Armistead
Title: Owner/Manager

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____ as _____ of MIDTOWN LOFTS LLC, a Colorado limited liability company.

Witness my hand and official seal.

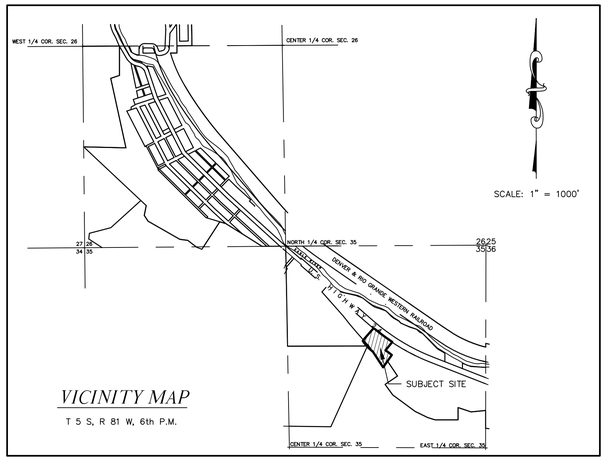
My commission expires: _____

_____
Notary Public

EXHIBIT A: DESCRIPTION OF PROPERTY

[NEED TO INCLUDE LEGAL DESCRIPTIONS OF THE LOTS TO BE INCLUDED, AND THE DESIGNATION OF THE LOT TYPE OF EACH]

PRELIMINARY PLAT
MIDTOWN VILLAGE PUD
A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP

T 5 S, R 81 W, 6th P.M.

GENERAL NOTES:

1) DATE OF SURVEY: AUGUST, 2022.

2) BEARINGS BASED UPON THE LINE CONNECTING THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 17 AND THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 18, SAID BEARING BEING N33°12'33"W (ASSUMED).

3) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE TRACTS A, B, C, D & E, MIDTOWN VILLAGE PUD AND VACATE THE INTERIOR BOUNDARIES OF THE PARCELS THAT COMPRISE MIDTOWN VILLAGE PUD AND TO CREATE CERTAIN EASEMENTS (SEE SHEETS 4 & 5).

4) THE PARCEL DESCRIPTIONS, BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER No. RND50070589-2, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 P.M.

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

6) REFERENCES TO RECORD DOCUMENTS ARE TO THOSE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.

7) THE LINEAL UNITS INDICATED ARE IN U.S. SURVEY FEET.

MIDTOWN PUD IS SUBJECT TO THE FOLLOWING:

8) AN EASEMENT AND RIGHT TO USE SEWER TANKS AND LEACHING FIELD AS RESERVED IN DEED RECORDED JULY 1, 1965 IN BOOK 188 AT PAGE 345. (NOT ABLE TO DEPICT HEREON)

9) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 19, 1970 IN BOOK 217 AT PAGE 120. (NOT ABLE TO DEPICT HEREON)

10) ANNEXATION ORDINANCE NO. 159, SERIES OF 1978, RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND RECORDED DECEMBER 14, 1981 IN BOOK 333 AT PAGE 351, AND ANNEXATION MAP RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 397.

11) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED JANUARY 21, 1970 IN BOOK 216 AT PAGE 914. (APPROXIMATE LOCATION SHOWN ON SHEET 2)

12) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCES RECORDED DECEMBER 20, 1974 IN BOOK 238 AT PAGES 4 AND 94, MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND DECEMBER 14, 1981 IN BOOK 333 AT PAGES 349 AND 351.

13) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ANNEXATION PLAT FOR SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 IN BOOK 267 AT PAGE 397. (THERE ARE NO EASEMENTS DEPICTED ON SAID PLAT).

14) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CLAIM OF EASEMENT RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121549. (LOCATION SHOWN ON SHEET 2)

15) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ENCROACHMENT AUTHORIZATION RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121550. (LOCATION SHOWN OF SHEET 2).

16) MIDTOWN VILLAGE PUD AND ANY VESTED RIGHTS ARE SUBJECT TO ORDINANCE No. 2, SERIES 2023 (WATER MORATORIUM) AND NO FURTHER SUBDIVISION OR DEVELOPMENT ON TRACTS C, D AND E MAY OCCUR UNTIL THE CONDITIONS OF SUCH MORATORIUM ORDINANCE HAVE BEEN MET.

LAND USE SUMMARY:

PARCEL	AREA	USE	ADDRESS
TRACT A	0.5030 ACRES	RESIDENTIAL	947 MAIN STREET
TRACT B	0.6549 ACRES	RESIDENTIAL/COMMERCIAL	947 MAIN STREET
TRACT C	0.4936 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET
TRACT D	0.4855 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET
TRACT E	0.3918 ACRES	FUTURE DEVELOPMENT	947 MAIN STREET
TOTAL	2.5288 ACRES		

Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

Certificate of Dedication and Ownership

Know all men by these presents that Midtown Lofts, LLC, a Colorado limited liability company being owner in fee simple and FirstBank as mortgagee of all that real property situated in the Town of Minturn, Eagle County, Colorado described as follows:

A parcel of land situated in a part of Section 35, Township 5 South, Range 81 West of the Sixth Principal Meridian, said parcel being more particularly described as follows:

Beginning at a brass cap monument found marking U.S.F.S. boundary Angle Point No. 17; thence N33°12'13"W 260.00 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 18; thence N49°07'41"W 105.00 feet to a brass cap monument found marking U.S.F.S boundary Angle Point No. 19; thence N22°42'10"E 23.28 feet; thence S89°55'28"W 26.06 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N39°00'05"W 46.14 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N30°18'47"W 32.19 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N45°41'02"E 23.64 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N49°22'27"W 3.87 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. No. 14109; thence N0°57'36"E 209.84 feet to a found plain no. 5 rebar, said point being on the southerly right of way of U.S. Highway No. 24; thence along said southerly right of way 200.81 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 03°57'38" and a chord which bears S52°11'44"E 200.77 feet to a found no. 5 rebar with a 1 1/2" aluminum cap; thence continuing along said southerly right of way 124.33 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 02°27'08" and a chord which bears S55°09'46"E 124.32 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 30091; thence departing said southerly right of way S39°16'37"W 151.25 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 30091; thence S55°26'50"E 61.91 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 4551; thence S51°17'59"E 47.93 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 4551; thence S31°12'11"W 7.97 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 16; thence S35°07'00"W 202.79 feet to the point of beginning, said parcel containing 2.5288 acres,

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of Final Plat, Midtown Village PUD, a subdivision in the Town of Minturn, County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set aside all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public or utility provider for the purposes shown herein; unless otherwise expressly provided herein; and does hereby grant and dedicate the following interests in the property:

A) To the Town of Minturn with no obligation to construct or maintain any improvements unless expressly agreed to by the Town:

1) Water Easement as shown on sheet 4 - on, over, under and through those portions of this Final Plat designated as "Water Easement" for the purpose of using, installing, constructing, maintaining, improving, repairing and replacing facilities of any kind or nature for the transmission of domestic water and/or irrigation water including but not limited to taps, manholes, and water lines, together with a right of ingress and egress thereto.

2) To the Eagle River Water and Sanitation District a non-exclusive sewer easement as shown on sheet 4 - on, over, under, above, across and through those areas designated hereon as "Sewer Easement" to, as shown, for the purpose of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a right of ingress and egress thereto.

B) All easements created by this plat are hereby dedicated to the Midtown Village PUD Homeowners Association.

EXECUTED this _____ day of _____, A.D., 2024.

Owner: Midtown Lofts, LLC
a Colorado Limited Liability Company

Address: _____

By: _____

Title: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____day of _____, A.D., 2024, by _____ as _____ of Midtown Lofts, LLC, a Colorado limited liability company.

My Commission expires:_____

Witness my hand and official seal.

_____
Notary Public

Mortgagee: FirstBank

Address: _____

By: _____

Title: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____day of _____, A.D., 2024, by _____ as _____ of FirstBank.

My Commission expires:_____

Witness my hand and official seal.

_____
Notary Public

Title Certificate

Land Title Guarantee Company does hereby certify that the Title to all lands shown upon this plat have been examined and is vested in Midtown Lofts, LLC, a Colorado limited liability company, that title to such lands is free and clear of all liens and encumbrances, except as follows:

_____

_____

_____

_____

_____

Dated this _____ day of _____, A.D., 2024.

Agent signature _____

Address: 610 West Lionshead Circle, Suite 300
Vail, CO 81657

Agent name_____

Surveyor's Certificate

I, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Final Plat of Midtown Village PUD, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and / or under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 2024.

_____
Samuel H. Ecker
Colorado P.L.S. No. 30091

Minturn Town Certificate

Pursuant to recommendation by the Town of Minturn Planning Director this plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado, this _____ day of _____ A.D. 2024, for filing with the Clerk and Recorder of the County of Eagle. This plat shall supersede the prior plat, subject to the provision that approval in no way obligates the Town of Minturn for financing or construction of improvements on lands, streets or easements dedicated except as indicated. This Certificate further evidences the vacation of any and all roadways which may have been previously designated on such prior plat or which roadway may have been otherwise conveyed to or acquired by the Town of Minturn. All right, title, or interest of Minturn to any such roadway has been divested and this Certificate confirms the vacation of such roadway. Approval of this plat by the Town is a consent only and is not to be construed as an approval of the technical correctnes of this plat or any documentation relating thereto.

Witness my hand and the seal of the Town of Minturn
Town Council of the Town of Minturn

By: _____
Mayor
Town of Minturn, Colorado

ATTEST: _____
Town Clerk
Town of Minturn, Colorado

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable upon all parcels of real estate described on this plat are paid in full as of _____.
Dated this _____ day of _____, A.D., 2024.

_____
Treasurer of Eagle County

Clerk and Recorder's Certificate

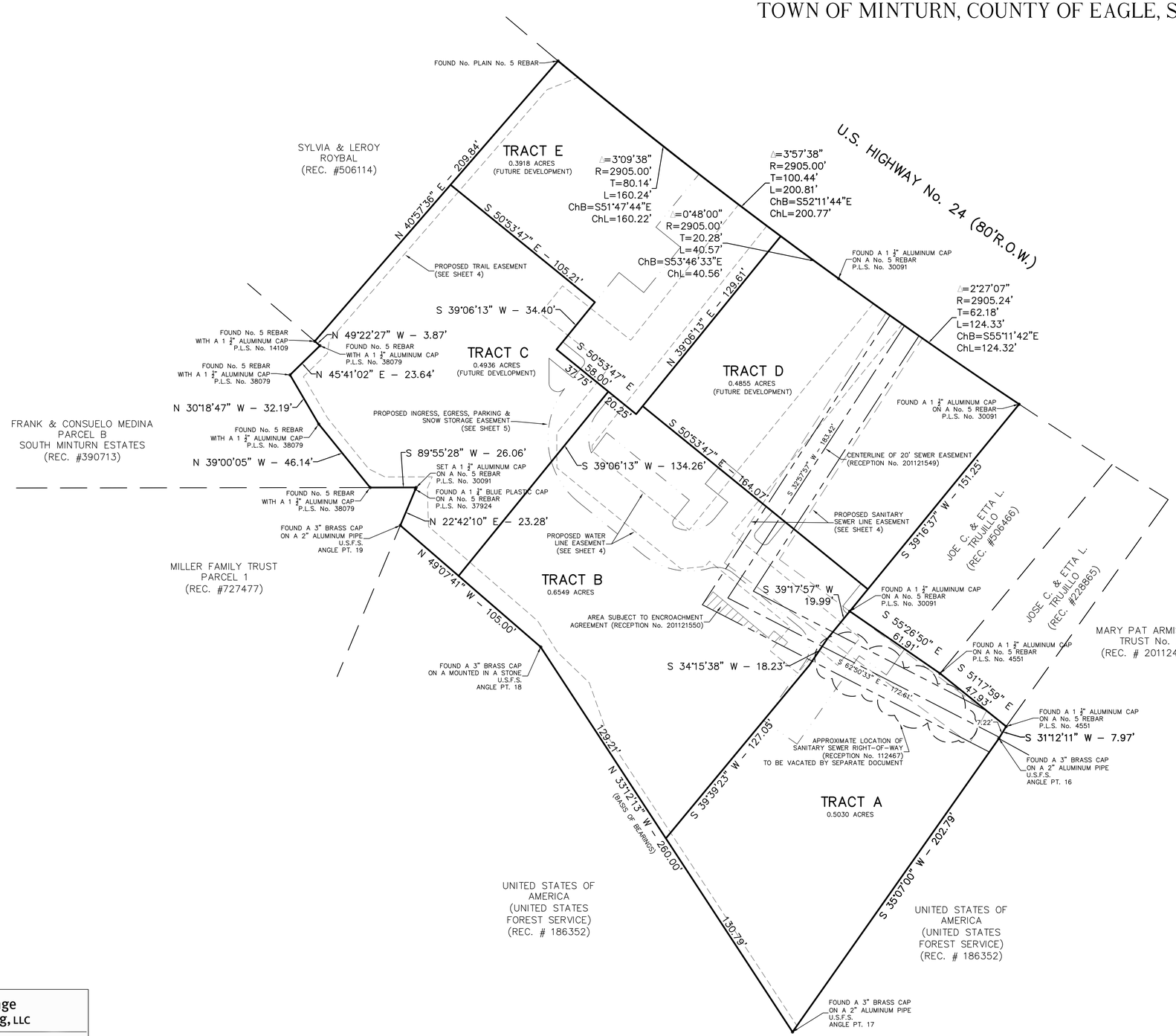
This Plat was filed for record in the Office of the Clerk and Recorder at ____ o'clock ____, on this_____ day of _____, 2024, and is duly recorded at Reception No._____.

_____, Clerk and Recorder

By:_____, Deputy

DRAWN BY: SE	DATE: 8/15/2024
CHECKED BY: SE	DRAWING NO.: 21-1353plat
JOB NO.: 21-1353	SHEET 1 OF 54

PRELIMINARY PLAT
MIDTOWN VILLAGE PUD
A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	8/15/2024
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	2 OF 5

PRELIMINARY PLAT
MIDTOWN VILLAGE PUD
A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO
PARCEL BOUNDARIES VACATED

INDIVIDUAL PARCEL LEGAL DESCRIPTIONS:

(PARCEL DESCRIPTIONS PER TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER RND500789-2, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 P.M.)

PARCEL 1:
PARCEL A:
A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988 AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION; LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO, 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG A ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013, UNDER RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO, 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO, 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10 N36°46'00"W 101.53 FEET TO AN ANGLE POINT COMMON TO SAID LOT 10, AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079 FOUND ALONG SAID OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 UNDER RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

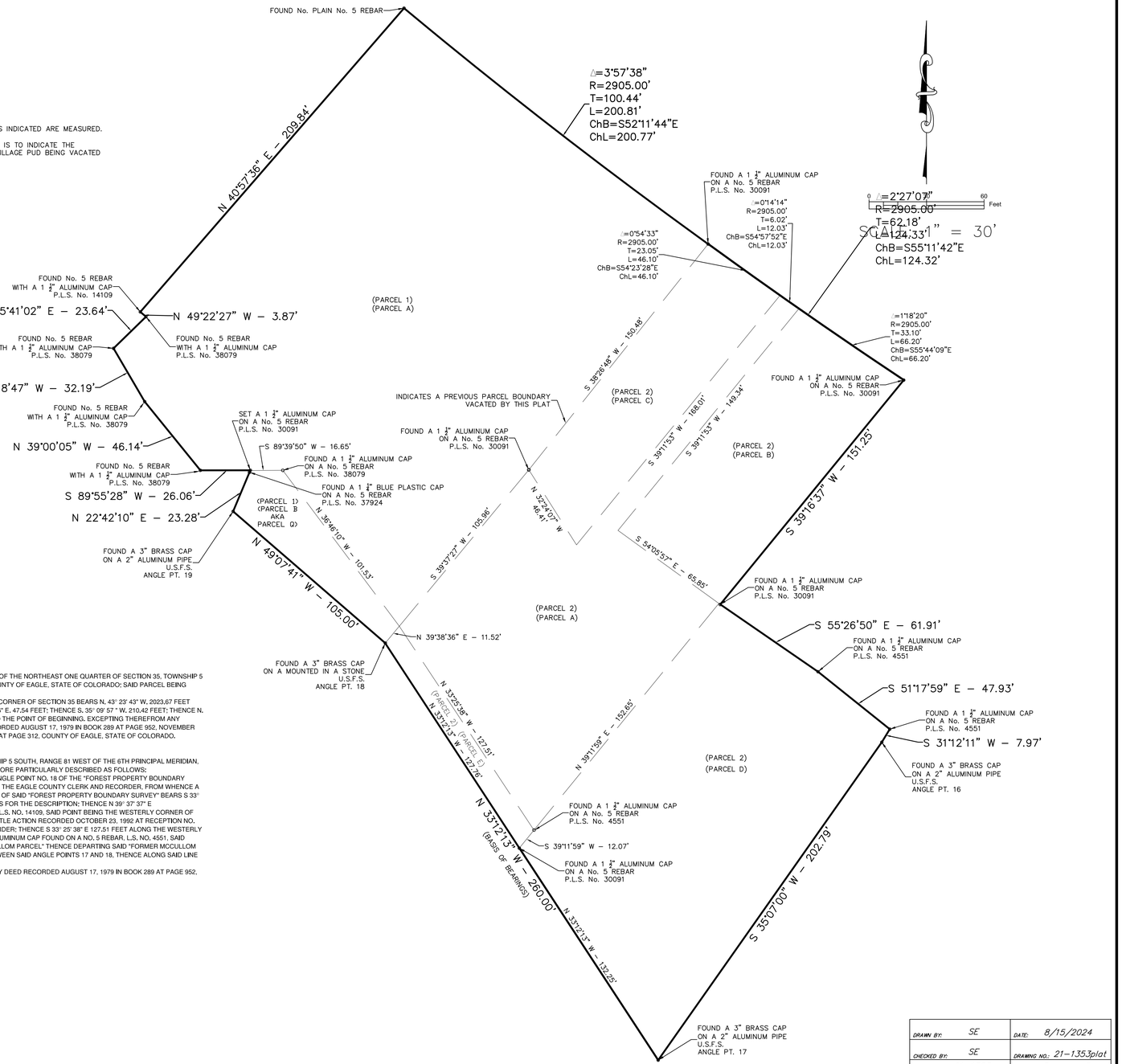
PARCEL B AKA PARCEL Q:
A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3.5" ALUMINUM CAP SET IN A ROCK, STAMPED U.S.D.A. A/P, 18, LS #7235 MARKING A COMMON CORNER OF TRACT A, U.S FOREST SERVICE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952 AND PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE ALONG A SAID TRACT A, THE U.S. FOREST SERVICE PROPERTY LINE, N49° 11'55"W 105.19 FEET, TO A FOUND 3.5" ALUMINUM CAP SET ON A 3" PIPE, STAMPED U.S.D.A A/P, 19, LS #7235 MARKING A COMMON CORNER OF SAID TRACT A, THE U.S. FOREST SERVICE AND ALSO BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE LEAVING SAID TRACT A, ALONG A COMMON LINE WITH PARCEL 1 AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 2000 AT RECEPTION NO. 727477, N 24° 04'46" E 22.26 FEET, TO A FOUND 1.25" BLUE PLASTIC CAP LS # 37924 A POINT ON SAID LINE OF PARCEL 1; THENCE CONTINUING ALONG LINE, N 24° 04'48" E 1.14 FEET, TO A POINT ON A COMMON LINE WITH LOT 10, SOUTH MINTURN ADDITION, A PARCEL OF LAND DESCRIBED IN INSTRUMENTS RECORDED JUNE 22, 2016 AT RECEPTION NO. 201609476 AND 201609477 AND RECORDED JUNE 16, 2016 AT RECEPTION NO. 201609187; AND BEING A CORNER OF SAID PARCEL 1; THENCE ALONG SAID COMMON LINE, N89° 40'00" E 16,65 FEET, TO A POINT AND CORNER ON A LINE COMMON TO SAID LOT 10 SOUTH MINTURN ADDITION; THENCE ALONG SAID COMMON LINE TO SAID LOT 10, S36° 46'00" E 101.53 FEET, TO A FOUND 1.5" ALUMINUM CAP LS # 14109, MARKING THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950 AND THE NORTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG A LINE COMMON TO SAID PARCEL 5, S39° 37'54"W 11.51 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:
PARCEL A:
A PARCEL OF LAND IN THE COUNTY OF EAGLE AND STATE OF COLORADO LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. DEPARTMENT OF INTERIOR GENERAL LAND OFFICE IN DENVER, COLORADO, ON JUNE 13, 1943: SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 35 BEARS N. 47° 20' 46" W. 1931.82 FEET DISTANT; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 12.03 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 55° 07' 45" E. 12.03 FEET; THENCE S. 39° 02' W. 147.80 FEET; THENCE S. 54° 16' 00" E. 66.18 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S. 39° 01' 56" W. 155.00 FEET; THENCE N. 33° 26' 16" W. 128.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N. 39° 27' 34" E. 105.96 FEET; THENCE S. 32° 34' E. 46.41 FEET; THENCE N. 39° 02" E. 168.00 FEET TO A POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B:
THAT PART OR PARCEL OF LAND LYING AND BEING SOUTHERLY OF AND ADJACENT TO COLORADO U.S. HIGHWAY NO. 24 IN THE SOUTHEAST QUARTER OF THE NORTHEAST (SE1/4NE1/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP (5) SOUTH, RANGE EIGHTY-ONE (81) WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY 24 FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 47° 14' WEST 1980.5 FEET; THENCE SOUTH 29° 11' WEST 150 FEET, THENCE NORTHWESTERLY 65.0 FEET TO A POINT WHICH IS 29° 11' WEST FROM A POINT 150 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE NORTH 29° 11' EAST 150 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE ALONG SAID RIGHT OF WAY BOUNDARY ON A 1° 58' CURVE TO THE LEFT 65 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, ANY PORTION CONTAINED IN DECREE RECORDED NOVEMBER 19, 1981 IN BOOK 332 AT PAGE 295, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL C:
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO ON SEPTEMBER 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 35, A BRASS CAP MONUMENT FOUND IN PLACE, BEARS S. 42° 47' 06" E. 2050.33 FEET DISTANT; THENCE S. 39° 02' 00" W. 168.00 FEET; THENCE N. 32° 34' 00" W. 46.41 FEET; THENCE N. 38° 16' 57" E. 150.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT-OF-WAY 46.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 54° 33' 22" E. 46.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS PER CHAIN OF TITLE:
A PARCEL OF LAND LYING SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 24, IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N. 46° 46' WEST 1858.5 FEET; THENCE SOUTH 29° 11' WEST 148 FEET TO THE NORTHERLY CORNER OF PARCEL OF LAND CONVEYED TO THE COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 126 AT PAGE 421, EAGLE COUNTY COLORADO RECORDER'S RECORDS; THENCE SOUTH 31° 36' EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL OF LAND 57.3 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL, WHICH CORNER IS LOCATED ON THE NORTHWESTERLY LINE OF PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 126 AT PAGE 232 OF SAID RECORDS; THENCE NORTH 29° 11' EAST, ALONG SAID NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND 168 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A 1° 58' CURVE TO THE RIGHT 50.1 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.



PARCEL D:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 35 BEARS N. 43° 23' 43" W. 2023.67 FEET DISTANT; THENCE S. 55° 14' 18" E. 63.14 FEET; THENCE S. 51° 36' 36" E. 47.54 FEET; THENCE S. 35° 09' 57 " W. 210.42 FEET; THENCE N. 33° 12' 13" W. 130.94 FEET; THENCE N. 39° 01' 56" E. 164.76 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTIONS THAT MAY BE CONTAINED WITHIN INSTRUMENTS RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, NOVEMBER 19, 981 IN BOOK 332 AT PAGE 295 AND JUNE 18, 1985 IN BOOK 417 AT PAGE 312, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL E:
A PARCEL OF LAND SITUATED IN A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3" BRASS CAP MONUMENT, SAID POINT BEING ANGLE POINT NO. 18 OF THE "FOREST PROPERTY BOUNDARY SURVEY" RECORDED IN BOOK 469 AT PAGE 371 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, FROM WHENCE A 3" BRASS CAP MONUMENT FOUND MARKING ANGLE POINT NO. 17 OF SAID "FOREST PROPERTY BOUNDARY SURVEY" BEARS S 33° 12' 13" E. 260.01FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE DESCRIPTION: THENCE N 39° 37' 37" E 11.52 FEET TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 14109, SAID POINT BEING THE WESTERLY CORNER OF THE "FORMER MCCULLOM PARCEL" PER THE DECREE IN QUIET TITLE ACTION RECORDED OCTOBER 23, 1992 AT RECEPTION NO. 488393 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER; THENCE S 33° 25' 38" E 127.51 FEET ALONG THE WESTERLY BOUNDARY OF SAID "FORMER MCCULLOM PARCEL" TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 4551, SAID POINT BEING THE SOUTHERLY CORNER OF SAID "FORMER MCCULLOM PARCEL" THENCE DEPARTING SAID "FORMER MCCULLOM PARCEL" S 39° 11' 59" W 12.07 FEET TO A POINT ON THE LINE BETWEEN SAID ANGLE POINTS 17 AND 18, THENCE ALONG SAID LINE N 33° 12' 13" W 127.76 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, COUNTY OF EAGLE, STATE OF COLORADO.

Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

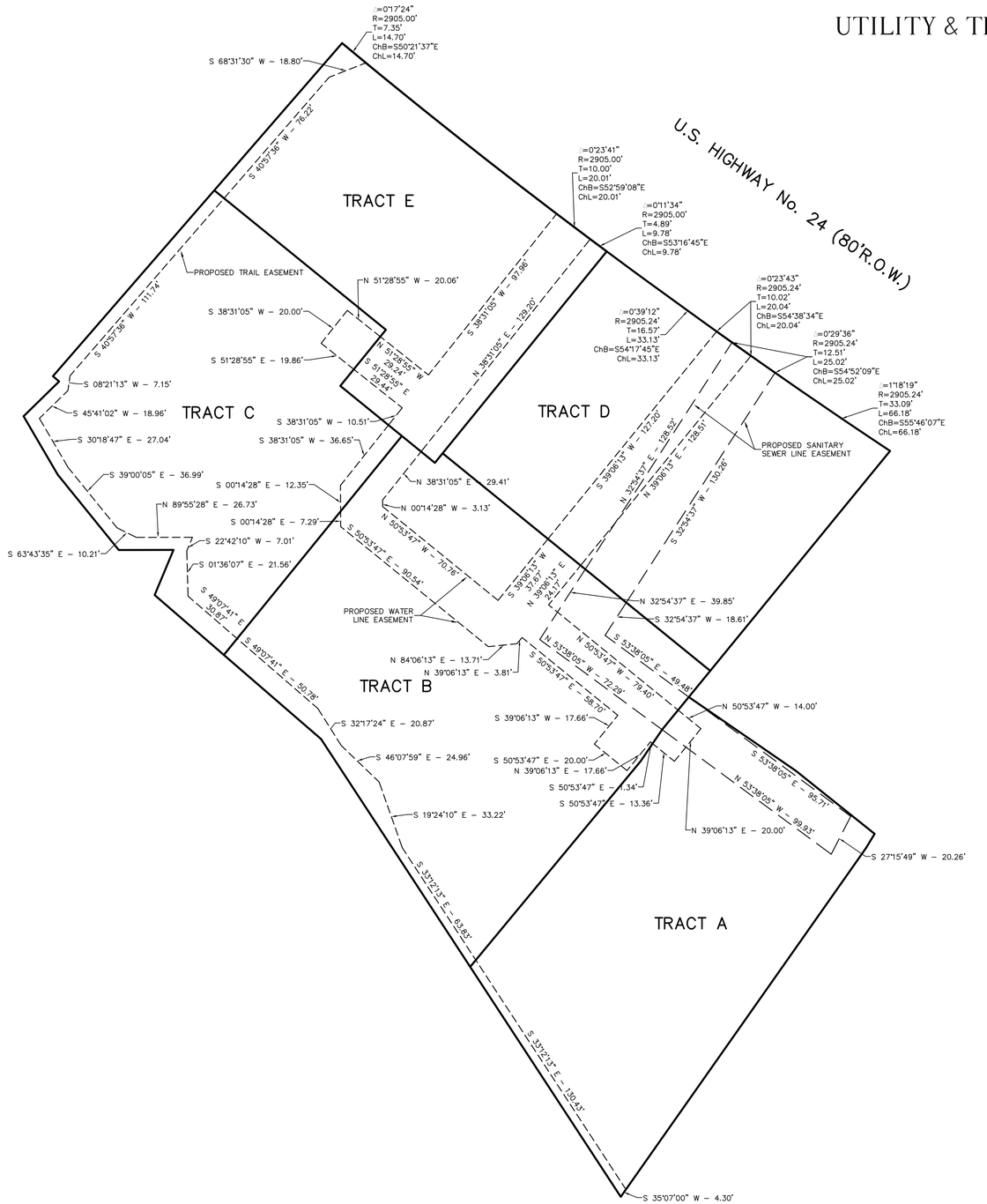
DRAWN BY:	SE	DATE:	8/15/2024
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	3 OF 5

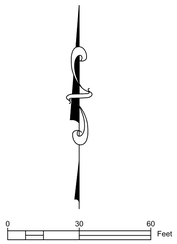
PRELIMINARY PLAT

MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

UTILITY & TRAIL EASEMENTS DETAILS





SCALE: 1" = 30'

Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

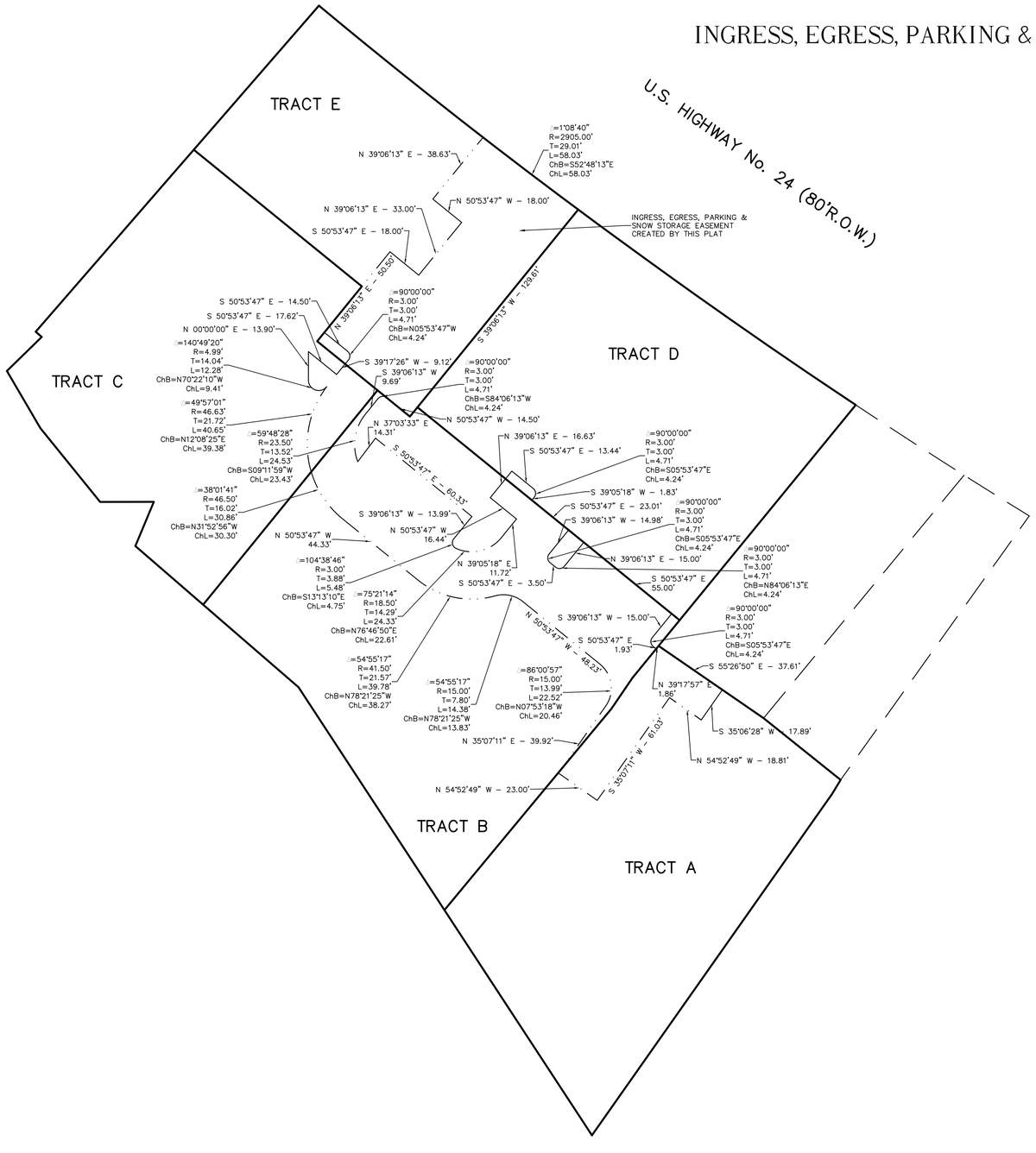
DRAWN BY:	SE	DATE:	8/15/2024
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	4 OF 5

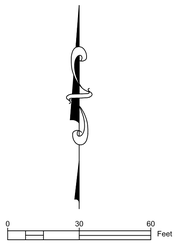
PRELIMINARY PLAT

MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

INGRESS, EGRESS, PARKING & SNOW STORAGE EASEMENT DETAIL





SCALE: 1" = 30'

Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	8/15/2024
CHECKED BY:	SE	DRAWING NO.:	21-1353plat
JOB NO.:	21-1353	SHEET	5 OF 5

ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO



CODES

BUILDING CODE 2021 OF COLORADO	NATIONAL ELECTRICAL CODE 2020 OF COLORADO
FIRE CODE 2021 OF COLORADO	SAFETY CODE FOR ELEVATORS 2019 OF COLORADO
PLUMBING CODE 2018 OF COLORADO	LIFE SAFETY CODE - 2012 OF COLORADO
MECHANICAL CODE 2021 OF COLORADO	NFPA 13
ENERGY CONSERVATION CODE COLORADO	

BUILDING CODE DATA

ZONING:	PUD
DEFINITION (CHAPTER 2):	MULTI-STORY UNIT
OCCUPANCY (SECTION 310.3):	R-2 (RESIDENTIAL) & S-2 (LOW HAZARD STORAGE)
TYPE OF CONSTRUCTION (TABLE 601):	IIIA
FIRE RATING (TABLE 601):	
PRIMARY STRUCTURAL FRAME	1
BEARING WALL (EXTERIOR) (TABLE 601[b] 705.5)	1
(INTERIOR)	1
NON BEARING WALLS & PARTITIONS (EXTERIOR)	0 (1 HR AT <10' FROM PROPERTY LINE)
(INTERIOR)	0
FLOOR CONST. & ASSOC. SECONDARY MEMBERS	1
ROOF CONST. & ASSOC. SECONDARY MEMBERS	1
SPECIAL CONDITIONS (CHAPTER 4 & 5):	
PARKING GARAGE (402.4.2.3 / 311 / 508.4 / 510.4)	1 HR (HORIZONTAL SEPARATION)
SEPARATION WALLS (420.2 / 708.3)	FIRE PARTITIONS 1 HR
CORRIDOR WALLS (708.3)	1/2 HR
HORIZONTAL SEPARATION (508.3.3 / 708.4)	1 HR
SEPARATION OF OCCUPANCIES (TABLE 508.4)	1 HR
EGRESS STAIR ENCLOSURE (707.3.2. / 1023.1)	1 HR
SPRINKLER SYSTEM (420.5 / 903.3.1.1) :	SPRINKLED 13R
GENERAL BUILDING HEIGHTS AND AREA (CHAPTER 5):	
ALLOWABLE BUILDING HEIGHT (TABLE 504.3)	ALLOWED: 65 FT. ACTUAL: 35'-10" (AT MAX. PEAK)
ALLOWABLE STORIES ABOVE GRADE (TABLE 504.4 5/8.3.2)	ALLOWED: 5 ACTUAL: 3
ALLOWABLE AREA (TABLE 506.2)	R-2 ALLOWED: 12,000 SF ACTUAL: 25,924 SF S2 ALLOWED: 117,700 SF ACTUAL: 13,728 SF
MIXED USE ALLOWABLE BUILDING AREA (508.4.2)	LOW HAZARD (S-2) 13728/117700 = 0.12
SUM OF THE RATIOS SHALL NOT EXCEED 1	RESIDENTIAL (R-2) 25924/12000 = 0.36
	SUM = 0.48
MEANS OF EGRESS (CHAPTER 10)	
OCCUPANT LOAD (TABLE 1004.5)	R-2 200 GROSS = 25,924 / 200 = 130 OCCUPANTS S-2 200 GROSS = 13,728 / 200 = 69 OCCUPANTS
STAIR WIDTH (1005.3.1 EXCEPTION 1)	OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2
NUMBER OF EXITS (TABLE 1006.3.3)	REQUIRED 2 PROVIDED S-2 (PARKING GARAGE) = 2 PROVIDED R-2 (RESIDENTIAL) = 2
NUMBER OF EXITS (TABLE 1006.2.1)	RESIDENTIAL 125 FEET LOW HAZARD 100 FEET
PUBLIC STAIR RISER (1011.5.2)	ALLOWED: 7" ACTUAL: 6-3/4"
INTERIOR UNIT STAIR RISER (1011.5.2 EXCEPTION 3)	ALLOWED: 7 3/4" ACTUAL: 6-5/8"
WIDTH (1009.3.1 EXCEPTION 2)	OCCUPANT LOAD X .2 PER OCCUPANT MIN. 44" PER 1011.2
ACCESSIBILITY (CHAPTER 11)	
ACCESSIBLE TYPE (1107.6.2.3 / TABLE 1107.6.1.1.):	NO. REQUIRED: 4 ACTUAL: 1 (TYPE A)
TYPE B REQUIRED (1107.6.2.3.2.):	0 PER EXCEPTION UNDER SECTION 1107.7.2
	MULTI STORY UNIT WITHOUT ELEVATOR

SQUARE FOOTAGE:

UNIT IDENTITY	SQUARE FOOTAGE FIRST FLOOR	SQUARE FOOTAGE SECOND FLOOR	UNIT TYPE HEATED S.F.	NO. UNITS	TOTAL HEATED S.F.	TOTAL UNHEATED S.F.	TOTAL OUTDOOR LIVING
TYPE A	654	663	1317	4	5268		
TYPE B	722	643	1365	10	13650		545
TYPE C	1024	1035	2059	1	2059		
TYPE D	902	967	1869	1	1869		
PUBLIC COORIDOR/STAIR / MECH. /ELEV. (LOWER LEVEL)					1712		
PUBLIC COORIDOR/MECH/STAIR (FIRST FLOOR)					334		
GARAGE						12,478	
STORAGE UNITS						916	
BLDG TOTAL SF. F.T =					24,892	13,394	545

PLAN DRAWING INDEX

CIVIL	
	SITE - REFER TO PLANS BY OTHERS
ARCHITECTURAL BUILDING COMPOSITION	
GN1	GENERAL NOTES & DETAILS
GN2	ELEVATOR NOTES AND DETAILS
GN3	EGRESS DIAGRAM
GN4	FIRE RATING KEY AND UL DESCRIPTIONS
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	FRONT, LEFT, RIGHT & REAR ELEVATION
A5	BUILDING SECTIONS
A6	ROOF PLAN / WALL SECTIONS
A7	DETAILS
A8	ADA ENLARGED PLANS / DETAILS

COLORADO LICENSED
TIMOTHY HALLETT
ARCH00401844
ARCHITECT
1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

COPYRIGHT 2021 TK DESIGN AND ASSOCIATES

DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CONSTRUCTION METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PRIME HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

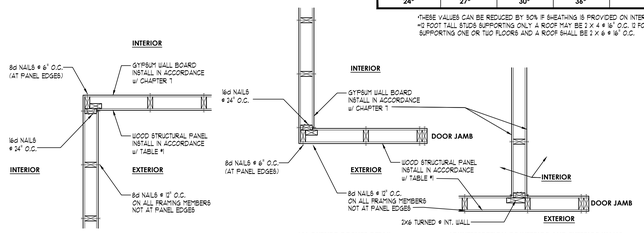
JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
COVER

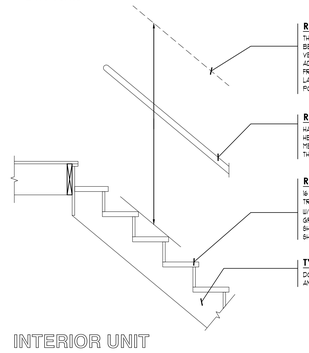
LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL TABLE #1				
LENGTH OF BRACED WALL PANEL (INCHES)				MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48*	54*	60*	72*	100%
32*	36*	40*	48*	85%
24*	27*	30*	36*	65%

*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR
**2 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 24" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.



WALL BRACING DETAIL

NO SCALE



R311.7.2 HEADROOM
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

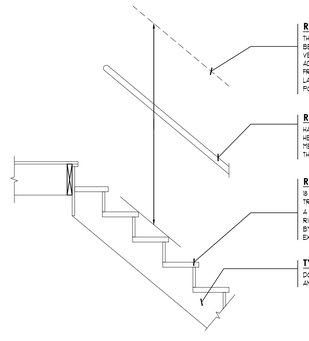
R311.7.8 HANDRAILS
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

R311.7.5 STAIR TREADS AND RISERS
16 RISERS @ RISER HEIGHT 4 @-3/4" EACH WITH A TREAD DEPTH OF 10.00" EACH NOSE TO NOSE W/ A NOSE OVERHANG OF 2" TO 12"). THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

TYPICAL STRINGERS
DOUBLE 2x12 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

INTERIOR UNIT TYPICAL STAIR DETAIL FIRST FLOOR TO SECOND FLOOR

SCALE: 3/4" = 1'-0"



R311.7.2 HEADROOM
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.8 HANDRAILS
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

R311.7.5 STAIR TREADS AND RISERS
16 RISERS @ RISER HEIGHT 4 @-3/4" EACH WITH A TREAD DEPTH OF 10.00" EACH NOSE TO NOSE W/ A NOSE OVERHANG OF 2" TO 12"). THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

TYPICAL STRINGERS
DOUBLE 2x12 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

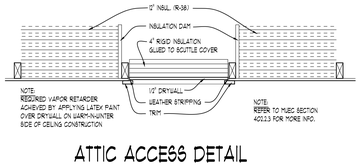
PUBLIC STAIR DETAIL PARKING TO FIRST FLOOR

SCALE: 3/4" = 1'-0"

TABLE R404.1.2(1) MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS[a,b]	
MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.
b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.



ATTIC ACCESS DETAIL

SCALE: 1" = 1'-0"

TABLE 2308.5.1 SIZE, HEIGHT AND SPACING OF WOOD STUDS						
	BEARING WALLS				NONBEARING WALLS	
STUD SIZE (inches)	Laterally unsupported stud height[a] (feet)	Supporting roof & ceiling only (inches)	Supporting one floor, roof & ceiling (inches)	Supporting two floors, roof & ceiling (inches)	Laterally unsupported stud height[a] (feet)	Spacing (inches)
2x3 b	-	-	-	-	10	16
2x4	10	24	16	-	14	24
3x4	10	24	24	16	14	24
2x5	10	24	24	-	16	24
2x6	10	24	24	16	20	24

For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm.

a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Increases in unsupported height are permitted where justified by analysis.
b. Shall not be used in exterior walls.
C. Utility- grade studs shall not be spaced more than 16" on center or support more than a roof & ceiling, or exceed 8 feet in height for exterior walls and load-bearing walls or 10 feet for interior nonload-bearing walls

GENERAL NOTES

WOOD TRUSS SPECIFICATIONS

1. Designs shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and Design Standard for Metal Plate Connected Wood Truss Construction by the American Standard (ANSI) and the Truss Plate Institute (T.P.I.) and the local code jurisdiction.
2. Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
3. Maximum deflection of floor trusses shall be limited to 1/360 for total load and l/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total loads and 1/360 for live load u.n.o.
4. Adequate camber shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
5. Design loads:

FLOOR JOIST LOADING CRITERIA

FIRST FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 15 P.S.F.
GYPCRETE 10 P.S.F.
TOTAL LOAD 60 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 10 P.S.F.
GYPCRETE 10 P.S.F.
TOTAL LOAD 60 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

FLOOR LIVE/DRAWING TILE/MARBLE
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F.
LIVE LOAD DEFLECTION L/720
TOTAL LOAD DEFLECTION L/360

EXT. DECK JOIST LOADING CRITERIA

DECK LOADING:
LIVE LOAD 60 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 60 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA

TOP CHORD LIVE LOAD 20 P.S.F.
DEAD LOAD 7 P.S.F.

BOTT. CHORD LIVE LOAD 10 P.S.F.
(UNINHABITABLE ATTICS W/OUT STORAGE)

LIVE LOAD 20 P.S.F.
(UNINHABITABLE ATTICS WITH STORAGE)

DEAD LOAD 10 P.S.F.
WIND LOAD 115 MPH OR AS REQUIRED BY CODE

CONC. DECK JOIST LOADING CRITERIA

DECK LOADING:
LIVE LOAD 60 P.S.F.
DEAD LOAD 160 P.S.F.
TOTAL LOAD 100 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

- A 25% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current "Colorado Building Code" requirements.
- Add additional static storage live loads per the current "Colorado Building Code" requirements.
- Tile, natrola, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.
- All conventional framed floor decks shall be 2 x 10 #2 or 2 x 12 #2 Douglas Fir or better.

HANDLING AND ERECTION SPECIFICATIONS

1. Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
2. Temporary and permanent bracing for holding the trusses in a straight and plumb position is study required and shall be designed and installed by the erecting contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent toppling or "dominoing" of the trusses.
3. Permanent bracing shall be installed in accordance with the latest of the "National Design Standard", as published by the American Forest & Paper Association and H.I.B.-91 and D.S.B.-89 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be braced in intervals not to exceed 10' o.c. or as noted on the truss fabricators drawings.
4. Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
5. No loads shall be applied to the truss until all fastening and required bracing is installed.
6. The supervision of the truss erecting shall be under the direct control of persons(s) experienced in the installation and proper bracing of wood trusses.
7. Field modification or cutting of pre-engineered roof trusses is strictly prohibited unless expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

1. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.
2. Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.n.o.
3. Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.
4. 1804.3 Placement of Backfill
The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, cobbles and boulder or with a controlled lowstrength material (CLSM) . the backfill shall be placed in lifts and compacted in a manner that does not damage the foundation or the waterproofing or dampproofing material.

Fill.
Fill material shall be free of vegetation and foreign material. The Fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth.

Vapor retarder.
A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

5. Concrete work shall conform to the requirements of ACI 301-96, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements.
6. Concrete shall have a minimum of 3000 psi. 28 day compressive strength, unless noted otherwise. (4 sacks) # a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi. 28 day compressive strength, # 4%5% air entrainment.
7. The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

STRUCTURAL STEEL SPECIFICATIONS

1. Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1989 AISC "Specifications For The Design, Fabrication, And Erection Of Steel For Buildings", and the latest edition of the AISC "Manuk Of Steel Construction".
2. Steel column shall be ASTM A-501, Fy=36 KSI. Structural tubing shall be ASTM A500, grade B, Fy=46 KSI.
3. Welds shall conform with the latest AUS D1.1 "Specifications For Welding in Building Construction", and shall utilize E70XX electrodes unless noted otherwise.
4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug fit" condition (unless noted otherwise).

REINFORCING STEEL SPECIFICATIONS

1. Reinforcing bars, dowels and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud.
2. Welded wire fabric shall conform to ASTM a-185 and be positioned at the mid height of slabs U.N.O.
3. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction. If necessary, without delaying the concrete placement.
4. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
5. Welding of reinforcing steel is not allowed.

ACCESSIBLE MEANS OF EGRESS

1009.2 Continuity and components
Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components:

- Accessible routes complying with Section 1104
- Interior exit stairs complying with Sections 1009.3 # 1023
- Doors complying with Section 1010

1009.3 Stairways
In order to be considered part of an accessible means of egress, a stairway between stories shall be a min. clear width of 48". min. between handrails and shall either incorporated an area of refuge with an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6.

Exceptions:
- #2 The clear width of 48" between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. or 903.3.1.2.
- #3 Areas of refuge are not required at stairways in Group R-2 occupancies

1010.1.1 Size of doors
The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Where this sections requires a minimum clear width of 32" and a door opening includes 2 door leaves without a mullion , one leaf shall provide a clear opening width of 32". The minimum opening width of a swinging door leaf shall be 48" nominal. "Hairs of egress doors in Group I-2 occupancy used for the movement of beds shall provide a clear width of not less than 41]". The heights of door openings shall be not less than 80".

Exceptions:
- #1 The minimum # minimum width shall not apply to door openings that are not part of the required means of egress in Group I-2 # I-3 occupancies.
- #2 Door openings within a dwelling unit or sleeping unit shall be not less than 78" in height.
- #3 Exterior door openings in dwelling units and sleeping units, other than the required exit door, shall be not less than 76" in height.
- #4 Door openings required to be accessible within Type B units shall have a minimum clear width of 31.75"

1010.1.11 Projections into clear width.
There shall not be projections into the required clear width lower than 34" above the floor or ground. Projections into the clear opening width between 34" and 80" above the floor or ground shall not exceed 4"

Exception: Door closers and door stops shall be permitted to be "8" min. above the floor.

1010.1.12 Door swings.
Egress doors shall be of the pivoted or side-hinged swinging type.

Exceptions:
#4 Doors within or serving a single dwelling unit in Group R-2 # R-3.

STAIRWAYS AND HANDRAILS

1011.2 Width.
The required capacity of of stairways shall be determined as specified in section 1005.1, but the minimum width shall be not less than 44". See Section 1009.3 for accessible means of egress stairways

Exception: Stairways serving an occupant load of less than 50 shall have width of not less than 36"

1011.3 Headroom
Stairways shall have a headroom clearance of not less than 80" measured vertically from a line connection the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersections the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be reinstared the full width of the stairway and landing.

Exception:
#2 In Group R-3 occupancies within dwelling units in Group R-2 occupancies, and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4"

1011.5.2 Riser heights and tread depth
Stair riser heights shall be 7" maximum and 4" minimum. The riser heights shall be measured vertically between nosings of adjacent treads. Rectangular treads depths shall be 11" min. measured horizontally between vertical treads and at a right angle to the tread's nosing.

1011.11 Handrails.
Stairways shall have handrails on each side and shall comply with Section 1014. Where glass is used to provide the handrail, the handrail shall comply with Section 2407.shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

1014.2 Height.
Handrail height, measured above stair tread nosing, or finish surface of ramp slope, shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

FIRE ALARM AND DETECTION SYSTEMS

907.2.9 Group R-2
Fire alarm systems and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1. through 907.2.9.3.

907.2.9.1. Manual fire alarm system.
A "Manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancy# where any of the following conditions apply.
- # any dwelling unit or sleeping unit is locations 3 or more stores above the lowest level of exit discharge
- #3 The building contains more than 16 dwelling units or sleeping units.

907.2.11 Single # Multiple-station smoke alarms
Listed Single # Multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.6 and NFPA 72.

907.2.11.2 Groups R-2, R-3, R-4 # I-1
Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 # I-1 regardless of occupant load at all of the following locations:

1. On the ceiling o sall outside of each separate sleeping area in the immediate vicinity of bedrooms
2. In each room used for sleeping purposes
3. In each story within a dwelling unit, including basements, but not including crall spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

907.2.11.3 Interconnection
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm sill activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR

915.2.1 Carbon monoxide locations in Dwelling units
Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedrooms.

Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES

R703.8.3 Flashing.
Flashing shall be located beneath the first course of MASONRY above finished ground level above the foundation sall or slab and at other points of support, including structural floors, shelf angles and lintels when MASONRY veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

R703.8.6 Weepholes.
Weepholes shall be provided in the outside ayhe of MASONRY walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.4 Flashing.
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the sall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The Flashing shall extend to the surface of the exterior sall finish. Approved corrosion- resistant flashings shall be installed at all of the following locations:

1. Exterior windou and door openings. Flashing at exterior windou and door openings shall extend to the surface of the exterior sall finish or to the uterer-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other MASONRY construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of MASONRY, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a sall or floor assembly of wood-frame construction.
6. At sall and roof intersections. I.T. At built-in gutters.

EGRESS WINDOW REQUIREMENTS

1030.1 Emergency Escape # Rescue

- Min. net clear opening of 5.7 sq. ft.
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above Finish floor of 44 inches

AREAS THAT REQUIRE SAFETY GLAZING

2406.4 Hazardous locations.
The locations specified in Sections 2604.1 through 2604.7 shall be considered specific hazardous locations requiring safety glazing materials.

2406.4.1 Glazing in doors.
Glazing in all fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.

2406.4.2 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within 24" (610mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered a hazardous location.

Exceptions:
1. Decorative glazing.
2. Where there is an intervening sall or other permanent barrier beteeen the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 2406.3.
4. Glazing in salls on the inizh side of and perpendicular to the plane of the door in a closed position in 1 or 2-family dwellings or within dwelling units in Group R-2.

2406.4.3 Glazing in windous.
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2)
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor
4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1-1/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizonal (within 45 degrees (0.75 rad.) of horizontal) surface adjacent to the glass exterior.

2604.4.4 Glazing in guards and railings.
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

2604.4.5 Glazing and wet surfaces.
Glazing in salls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

Exceptions:
Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the uater's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

2604.4.6 Glazing adjacent to stairs and ramps.
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 m) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

Exceptions:
1. Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1-1 inches (38 mm).
2. Glazing 36 inches (914 m) or more measured horizontally from the walking surface.

2604.4.7 Glazing adjacent to the bottom stair landing.
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within a 60-inch (1524 m) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception:
The glazing that is protected by a guard complying with Section 1015 # 1607.8 where the plane of the glass is greater than 15 inches (457 m) from the guard.

MOTOR VEHICLE RELATED OCCUPANCIES

406.2.1 Automatic Garage Door Openers and Vehicular Gates
Automatic garage door openers shall be listed and labeled in accordance with UL 325. Where provided automatic vehicular gates shall comply with Section 310

406.2.2 Clear Height.
The clear heights of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet

406.2.3 Accessible Parking spaces
Where parking is provided, accessible parking spaces, access aisle and vehicular routes serving accessible parking shall be provided in accordance with Section 1106

406.2.1. Electric Vehicle Charging Stations and Systems
Where provided, electric vehicle charging systems shall be shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Section 1107.

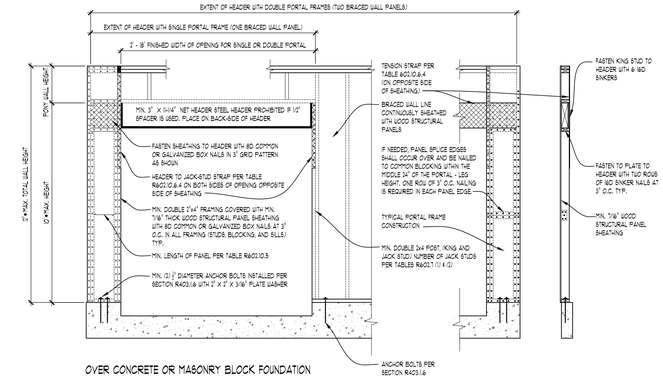
ENCLOSED PARKING GARAGES

406.2.1 Automatic Garage Door Openers and Vehicular Gates
Automatic garage door openers shall be listed and labeled in accordance with UL 325. Where provided automatic vehicular gates shall comply with Section 310

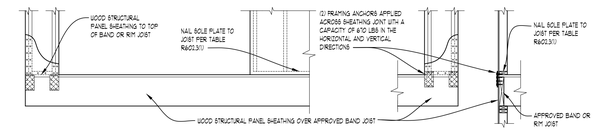
406.2.2 Clear Height.
The clear heights of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet

406.2.3 Accessible Parking spaces
Where parking is provided, accessible parking spaces, access aisle and vehicular routes serving accessible parking shall be provided in accordance with Section 1106

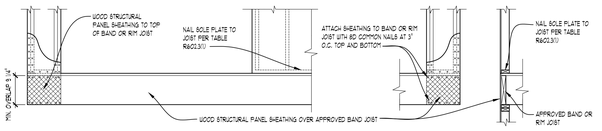
406.2.1. Electric Vehicle Charging Stations and Systems
Where provided, electric vehicle charging systems shall be shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Section 1107.



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

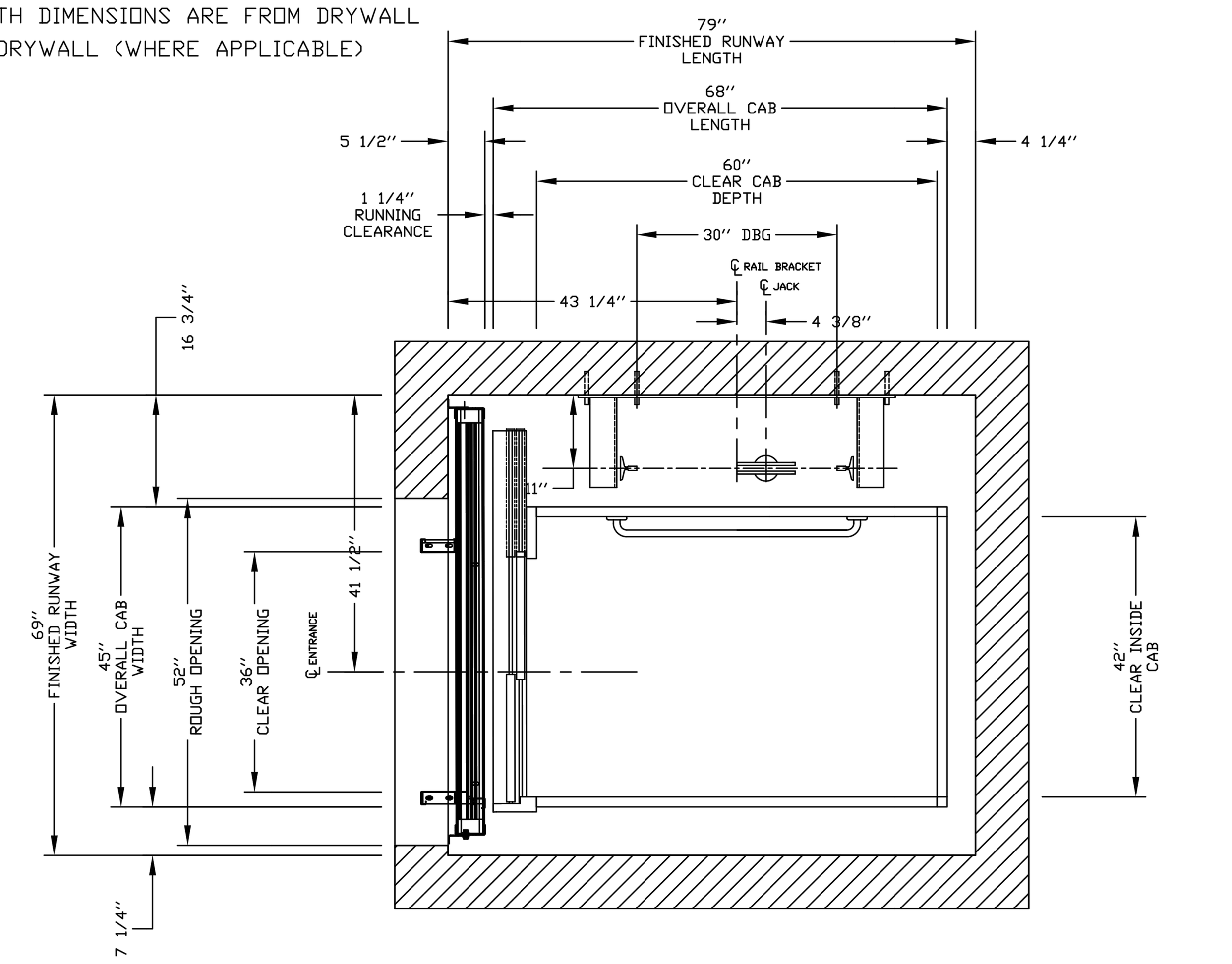
FRONT ELEVATION SECTION

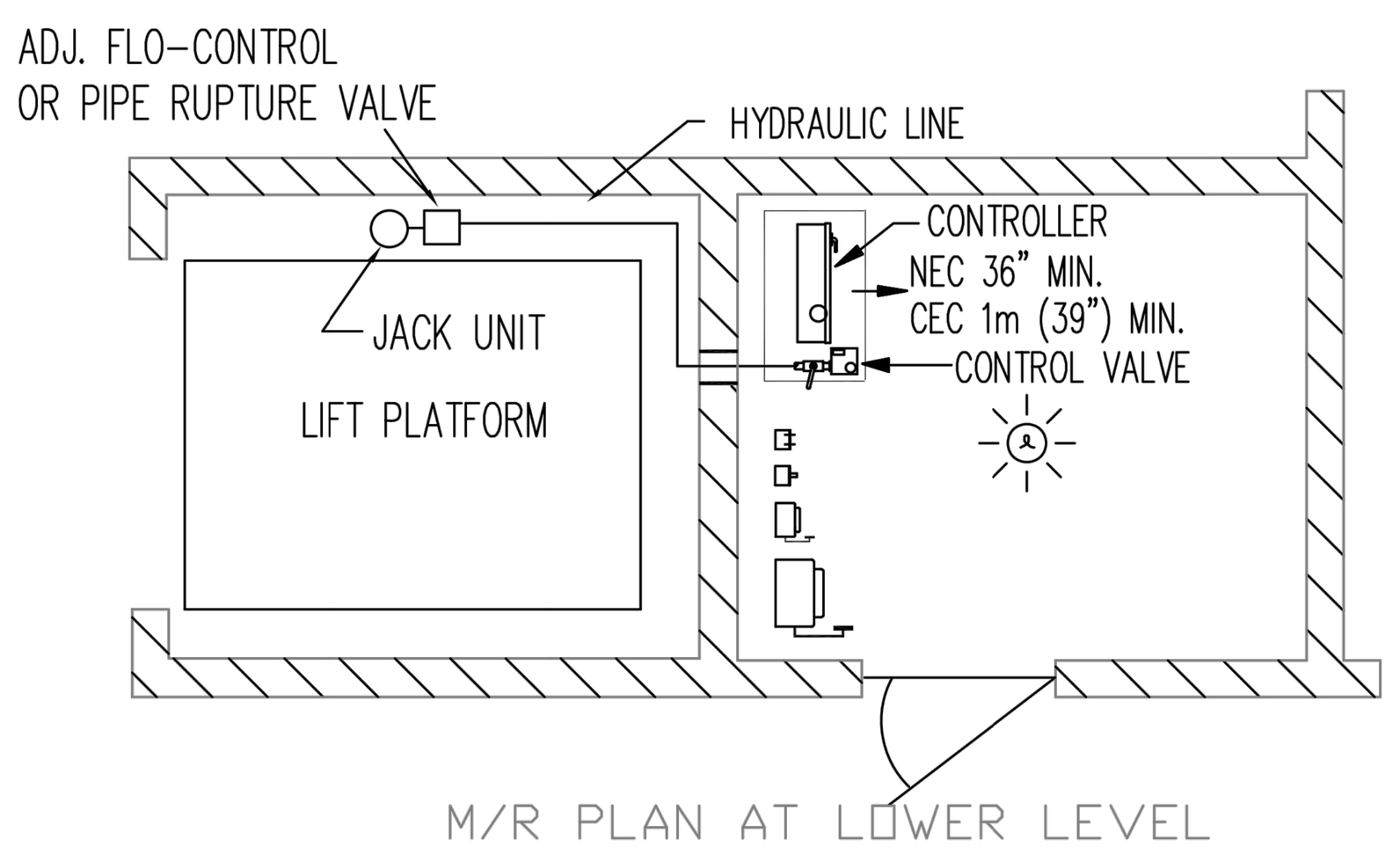
FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm NOT TO SCALE

TABLE R404.1.2(8) MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS[a,b,c,d,e,f,g,h,i,j,k,l,m,n,o]												
MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[g] (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes[a] and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and incorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR[c]	NR	NR	NR	4 @ 35	NR[c]	NR	NR
	6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR	NR
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR[c]	NR
	7	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR[c]	NR	6 @ 34	6 @ 48	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 38	NR[c]	NR	NR	5 @ 43	NR	NR	NR
	6	4 @ 37	NR[c]	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR[c]	NR
	7	5 @ 40	NR	NR	NR	6 @ 37	5 @ 41	NR[c]	NR	6 @ 34	6 @ 43	NR	NR
	8	6 @ 43	5 @ 47	NR[c]	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	6 @ 44	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 35	NR[c]	NR	NR	5 @ 40	NR	NR	NR
	6	4 @ 34	NR[c]	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	NR[c]	NR
	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR[c]
	8	6 @ 38	5 @ 41	NR[c]	NR	6 @ 33	6 @ 38	5 @ 37	NR[c]	6 @ 24	6 @ 29	6 @ 39	4 @ 48[m]
	9	6 @ 34

PLEASE NOTE:
OVERALL HOISTWAY LENGTH AND WIDTH DIMENSIONS ARE FROM DRYWALL TO DRYWALL (WHERE APPLICABLE)





M/R PLAN AT LOWER LEVEL

PRELIMINARY DRAWING ONLY
DRAWING APPROVAL:

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE DEALER ON THE ORDER FORM. THIS INFORMATION IS THE DEALER'S RESPONSIBILITY, AND IS THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

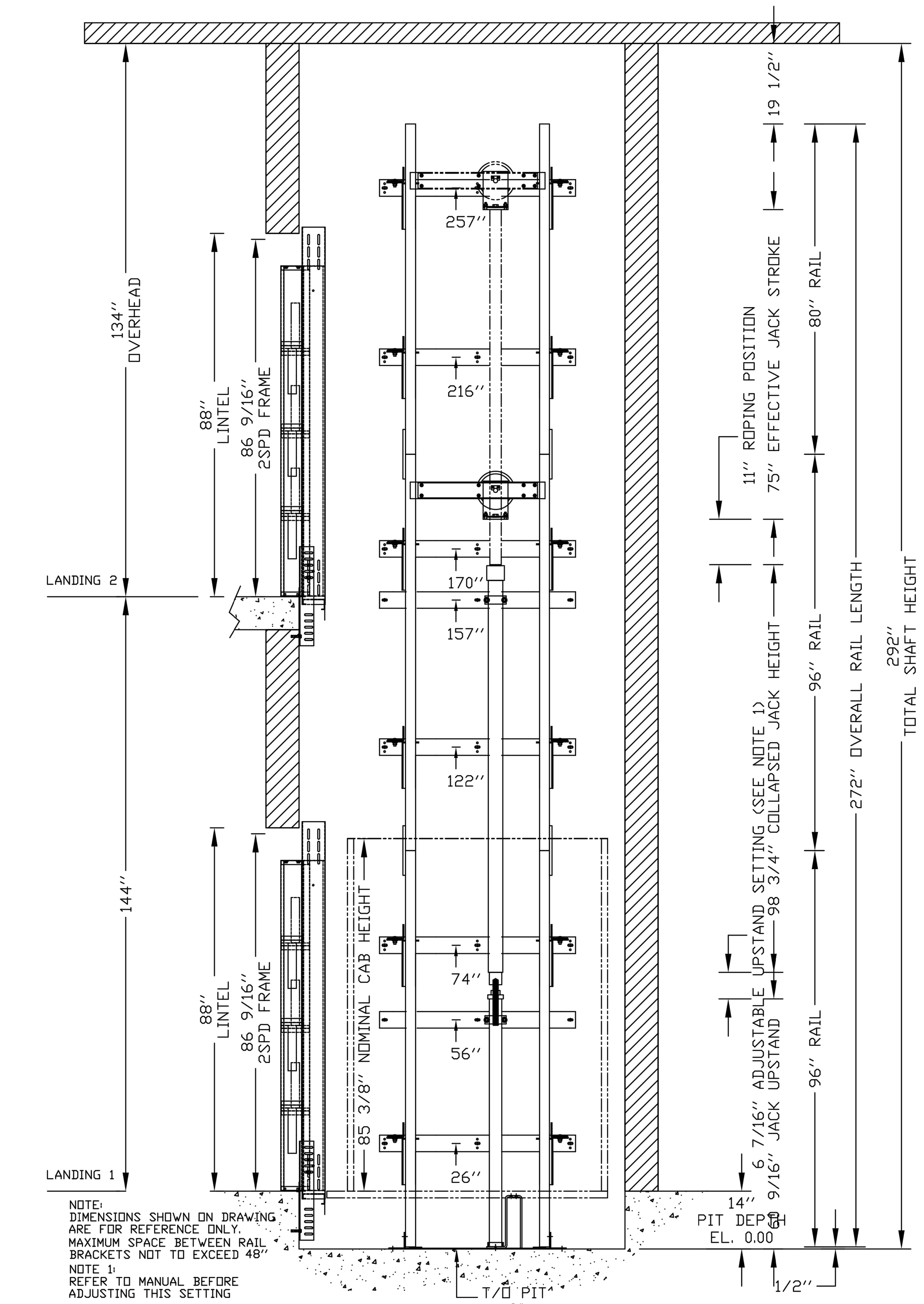
- ☐ APPROVED WITH NO EXCEPTIONS
  MANUFACTURE PRODUCT AS PER DRAWING
- ☐ APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
  MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED
- ☐ CHANGE AS NOTED, REAPPROVAL REQUIRED
  MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

SIGNATURE:__________ DATE:__________
CHANGES REQUEST:
1.
2.
3.
4.
CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY

OFFICE USE ONLY:		Part No.
CONFIGURATION VERSION STAMP:	0.0	Variant No. 48415
MODULE VERSION STAMP:	D-S-6.7	

PLAN VIEW

CUSTOMER: NATIONWIDE LIFTS — DATE: 06/13/15
PROJECT: LULA - 42 wide x 60 deep — REVISION DATE: 06/13/15
ADDRESS: Doors Same Side, Rails on Left — COMPLETED BY: andy.durnley@nwlifts
888-323-8755 info@elevators.com
Nationwide Lifts www.elevators.com savaria
JOB No. — SHEET No. 1 OF 4



NOTE:
DIMENSIONS SHOWN ON DRAWING ARE FOR REFERENCE ONLY.
MAXIMUM SPACE BETWEEN RAIL BRACKETS NOT TO EXCEED 48"
NOTE 1:
REFER TO MANUAL BEFORE ADJUSTING THIS SETTING

PIT PROP PROVIDED IN CONFORMANCE TO CLAUSE 5.2.1.4.2

OFFICE USE ONLY:		Part No.
CONFIGURATION VERSION STAMP:	0.0	Variant No. 48415
MODULE VERSION STAMP:	D-S-6.7	

ELEVATION VIEW B-B

CUSTOMER: NATIONWIDE LIFTS — DATE: 06/13/15
PROJECT: LULA - 42 wide x 60 deep — REVISION DATE: 06/13/15
ADDRESS: Doors Same Side, Rails on Left — COMPLETED BY: andy.durnley@nwlifts
888-323-8755 info@elevators.com
Nationwide Lifts www.elevators.com savaria
JOB No. — SHEET No. 2 OF 4

PROVISIONS BY OTHERS

*GENERAL

HOISTWAY- THE HOISTWAY MUST BE IN ACCORDANCE WITH "SAFETY CODE FOR ELEVATORS AND ESCALATORS" (ASME A17.1) AND ALL STATE AND LOCAL CODES.
PLUMB HOISTWAY- DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.
MINIMUM OVERHEAD CLEARANCE- OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.
CONSTRUCTION SITE- OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.
DIMENSIONS
CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

*STRUCTURAL

FLOOR/SUPPORT WALL LOADS- STRUCTURE TO ANCHOR A CRANK SHAFT AND SAFETY HARNESS, WHERE APPLICABLE/NEEDED, TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE TABLES ON THIS DRAWING FOR LOADS IMPOSED BY THE EQUIPMENT.
WHERE DOORS ARE REQUIRED- SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

*MACHINE ROOM

LOCATION / ACCESS- MACHINE ROOM LOCATED AT THE LOWEST LEVEL ADJACENT TO HOISTWAY, UNLESS SHOWN OTHERWISE ON THE LAYOUT DRAWINGS. FIELD ADJUSTMENT BY INSTALLER MAY BE NECESSARY TO MEET JOB SITE CONDITIONS OR REGULATIONS. MACHINE ROOM DOOR IS TO BE LOCKABLE AND IS TO MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
SLEEVES FOR OIL & ELECTRIC LINES- FROM MACHINE ROOM TO RUNWAY AS REQUIRED. (POSITION PER INSTALLERS INSTRUCTIONS). MINIMUM SCHEDULE 80 PIPING REQUIRED FOR OIL LINES.

	DISCONNECT SIZE	TIME DELAY FUSE SIZE	VOLTS	PHASE	AMPERAGE
MOTOR & EQUIP.	30 AMPS	30 AMPS	208 volt	Three Phase	15.6 AMPS
CAB LIGHTS	15 AMPS	15 AMPS	115 V	1	

*ELECTRICAL

POWER SUPPLY- (SEE SPECIFICATIONS) LOCKABLE FUSED DISCONNECT WITH AUXILIARY CONTACT TO BRAKE THE BATTERY FEED, OR CIRCUIT BREAKERS WITH A 3-POLE BREAKER FOR BATTERY FEED REQUIRED, IN COMPLIANCE WITH ELECTRICAL CODE, AS FOLLOWS: (LOCATED ON WALL ON LOCK JAMB SIDE OF MACHINE ROOM DOOR)
PERMANENT POWER- BEFORE INSTALLATION CAN BEGIN, PERMANENT POWER MUST BE SUPPLIED.
LIGHTING- THE ILLUMINATION SHALL BE NOT LESS THAN 200 LX (19 FC) AT THE FLOOR LEVEL IN ALL MACHINE ROOMS AND MACHINERY SPACES. ENSURE AT LEAST 100 LX (10 FC) AMBIENT LIGHTING OVER LIFT AREA.
PHONE- NEED A DEDICATED PHONE LAND LINE (NOT VoIP) FOR THE PHONE, WHERE APPLICABLE. FOR VoIP PLEASE CONTACT SAVARIA.

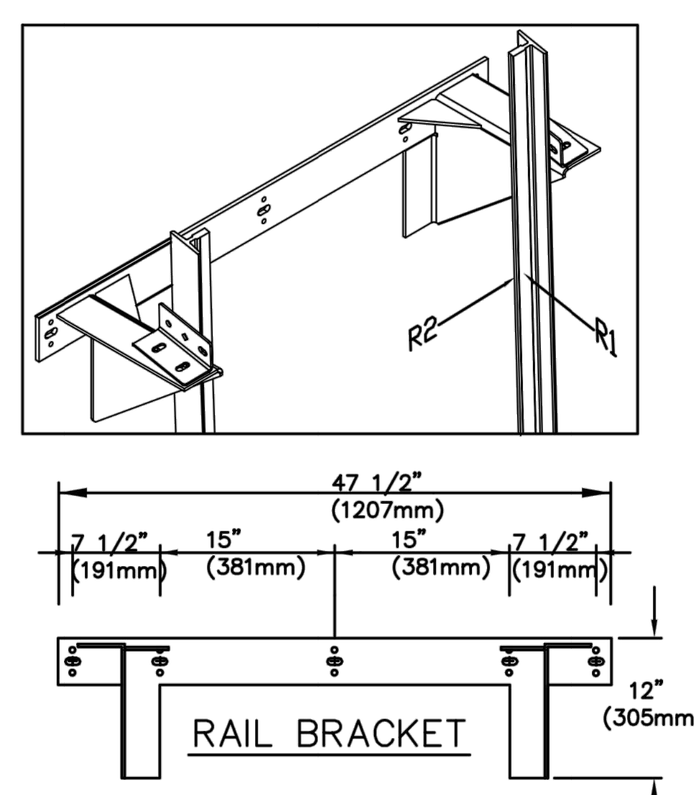
*ENTRANCES

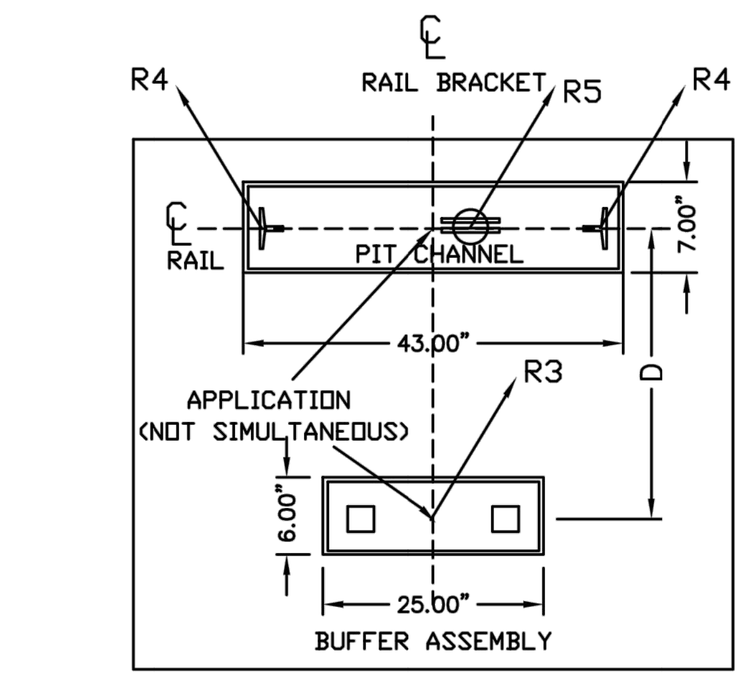
FASCIA PANEL BELOW UPPER LEVEL ENTRANCE- WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED .
ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.
RETURN WALLS- RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS BY ELEVATOR CONTRACTOR.

SPECIFICATIONS

GENERAL
CLASSIFICATION: Public Building
APPLIED CODE: CSA/ASMEA17.1/B44-2010 Sec 5.2
MODEL: Orion
CAPACITY: 1400lbs
NOMINAL SPEED: 30 fpm
TRAVEL: 144 "
PIT DEPTH: 14 "
POWER SUPPLY: 60 HzThree Phase 208 volt

HYDRAULIC
PUMP MFR.: CONCORD
PUMP MODEL: VICKERS 3P
MOTOR: 5.0 hp
VALVE MODEL NO.: EPV - 7
VALVE COIL VOLTS: 24 V DC
MAX WORKING PRESSURE: 1500 psi (10340 kPa)
RELIEF VALVE SETTING: MAX 25% ABOVE ACTUAL WORKING PRESSURE
RESERVOIR: 22 Gal.
HOSE & SAFETY VALVE: no





CAB WIDTH	DIST (D)
42"	26.75"
48"	30.75"
51"	33.75"
54"	36.75"

PIT RE-ACTION FORCE	
R3	8000 LBS
R4	3000 LBS
R5	9000 LBS

FIRST DOOR BY LANDING CHART

	LANDING 1	LANDING 2
DOOR TYPE	2 Speed Sliding Doors (Wittur)	2 Speed Sliding Doors (Wittur)
ENTRANCE SIDE	Side A	Side A
DOOR LATCH	Right Hand	Right Hand
LOCK TYPE	Not Applicable	Not Applicable
AUTO DOOR OPENER	None	None
HALL CALL KEY SWITCH	Keyless	Keyless
HOISTWAY ACCESS		yes
FLOOR MARKING	1	2
MAIN EGRESS FLOOR	1	

RAIL FORCES	
*R1	*R2
720 lbf	260 lbf
RAIL WEIGHT : 8.0 lbs / ft	

FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET, R1 MUST BE DOUBLED eg. 2 x 720 = 1440 lbf
FOR LOCAL APPLICATION OF PIT LOAD, SEE PIT CHANNEL/BUFFER SKETCH.

OPTIONS
FASTENERS: Concrete Anchors
FIREMAN'S SERVICE: Fireman Service
OVERSPEED GOV./VALVE: OverSpeed Valve
CONDUCTOR CABLE: 40' cable
DATA ACCESS TERMINAL: No DAT
DUPLINE PROGRAMMING TOOL: Programmer not Included
TEMP. RUN BUTTON: Temp Run Button not included
SPEEDY SET-UP JIG: Speedy Jig Not required

CAR FINISH DETAILS
CAB PANEL SELECTION: White Steel Colour
CEILING SELECTION: standard (white)
CAB ENTRANCE: Match Cab
PLASTIC LAMINATE FINISHES: Not Applicable
POT LIGHT FINISH: Stainless Steel
TRIM COLOUR: Not Applicable
CAR STATION PLATE: stainless steel
HAND RAIL TYPE: Stainless Steel Cylindrical
CAB FLOORING: Plywood Floor
FINISHED FLOOR THICKNESS: 3/8" finish
TELEPHONE BOX: no
TELEPHONE BOX FINISH: Not Applicable
HAND FREE PHONE: yes, with phone line monitoring

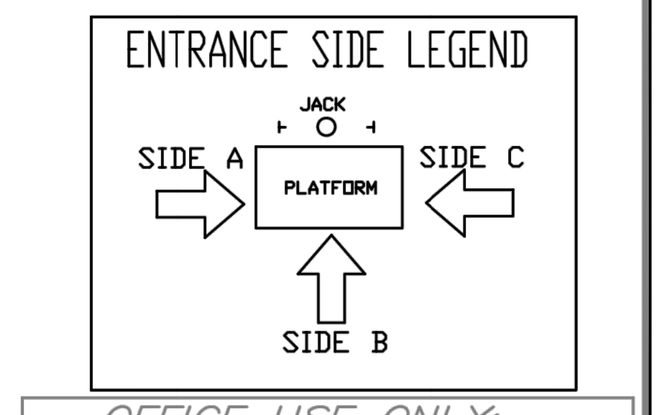
CAR DIMENSIONS/PLATFORM GATES
CAB TYPE: Type 1 Left Hand
CAB HEIGHT: 84" Standard Cab Height
CAB OPERATION: automatic operation
GATES REQUIRED: Automatic Operated Gates
GATE TYPE: 2 Spd Doors (Wittur) match CAB
GATE FINISH: Baked Enamel White
INSIDE PLATFORM AREA: 17.5 sf.

HOISTWAY
DOOR TYPE: 2 spd Sliding Doors (Wittur)
HOISTWAY DOORS FINISH: Standard Finish (Primer Grey)
HOISTWAY FINISH: Masonary

JACK UNIT
EFFECTIVE STROKE: 75"
SOLID PLUNGER O/D: 2 3/4 "
CYLINDER O/D: 3 1/2 "
CYLINDER I/D: 3 "
SPLIT CYLINDER?: no
COLLAPSED LENGTH: 98 3/4 "
CYLINDER WALL THICKNESS: 1/4 "

SUSPENSION
TYPE: AIRCRAFT CABLE 2 X 3/8" DIA.
CONSTRUCTION: IWRC 7 X 19, GALVANIZED STEEL RHRL
NOMINAL STRENGTH: 14,400 lbs Per Cable
SPECS: MI-DTL-83420

OVER SPEED VALVE
MODEL: AS PER SECTION 3.19.4.7
BLAIN R10 AA
(1500psi (10340 kPa) MAX WORKING PRESSURE)



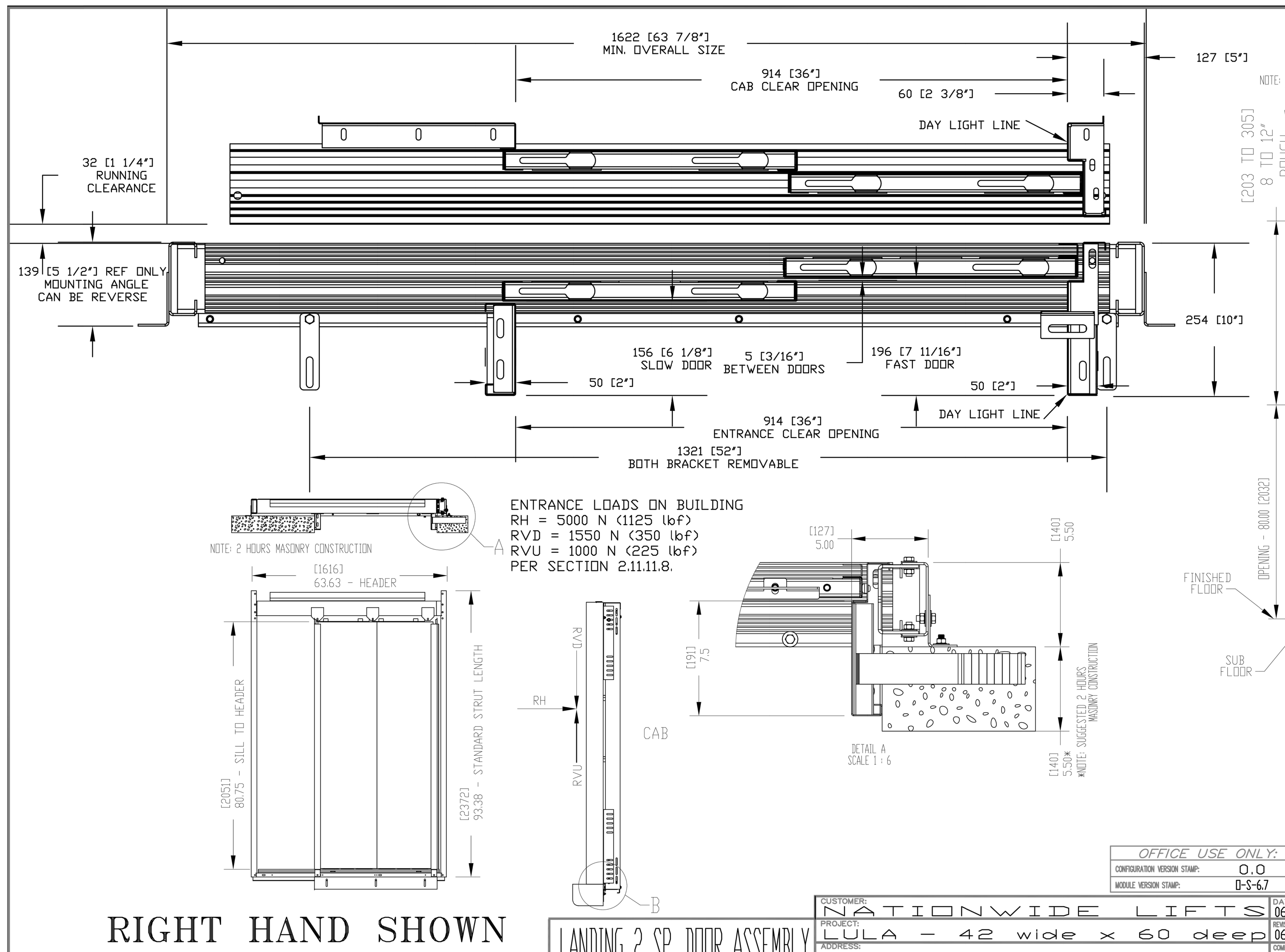
OFFICE USE ONLY:		Part No.
CONFIGURATION VERSION STAMP:	0.0	Variant No. 48415
MODULE VERSION STAMP:	D-S-6.7	

Data Sheet
LIMITED USE LIMITED APPLICATION

CUSTOMER: NATIONWIDE LIFTS — DATE: 06/13/15
PROJECT: LULA - 42 wide x 60 deep — REVISION DATE: 06/13/15
ADDRESS: Doors Same Side, Rails on Left — COMPLETED BY: andy.durnley@nwlifts
888-323-8755 info@elevators.com
Nationwide Lifts www.elevators.com savaria
JOB No. — SHEET No. 3 OF 4

REVISIONS			
REV	ECO NO.	DATE	REVISED BY
000	07 - 0023	12/03/2007	1 ST RELEASE
001		04/05/2010	ALEXANDRE B

NOTE: ENTRANCE FRAME ASSEMBLY IS NOT DESIGN TO BEAR OVERHEAD LOADS. CONTRACTOR TO PROVIDE ADEQUATE WALL STRUCTURE SUPPORT.



ENTRANCE LOADS ON BUILDING
RH = 5000 N (1125 lbf)
RVD = 1550 N (350 lbf)
RVU = 1000 N (225 lbf)
PER SECTION 2.11.11.8.

RIGHT HAND SHOWN

LANDING 2 SP. DOOR ASSEMBLY
MASONARY CONSTRUCTION 36 X 80

OFFICE USE ONLY:		Part No.
CONFIGURATION VERSION STAMP:	0.0	Variant No. 48415
MODULE VERSION STAMP:	D-S-6.7	

CUSTOMER: NATIONWIDE LIFTS — DATE: 06/13/15
PROJECT: LULA - 42 wide x 60 deep — REVISION DATE: 06/13/15
ADDRESS: Doors Same Side, Rails on Left — COMPLETED BY: andy.durnley@nwlifts
888-323-8755 info@elevators.com
Nationwide Lifts www.elevators.com savaria
JOB No. — SHEET No. 4 OF 4

COLORADO LICENSED ARCHITECT TODD HALLETT APC00401844
1-6-23

TK DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

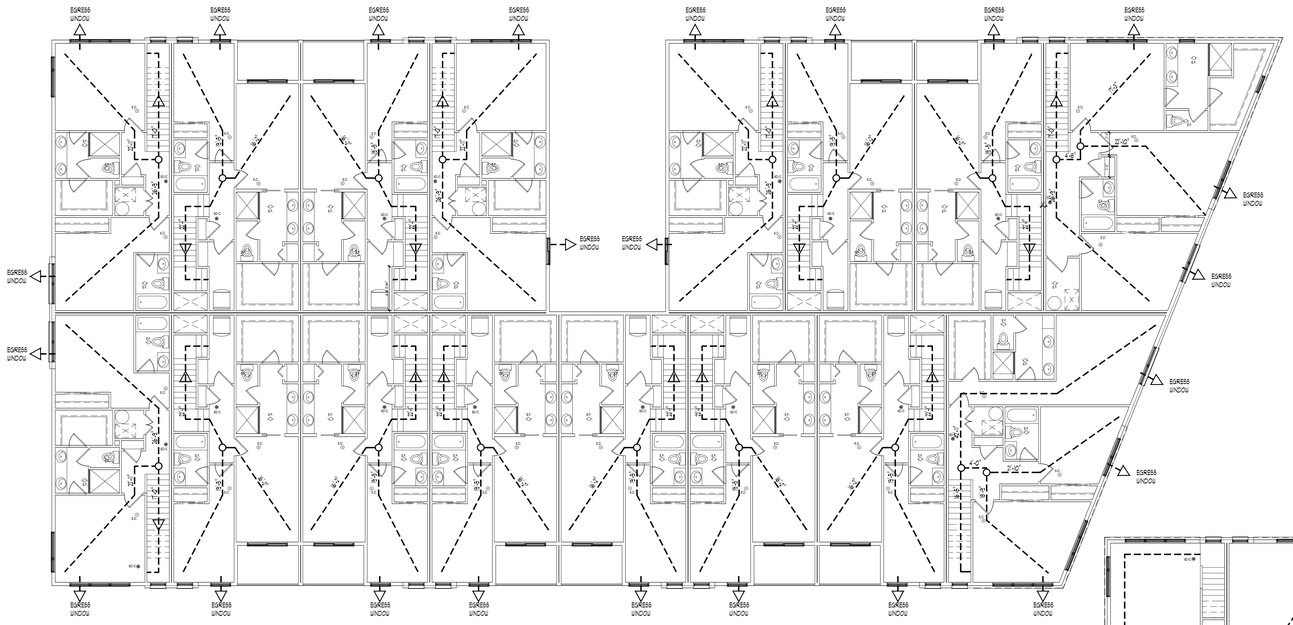
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
-DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY
-CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY
-CALL MISS DIG AT 1-800-482-7171 3 DAYS PRIOR TO ANY EXCAVATION
-CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD MIDTOWN VILLAGE PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

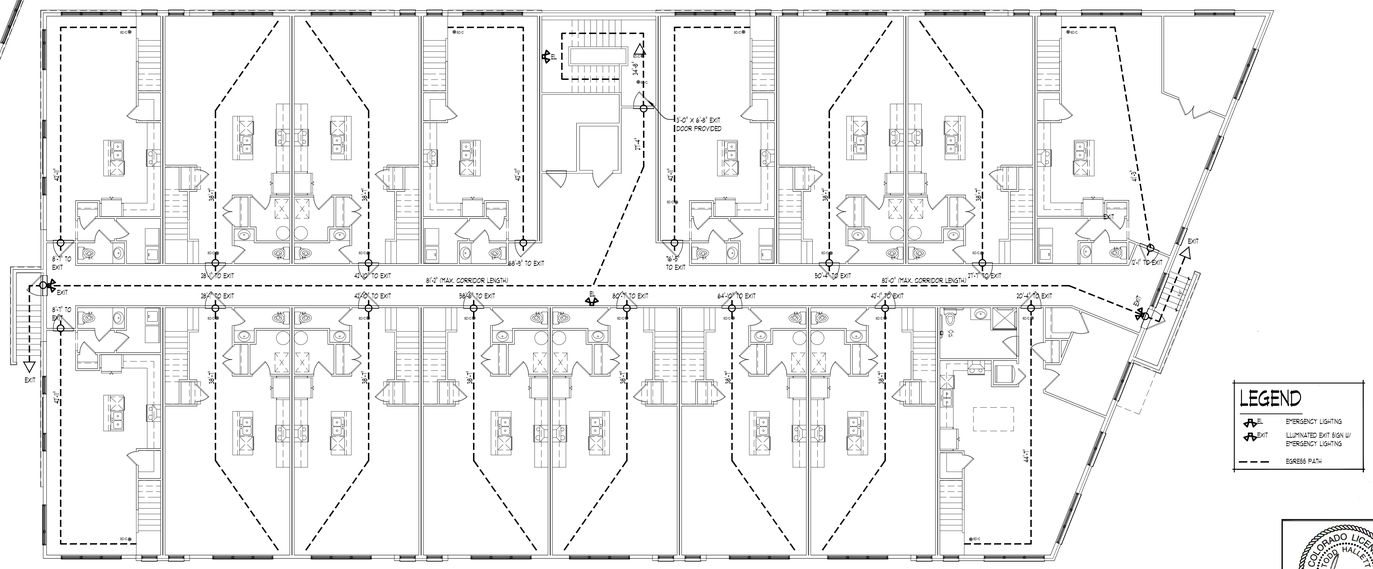
SCALE:
PER PLAN

SHEET #
GN2



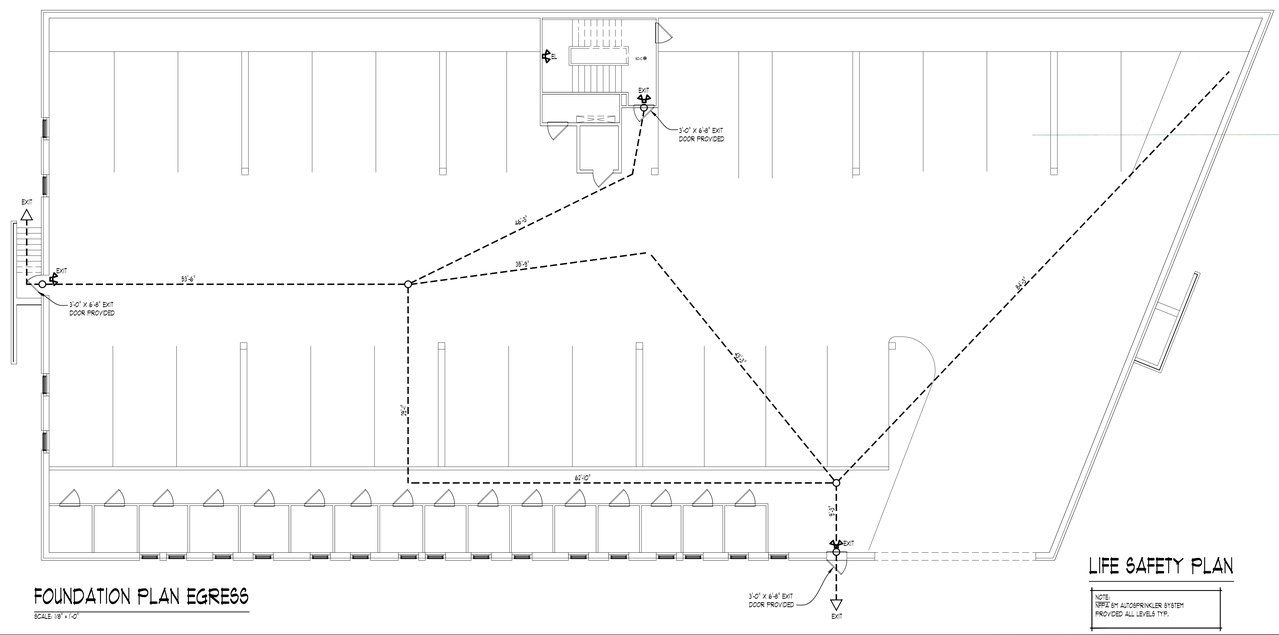
SECOND FLOOR PLAN EGRESS

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



FIRST FLOOR PLAN EGRESS

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



FOUNDATION PLAN EGRESS

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

LEGEND

EL	EMERGENCY LIGHTING
EXIT	ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING
- - -	EGRESS PATH

LIFE SAFETY PLAN

NOTE:
NFPA 5M AUTOSPRINKLER SYSTEM PROVIDED ALL LEVELS TYP.

COLORADO LICENSED TODD HALLETT ARC00401844 ARCHITECT

1-6-23

TK DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

COPYRIGHT 2021 TK DESIGN AND ASSOCIATES

DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DESCRIPTIONS AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 800-482-7171 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

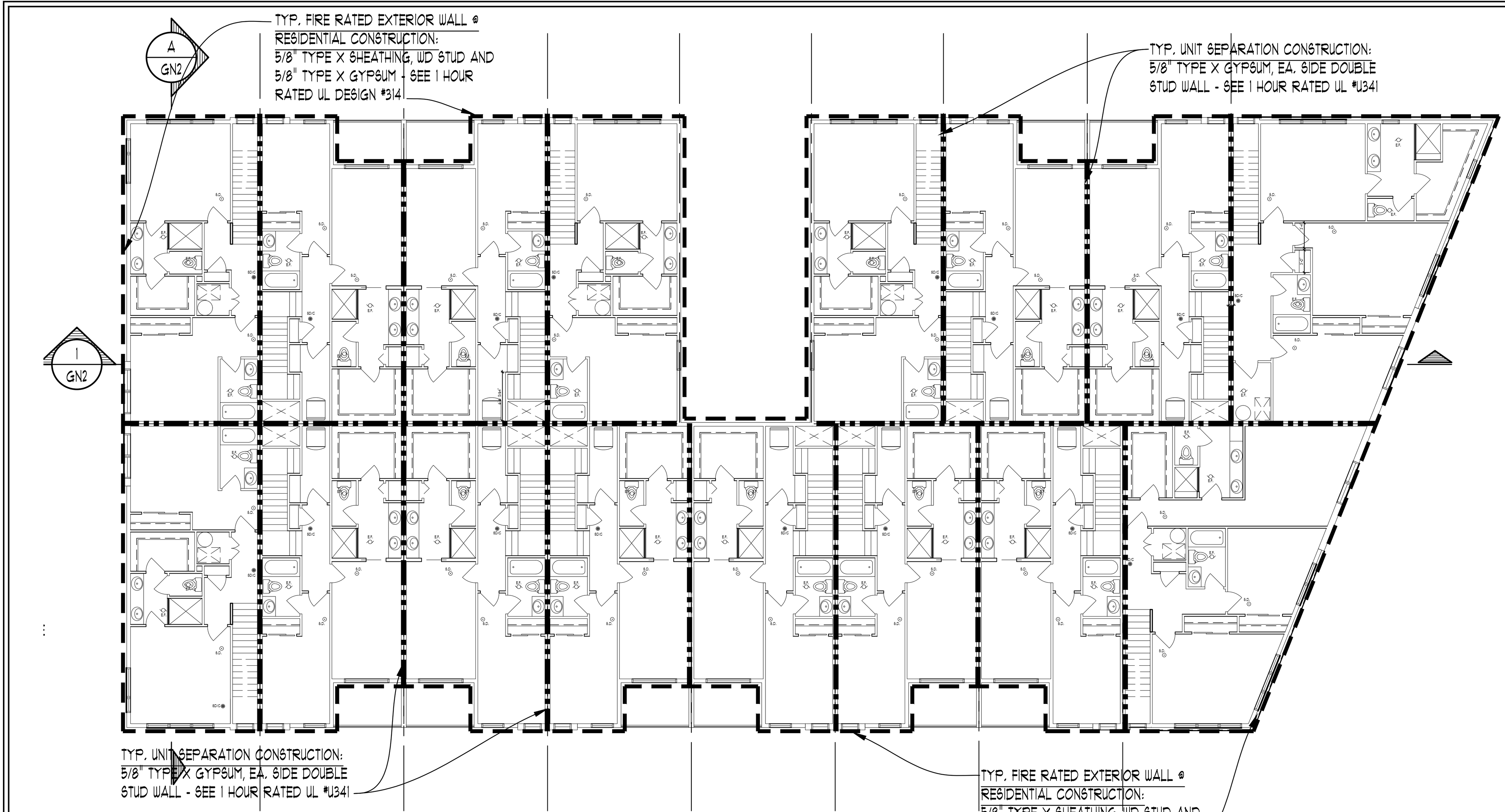
CLIENT / PROJECT

ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

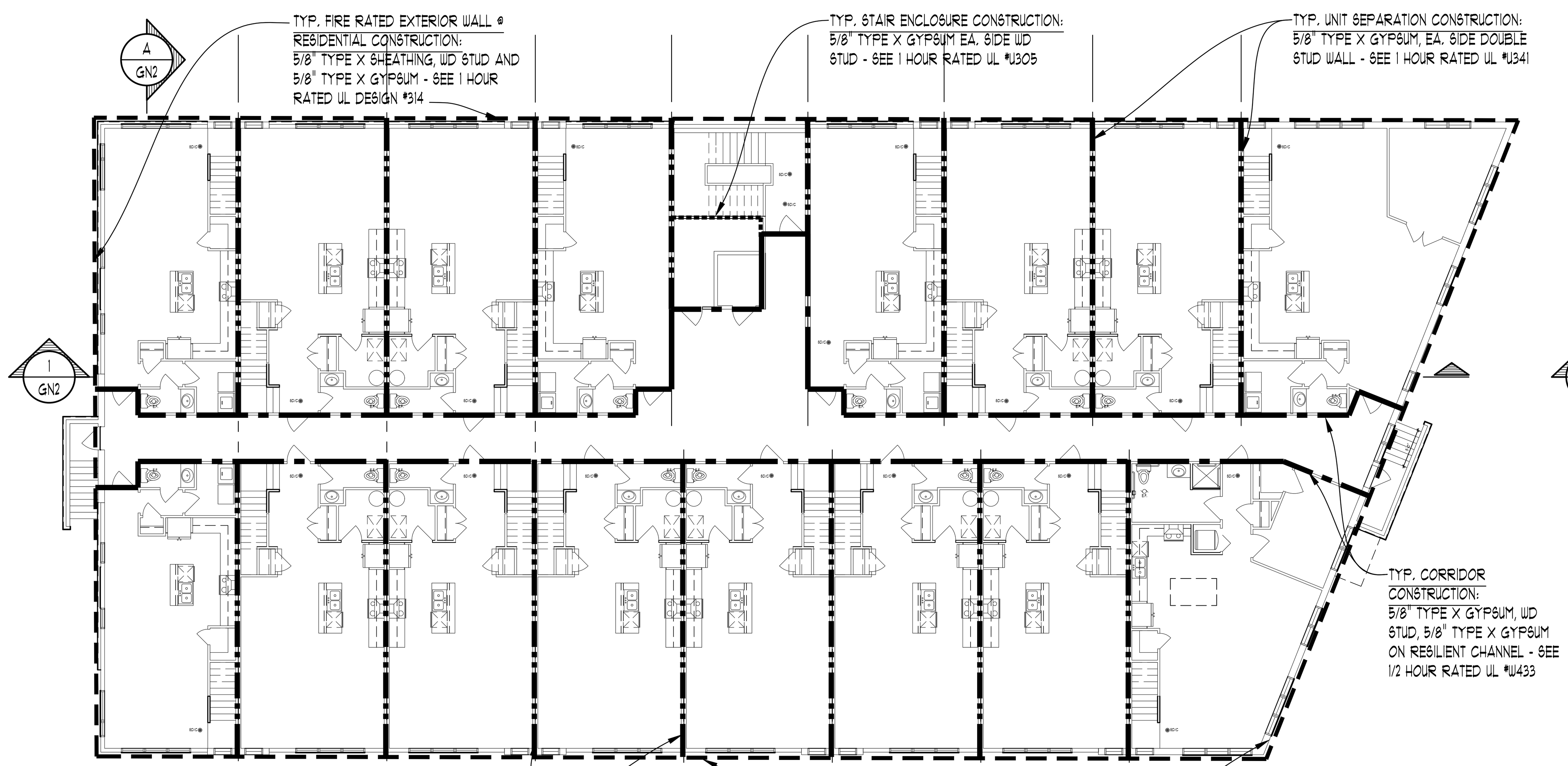
SCALE:
PER PLAN

SHEET #
GN-3



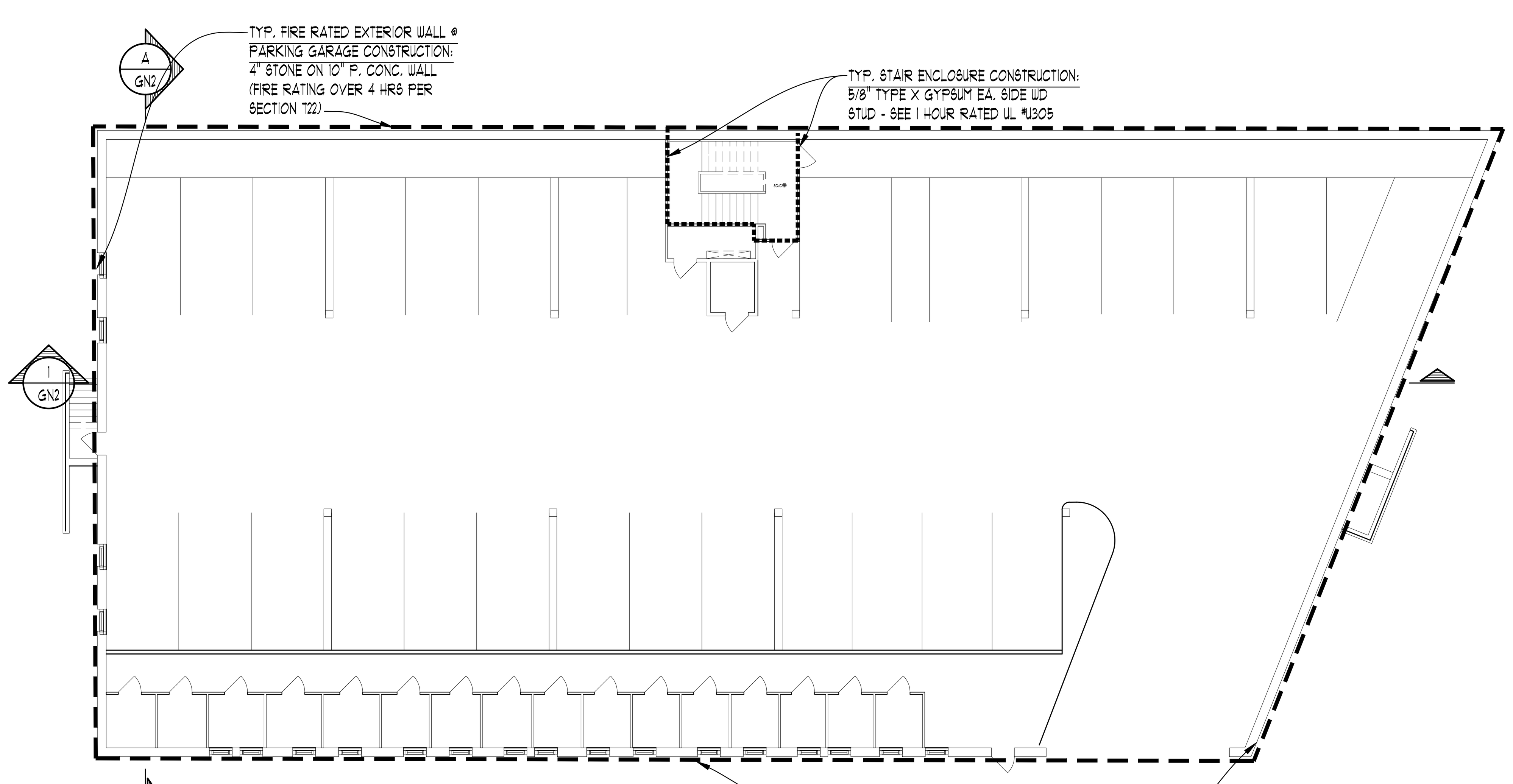
SECOND FLOOR PLAN FIRE RATING KEY

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



FIRST FLOOR PLAN FIRE RATING KEY

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



FOUNDATION PLAN FIRE RATING KEY

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

RATED ASSEMBLY DESCRIPTIONS:

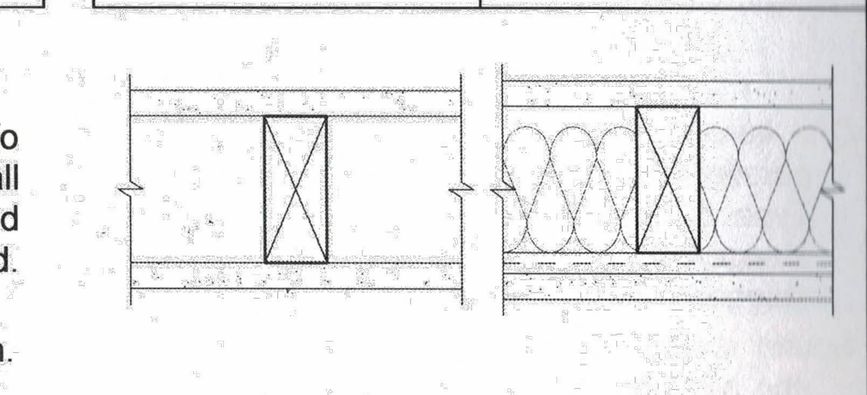
WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3008	PROPRIETARY*	1/2 HOUR FIRE	40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" proprietary gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W or Type S drywall screws 16" o.c. Vertical joints centered over studs and staggered one stud cavity on opposite sides. Horizontal joints need not be staggered or backed. **(LOAD-BEARING)**

Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation.



PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC.....................5/8" LightRoc® 30 Gypsum Board

Thickness: 5-3/8"
Approx. Weight: 6 psf
Fire Test: UL R14196, 4786409617, 8-14-14, UL Design W433
Sound Test: RAL TL14-268, 7-30-14

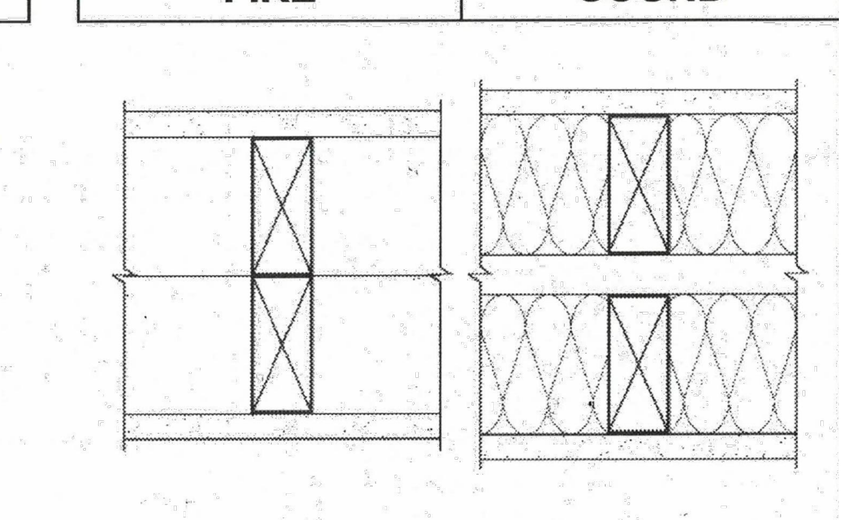
GA FILE NO. WP 5508	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates with 1-1/4" drywall screws 8" o.c. No minimum airspace between rows of studs.

Joints staggered 16" on opposite sides.

Sound tested with 1" air space between rows of studs and 3-1/2" glass fiber insulation in stud cavity on both sides. **(LOAD-BEARING)**



PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC..............5/8" FireBloc® Type X Gypsum Board

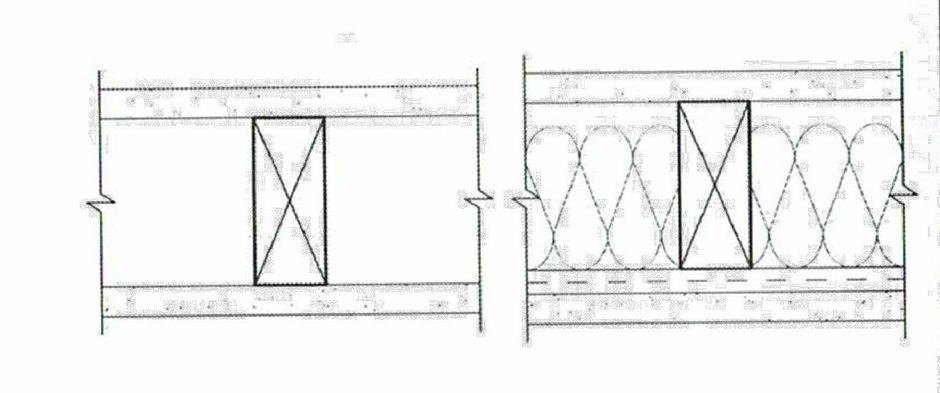
Thickness: 9-1/2"
Approx. Weight: 10 psf
Fire Test: UL R14196, 06NK07241, 3-13-06, UL Design U341
Sound Test: RAL TL11-160, 7-11-11

GA FILE NO. WP 3335	PROPRIETARY*	1 HOUR FIRE	45 to 49 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS

One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws 8" o.c. When applied parallel to wood studs, joint staggered 16" on opposite side of wall.

Sound tested with resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S drywall screws 8" o.c. with 3 1/2" thick glass fiber insulation compressed and friction fit in stud space. **(LOAD-BEARING)**



PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC...........5/8" FireBloc® Type X Gypsum Board

Thickness: 5-3/8"
Approx. Weight: 7 psf
Fire Test: UL R14196, 05NK29898, 2-16-06, UL Design U305
Sound Test: RAL TL10-267, 8-10-10

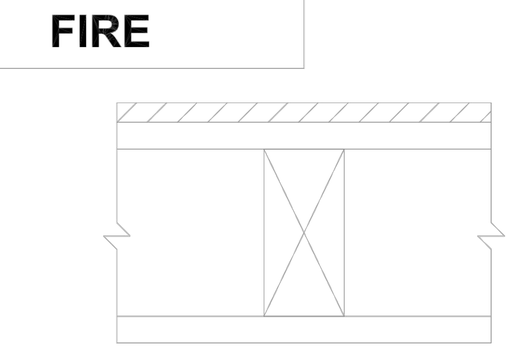
EXTERIOR WALLS

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates . Joints of gypsum sheathing may be left utreated. Extrerior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. **(LOAD-BEARING)**



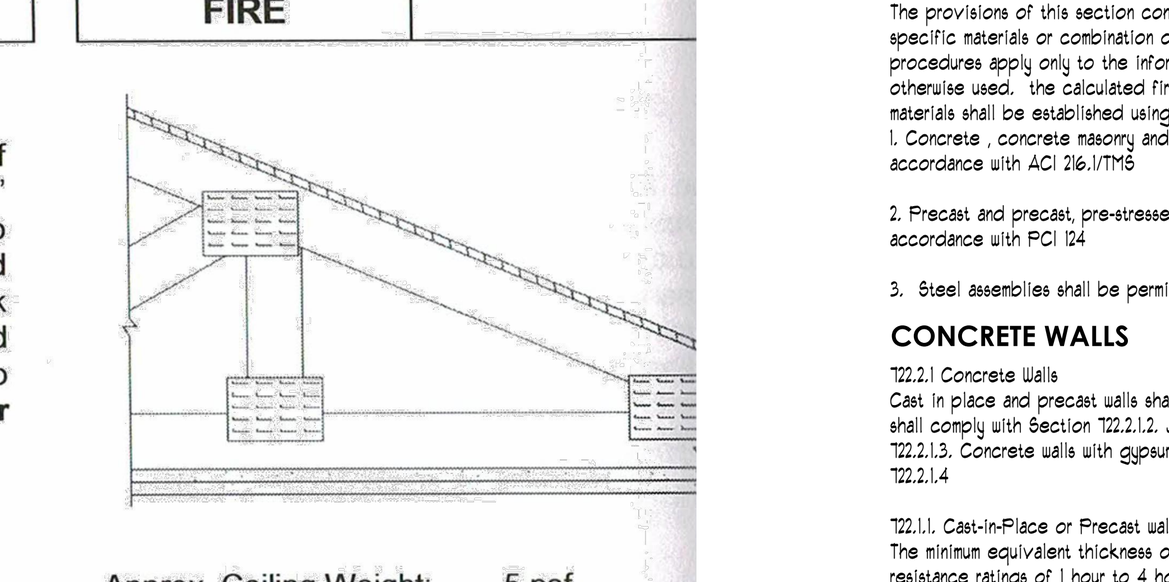
Thickness: Varies
Approx. Weight: 7 psf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. **Ceiling provides one-hour fire-resistance protection for trusses.**

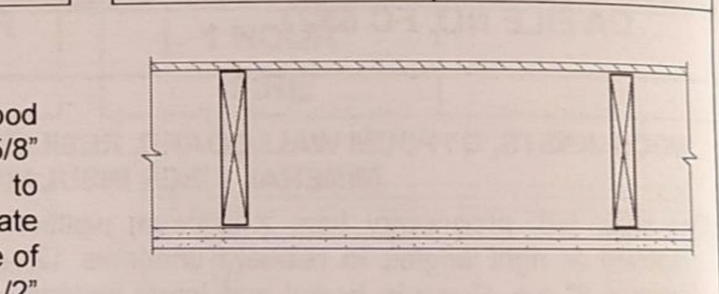


Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one-hour fire-resistance protection for framing, including trusses.**



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

8" X 48" HOLLOW CORE

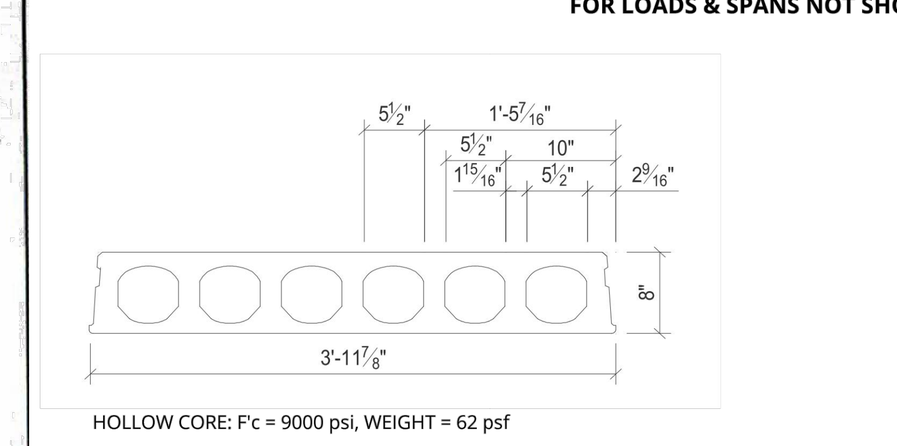
(2 HOUR FIRE RATING) SAFE LOAD TABLE

Standard Designation	#/Size of 7-Wire strand	Strand Area Sq.In.	Mu in Ft.-Kips per unit	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
				SIMPLE SPAN IN FEET-CENTER TO CENTER OF END BEARINGS																														
1.75-28510	2-1/2,5-.6	1.391	145.04	545	470	408	358	315	285	256	232	211	289	272	257	243	231	219	209	199	186	168	153	139	126	114	104	94	86					
1.75-78	7-1/2	1.071	115.67	463	396	344	303	269	240	215	195	177	289	272	257	243	222	199	179	160	144	130	117	105	94	85	76							

UNIFORMLY DISTRIBUTED SUPERIMPOSED LOAD IN LBS. PER SQ. FT.

(Includes the live load plus dead load that is in addition to the weight of the grouted slabs in place.)

FOR LOADS & SPANS NOT SHOWN CONTACT MID-STATES CONCRETE INDUSTRIES



HOLLOW CORE: F'c = 9000 psi, WEIGHT = 62 psf

1- Dead Load, 62 psf grouted weight of structural unit.
2- Tabulated loads are based on ACI318-14 where M_u=1.2 M_d+1.6M_L and with all loads superimposed on the structural section considered as live load.
3- Camber is a result of the design rather than a design requirement. Heavy superimposed loads & / or long spans may cause excessive camber. Contact Mid-States Concrete Industries for more specific camber information.
4- Shaded blue values are governed by shear.
5- Shaded red values governed by Mcr criteria at partially developed strands.
6- Shaded yellow values governed by flexural tension at service loads.
7- All strand stresses to 65% of ultimate.

FIRE RATING CODE NOTES

CALCULATED FIRE RESISTANCE

722.1 General
The provisions of this section contain procedures by which the fire resistance of specific materials or combination of materials established by calculations. These procedures apply only to the information contained in this section and shall not be otherwise used. the calculated fire resistance of specific materials or combinations of materials shall be established using one of the following:
1. Concrete , concrete masonry and clay masonry assemblies shall be permitted in accordance with ACI 216.1/TMS

2. Precast and precast, pre-stressed concrete assemblies shall be permitted in accordance with PCI 124

3. Steel assemblies shall be permitted in accordance with Chapter 5 of ASCE 29

CONCRETE WALLS

722.2.1 Concrete Walls
Cast in place and precast walls shall comply with Section 722.1.1. Multiwythe concrete walls shall comply with Section 722.2.1.2. Joints between precast panels shall comply with Section 722.2.1.3. Concrete walls with gypsum wallboard or plaster finish shall comply with Section 722.2.1.4

722.1.1. Cast-in-Place or Precast walls
The minimum equivalent thickness of cast-in-place or precast concrete walls for fire resistance ratings of 1 hour to 4 hours are shown in Table 722.2.1.1 for solid walls with flat vertical surfaces. the equivalent thickness is the same as the actual thickness. the values in Table 722.2.1.1. apply to plain, reinforced, or pre-stressed concrete walls.

TABLE 722.2.1.1
MINIMUM EQUIVALENT THICKNESS OF CAST-IN-PLACE OR PRECAST CONCRETE WALLS, LOAD -BEARING OR NONLOAD BEARING

CONCRETE TYPE	MINIMUM SLAB THICKNESS (inches) FOR FIRE-RESISTANCE RATING OF				
	1 hour	1 1/2 hour	2 hours	3 hours	4 hours
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-Lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

For SI: 1 inch = 25.4 mm

722.2.1.2 Multiwythe Walls
For walls that consist of two wythes of different types of concrete, the fire-resistance ratings shall be permitted to be determined from Figure 722.2.1.2

TABLE 722.2.1.2 (1)
VALUES OF $R_n^{0.59}$ FOR USE IN EQUATION 7-4

TYPE OF MATERIAL	THICKNESS OF MATERIAL (inches)						
	1 1/2	2	2 1/2	3	3 1/2	4	7
Siliceous Aggregate concrete	5.3	6.5	8.1	9.5	11.3	13.0	25.1
Carbonate Aggregate concrete	5.5	7.1	8.9	10.4	12.0	14.0	27.2[c]
Sand lightweight concrete	6.5	8.2	10.5	12.8	15.5	18.1	Note c
Lightweight concrete	6.6	8.8	11.2	13.7	16.5	19.1	Note c
Insulating concrete	9.3	13.3	16.6	18.3	23.1	26.5[c]	Note c
Airspace[b]	-	-	-	-	-	-	-

For SI: 1 inch = 25.4 mm, 1 pound per cubic foot = 16.02 kg/m^3
a. Dry unit weight of 35 pcf or less and consisting of cellular, perlite or vermiculite concrete
b. The $R_n^{0.59}$ value of one 1/2" to 3 1/2" airspace is 3.3, the $R_n^{0.59}$ value for 2 1/2" to 3 1/2" airspace is 6.7
c. The fire resistance rating for this thickness exceeds 4 hours

TABLE 722.2.1.2.1 TWO OR MORE WYTHES
The fire resistance rating for wall panels consisting of two or more wythes shall be permitted to be determined by the formula:

$R = (R_1^{0.59} + R_2^{0.59} + R_n^{0.59})^{1.7}$ (EQUATION 7-4)

where:
R = The fire resistance of the assembly, minutes
R_1 , R_2 and R_n = The fire resistance of the individual wythes, minutes
Values of $R_n^{0.59}$ for use in Equation 7-4 are given in Table 722.2.1.2(1)
Calculated fire resistance ratings are shown in Table 722.2.1.2(2)

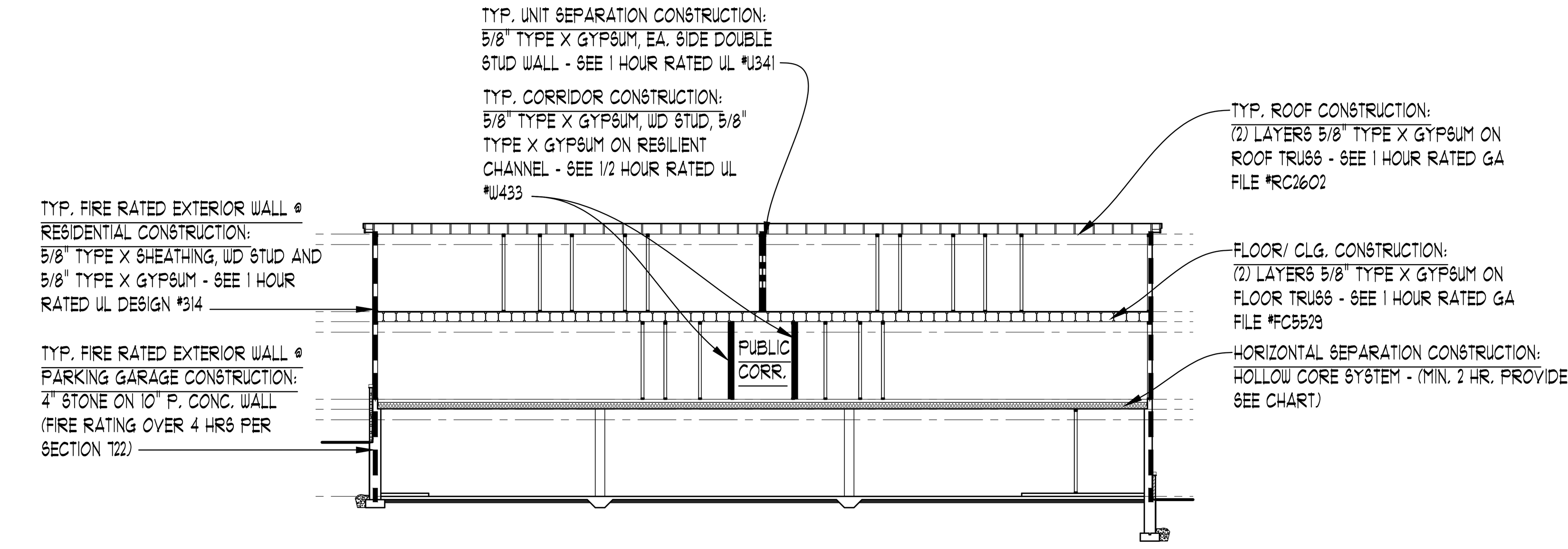
722.2.4 Concrete Columns
Concrete Columns shall comply with this section

TABLE 722.2.4
MINIMUM DIMENSIONS OF CONCRETE COLUMNS (inches)

TYPE OF CONCRETE	FIRE RESISTANCE RATING (hours)				
	1	1 1/2	2[a]	3[a]	4[b]
Siliceous	8	9	10	11	14
Carbonate	8	9	10	11	12
Sand lightweight	8	8 1/2	9	10 1/2	12

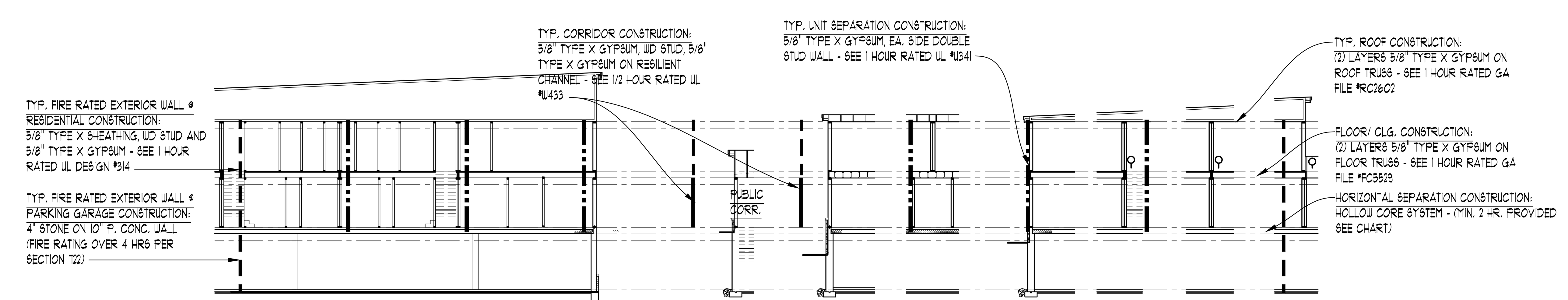
For SI: 1 inch = 25.4 mm
a. The minimum dimension is permitted to be reduced to 8 inches for rectangular columns with two parallel sides not less than 36" in length
b. The minimum dimension is permitted to be reduced to 10 inches for rectangular columns with two parallel sides not less than 36" in length

KEY:
1 HOUR MIN. EXTERIOR WALL
1/2 HOUR CORRIDOR WALL (UL #W433)
1 HOUR UNIT SEPARATION (UL #U341)
1 HOUR STAIR (UL #U305)
1 HOUR FLR/CLG.



BUILDING SECTION A FIRE RATING KEY

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



BUILDING SECTION 1 FIRE RATING KEY

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

COLORADO LICENSED ARCHITECT TODD HALLETT ARC00401844
1-6-23

TK DESIGN
CREATIVE COLLABORATIVE
WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

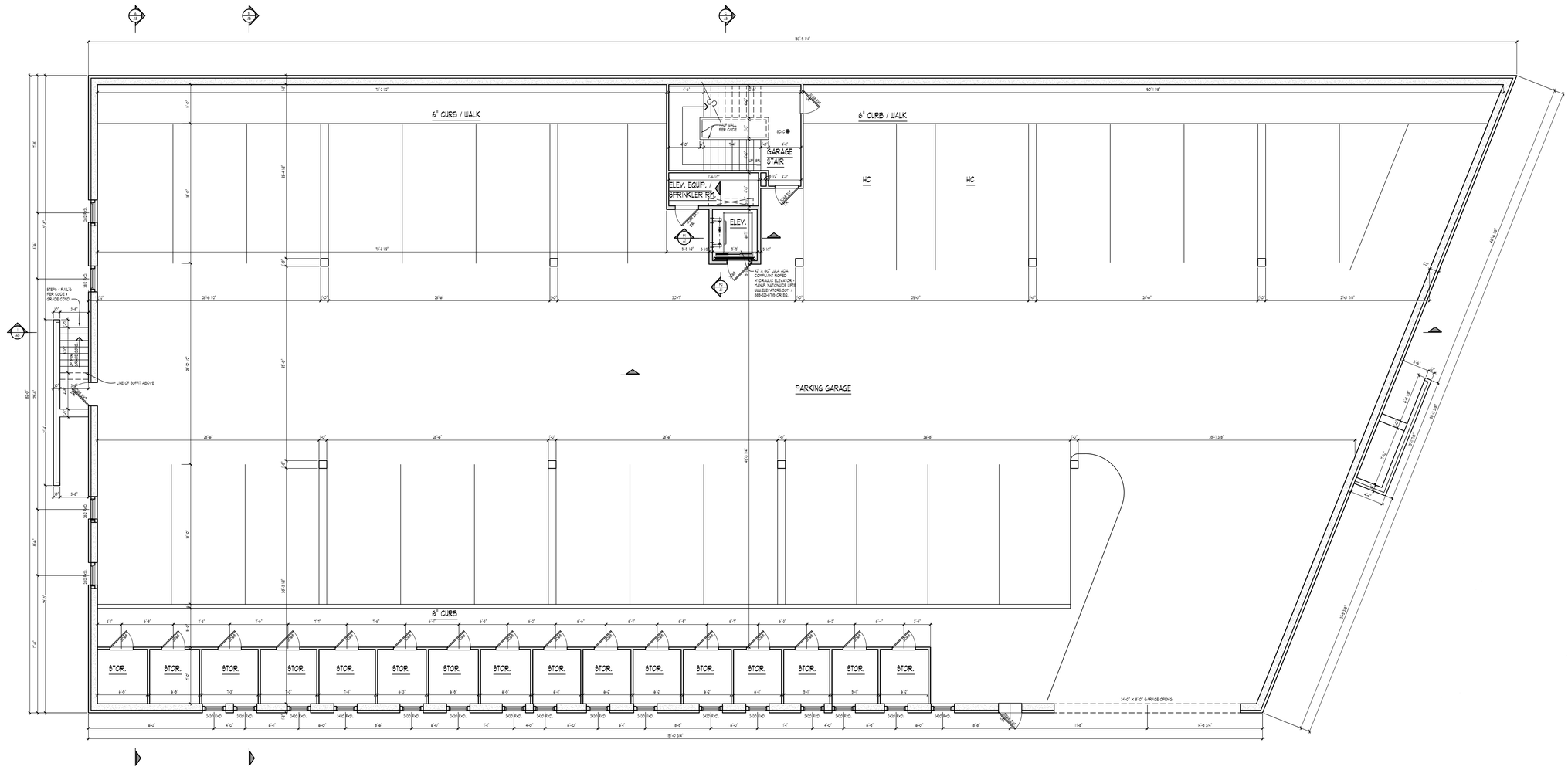
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
-DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY
-CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY
-CALL MISS DIG AT 1-800-482-7171 3 DAYS PRIOR TO ANY EXCAVATION
-CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD MIDTOWN VILLAGE PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE: PER PLAN

SHEET # GN-4



GROUND LEVEL FLOOR PLAN

SCALE: 3/8" = 1'-0"

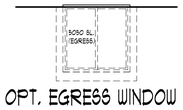
PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONC. BLOCK AND/OR MASONRY. WALL TO BE 14" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 5/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED. TYP. 9'-0" WALL CONSTRUCTION: 1/2" GYPSUM WALL BOARD (SLUE 4 SCREB); WALL TO BE 8" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6'-8" TALL ALL EXTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS
8. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.



OPT. EGRESS WINDOW WELL DETAIL

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

EGRESS WINDOW WELL

OPT. WINDOW WELL TO BE FILLED W/ PEA GRAVEL DOWN TO TOP OF HOUSE DRAIN TILE. TIE DRAIN INTO HOUSE DRAIN TILE FROM BOTTOM OF WINDOW WELL

RAILING OR METAL REMOVABLE GRATE + LADDER OVER TOP (AS CODE REQUIRES)

WINDOW WELLS WITH A DEPTH GREATER THAN 44" BELOW GRADE SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

WINDOW WELL SHALL HAVE HORIZONTAL DIMENSIONS THAT PROVIDE A MIN. NET CLEAR AREA OF 9 SQ. FT. WITH A MIN HORIZONTAL PROJECTION AND WIDTH OF 36".

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

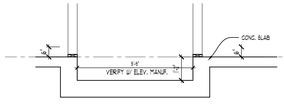
NOTE: S.D. ⊙ SD/C ●
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACKUP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

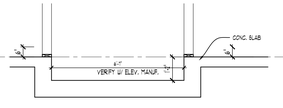
NOTE:
WOOD BEAM
STEEL BEAM
BRG. WALL
BRG. WALL ABOVE
BRG. WALL & BRG. WALL ABOVE
POINT LOAD
POINT LOAD FROM ABOVE



PIT DETAIL

P1 / A1

SCALE: 3/8" = 1'-0"
REFER TO STRUCTURAL & GEOPIER DESIGN DRAWINGS BY OTHERS



PIT DETAIL

P2 / A1

SCALE: 3/8" = 1'-0"
REFER TO STRUCTURAL & GEOPIER DESIGN DRAWINGS BY OTHERS

COLORADO LICENSED
CHRISTOPHER HALEY
ARCO0401844
ARCHITECT
1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
28030 PONTIAC TRAIL
SOUTH LYON, MI. 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

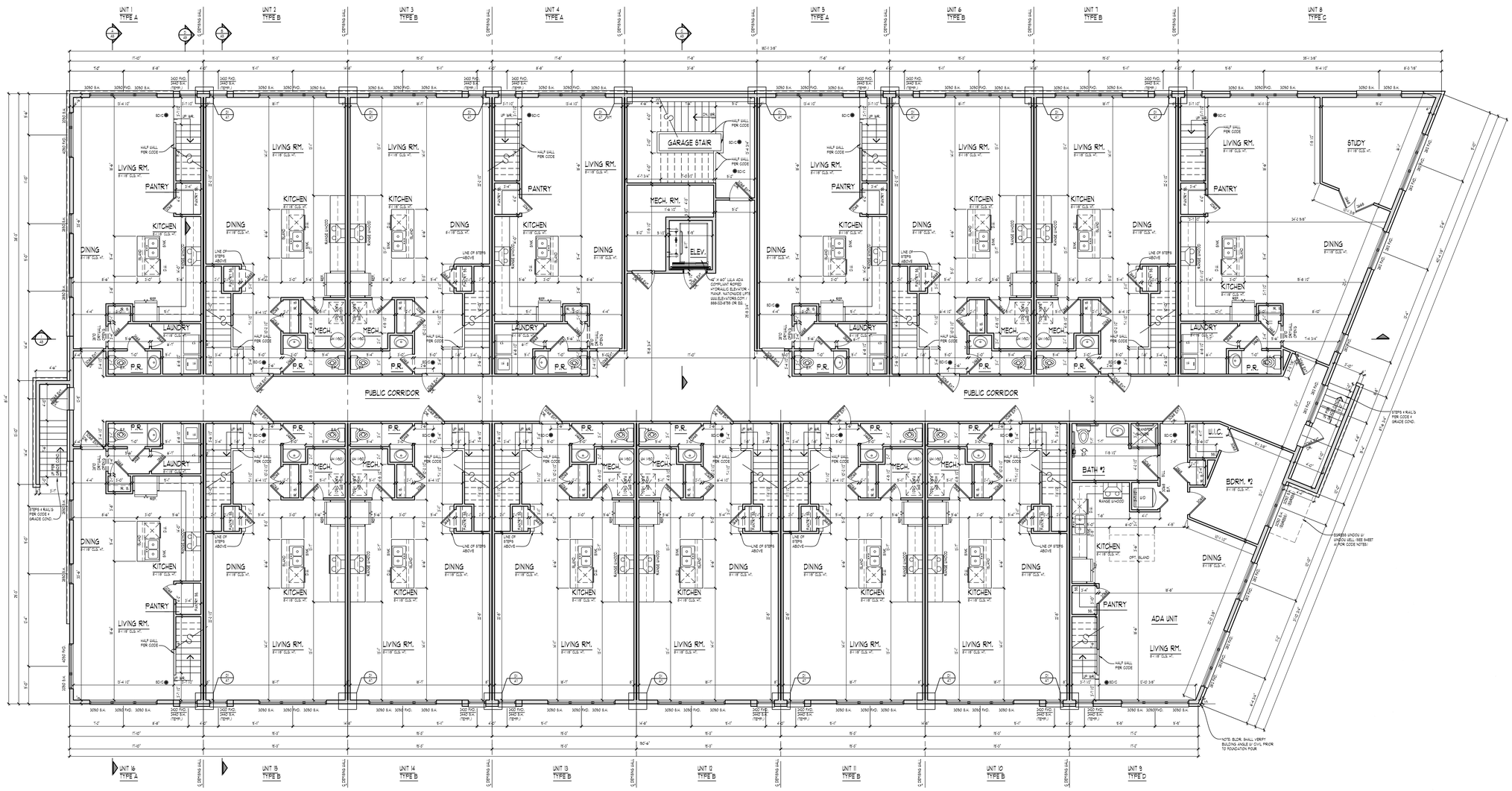
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR IS WILL VERIFY ALL DRAWING & SPECS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 1-800-482-7171 (3 DAYS) PRIOR TO ANY EXCAVATION CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
A-1



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONC. BLOCK AND/OR MASONRY. WALL TO BE 14" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE MOISTURE BARRIER PAPER (HOUSE WRAP) ON 5/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED, MIN. R-20 WALL CONSTRUCTION. 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6'-8" TALL ALL EXTERIOR DOORS TO BE FRAMED 6'-8" UNLESS NOTED OTHERWISE. VERIFY W BUILDER
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS
9. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

NOTE: S.D. Ⓢ S.D.C. ●
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACKUP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

AREA SUMMARY:

OVERALL FLOOR AREA:	
OCCUPANCY U	
PARKING GARAGE	13,728 S.F.
TOTAL OCCUPANCY U AREA	13,728 S.F.
OCCUPANCY R-2	
FIRST FLOOR	13,631 S.F.
SECOND FLOOR	12,293 S.F.
TOTAL OCCUPANCY R-2 AREA	25,924 S.F.
TOTAL BUILDING AREA	39,652 S.F.

COLORADO LICENSED ANDY HALLETT ARCH0401844 ARCHITECT
1-6-23

TK DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)446-1960
FAX: (248)446-1961

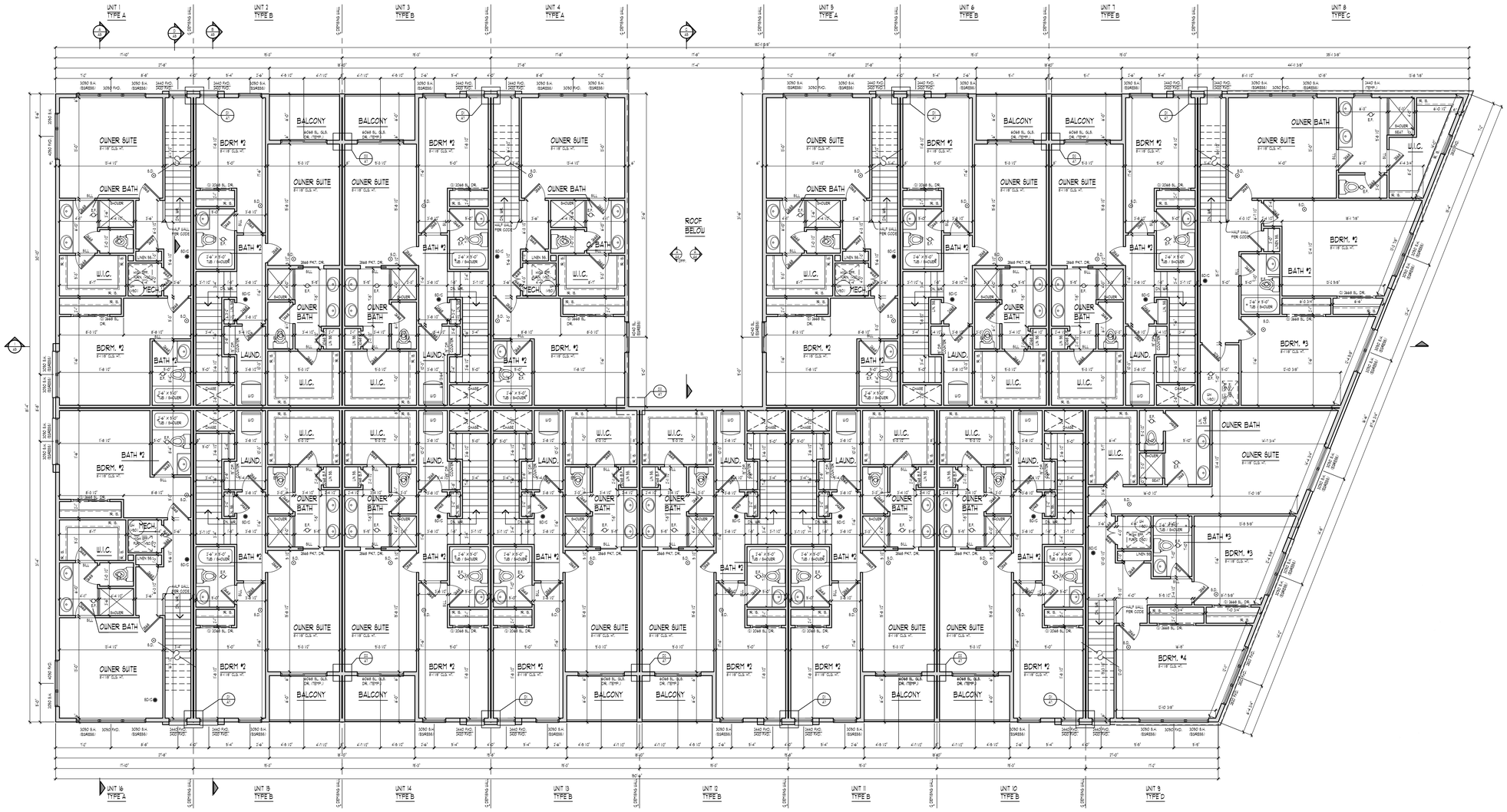
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR IS HELD VERIFY ALL DRAWING JUNCTURES OR CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 1-800-482-7171 (3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION) IT IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
A-2



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES.

GARGE LEVEL EXTERIOR WALLS:
POURED CONCRETE / CONC. BLOCK AND/OR MASONRY. WALL TO BE 14" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 5/8" O.S.B. SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. OR AS NOTED, MIN. R-20 WALL CONSTRUCTION, 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 8" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. VENT ALL EXHAUST FANS TO EXTERIOR.
2. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
3. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
4. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
5. ALL INTERIOR DOORS TO BE FRAMED 6'-8" TALL. ALL EXTERIOR DOORS TO BE FRAMED 8'-0" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
6. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
7. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS
8. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

NOTE:
S.D. ⊙
SD/C ●
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

COLORADO LICENSED
TODD HAUSER
#ARC00401844
ARCHITECT
1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)446-1960
FAX: (248)446-1961

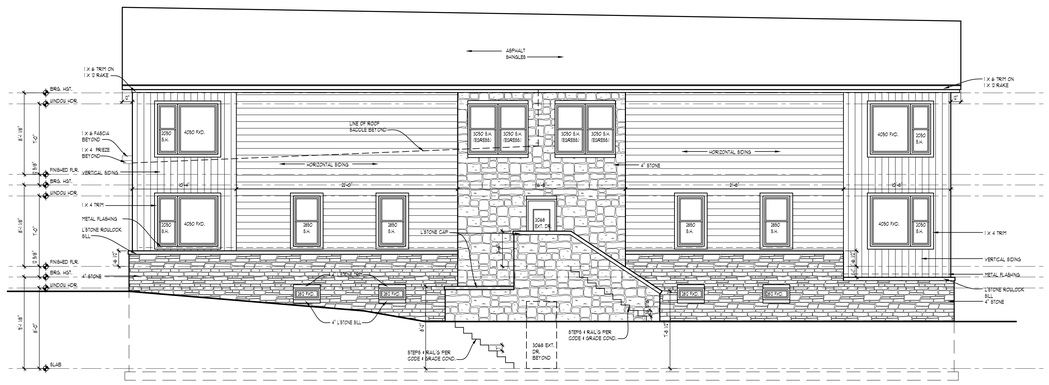
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 800-482-7171 (3 DAYS PRIOR TO ANY EXCAVATION CONSTRUCTION) IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
A-3



LEFT ELEVATION

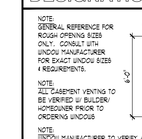
SCALE: 3/16" = 1'-0"

ELEVATION NOTES

1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW DESIGNATION

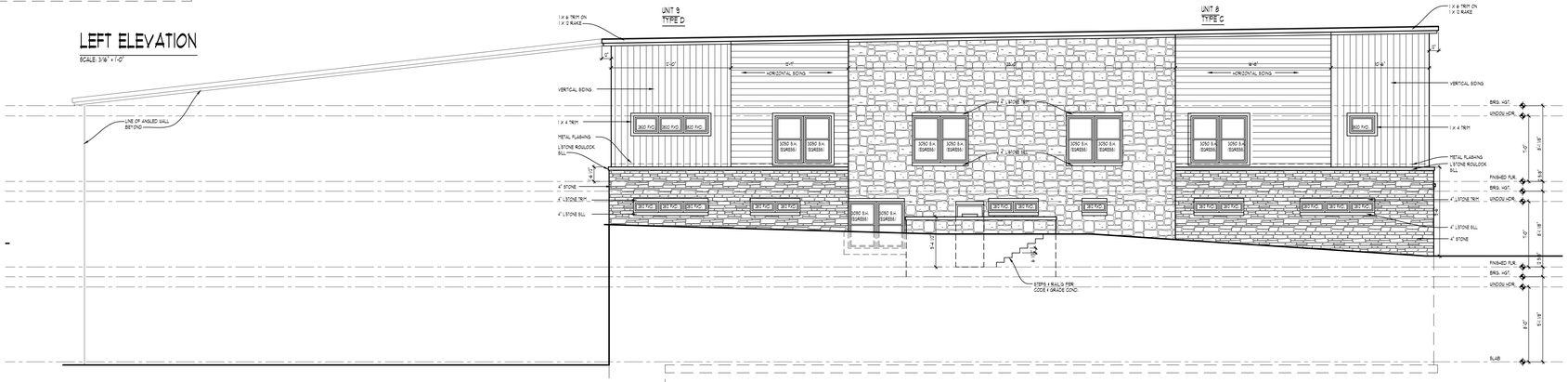


NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL BASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

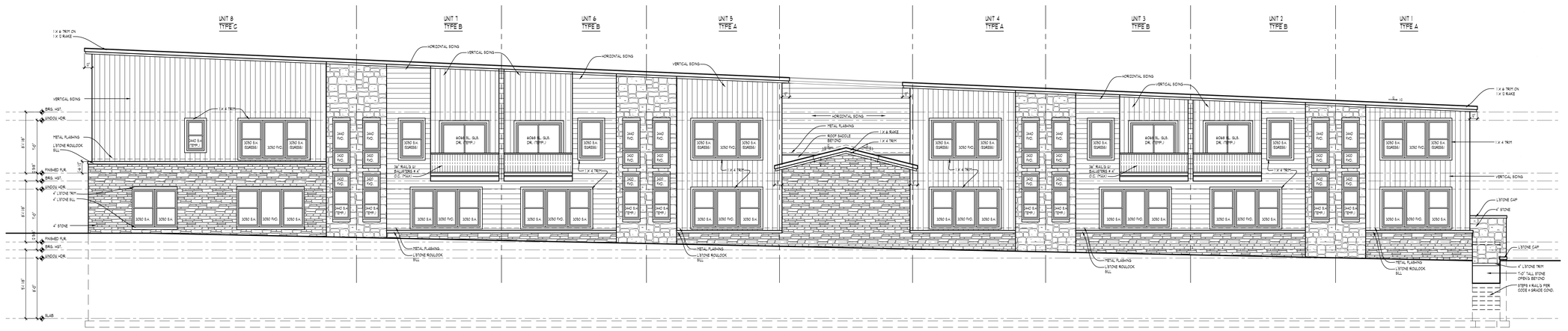
NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

NOTE:
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIREMENTS



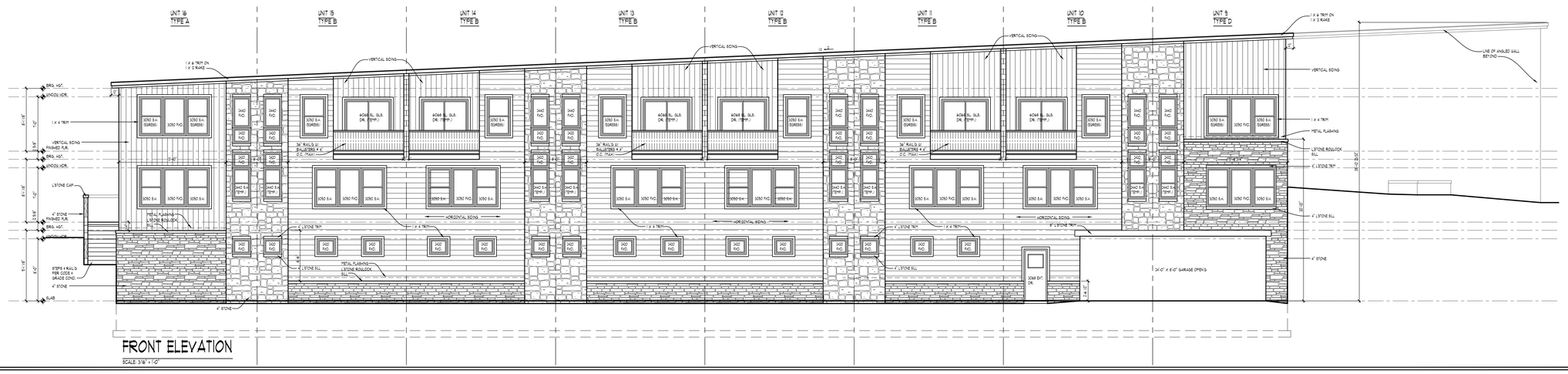
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

COLORADO LICENSED
KRISTIN HAILETH
ARCH0040184
ARCHITECT
1-6-23

TK DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

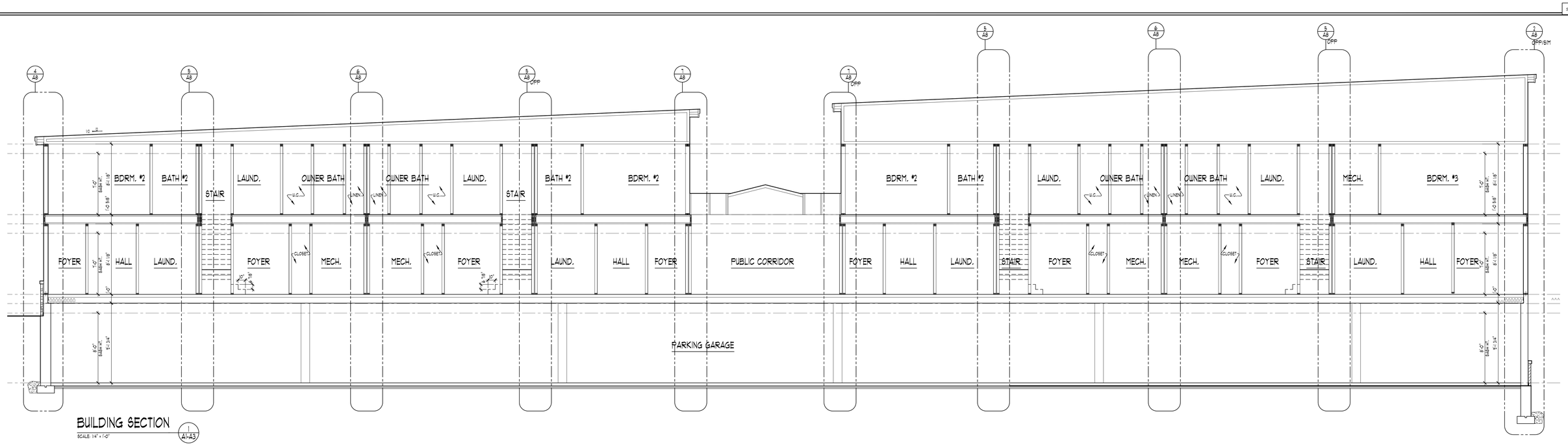
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
CALL MISS DIG AT 800-482-7171 (72 HR) PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

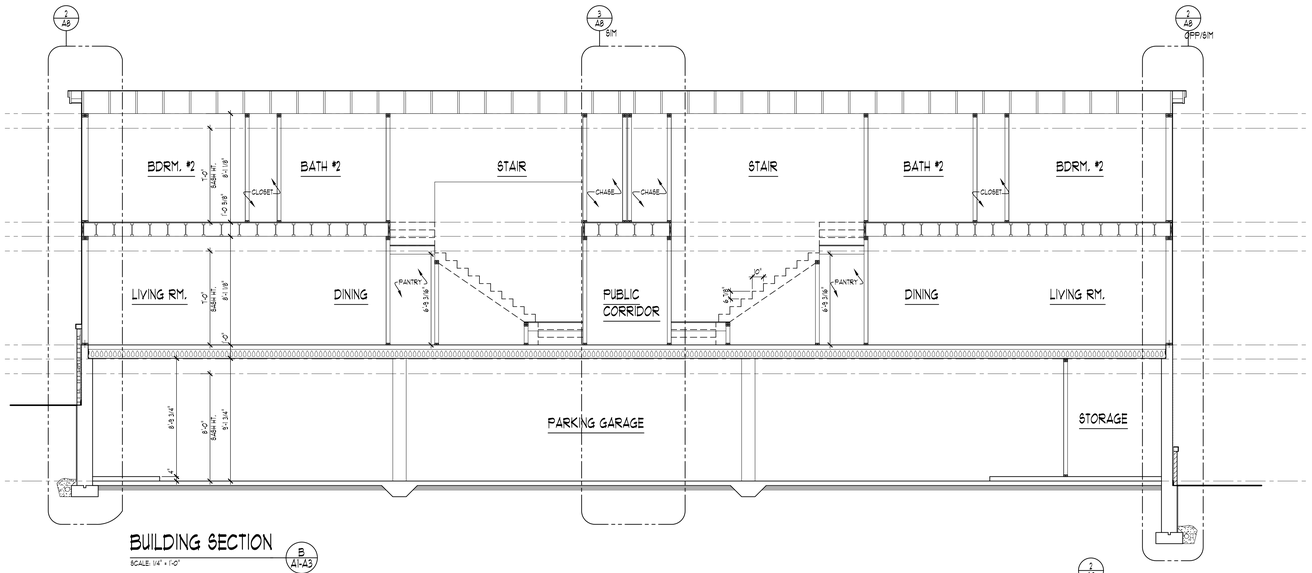
JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

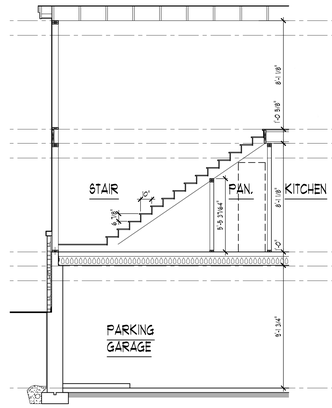
SHEET #
A-4



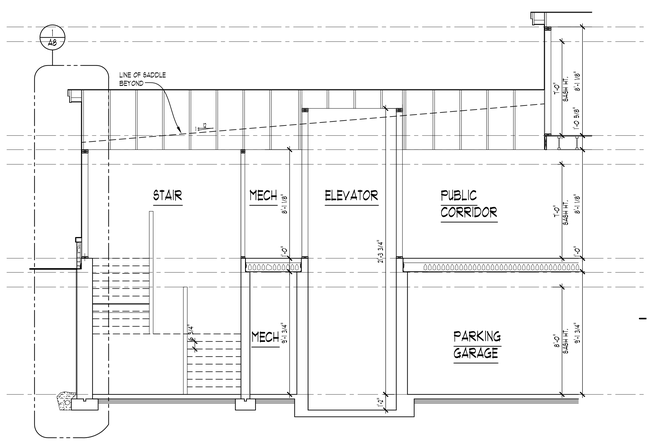
BUILDING SECTION
SCALE: 1/4" = 1'-0"



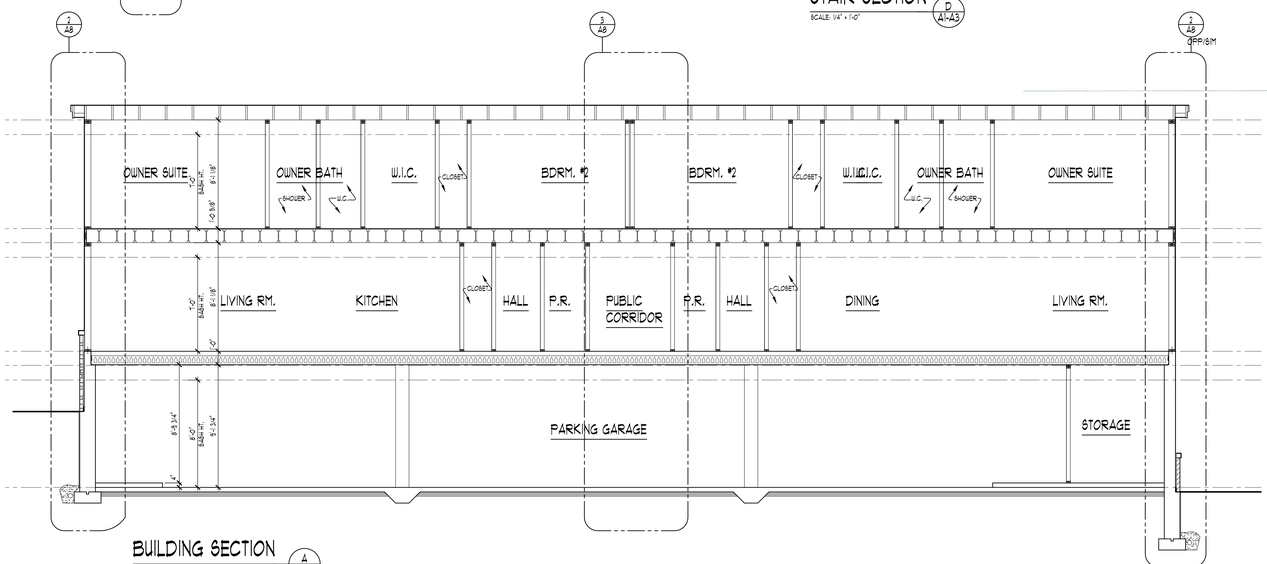
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

COLORADO LICENSED
CHRISTOPHER J. HAUER
#0200401844
ARCHITECT
1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

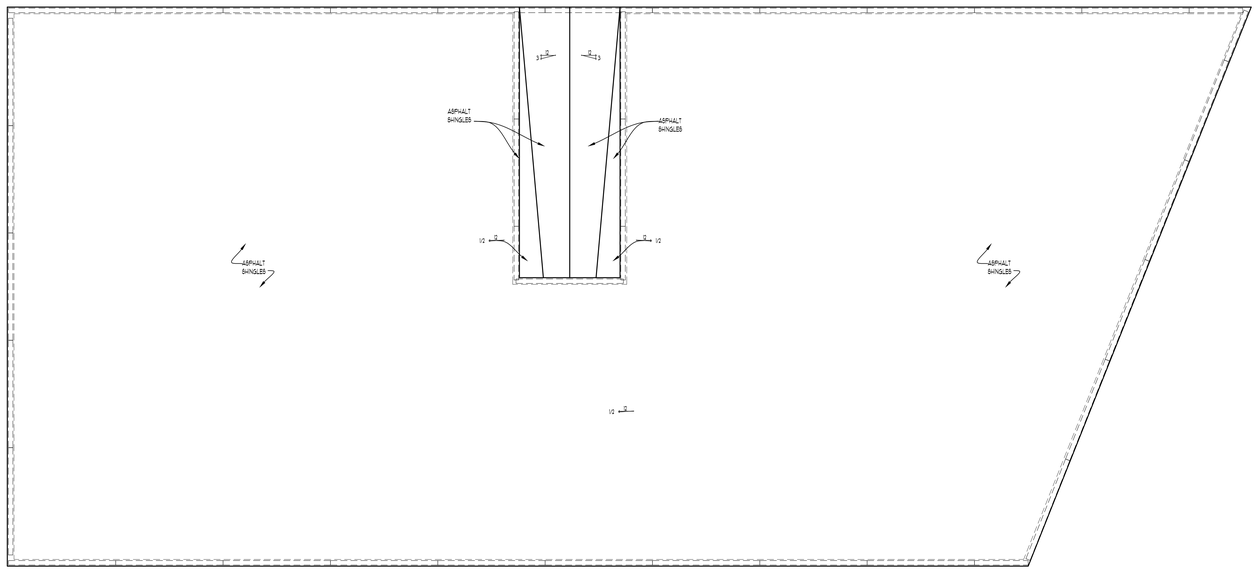
COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 811 OR 1-800-482-7171 (2-DAYS PRIOR TO ANY EXCAVATION CONSTRUCTION) IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

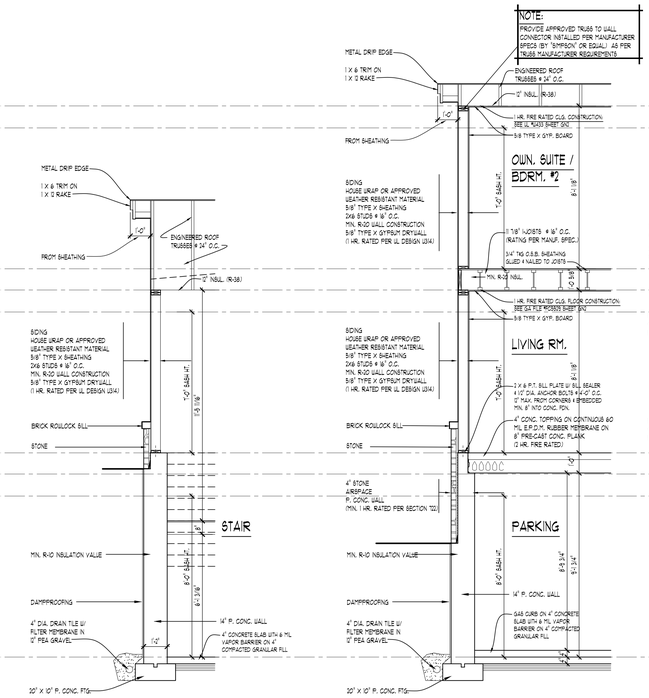
SCALE:
PER PLAN

SHEET #
A-5



ROOF PLAN

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



WALL SECTION 1

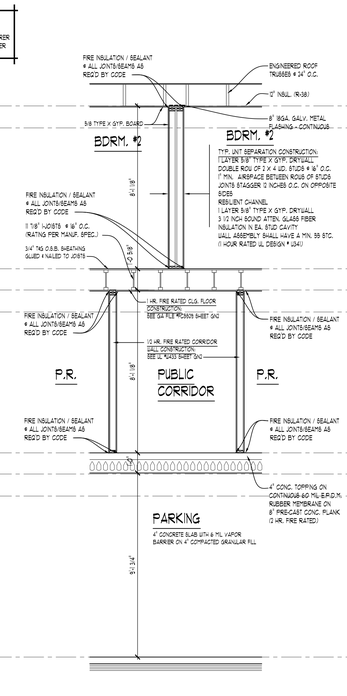
SCALE: 3/8" = 1'-0"

A1-A3

WALL SECTION 2

SCALE: 3/8" = 1'-0"

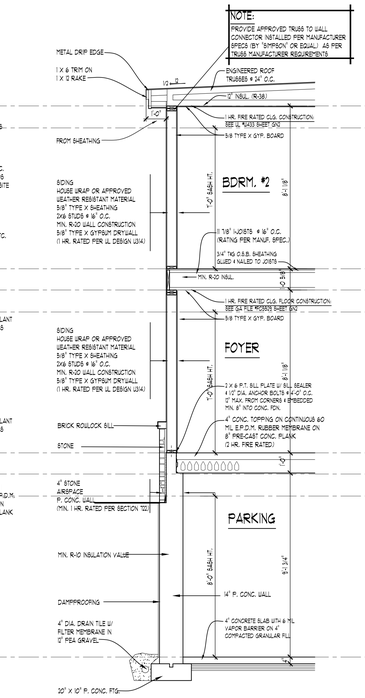
A1-A3



WALL SECTION 3

SCALE: 3/8" = 1'-0"

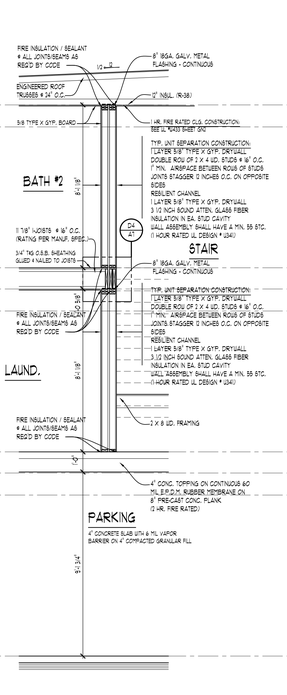
A1-A3



WALL SECTION 4

SCALE: 3/8" = 1'-0"

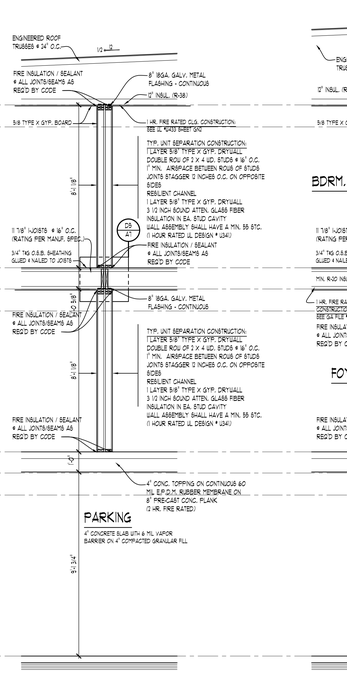
A1-A3



WALL SECTION 5

SCALE: 3/8" = 1'-0"

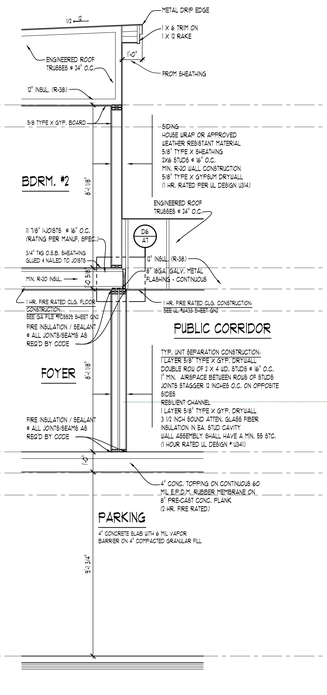
A1-A3



WALL SECTION 6

SCALE: 3/8" = 1'-0"

A1-A3



WALL SECTION 7

SCALE: 3/8" = 1'-0"

A1-A3

COLORADO LICENSED
DAVID HALLETT
ARCH00401844
ARCHITECT

1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE SITE/RESPONSIBILITY OF THE PERMIT HOLDER

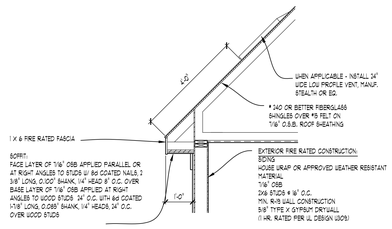
CLIENT / PROJECT

ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
A-6


WHEN APPLICABLE - INSTALL 24" WIDE LOW PROFILE VENT, MANUF. STEALTH OR EQ.
* 240 OR BETTER FIBERGLASS SHINGLES OVER #5 FELT ON 7/16" O.S.B. ROOF SHEATHING
1 X 6 FIRE RATED FASCIA
EXTERIOR FIRE RATED CONSTRUCTION:
SIDING
HOUSE WRAP OR APPROVED WEATHER RESISTANT MATERIAL
7/16" OSB
2X6 STUDS @ 16" O.C.
MIN. R-19 WALL CONSTRUCTION
5/8" TYPE X GYPSUM DRYWALL
(1 HR. RATED PER UL DESIGN U305)
1'-0"
6/12
6/12
6/12

ACCESSIBLE NOTES:

ACCESSIBLE UNIT TYPE A SHALL COMPLY WITH ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES ICC A117.1 - 2009

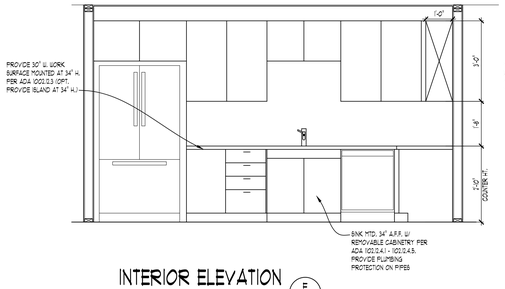
GENERAL:
1. IF REQUIRED, AN ENTRY DOOR SHALL HAVE A 1/2" THRESHOLD (MAX.) IF REQUIRED PER ICC 404.2.4
2. ENTRY DOOR SHALL HAVE 0" MIN. CLEARANCE ONE HANDLE SIDE WITH 48" DEEP CLEAR SPACE PER TABLE 404.2.3.2
7. AN ACCESSIBLE ROUTE OF 36" SHALL BE PROVIDED WITHIN UNIT PER ICC 1003.3.3.1
8. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL BE EASY TO GRASP WITH THE NEED FOR TIGHT GRIP, TWISTING OR PINCHING TO OPERATE. OPERABLE HARDWARE SHALL BE MOUNTED BETWEEN 34" - 48" A.F.F. PER 404.2.6
9. LIGHT SWITCHES, ENVIRONMENTAL CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. FOR UNOBSTRUCTED ACCESS OR 44" A.F.F FOR OBSTRUCTED ACCESS PER 308
10. RECEPTACLES SHALL BE MOUNTED AT 15" A.F.F.
11. DOORWAYS WITHIN UNIT SHALL HAVE A MIN. 32" CLEAR OPENING PER 404.2.2

LAUNDRY:
- A 30" X 48 CLEAR SPACE IN PARALLEL APPROACH POSITION SHALL BE PROVIDED CENTERED ON TOP LOAD WASHERS AND OFFSET 24" ON FRONT LOAD PER 611.

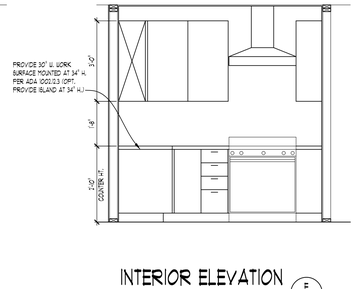
CLOSETS:
PROVIDE A MIN. 32" CLEARANCE AT DOOR(S)

BATHROOM
1. TOILET SHALL BE CENTERED 16"/18" FROM WALL 1004.11.3.1.2) WITH SEAT BETWEEN 17" TO 19" AFF PER 604.4
2. A SHOWER/TUB WITHOUT A PERMANENT SEAT SHALL BE PROVIDED IN "TYPE A" & "TYPE B" UNITS PER 610.2
3. GRAB BARS SHALL BE INSTALLED IN THE "TYPE A" UNITS AT SHOWER/TUB, & TOILET PER 604.5 & 609
- 3.1. BAR ON SIDE WALL AT TOILET SHALL BE 2' FROM WALL AND 42" LONG PER 604.5.1
- 3.2. BAR ON REAR WALL AT TOILET SHALL BE 12" FROM WALL AND 36" LONG PER 604.5.2
- 3.3. THERE SHALL BE (1) 24" LONG MIN. HORZ. GRAB BARS ON LONG WALL OF TUB/SHOWER THAT IS 24" FROM NON CONTROL SIDE WALL AND 12" FROM CONTROL SIDE. LOWER BAR TO BE MOUNTED 8'-10" A.F.F. & TOP BAR MOUNTED BETWEEN 33"-36"
- 3.4. A 24" LONG HORZ. GRAB BAR AT CONTROL END OF TUB SHALL BE INSTALLED NEAR BEING OF TUB FACE AND MOUNTED 33"-36" A.F.F. PER 607.4.1
- 3.5. A 18" LONG VERT. GRAB BAR SHALL BE INSTALLED AT CONTROL END OF TUB, 4" BACK FROM TUB FACE AND 3'-6" ABOVE HORZ. BAR PER 607.4.1
- 3.6. A 12" LONG HORZ. GRAB BAR AT HEAD OF TUB SHALL BE INSTALLED NEAR TUB FACE AND MOUNTED PER 607.4.2.3
- 3.7. A 42" LONG HORZ. GRAB BAR AT SIDE OF TOILET SHALL BE INSTALLED 12" FROM REAR WALL AND 33"-36" A.F.F. PER 604.5.1
- 3.8. A 36" LONG HORZ. GRAB BAR BEHIND THE TOILET SHALL BE INSTALLED 12" FROM CORNER AND 33"-36" A.F.F. TOILET PER 604.5.2
- 3.9. NOTE: TYPE B UNITS ARE NOT REQUIRED TO HAVE GRAB BARS BUT BUILDER MUST PROVIDE BLOCKING IN WALL FOR FUTURE INSTALLATION
4. (1) TYPE A' UNIT SHALL HAVE A ROLL-IN SHOWER IN LIEU OF A TUB/SHOWER COMBO. SHOWER SHALL BE MIN. 30" X 60" IN SIZE PER 1003.11.3.5.2
- 4.1. A 48" LONG HORZ. GRAB BARS AT REAR WALL OF SHOWER SHALL BE INSTALLED 6" FROM CORNER AND 33"-36" A.F.F. PER FIGURE 608.3.2
- 4.2. A 24" LONG HORZ. GRAB BARS AT SIDE WALL OF SHOWER SHALL BE INSTALLED 6" FROM CORNER AND 33"-36" A.F.F. PER FIGURE 608.3.2
- 4.3. A FOLDING SEAT SHALL BE PROVIDED PER 608.2.2.3 & 610
5. SHOWER CONTROLS & HAND SHOWER HOSE SHALL COMPLY WITH 309.4, 607.5 & 607.6
6. LAVATORY SHALL HAVE PARALLEL APPROACH CLEARANCE PER 305.3 AND BE MOUNTED 34" A.F.F PER 1003.11.2.1
7. MIRROR SHALL MOUNTED 40" A.F.F PER ICC 1003.11.2.3
8. TOILETS SHALL BE CENTER 16-18" FROM SIDE WALL HAVE A MAX. SEAT HT. BETWEEN 15"-19" A.F.F PER 1003.11.2.3 AND FIGURE 1003.11.2.4

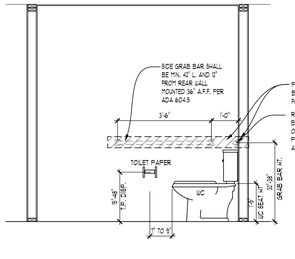
KITCHEN
1. ONE SECTION OF THE COUNTER SHALL BE NO HIGHER THAN 34" AND A MIN. OF 30" WIDE PER 1003.12.3
2. CABINETRY IS ALLOWED AT LOWER COUNTER IF ITS REMOVABLE THE FLOOR FINISH EXTEND UNDER CABINET AND SIDE FACES OF ADJACENT CABINETS ARE FINISHED PER 1003.12.4.3.2
3. KITCHEN SINK SHALL HAVE A FRONT APPROACH AND BE MOUNTED 34" MAX AFF. PER 1003.12.4.1
4. CABINETRY IS ALLOWED UNDER KITCHEN SINK. IF ITS REMOVABLE THE FLOOR FINISH EXTEND UNDER CABINET AND SIDE FACES OF ADJACENT CABINETS ARE FINISHED PER 1003.11.2.2
5. FAUCET CONTROLS SHALL COMPLY WITH 309



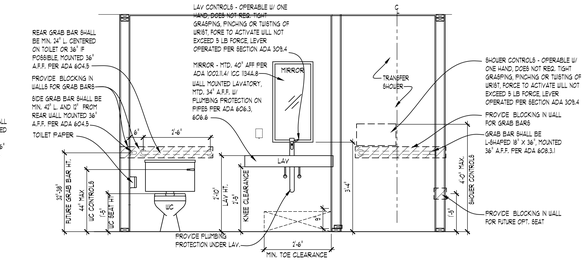
INTERIOR ELEVATION E A2
SCALE: 1/2" = 1'-0"



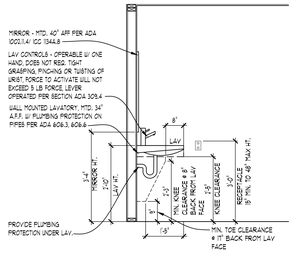
INTERIOR ELEVATION F A2
SCALE: 1/2" = 1'-0"



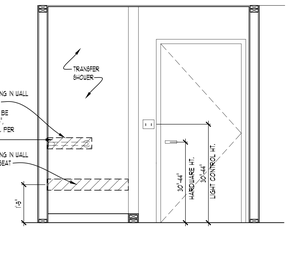
INTERIOR ELEVATION A A2
SCALE: 1/2" = 1'-0"



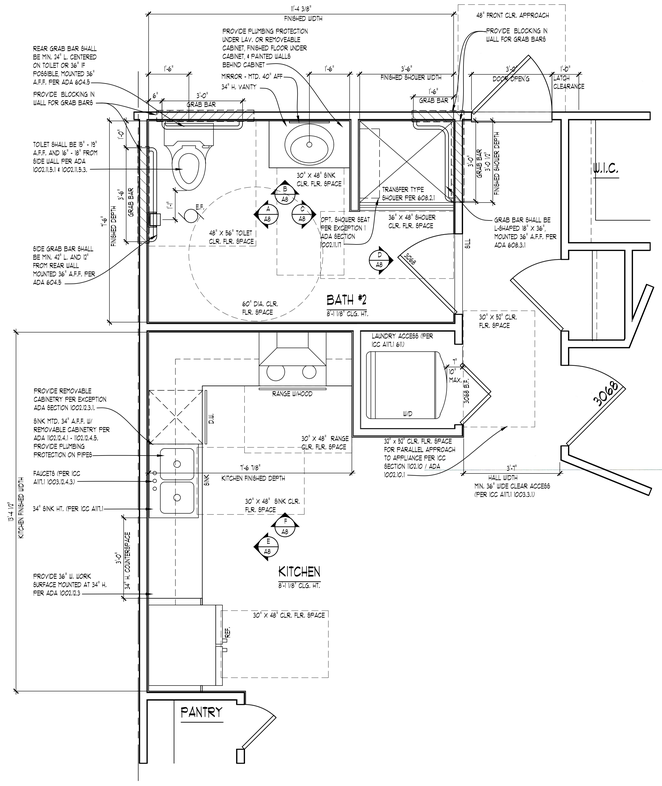
INTERIOR ELEVATION B A2
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATION C A2
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATION D A2
SCALE: 1/2" = 1'-0"



ENLARGED ADA PLAN AA
SCALE: 1/2" = 1'-0"

NOTE:
DIMENSIONS SHOWN FROM FACE OF 1/2" DRYWALL
PROVIDED IN (1) TYPE A UNIT ONLY

ARCD0401844
COLORADO LICENSED
CHRISTOPHER HALEY
ARCHITECT
1-6-23

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

COPYRIGHT 2021 TK DESIGN AND ASSOCIATES
DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR IS HELD STRICTLY ACCOUNTABLE FOR ALL DRAWING ERRORS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 1-800-482-7171 (3 DAYS PRIOR TO ANY EXCAVATION) CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT
ARMISTEAD
MIDTOWN VILLAGE
PUD
16 UNIT APARTMENT
EAGLE COUNTY, CO

JOB No.	21-289
DRAWN:	AG
CHECKED:	AG
FRAMED:	-
REVIEW	8-31-22
FINAL:	1-4-23
REVISION	10-14-22

SCALE:
PER PLAN

SHEET #
A-8

MIDWESTERN CONSULTING
3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

Date

Town of Minturn
PO Box 309
Minturn, CO 81645
Via email: planner1@minturn.org

Attn: Scott Hunn

Re: Midtown Village Planned Unit Development
Midwestern File No.: 20067

Mr. Hunn,

Midwestern Consulting has previously submitted site plans for review for the Midtown Village Planned Unit Development, and has received comments from Eagle River Water & Sanitation District and The Town of Minturn. We have revised the plans to incorporate the requested changes, and offer the following as a response to the comments and description of changes.

Eagle River Water & Sanitation District – 04/16/2024

Subsection (a) General Requirements

1. Confused by the order of the sheets, keep all sanitary sewer together to avoid confusion between storm sewer and sanitary sewer
   Sheets have been reordered for ease of review and coordination of similar design.

2. Show sanitary services on plan view of SAN S3 to S1
   Existing sanitary leads added and shown on Existing Conditions Plan (sheet 2)
   Proposed Sanitary Services added and shown on Overall Sewer Plan (sheet 20).

3. Add depth labels on profiles
   Profiles have elevations indicated at each structure location and minimum depth of cover labels have been added. (sheets 21 & 22)

4. Ensure pipes meet minimum size and slope requirements
   Proposed pipes have been reviewed to ensure minimum size and slope

5. Show sewer service that will be abandoned on plan view
   Overall Sewer Plan (sheet 20) has been revised to indicate public versus private with labels and labeled sanitary to be abandoned.

6. Label existing and proposed and private vs public
   Overall Sewer Plan (sheet 20) has been revised to indicate public versus private with labels and labeled sanitary to be abandoned.

7. Ensure cover requirements are met (3' minimum)
   3' minimum depth of cover has been confirmed and identified on the profiles. (sheets 21 & 22)

8. Ensure you have insulation where needed
   Insulation board has been added to sanitary with less than 4.5' of cover (sheets 21 & 22)

9. Please provide a detail for dog house manhole
   Detail for manhole construction over existing sewer has been added to Sewer Details (sheet 23)

10. Locate and show sewer services for all existing structures including 947, 961, 981, 989, 991, 997 and 1003 Main Street. Sewer services for buildings that will remain must be reconnected to new main. Sewer services for buildings that will be demolished must be abandoned at the main. Provide plan for keeping other properties in service during construction.
    Existing sewer services have been added (sheet 2)

11. Show existing and proposed grading from stations 1+50 to 2+40. Adequate cover must be provided for sewer main and existing sewer services to adjacent properties.
    Additional existing contours have been added extending to existing sanitary structure s2 (sheet 21)

Town of Minturn (Inter-Mountain Engineering) – Jeffery M. Spanel – 06/24/2024

4. Proposed trails, sidewalks and traffic circulation patterns including snow removal patterns and snow storage area, and the proposed status of street ownership: The ERWSD referral dated September 11, 2023 requests access be maintained for maintenance equipment.
   b. There are no construction details for the proposed trail connection to US Forest Service property. The trail is narrow and crosses very steep slopes of 20-30%. Detailed construction plans need to be provided.
      1. The BMPs provided in the attachment are appropriate. Civil plans should be revised to include proposed trail construction and associated BMPs
         Trail construction BMPs have been added to the plans (Sheet 30)

   c. Snow storage calculations show adequate storage. Easements for snow storage located on adjacent lots should be created and dedicated on the final plat
      Snow storage easements added to plans. (sheet 14)

5. Proposed grading & drainage plans

a. Detailed grading plans including grading around the buildings is required prior to permit.
   i. Applicant Response: "Detailed grading plans for the site including areas around buildings has been provided."
      1. No additional information has been provided. The Drainage and Grading plan must show grading to direct drainage around the buildings into the proper proposed drainage facilities.
         See updated detailed grading plan (sheet 29)

b. Plan & profile drawings of the roadways with cross sections are required.
   1. Please clarify the driveway profile – there is a rise at station 1+25 and between 2+50 to 3+00 which do not seem to agree with the grading and drainage plans.
      See revised driveway profile (sheet 41)

   2. The "Typical Road Cross Section" on sheet 34 shows 8.5 foot travel lanes. The site plans and truck turning templates show 22 foot wide roadways (11 foot travel lanes). The 22 foot section is required to accommodate truck movements.
      See revised typical road cross section (sheet 36)

3. Driveway easement need to be shown and dedicated on the plat
   Ingress, egress, parking & snow storage easement areas have been added to plat

c. Pavement design must follow the recommendation in the July 25, 2022 Kumar & Associates, Inc report.
   i. Applicant Response: "The geotechnical report was consulted for pavement specifications."
      1. Pavement design follows recommendations for "Standard Duty" We recommend Applicant consider "Heavy Duty" recommendation in the path of trash trucks.
         Not necessary and not required for the entire road
      1. No additional detail provided. The geotechnical report indicates lanes subject to truck traffic require the "Heavy Duty" pavement section which should be shown on the plans.
         Asphalt and Concrete Pavement sections have been added to the site details sheet. Drive lanes have been identified as heavy duty pavement and parking areas have been identified as standard duty pavement. (sheet 36)

d. Specific slope information is not provided, and steeper slopes are indicated along the southerly and westerly property lines. Plan note "PS" denotes areas where "Seeding with Mulch and/or Matting" is required. Please specify slopes and any matting requirements.
   Note has been added to the SESC plans indicating any restoration area with a slope steeper than 1:6 shall be seeded and mulched using a soil erosion control fabric or blanket. (sheet 37)

e. Storm Sewer Plans
   i. Inlet "r-7" is the tie in point for the storm sewer system. The location & invert elevations are critical to the design and need to be field verified as a part of the design.
      1. Applicant Response: "Information for the structure was taken from the design plans for US 24. The applicant will have their local surveyor confirm the structure information and the plans will be updated if the field information differs."
         1. No additional detail provided.
            Surveyed Data for inlet r-7 has been added to the plans (sheet 2)

   ii. Provide details and sizing for permanent storm water quality control devices.
      1. Applicant Response: "The ADS system for underground storage, the outlet and water quality structures have all been specified and detailed within this submittal"
         a. Reference EPA circular "Storm Water Technology Fact Sheet; On-Site Underground Retention/Detention": "The primary disadvantage of the on-site underground storm water detention structures is that they are not designed to provide storm water quality benefits. However, if they are included in a treatment-train type system, underground detention systems can be an important part of an overall storm water management process."
            Storm structure R8 is a hydrodynamic separator. Label has been added to storm water management plan view. (sheet 30)

         b. The Engineers Opinion of Probable Cost (EPOPC) references a Hydrodynamic separator; however, it does not appear on the plans. Including the separator addresses the issue Identified by the EPA circular.
            Storm structure R8 is a hydrodynamic separator. Label has been added to storm water management plan view. (sheet 31)

         c. There is a discrepancy in the storage volume. Sheet 30 references 1100 CF of storage, the profile on Sheet 31 references 900 CF and the drainage report references 11 CF.
            Labels have been updated. (sheets 31 & 32)

            Civil Engineer will address and revise prior to Final PUD Review No additional information has been provided. The Drainage Study is a requirement of Preliminary Plan and revisions need to be provided prior to Preliminary Plan approval.
            Storm water plan has been revised

6. Domestic water & sanitary sewer plans

a. Water
   i. The Water & Sewer Easements plan needs to show the proposed utilities along with dimensions to the Water & Sewer Easements Plan. Please address utility provider comments.
      1. Applicant Response: The width of the easements have been provided on the easement plan per the request of the ERWSD review. Additionally, water and sanitary plans have been provided to specific scales with dimensions of utility to easement, etc. These plans and the information on them were provided at the specific request of ERWSD.
         a. The plat needs to create and dedicate the easements shown on the civil plans.
            1. The Preliminary Plat included in the submittal does not show the additional easements required on the engineering plans.
               Proposed relocated sewer easement has been added to the plat

   ii. Water Main Plans indicate the main is "Private" – are private water mains proposed?
      Water Main is proposed to be part of the public system and protected by the easements shown on the drawings and dedicated on the Plat
         1. The Preliminary Plat included in the submittal does not show the additional easements required on the engineering plans.
            Proposed water main easement has been added to the plat

12.1.a.1 The Architectural plans refer to site plans provided by others. The Civil Drawings included with the application are overall in nature and not a specific site or grading plan for the building.
See revised grading plan (sheet 29)

Subsection (b) Character Area & Zone District Requirements

2.b.iv.1 An Engineers Opinion of Probable Cost (EOPC) for required improvements is required. The estimate needs to provide costs for improvements in the current and future phases for the Subdivision Improvements Agreement (SIA)
   i. The EOPC is part of the Development Agreement and therefore necessary at Preliminary Plat.
      Updated EOPC has been included with Phase 1 and future phases

Sincerely,
MIDWESTERN CONSULTING, LLC

Colton Wallace
Senior Project Engineer

Robert C. Wagner, P.E.
Project Manager/Associate

20067A
Opinion of Probable Cost - Phase 1
August 19, 2024

MIDWESTERN CONSULTING

Pay Item	Qty	Units	Unit Cost	Unit Total	Subtotal	Notes
ON SITE IMPROVEMENTS						
Mobilization	1.00	Ls		$35,000.00	**$35,000.00**	
Site Preparation and SESC					**$13,210.00**	
Temporary						
Stone Mud Tracking Mat	1	Ea	$3,500.00	$3,600.00		
Silt Fence	1080	Ft	$4.50	$4,860.00		
Inlet Filter	5	Ea	$150.00	$750.00		
Traffic Control and Maintenance	1	Ls	$4,000.00	$4,000.00		
Removals					**$70,693.22**	
Sidewalk Removal	7	Syd	$8.00	$56.00		
Concrete Pavement Removal	738	Syd	$10.00	$7,383.33		
Bituminous Pavement Removal	6710	Syd	$5.00	$33,548.89		
Utility Structure Removal	2	Ea	$350.00	$700.00		
Sewer Removal	237	Ft	$30.00	$7,110.00		
Hydrant Removal	1	Ea	$1,500.00	$1,500.00		
Fence Removal	518	Ft	$15.00	$7,770.00		
Wall Removal	40	Ft	$25.00	$1,000.00		
Existing Franchise Utilities Removal	1	Ls	$11,625.00	$11,625.00		775 ft Overhead
Earthwork					**$75,200.00**	
Strip Topsoil (3" average)	1020	Cyd	$10.00	$10,200.00		
Mass Grading, Onsite Earth Moving	3000	Cyd	$15.00	$45,000.00		
Final Grading	40000	Sft	$0.50	$20,000.00		
Paving					**$162,038.73**	
Aggregate Base, (8) inch, (gradation, type)	1966	Syd	$9.00	$17,691.00		
Aggregate Base, (4) inch, (gradation, type)	340	Syd	$7.00	$2,383.11		
Curb and Gutter	926	Ft	$22.00	$20,372.00		
Bituminous Pavement, (HMA)	450	Ton	$140.00	$63,000.00		
Concrete Pavement, (6) inch	2437	SF	$10.00	$24,370.00		
Concrete Pavement, (7) inch	627	SF	$12.00	$7,524.00		
Sidewalk Base, CIP, Sand, (4) inch	34	Cyd	$20.00	$670.62		
Sidewalk, Conc, (4) inch	2716	SF	$8.00	$21,728.00		
Integral Curb and Sidewalk, Conc	215	Ft	$20.00	$4,300.00		
Site Utilities					**$339,880.00**	
Water Main, (12) inch dia, (DIP)	559	Ft	$200.00	$111,800.00		
Water Main, (6) inch dia, (DIP)	117	Ft	$120.00	$14,040.00		
Fire Hydrant Assembly	2	Ea	$10,000.00	$20,000.00		
Valve in Box, (12) inch, (type) valve	7	Ea	$6,000.00	$42,000.00		
Valve in Box, (6) inch, (type) valve	2	Ea	$4,000.00	$8,000.00		
Water Service, (1) inch, (material)	226	Ft	$20.00	$4,520.00		
Water Service, (2) inch, (material)	23	Ft	$25.00	$575.00		
Water Main, Tapping Sleeve, (12) inch x (12) inch	2	Ea	$3,500.00	$7,000.00		No valve or structure
Curb Stop and Box	8	Ea	$1,500.00	$12,000.00		
Storm Sewer, (6) inch, (HDPE)	185	Ft	$40.00	$7,400.00		
Storm Sewer, (8) inch, (HDPE)	75	Ft	$50.00	$3,750.00		
Storm Sewer, (12) inch, (HDPE)	677	Ft	$55.00	$37,235.00		
Storm Sewer, (18) inch, (HDPE)	50	Ft	$70.00	$3,500.00		
Catch Basin, (48) inch dia	3	Ea	$2,000.00	$6,000.00		
Catch Basin, (72) inch dia	1	Ea	$3,000.00	$3,000.00		Includes frame & cover
Storm Manhole, (48) inch dia	8	Ea	$2,000.00	$16,000.00		Includes frame & cover
Storm Structure Tap, (12) inch diam	1	Ea	$800.00	$800.00		
Tench Drain	22	Ft	$80.00	$1,760.00		
Sanitary Sewer, (1.5) inch, (material)	146	Ft	$50.00	$7,300.00		
Sanitary Sewer, (6) inch, (material)	12	Ft	$90.00	$1,080.00		
Sanitary Sewer, (12) inch, (material)	154	Ft	$100.00	$15,400.00		
Sanitary Manhole, (48) inch dia	2	Ea	$3,000.00	$6,000.00		Includes frame & cover
Sanitary Service Lead, (1.5) inch dia.	75	Ft	$40.00	$3,000.00		
Sanitary Service Lead, (4) inch dia.	12	Ft	$60.00	$720.00		
Lighting Pole/Base/Fixture	2	Ea	$3,500.00	$7,000.00		
Electric Tranformer	3	Ea	$3,500.00	$10,500.00		
Stormwater System					**$73,500.00**	
Outlet Structure, (6) ft. dia., (concrete)	1	Ea	$5,500.00	$5,500.00		
Underground basin, installation, chamber system	1100	Cft	$30.00	$33,000.00		Excavation, Labor, Material, Backfill
Water Quality Structural Unit	1	Ea	$35,000.00	$35,000.00		Hydrodynamic Separator, Settling Tank, Etc.
Landscaping					**$32,000.00**	
Restoration	8000	Sft	$4.00	$32,000.00		
Site Furnishings					**$101,240.00**	
Paint Striping	600	Ft	$4.00	$2,400.00		approx.
Regulatory Signs	1	Ls	$5,000.00	$5,000.00		Barrier Free, Fire Lane, FDC, No Parking
Dumpster Enclosure	1	Ea	$4,000.00	$4,000.00		
Retaining Wall, (material), (height)	996	Sft	$40.00	$39,840.00		approx. height/sf
Public Amenities	1	Ls	$50,000.00	$50,000.00		
				SUBTOTAL	**$902,761.95**	
				CONTINGENCY 15%	**$135,414.29**	
				PHASE 1 TOTAL	**$1,038,176.24**	

*Budgets for Construction Survey, Construction Observation, Materials Testing, As-Built Drawings, and Franchise Utilities to be provided by developer.

20067A
Opinion of Probable Cost - Future Phases

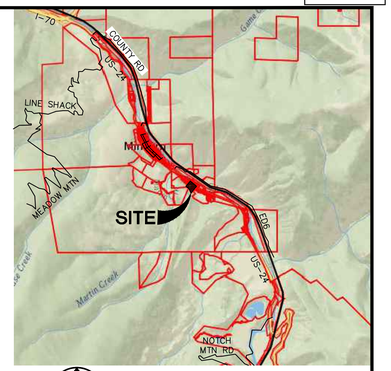
Pay Item	Qty	Units	Unit Cost	Unit Total	Subtotal	Notes
ON SITE IMPROVEMENTS						
Mobilization	1.00	Ls		$10,000.00	**$10,000.00**	
Site Preparation and SESC					**$1,500.00**	
Traffic Control and Maintenance	1	Ls	$1,500.00	$1,500.00		
Removals					**$0.00**	
Earthwork					**$15,000.00**	
Mass Grading, Onsite Earth Moving	500	Cyd	$15.00	$7,500.00		
Final Grading	15000	Cyd	$0.50	$7,500.00		
Paving					**$53,261.02**	
Aggregate Base, (8) inch, (gradation, type)	428	Syd	$9.00	$3,855.00		
Bituminous Pavement, (HMA)	90	Ton	$140.00	$12,600.00		
Sidewalk Base, CIP, Sand, (4) inch	54	Cyd	$20.00	$1,078.02		
Sidewalk, Conc, (4) inch	4366	SF	$8.00	$34,928.00		
Integral Curb and Sidewalk, Conc	40	Ft	$20.00	$800.00		
Paver Pathway	700	SF	$20.00	$14,000.00		
Site Utilities					**$89,025.00**	
Water Service, (1) inch, (material)	1011	Ft	$15.00	$15,165.00		Fire or Domestic Service
Curb Stop and Box, (1) inch	18	Ea	$1,500.00	$27,000.00		
Sanitary Sewer, (1.25) inch, (material)	136	Ft	$50.00	$6,800.00		
Sanitary Sewer, (4) inch, (material)	180	Ft	$70.00	$12,600.00		
Sanitary Service Lead, (4) inch dia.	341	Ft	$60.00	$20,460.00		
Lighting Pole/Base/Fixture	2	Ea	$3,500.00	$7,000.00		
Stormwater System					**$0.00**	
Landscaping					**$0.00**	
Site Furnishings					**$432.00**	
Paint Striping	108	Ft	$4.00	$432.00		approx.
				SUBTOTAL	**$169,218.02**	
				CONTINGENCY 15%	**$25,382.70**	
				FURTURE PHASES TOTAL	**$194,600.73**	

*Budgets for Construction Survey, Construction Observation, Materials Testing, As-Built Drawings, and Franchise Utilities to be provided by developer.

MIDTOWN VILLAGE PUD

MINTURN, EAGLE COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT



VICINITY MAP
SCALE : NTS

OWNER/APPLICANT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, MICHIGAN, 81645
CONTACT: JEFF ARMISTEAD
970-471-0618

ENGINEER/LANDSCAPE ARCH.
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: KATE BOND
734-995-0200

ARCHITECT
TK DESIGN & ASSOCIATES
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
CONTACT: TODD HALLETT
248-446-1960

SURVEYOR
GORE RANGE SURVEYING, LLC
953 S. FRONTAGE RD W.
VAIL, CO 81657
CONTACT: SAMUEL ECKER
970-479-8698

SIGNATURES

OWNER DEVELOPER DATE

FIRE DEPARTMENT DATE



SITE MAP
SCALE : NTS

SITE DATA

	Exsisting	Proposed			
Parcel size		2.53 acres			
Zoning	Commercial	Commercial			
Lot coverage		Masterplan	Phase I		
Impervious area		73,657.98 SF	44,111 SF		
Pervious area		36,547.02 SF	14,544 SF		
	Required	**Provided**	**Parking Requirement**	**Parking Provided**	**Notes**
Setbacks					
Front	20'	20'			
Side	5'	5'			
Rear	10'	5'			5' at proposed apartment building only
Residential					
Town House		10 Units	2/unit: 2x10=20	20 (+ 20 Guest)	2 car tandem garages in each unit + 2 car side by side driveway for guests
Cottage		2 Units	2/unit: 2x2=4	4	2 car side by side driveway at each unit
2 Story Micro Home		4 Units	1/unit: 1x4=4	4	Surface parking
Micro Home		4 Units	1/unit: 1x4=4	4	Surface parking
Apartment					
Apartment Bldg		15 (2 bdrm) Units 1 (1 bdrm) Unit	2/unit=30 + 1= 31		31 spaces beneath structure
Lofts Bldg A		4 Units	2/units=8		Garage provided with 4 stacked spaces + 4 surface spaces
Exist Bldg B		2 Units	2/unit=4	2/unit+1/8 units=46	4 surface spaces
			Guest 1 space/8 units=3		3 surface spaces
Commercial					
Bldg A: Proposed		3600 sf (80%)	1/300sf: 3600/300=12	12	12 in surface lot
Bldg B: Existing		5280sf (80%)	1/300sf: 5280/300=18	14	4 in surface lot and 10 stacked in driveways
			Total	28 Phase I(108)	
Open Space		Masterplan	Phase I		
Active		17,861 sf / 16%	6,619 sf / 6%		Pocket parks, Public plaza, Community garden
Passive		2,692 sf / 2%	2,692 sf / 2%		Connector Trail
	deviation required				

Sheet List Table

#	SHEET TITLE
01	COVER SHEET
2 02	EXISTING CONDITIONS
03	DEMOLITION PLAN
04	MASTER PLAN
05	TRACT PLAN
06	TRACT PLAN WITH BUILDINGS
07	SITE PLAN PHASE 1
08	SNOW REMOVAL PLAN
09	OPEN SPACE PLAN
10	LANDSCAPE PLAN
11	FIRE TRUCK TURNING TEMPLATES
12	SOLID WASTE TRUCK TURNING TEMPLATE
13	LANDSCAPE AND SITE DETAILS
14	WATER AND SANITARY SEWER EASEMENTS
2 15	OVERALL UTILITY PLAN
16	WATER MAIN PLAN AND PROFILE VIEW 1
17	WATER MAIN PLAN AND PROFILE VIEW 2
18	WATER SERVICE DETAILS
19	WATER CONSTRUCTION SPECIFICATIONS
2 20	OVERALL SEWER PLAN
21	SANITARY SEWER PLAN AND PROFILE VIEW 1
22	SANITARY SEWER PLAN AND PROFILE VIEW 2
2 23	SEWER DETAILS
24	E-ONE GRINDER PUMP DETAILS
25	SEWER CONSTRUCTION SPECIFICATIONS 1
26	SEWER CONSTRUCTION SPECIFICATIONS 2
27	EXISTING DRAINAGE PLAN
28	OVERALL GRADING PLAN
29	DETAILED GRADING PLAN
30	RUSTIC TRAIL PLAN
31	PRELIMINARY STORM WATER MANAGEMENT PLAN
32	STORM SEWER PLAN AND PROFILE VIEW 1
33	STORM SEWER PLAN AND PROFILE VIEW 2
34	STORM WATER DETAILS 1
35	STORM WATER DETAILS 2
36	SITE DETAILS
37	SOIL EROSION PLAN
38	SOIL EROSION DETAILS
39	STORM WATER CONSTRUCTION SPECIFICATIONS 1
40	STORM WATER CONSTRUCTION SPECIFICATIONS 2
41	DRIVEWAY PROFILE VIEW
42	CROSS SECTION

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDTOWN VILLAGE PUD

JOB No. **20067**
DATE: 10/29/24
SHEET 01 OF 38

REVISIONS:	REV. DATE
PER MUNICIPAL REVIEW 03/31/23	04/06/23
PER ERWSD REVIEW	08/21/23
PER ERWSD REVIEW	01/15/24
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24
2 PER ERWSD REVIEW	10/30/24

CADD:
ENG: CMW
PM: RCW
TECH:
/20067CV1

01

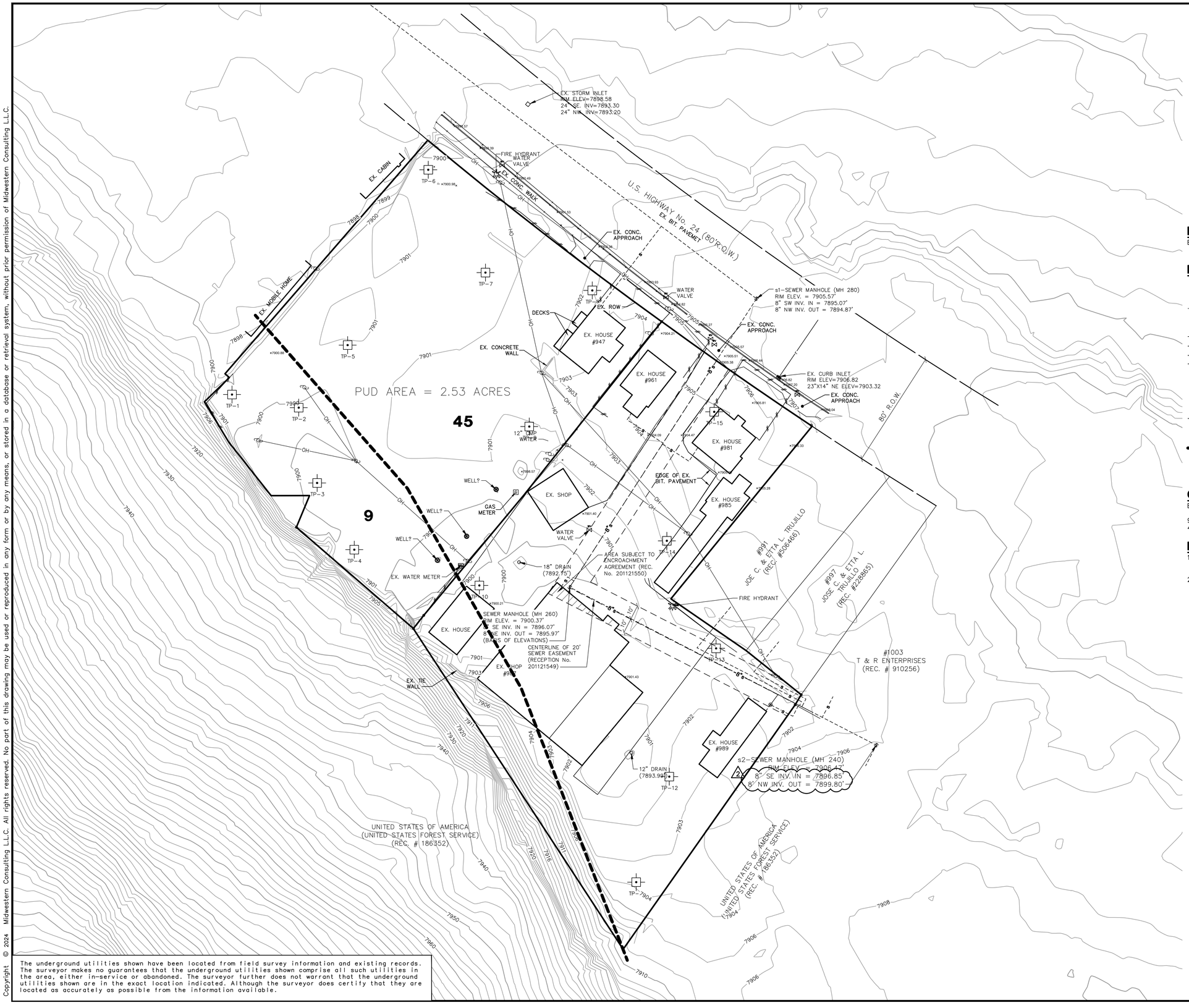
MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

COLORADO LICENSED
ROBERT C WAGNER
60475
PROFESSIONAL ENGINEER

P.E. #60475

M:\Civil\3d_Proj\20067\Site Plan\20067CV1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 01 COVER SHEET, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



SCALE: 1" = 30'

0 30 60 90

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

BASIS OF ELEVATIONS

EXISTING SANITARY SEWER MANHOLE AT THE CENTER OF THE SOUTH PROPERTY.
ELEV=7900.37 (NAVD88)

LEGEND

- 838 — EXISTING CONTOUR
- ×836.2 — EXISTING SPOT ELEVATION
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- WV — EXISTING WATER VALVE
- r — EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- s — EXISTING SANITARY SEWER
- SIGN
- POST
- G — EXISTING GAS VALVE
- W — WELL
- FENCE
- 45 — EXISTING SOIL TYPE & BOUNDARY
- TP-1 — TEST PIT LOCATION

GENERAL SOILS DESCRIPTION

BASED ON SOIL SURVEY OF EAGLE COUNTY COLORADO

9 – ANSEL–ANVIK ASSOCIATION, 25 TO 45 PERCENT SLOPES
45 – FORSEY COBBLY LOAM, 3 TO 12 PERCENT SLOPES

NOTES

1. SOIL BORINGS PERFORMED BY KUMAR & ASSOCIATES, INC. ON MAY 31, 2022.
2. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED BY GORE RANGE SURVEYING, LLC DATED 11/1/2021

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING
381S Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

EXISTING CONDITIONS

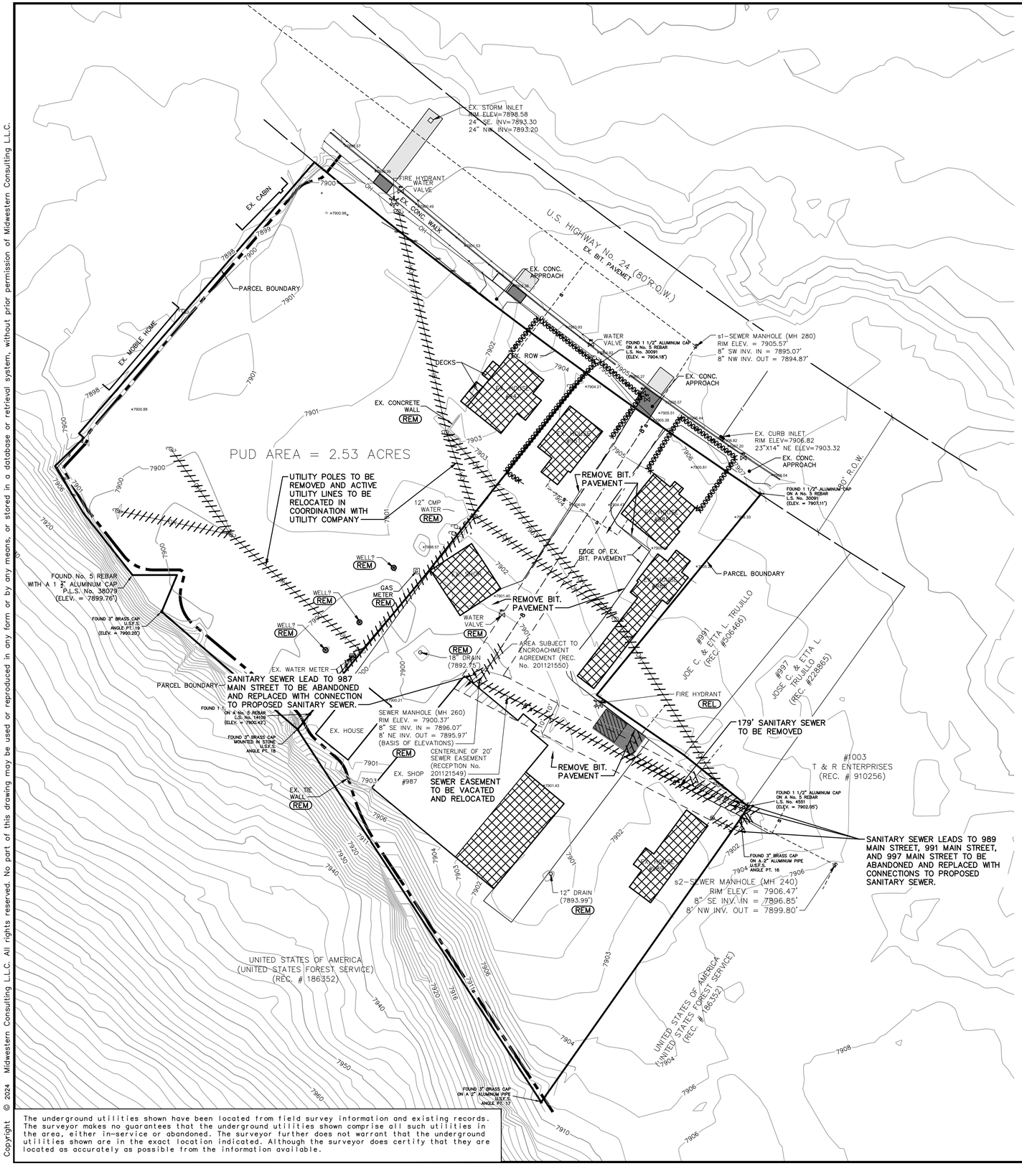
02

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	07/17/24
PER ERWSD & ME REVIEW	08/19/24
PER ERWSD REVIEW	10/30/24

DATE: 10/29/24
SHEET 02 OF 38
CADD:
ENG.: CMW
PM.: RCW
TECH:
/20067EX1

M:\Civil3d_Proj\20067\Site Plan\20067EX1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 02 EXISTING CONDITIONS, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND

- 838 — EXISTING CONTOUR
- ×836.2 — EXISTING SPOT ELEVATION
- U.P. — EXISTING UTILITY POLE
- U.P. — EXISTING UTILITY POLE W/ TRANSFORMER
- GP — EXISTING GUY POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- EXISTING AC UNIT
- EXISTING GENERATOR
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING LIGHT POLE
- t — EXISTING TELEPHONE LINE
- e — EXISTING ELECTRIC LINE
- g — EXISTING GAS LINE
- g — EXISTING GAS VALVE
- f.o. — EXISTING FIBER OPTIC LINE
- w — EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING GATE VALVE IN BOX
- EXISTING GATE VALVE IN WELL
- EXISTING CURB STOP & BOX
- EXISTING BLOW-OFF
- p.i.v. — POST INDICATOR VALVE
- fdc — FIRE DEPARTMENT CONNECTION
- r — EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING BEEHIVE INLET
- END SECTION
- HEAD WALL
- CULVERT
- ds — EXISTING DOWNSPOUT
- s — EXISTING SANITARY SEWER
- EXISTING CLEANOUT
- C/L OF DITCH
- SIGN
- MAILBOX
- t — TELEPHONE RISER
- catv — CABLE TELEVISION RISER
- e — ELECTRIC METER
- w — WATER METER
- rcb — SPRINKLER CONTROL BOX
- g — GAS METER
- gjm — GAS LINE MARKER
- fiber — FIBER OPTIC MARKER
- ped — PEDESTRIAN CROSSING SIGNAL
- tscb — TRAFFIC SIGNAL CONTROL BOX
- POST
- W — WELL
- FENCE
- SECTION CORNER
- SB-1 — SOIL BORING LOCATION
- S — SET IRON PIPE
- F — FOUND IRON PIPE
- S — SET MONUMENT
- F — FOUND MONUMENT
- spk — SET PARKER KRYLON
- FPK — FOUND PARKER KRYLON
- S — SET IRON ROD
- FIR — FOUND IRON ROD
- CONTROL POINT
- ℄ — CENTERLINE
- ℄ — PROPERTY LINE
- gfc — EXISTING GAS FILLER CAP
- STRUCTURE TO BE REMOVED
- BITUMINOUS TO BE REMOVED
- UTILITY TO BE REMOVED
- FENCE TO BE REMOVED
- REL — ITEM TO BE RELOCATED
- REM — ITEM TO BE REMOVED
- CONCRETE WALK TO BE REPLACED
- BITUMINOUS PAVEMENT TO BE REPLACED

Know what's below. Call before you dig.

SCALE: 1" = 30'

0 30 60 90

NOTES

1. LIMITS OF PAVEMENT REMOVAL ARE NOT FIELD VERIFIED.
2. ALL BUILDING REMOVALS SHALL INCLUDE REMOVAL OF FOUNDATIONS, UTILITY SERVICES, DRIVEWAYS, DECKS AND ANY OTHER IMPROVEMENTS.
3. ITEMS TO REMAIN SHALL BE PROTECTED THROUGHOUT THE ENTIRETY OF CONSTRUCTION.
4. ALL UTILITY REMOVALS SHALL BE COORDINATED WITH THE APPLICABLE UTILITY ENTITY.
5. ALL ASPHALT PAVEMENT REMOVALS SHALL BE SAWCUT AT REMOVAL LIMITS.
6. EAST CONCRETE APRON TO REMAIN AND BE PROTECTED THROUGHOUT THE ENTIRETY OF CONSTRUCTION.
7. SANITARY SEWER TO BE ABANDONED PER ALL PERTINENT LOCAL AND REGIONAL STANDARDS.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\20067\Site Plan\20067EX1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 03 DEMOLITION PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
381 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

DEMOLITION PLAN

03

DATE: 10/29/24
SHEET 03 OF 38
CADD:
ENG.: CMW
PM: RCW
TECH:
/20067EX1

REVISIONS:	REV. DATE
PER ENGR'S & MME REVIEW	07/19/24
PER ENGR'S & MME REVIEW	08/19/24

JOB No. 20067

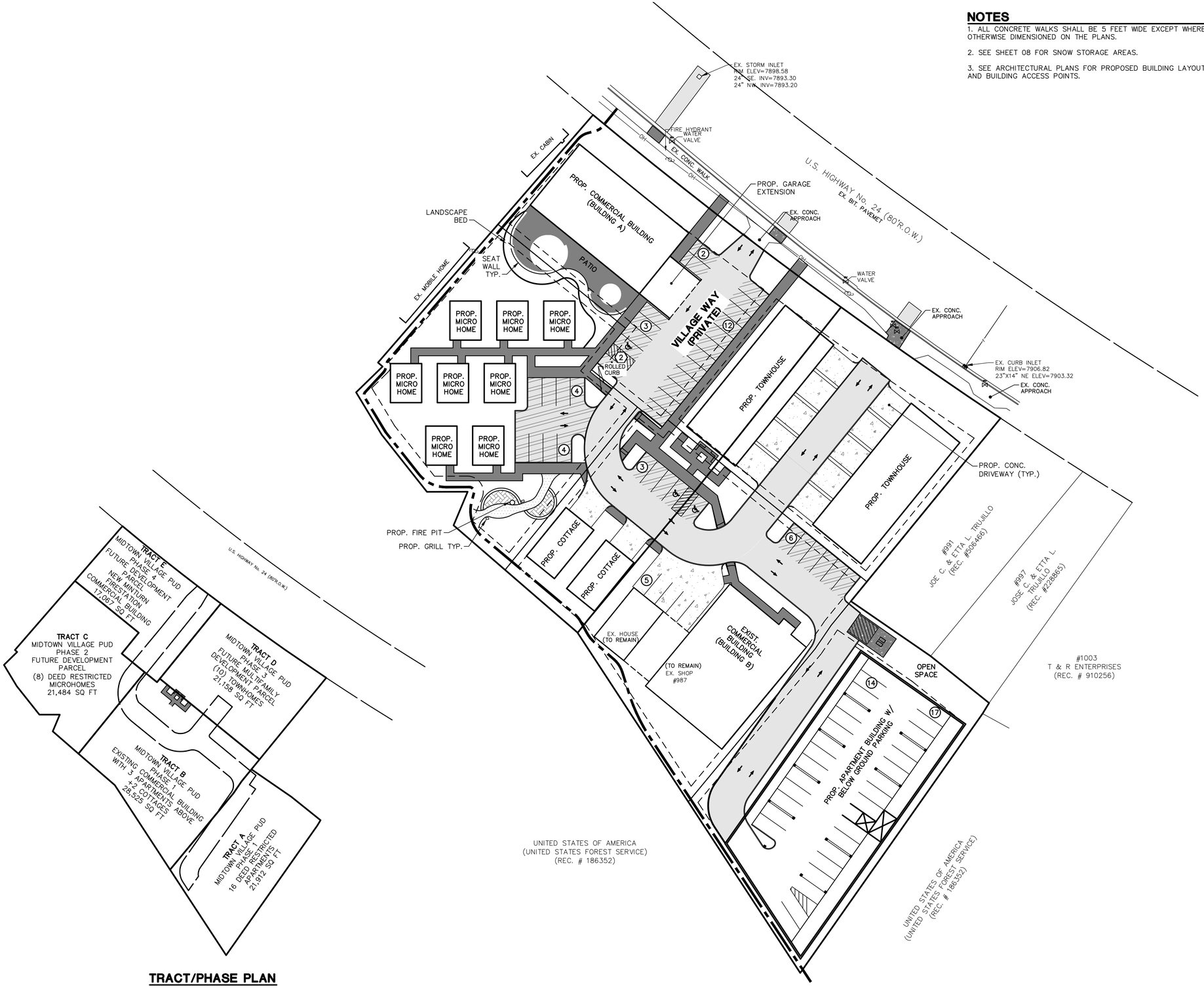
COLORADO LICENSED
ROBERT C WAGNER
60475
PROFESSIONAL ENGINEER

NOTES

1. ALL CONCRETE WALKS SHALL BE 5 FEET WIDE EXCEPT WHERE OTHERWISE DIMENSIONED ON THE PLANS.

2. SEE SHEET 08 FOR SNOW STORAGE AREAS.

3. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUTS AND BUILDING ACCESS POINTS.



TRACT/PHASE PLAN

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- RUSTIC TRAIL
- PROPOSED CONCRETE WALK
- PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PAVEMENT MARKING
- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- TRAFFIC DIRECTION ARROWS
- PROPOSED LIGHT POLE

COLORADO LICENSED
ROBERT C WARNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381s Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

MASTER PLAN

04

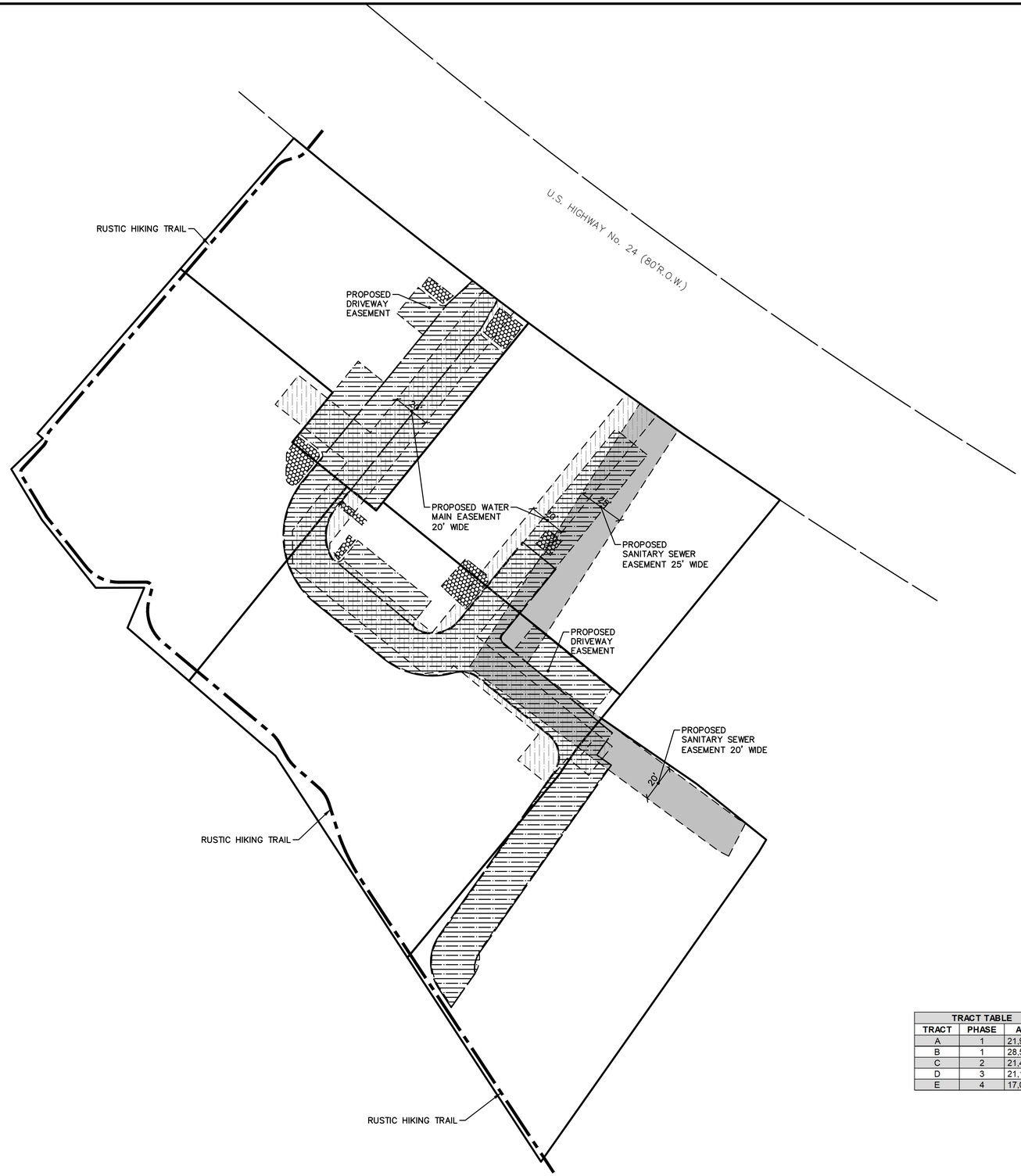
JOB No. 20067

DATE: 8/19/24
SHEET 04 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
20067SP1

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	10/15/24
PER ERWSD & ME REVIEW	09/23/24
PER ERWSD & ME REVIEW	08/19/24

M:\Civil34_Proj\20067\Site Plan\20067SP1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 04 MASTER PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067PM1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 05 TRACT PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- TRACT BOUNDARY
- PROPOSED R.O.W. (RIGHT-OF-WAY)
- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT
- DRIVEWAY EASEMENT
- SNOW STORAGE EASEMENT

TRACT TABLE		
TRACT	PHASE	AREA
A	1	21,912 SF
B	1	28,525 SF
C	2	21,484 SF
D	3	21,158 SF
E	4	17,067 SF

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. MACKLER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

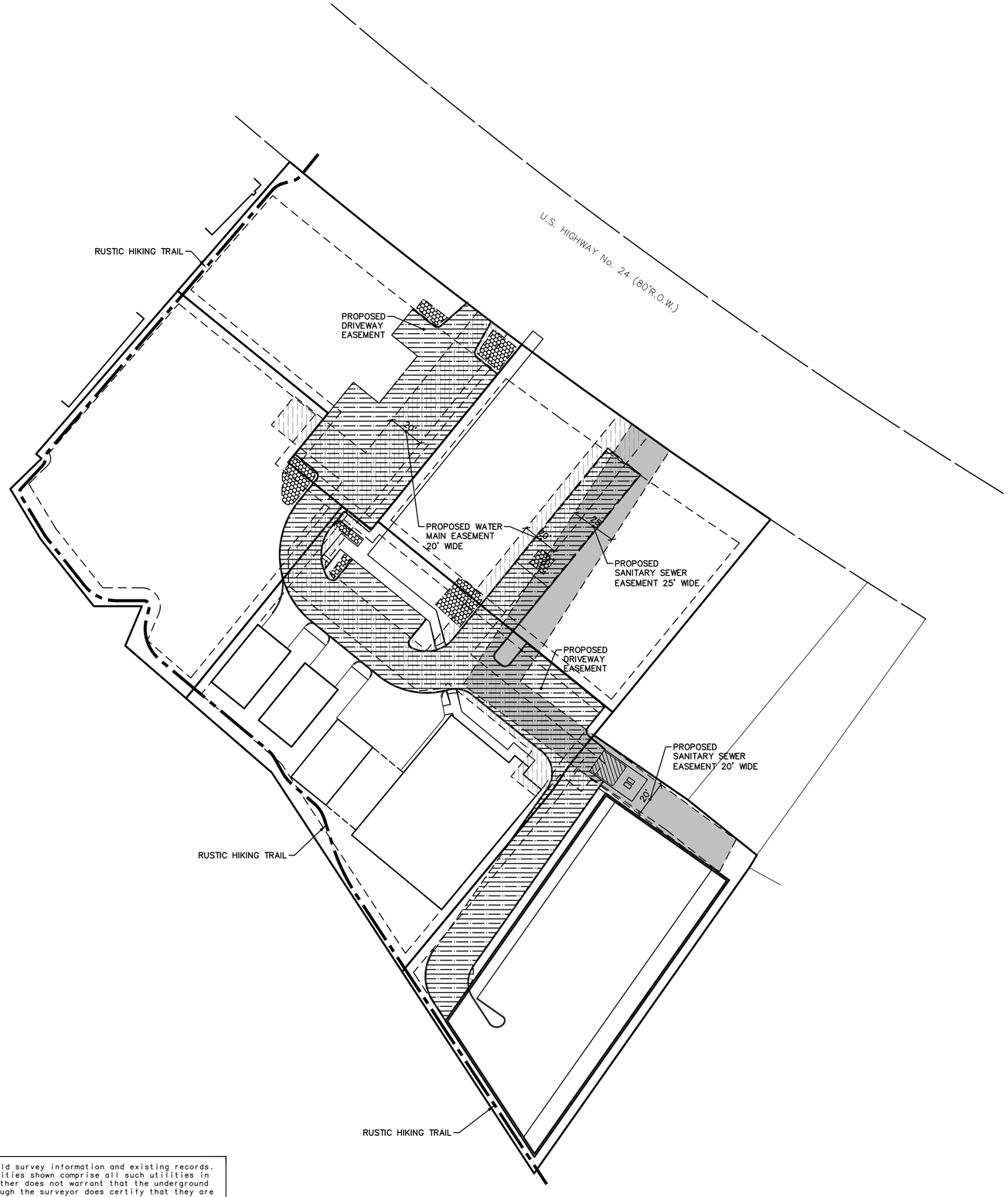
MIDTOWN VILLAGE PUD

TRACT PLAN

05

JOB No. 20067
DATE: 8/19/24
SHEET 05 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PM1

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	07/17/24
PER ERWSD & ME REVIEW	08/19/24



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- TRACT BOUNDARY
- PROPOSED BUILDING
- SETBACK LIMITS
- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT
- DRIVEWAY EASEMENT
- SNOW STORAGE EASEMENT

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED PROFESSIONAL ENGINEER ROBERT C. WAGNER 60475

MIDWESTERN CONSULTING
385 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

TRACT PLAN WITH BUILDINGS

06

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

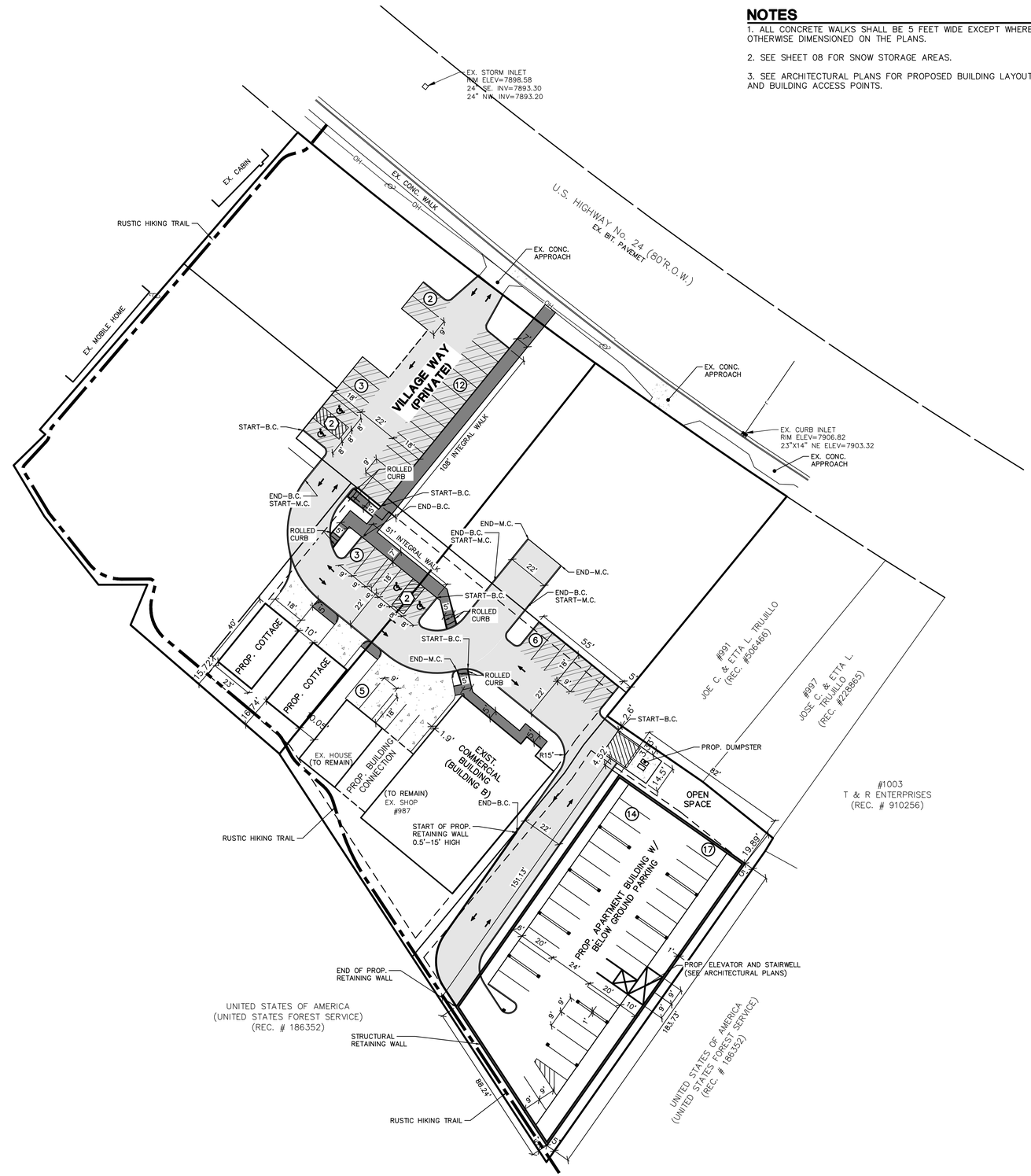
DATE: 8/19/24
SHEET 06 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PM1

M:\Civil3d_Proj\20067\Site Plan\20067PM1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 06 TRACT PLAN WITH BUILDINGS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067SP1.dwg, 10/29/2024 2:40 PM, Colton M. Wallace, 07 SITE PLAN PHASE 1, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

NOTES

1. ALL CONCRETE WALKS SHALL BE 5 FEET WIDE EXCEPT WHERE OTHERWISE DIMENSIONED ON THE PLANS.
2. SEE SHEET 08 FOR SNOW STORAGE AREAS.
3. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUTS AND BUILDING ACCESS POINTS.



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- RUSTIC TRAIL
- PROPOSED CONCRETE WALK
- PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PAVEMENT MARKING
- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- TRAFFIC DIRECTION ARROWS
- PROPOSED LIGHT POLE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SITE PLAN PHASE 1

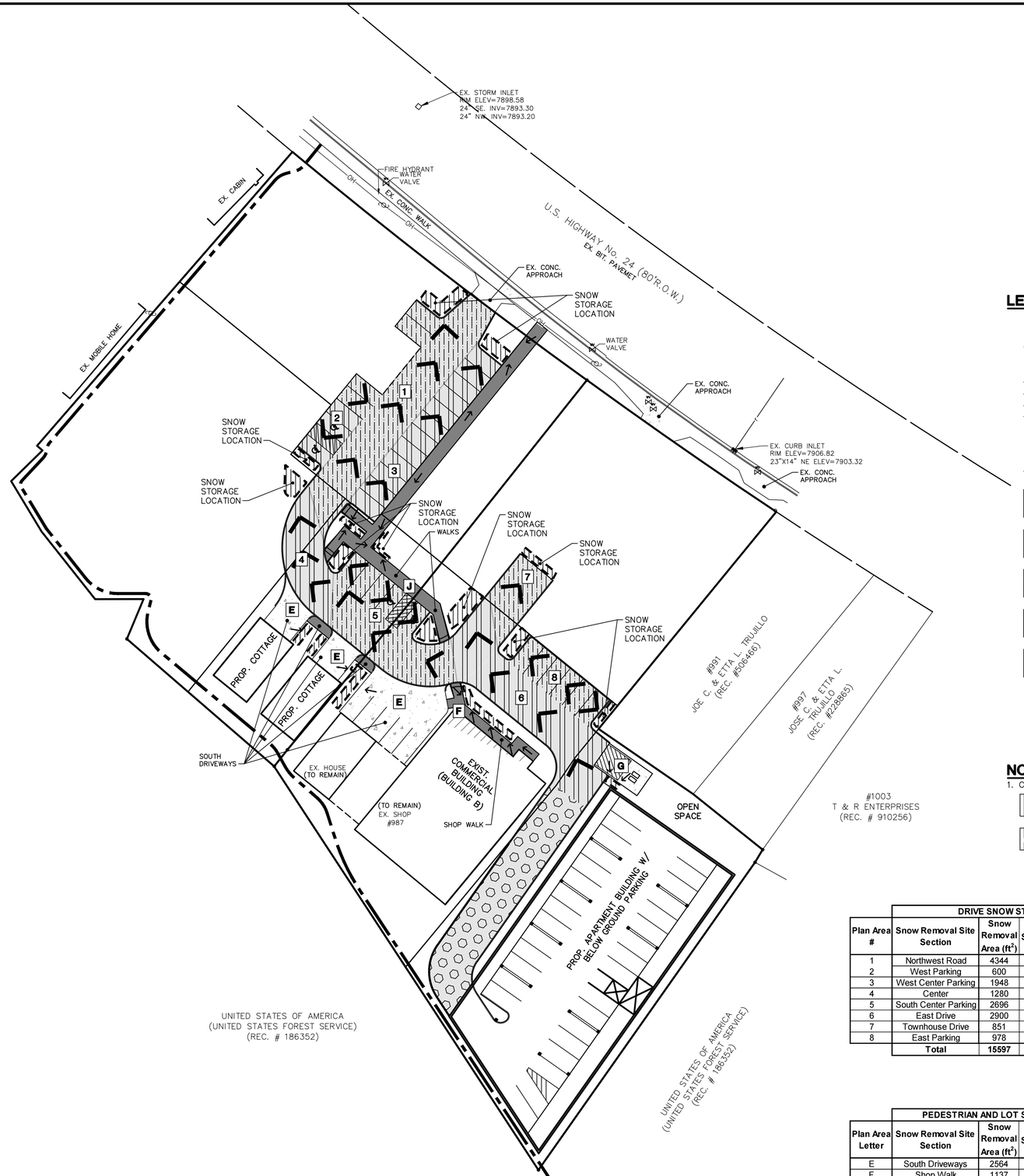
07

DATE: 8/19/24
SHEET 07 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067SP1

JOB No. 20067

REVISIONS:	REV. DATE
PER. ERWSD & IME. REVIEW	10/7/24
PER. ERWSD & IME. REVIEW	10/23/24
PER. ERWSD & IME. REVIEW	08/19/24

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- PROPOSED DRIVE SNOW STORAGE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- FENCE
- PROPOSED CONCRETE WALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SNOW STORAGE
- PROPOSED HEATED DRIVE
- PROPOSED SNOW REMOVAL ROUTE
- PROPOSED HAND SHOVEL LOCATION

NOTE

1. CONTRASTING DRIVE HATCHING SIGNIFY DRIVE SNOW REMOVAL SECTIONS

DRIVE SNOW STORAGE TABLE

Plan Area #	Snow Removal Site Section	Snow Removal Area (ft^2)	Required Storage Area (ft^2) 5%	Storage Area Provided (ft^2)
1	Northwest Road	4344	217	222
2	West Parking	600	30	45
3	West Center Parking	1948	97	104
4	Center	1280	64	120
5	South Center Parking	2696	135	174
6	East Drive	2900	145	180
7	Townhouse Drive	851	43	75
8	East Parking	978	49	124
	Total	**15597**	**780**	**1044**

PEDESTRIAN AND LOT SNOW STORAGE TABLE

Plan Area Letter	Snow Removal Site Section	Snow Removal Area (ft^2)	Required Storage Area (ft^2) 5%	Storage Area Provided (ft^2)
E	South Driveways	2564	128	160
F	Shop Walk	1137	57	130
G	Dumpster Walk	114	6	22
J	S Center Pkg Walk	622	31	70
	Total	**3815**	**191**	**382**

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil\3d_Proj\20067\Site Plan\20067SP1.dwg, 11/27/2024 1:38 PM, Colton M. Wallace, 08 SNOW REMOVAL PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

MIDWESTERN CONSULTING
381 S Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SNOW REMOVAL PLAN

08

DATE: 11/27/24
SHEET 08 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067SP1

JOB No. 20067

REVISIONS:
FOR ERWSD & ME REVIEW 07/31/24
FOR ERWSD & ME REVIEW 08/19/24



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED LIGHT POLE
- PASSIVE PUBLIC OPEN SPACE
- ACTIVE PUBLIC OPEN SPACE

SITE OPEN SPACE DATA

TOTAL OPEN SPACE REQUIRED: 25% OR 27,552 SF

PHASE I/TRACT A	21,912 SF	
PHASE I/TRACT B	28,525 SF	
PHASE II/TRACT C	21,484 SF	
PHASE III/TRACT D	21,158 SF	
PHASE IIII/TRACT E	17,067 SF	
TOTAL	110,146 SF	%
ACTIVE PUBLIC OPEN SPACE	13,555.07 SF	12.3%
PASSIVE PUBLIC OPEN SPACE	16,989.4 SF	15.4%
TOTAL	30,544.47 SF	28%

OPEN SPACE NARRATIVE

OPEN SPACE FOR THE PUD IS COMPRISED OF AREAS THAT CAN BE UTILIZED BY RESIDENTS WITHIN THE DEVELOPMENT; CONNECTING WALKWAYS. PATIOS WITH SEATING/GRILLS/FIRE PITS, OPEN SPACES FOR COMMUNITY GARDENING, PLAZAS, AREAS AROUND THE COTTAGES AND MICRO HOMES IS INCLUDED AS OPEN SPACE CONSIDERED AS USEABLE YARD SPACE. OTHER OPEN SPACES ARE AVAILABLE FOR PLAY STRUCTURES OR SIMILAR USES. OPEN SPACE ALONG THE NORTH, SOUTH AND WEST IS PROVIDED FOR A RUSTIC HIKING TRAIL TO BE USED AS A CONNECTOR TO THE OTHER HIKING TRAILS IN THE VILLAGE.

COLORADO LICENSED ROBERT C. MAGNER 60475 PROFESSIONAL ENGINEER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Pro\20067\Site Plan\20067SP2.dwg, 11/22/2024 12:11 PM, Wisam Khader, 09 OPEN SPACE PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

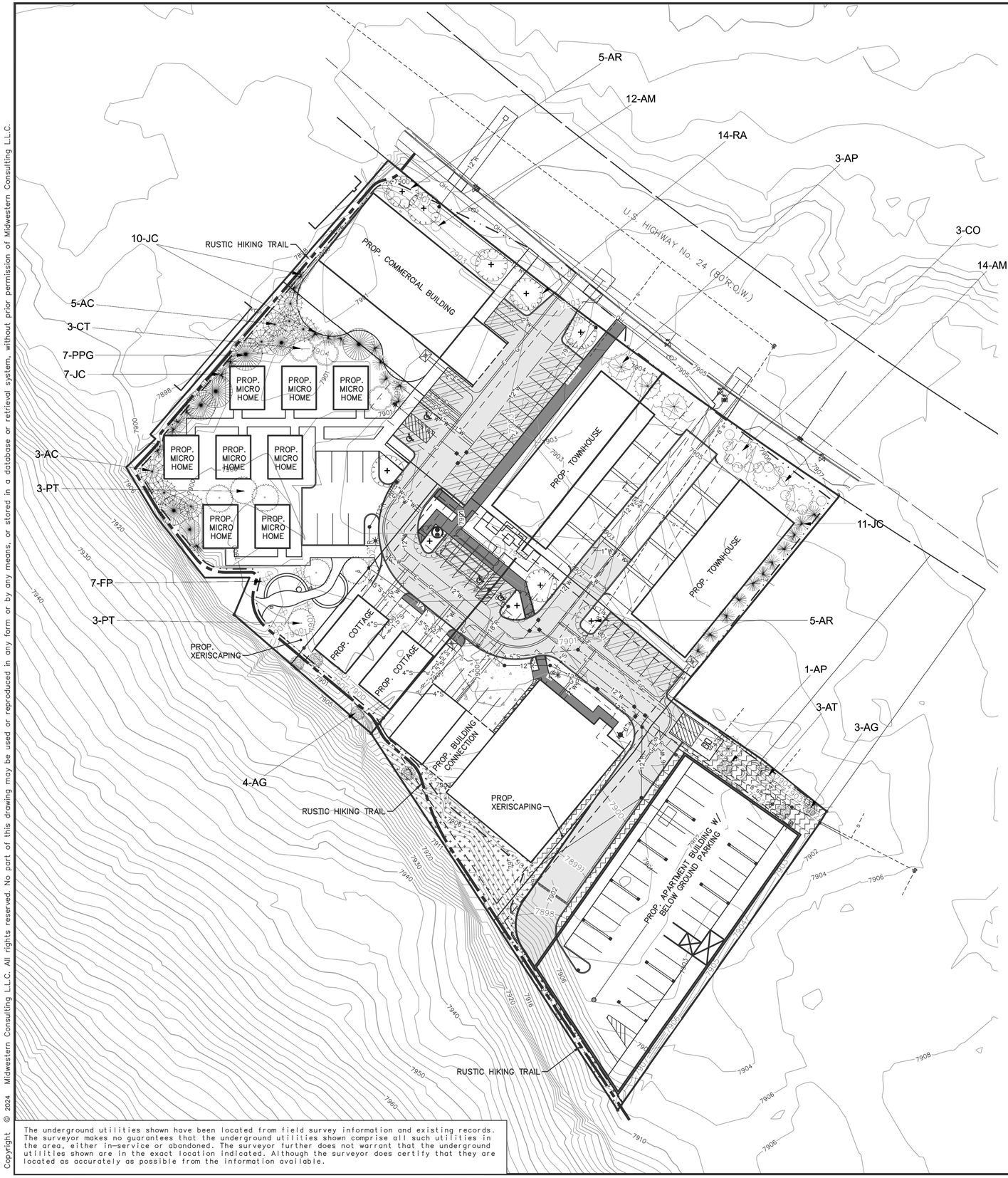
OPEN SPACE PLAN

09

DATE: 11/22/24
SHEET 09 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067SP2

JOB No. 20067

REVISIONS:	REV. DATE
PER MUNICIPAL REVIEW	03/31/23
PER ERWSD & IME REVIEW	07/27/23
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24
PER PLANNING COMMISSION	11/13/24



LANDSCAPE LEGEND

- PROPOSED XERISCAPING
- PROPOSED RIVERSTONE
- PROPOSED RESTORATION SEED MIX
- PROPOSED SEEDED AREA
- PROPOSED CONCRETE WALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SCALE: 1" = 30'

0 30 60 90

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

LANDSCAPE REQUIREMENTS BY TRACT

(1 TREE PER 1,000 SQ FT OF OPEN SPACE)

TRACT	SQ FOOTAGE	TREES OR EVERGREENS REQUIRED	PROVIDED
A	21,912	22	7
B	3,509	4	4
C	21,484	22	41
D	21,158	22	23
E	0	0	4
	68,063	TOTAL	79

PLANT SCHEDULE							
Symbol	Qty	Key	Common	Botanical	Root	Size	Notes
Evergreen Trees	43						
	28	JC	Spartan Juniper	Juniperus chinensis 'Spartan'			
	8	AC	White Fir	Abies concolor 'Rochester'			
	7	PPG	Blue Colorado Spruce	Picea Pungens Glauca			
Deciduous Canopy Tree	36						
	3	CO	Common Hackberry	Celtis Occidentalis	B&B	2.5" Ca	
	3	AT	Hot Wings Tatarian Maple	Acer tataricum GarAnn			
	3	CT	Northern Catalpa	Catalpa speciosa			
	4	AP	Norway Maple - Royal Red	Acer Platanoides 'Royal Red'	B&B	2.5" Ca	
	6	PT	Quaking Aspen	Populus tremuloides			
	7	AG	Rocky Mountain Maple	Acer glabrum			
	10	AR	Red Maple	Acer rubrum 'Red Sunset'	B&B	2.5" Ca	Male only
Shrubs for Xeriscape							
	7	FP	Apache Plume	Fallugia paradoxa	#3 Cont	30-36" ht	
	26	AM	Black Chokeberry	Aronia melanocarpa			
	14	RA	Golden Currant	Ribes aureum			
Other Possible Shrubs for Xeriscape							
		AC	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	#3 Cont		
		CM	Chamaebatiaria millefolium	Fernbush	#3 Cont		
		CP	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom	#3 Cont		
		BT	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	#3 Cont	30-36" ht	
		PB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sand Cherry	#3 Cont	30-36" ht	
Perennials and Grasses for Xeriscape							
		AS	Achillea ssp.	Yarrow			
		AG	Agastache ssp.	Agastache			
		CO	Callirhoe onvolucrata	Prairie Winecups			
		DS	Delosperma ssp.	Iceplant			
		HS	Helictrotrichon sempervirens	Blue Avena Grass			
		KS	Kniphofia spp.	Torch Lily			
		NT	Nassella tenuissima	Mexican Feather Grass			
		Sp	Salvia pachyphylla	Mojave Sage			

RESTORATION SEED MIX

Lower Montane Mix: 7,501 - 8,500 feet a.s.l.					
Scientific Name (USDA)	Common Name (USDA) Cultivar or Ecotype	Cultivar or Ecotype	Life History	% Mix	Pounds PLS Needed
Adenolinum lewisii	Lewis flax	CO ecotype or Maple Grove	NPF	2	0.32
Bouteloua gracilis	Blue Grama	Fremont CO ecotype	NPG-L	8	0.52
Cleome serrulata	Rocky Mountain Beeplant	CO Ecotype (or VNS)	NAF	2	0.84
Elymus elymoides	Squirreltail	Pueblo or Wapiti	NPG-L	10	2.5
Elymus trachycaulus	Slender Wheatgrass	Pryor or Frist Strike or San Luis	NPG-L	14	4.63
Festuca arizonica	Arizona Fescue	Redondo	NPG-L	10	1
Gaillardia aristata	Blanketflower	CO Ecotype (or VNS)	NPF	3	0.77
Pascopyrum smithii	Western Wheatgrass	Arriba	NPG-L	14	5.89
Poa secunda	Sandberg Bluegrass	Sims Mesa or high Plains	NPG-L	12	0.55
Pseudoroegneria spicata	Bluebunch Wheatgrass	Anatone	NPG-L	8	3.28
Quickguard	Quickguard	Quickguard	Cover Crop	1	3.42
Rudbeckia hirta	Black-eyed Susan	CO Ecotype (or VNS)	NBF	3	0.09
Bromus marginatus	Mountain Brome	Cold Springs or Eco type	NPG-L	12	6.85
Penstemon strictus	Rocky Mountain Penstemon	Bandera	NPF	1	0.11

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Pro\20067\Site Plan\20067LP1.dwg, 11/22/2024 11:45 AM, Colton M. Wallace, 10 LANDSCAPE PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

LANDSCAPE PLAN

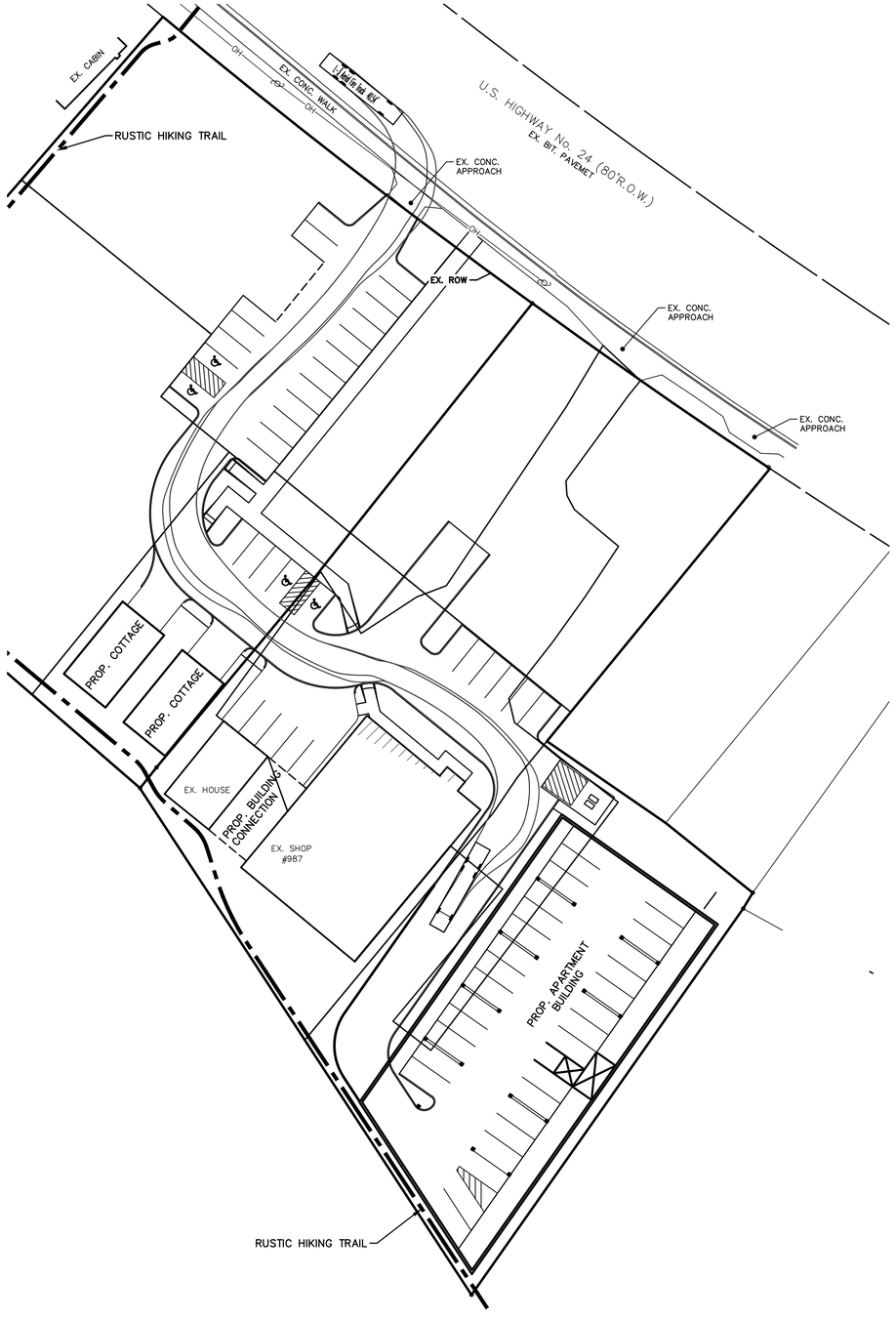
10

DATE: 11/22/24
SHEET 10 OF 38
CADD:
ENG: CWW
PM: RCW
TECH:
20067LP1

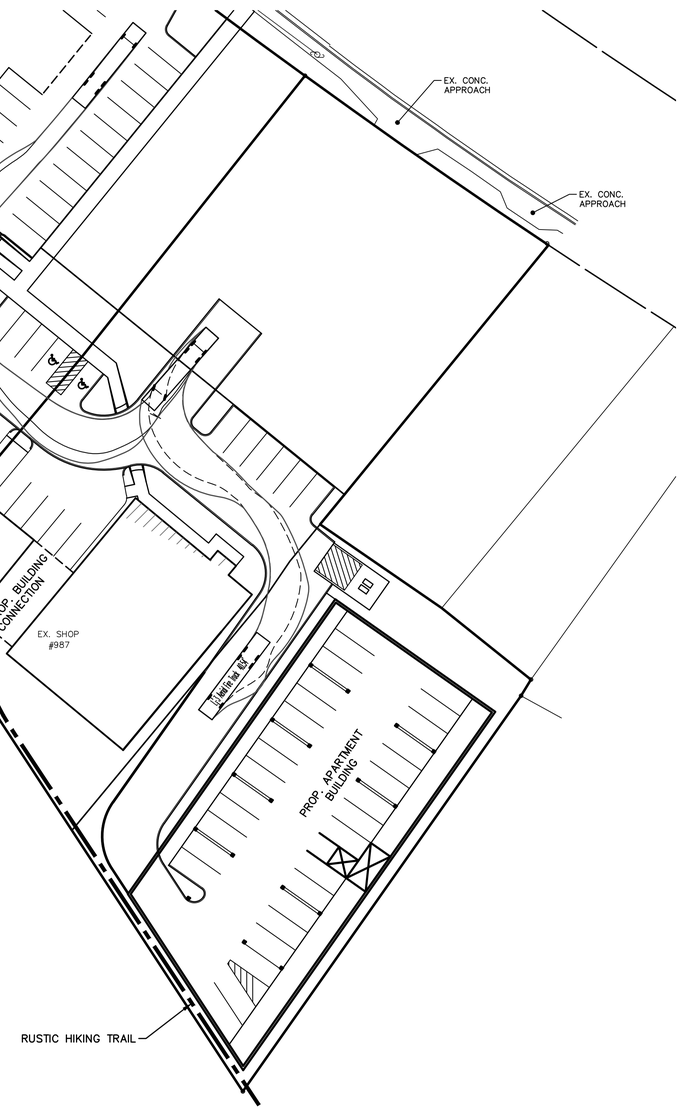
JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24
PER PLANNING COMMISSION (11/13/24)	11/27/24


PROP. COMMERCIAL BUILDING
PROP. MICRO HOME
PROP. MICRO HOME
PROP. MICRO HOME
PROP. MICRO HOME
PROP. MICRO HOME
PROP. TOWNHOUSE
PROP. TOWNHOUSE
PROP. COTTAGE
PROP. COTTAGE
PROP. BUILDING CONNECTION
PROP. XERISCAPING
PROP. XERISCAPING
PROP. APARTMENT BUILDING W/ BELOW GROUND PARKING
RUSTIC HIKING TRAIL
7900
7899
7898
7901
7902
7904
7905
7906
7908
7911
7920
7930
7940



FIRE TRUCK TURNING TEMPLATE ENTER ROUTE



FIRE TRUCK TURNING TEMPLATE EXIT ROUTE

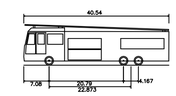
SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE



L-3 Aerial Fire Truck 40.54'

Overall Length	40.540ft
Overall Width	7.000ft
Overall Body Height	11.364ft
Min Body Ground Clearance	1.144ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	45.00°

FIRE TRUCK DETAIL

NOT TO SCALE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED PROFESSIONAL ENGINEER ROBERT C. WAGNER 60475

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

FIRE TRUCK TURNING TEMPLATES

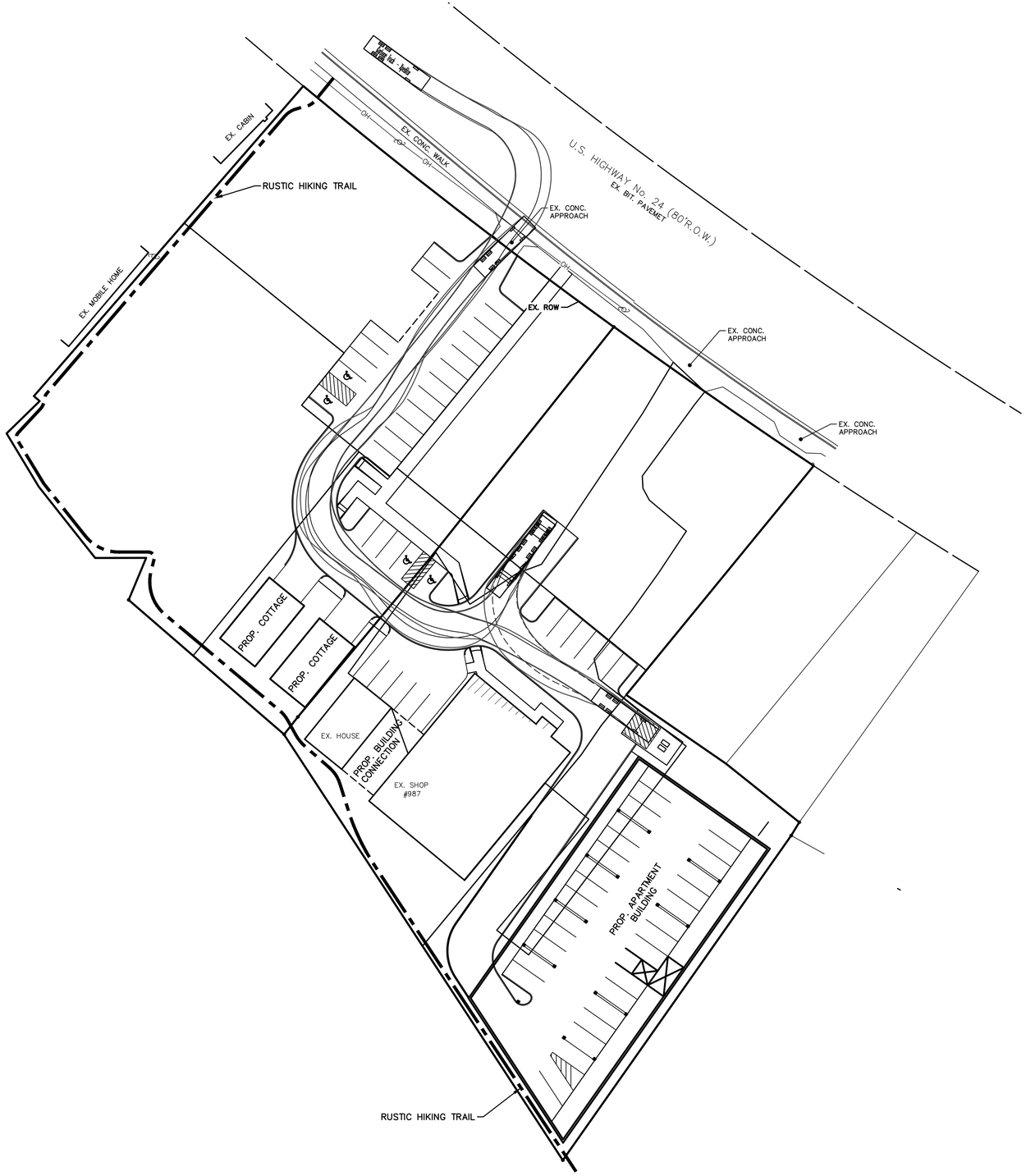
11

DATE: 8/19/24
SHEET 11 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067TT1

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD REVIEW	01/15/24
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

M:\Civil3d_Proj\20067\Site Plan\20067TT1.dwg, 10/29/2024 2:41 PM, Colton M. Wallace, 11 FIRE TRUCK TURNING TEMPLATES, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



SOLID WASTE TRUCK TURNING TEMPLATE

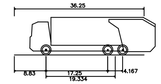
SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- S — EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- W — WELL
- FENCE



Garbage Truck - Xpeditor	
Overall Length	36.250ft
Overall Width	8.420ft
Overall Body Height	10.481ft
Min Body Ground Clearance	0.934ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	31.80°

SOLID WASTE TRUCK DETAIL

NOT TO SCALE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. MAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
315 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SOLID WASTE TRUCK TURNING TEMPLATE

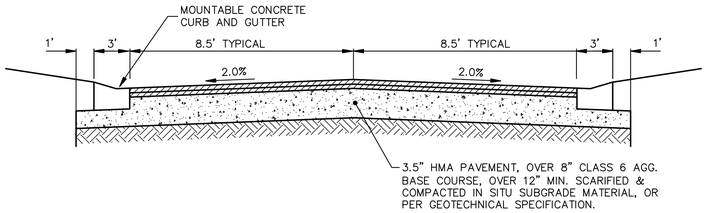
12

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	09/17/24
PER ERWSD & IME REVIEW	10/23/24
PER ERWSD & IME REVIEW	08/19/24

DATE: 8/19/24
SHEET 12 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067TT1

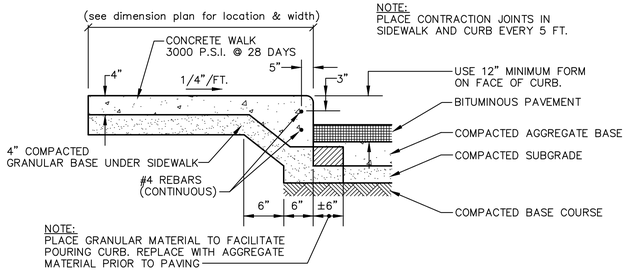
M:\Civil3d_Pro\20067\Site Plan\20067TT1.dwg, 10/29/2024 2:41 PM, Colton M. Wallace, 12 SOLID WASTE TRUCK TURNING TEMPLATE, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



NOTE: SECTION MAY VARY DEPENDING ON SUBGRADE.
DESIGNER TO SUBMIT PAVEMENT DESIGN VERIFICATION.

TYPICAL ROAD CROSS SECTION

NOT TO SCALE

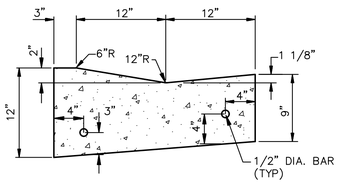


NOTE:
PLACE CONTRACTION JOINTS IN SIDEWALK AND CURB EVERY 5 FT.

NOTE:
PLACE GRANULAR MATERIAL TO FACILITATE POURING CURB. REPLACE WITH AGGREGATE MATERIAL PRIOR TO PAVING

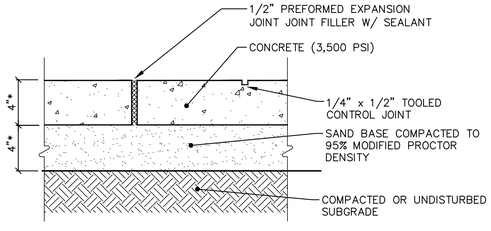
TYPICAL INTEGRAL WALK & CURB

NOT TO SCALE



MOUNTABLE CONCRETE CURB & GUTTER

NOT TO SCALE



NOTE:
* INCREASE CONCRETE WALK TO 6" WHEN CROSSING A SINGLE-FAMILY OR DOUBLE-FAMILY DRIVEWAY, AND TO 8" FOR COMMERCIAL DRIVE CROSSINGS. USE 6" SAND BASE AT RESIDENTIAL DRIVE CROSSINGS, AND 8" AGGREGATE BASE (98% MODIFIED PROCTOR) AT COMMERCIAL DRIVE CROSSINGS.

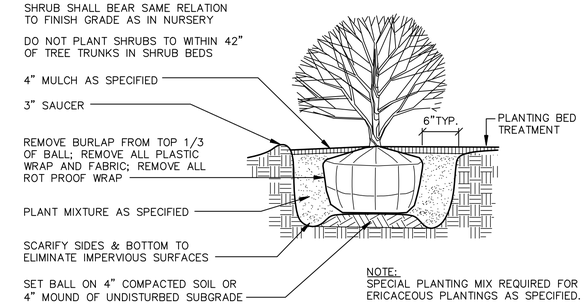
CONCRETE WALK DETAIL

NOT TO SCALE

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

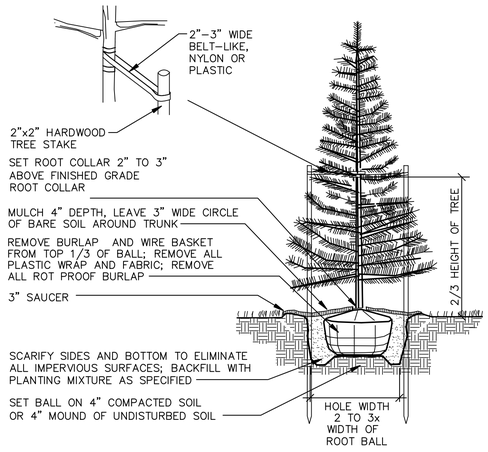


NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

SHRUB PLANTING DETAIL

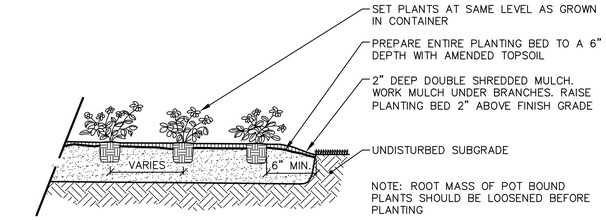
NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL

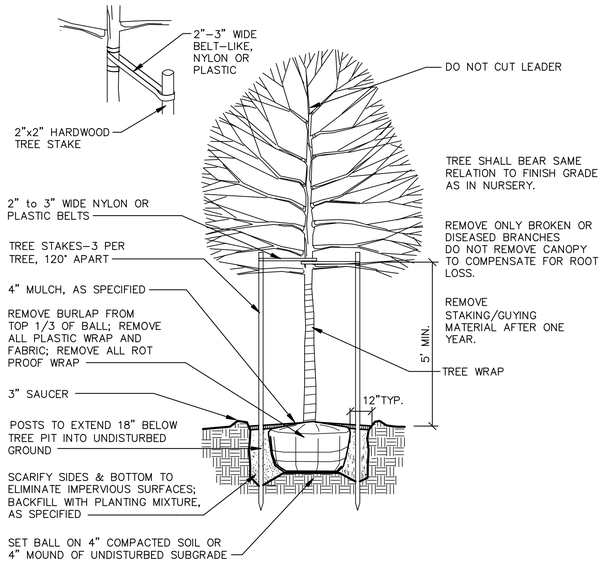
NOT TO SCALE



ANNUAL AND PERENNIAL PLANTING DETAIL

NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



NOTE: NO STAKING IS REQUIRED FOR FLOWERING TREES.

DECIDUOUS TREE PLANTING DETAIL

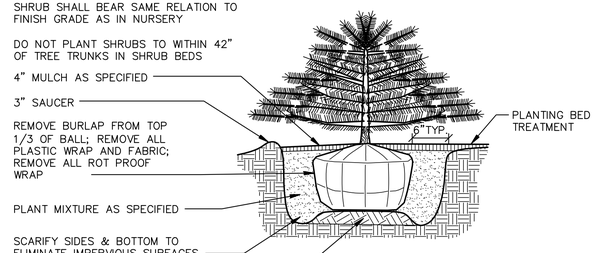
2-1/2" CAL. OR SMALLER NOT TO SCALE

NOTE:
PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS



NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

COLORADO LICENSED
ROBERT C. WARNER
60475
PROFESSIONAL ENGINEER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\20067\Site Plan\20067LP1.dwg, 10/29/2024 2:41 PM, Colton M. Wallace, 13 LANDSCAPE AND SITE DETAILS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
381 S Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

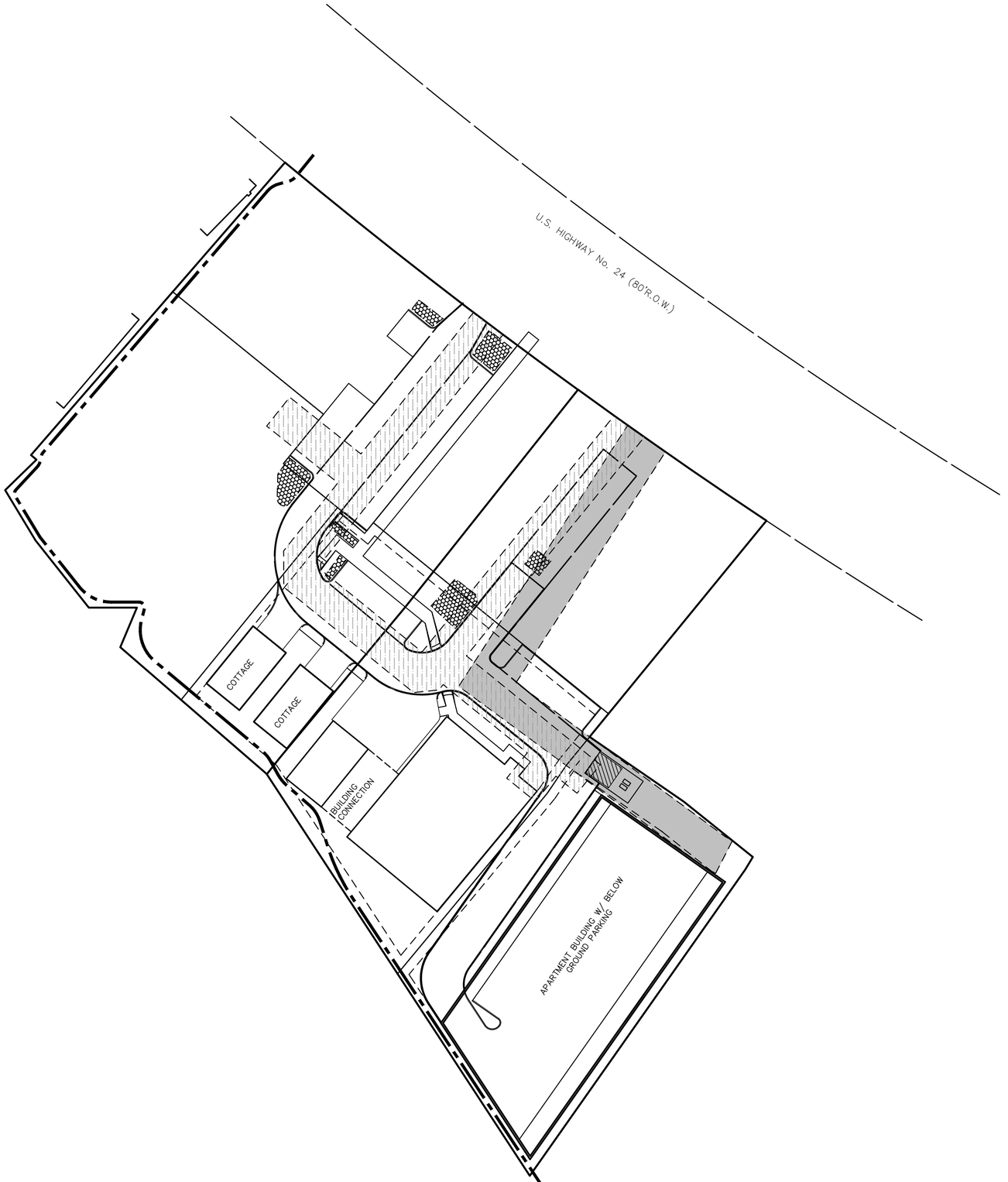
LANDSCAPE AND SITE DETAILS

13

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	08/19/24
PER ERWSD & ME REVIEW	09/19/24

DATE: 8/19/24
SHEET 13 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067LP1



SCALE: 1" = 30'

0 30 60 90

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

NOTES

1. A NON EXCLUSIVE WATER EASEMENT, AS SHOWN, IS TO BE DEDICATED TO THE TOWN OF MINTURN FOR MAINTENANCE AND OPERATION OF THE WATER SYSTEM.
2. A NON EXCLUSIVE SEWER EASEMENT, AS SHOWN, IS TO BE DEDICATED TO THE TOWN OF MINTURN FOR MAINTENANCE AND OPERATION OF THE WATER SYSTEM.

LEGEND

- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING HYDRANT
- WV — EXISTING WATER VALVE
- r — EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- s — EXISTING SANITARY SEWER
- SIGN
- POST
- G — EXISTING GAS VALVE
- W — WELL
- FENCE
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER MAIN
- PROPOSED CATCH BASIN OR INLET
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED R.O.W. (RIGHT-OF-WAY)
- WATER MAIN EASEMENT
- SANITARY SEWER EASEMENT
- SNOW STORAGE EASEMENT

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. MAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381S Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

WATER AND SANITARY SEWER EASEMENTS

14

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD REVIEW	10/7/24
PER ERWSD & IME REVIEW	10/23/24
PER ERWSD & IME REVIEW	08/19/24

DATE: 8/20/24
SHEET 14 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PM1

M:\Civil3d_Pro\20067\Site Plan\20067PM1.dwg, 10/29/2024 2:41 PM, Colton M. Wallace, 14 WATER AND SANITARY SEWER EASEMENTS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067UT1.dwg, 10/29/2024 2:42 PM, Colton M. Wallace, 15 OVERALL UTILITY PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

TRACER WIRE PLAN

GENERAL
TRACER WIRE SHALL BE INSTALLED WITH ALL BURIED MAIN AND SERVICE PIPELINES IN THE WATER AND WASTEWATER SYSTEM. ALL TRACER WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR CODED PER AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD FOR THE SPECIFIC UTILITY BEING MARKED. WIRE INSULATION FOR POTABLE WATER WILL BE COLORED BLUE AND WIRE INSULATION FOR WASTEWATER WILL BE COLORED GREEN. WIRE INSULATION FOR THE LEAD FROM THE GROUNDING ANODE WILL BE COLORED RED.
OPEN TRENCH - TRACER WIRE SHALL BE #12 AWG COPPER CLAD STEEL, OR SOLID COPPER, HIGH STRENGTH WITH MINIMUM 300 LB. BREAK LOAD, WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS. APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES, PRO LINE SAFETY PRODUCTS, OR APPROVED EQUAL.

CONNECTORS
ALL MAINLINE TRACER WIRE MUST BE INTERCONNECTED IN INTERSECTIONS, AT MAINLINE TEES AND MAINLINE CROSSES. AT TEES, THE THREE WIRES SHALL BE JOINED USING A SINGLE 3-WAY LOCKABLE CONNECTOR. AT CROSSES, THE FOUR WIRES SHALL BE JOINED USING A 4-WAY CONNECTOR. USE OF TWO 3-WAY CONNECTORS WITH A SHORT JUMPER WIRE BETWEEN THEM IS AN ACCEPTABLE ALTERNATIVE. DIRECT BURY WIRE CONNECTORS – SHALL INCLUDE 3-WAY LOCKABLE CONNECTORS AND MAINLINE TO LATERAL LUG CONNECTORS SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATION. CONNECTORS SHALL BE DIELECTRIC SILICONE FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE. NON LOCKING FRICTION FIT, TWIST ON OR TAPED CONNECTORS ARE PROHIBITED. APPROVED MANUFACTURERS: BURNDY SPLIT BOLD CONNECTOR, COPPER TO COPPER, SQUARE HEAD WITH KING INNOVATION SPLIT BOLT AQUA HOUSING 6910S OR COPPERHEAD INDUSTRIES SNAKEBITE CONNECTOR, OR APPROVED EQUALS.

TERMINATION/ ACCESS
ALL TRACER WIRE TERMINATION POINTS AT WATER SERVICE CURB STOPS AND SEWER SERVICE CLEANOUTS MUST UTILIZE AN APPROVED TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX OR GRADE LEVEL/IN-GROUND ACCESS BOX AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AS SPECIFIED BELOW FOR THE TYPE OF PIPELINE. ALL GRADE LEVEL/IN-GROUND ACCESS BOXES SHALL BE APPROPRIATELY IDENTIFIED WITH "SEWER" OR "WATER" CAST INTO THE CAP AND BE COLOR CODED. A MINIMUM OF TWO (2) FEET OF SERVICE LOOP WIRE IS REQUIRED IN ALL TRACER WIRE ACCESS BOXES AFTER MEETING FINAL ELEVATION. ALL TRACER WIRE ACCESS BOXES MUST INCLUDE A MANUALLY INTERRUPTIBLE CONDUCTIVE/CONNECTIVE LINK BETWEEN THE TERMINAL(S) FOR THE TRACER WIRE CONNECTION AND THE TERMINAL FOR THE GROUNDING ANODE WIRE CONNECTION. GROUNDING ANODE WIRE SHALL BE CONNECTED TO THE IDENTIFIED (OR BOTTOM) TERMINAL ON ALL ACCESS BOXES.

GROUNDING
TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS/STUBS AND AT ALL CONNECTION POINTS TO EXISTING SYSTEMS WITHOUT TRACER WIRE. GROUNDING OF TRACER WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20 FEET OF #12 RED HDPE INSULATED COPPER CLAD STEEL OR SOLID COPPER WIRE CONNECTED TO ANODE (MINIMUM 1 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. WHEN GROUNDING THE TRACER WIRE AT DEAD ENDS/STUBS, THE GROUNDING ANODE SHALL BE INSTALLED IN A DIRECTION 180 DEGREES OPPOSITE OF THE TRACER WIRE, AT THE MAXIMUM POSSIBLE DISTANCE. WHERE THE ANODE WIRE WILL BE CONNECTED TO A TRACER WIRE ACCESS BOX, A MINIMUM OF TWO (2) FEET OF SERVICE LOOP IS REQUIRED AFTER MEETING FINAL ELEVATION.

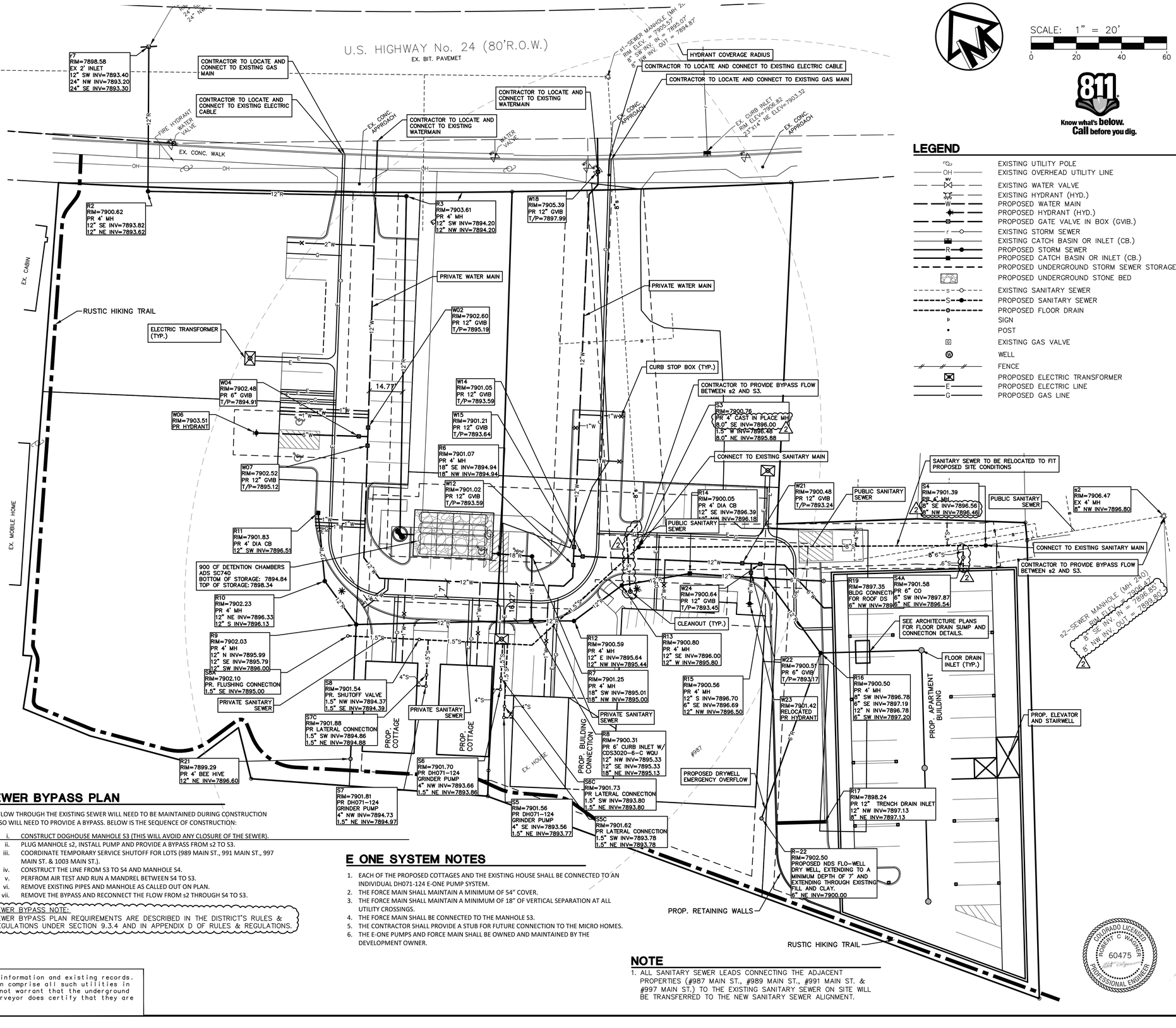
TRACER WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE, AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING ARE PROHIBITED. TRACER WIRE SHALL BE INSTALLED AT THE TOP HALF OF THE PIPE AND SECURED (TAPED/TIED) AT FIVE (5) FEET INTERVALS. TRACER WIRE MUST BE PROPERLY GROUNDED AS SPECIFIED.

AT ALL WATER AND WASTEWATER MAINLINE DEAD-ENDS, AND AT WATER SERVICE LINE CURB STOPS AND WASTEWATER SERVICE LINE CLEANOUTS CLOSEST TO THE PROPERTY BEING SERVED, TRACER WIRE SHALL GO TO GROUND USING AN APPROVED CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE SERVICE. (SEE GROUNDING) IF NO MAINLINE TRACER WIRE EXISTS AT A CONNECTION POINT, MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE BURIED AT THE SAME DEPTH AS THE MAIN. ALL SERVICE LATERAL TRACER WIRE SHALL BE A SINGLE WIRE, CONNECTED TO THE MAINLINE TRACER WIRE USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE. IN OCCURRENCES WHERE AN EXISTING TRACER WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW TRACER WIRE AND EXISTING TRACER WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS.

SANITARY SEWER SYSTEM
A MAINLINE TRACER WIRE MUST BE INSTALLED, WITH ALL SERVICE LATERAL TRACER WIRE PROPERLY CONNECTED TO THE MAINLINE TRACER WIRE, TO ENSURE FULL TRACING/LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT. TRACER WIRE ON ALL SEWER SERVICE LATERALS MUST TERMINATE AT AN APPROVED TRACER WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ADJACENT TO THE SEWER SERVICE CLEANOUT CLOSEST TO THE STRUCTURE BEING SERVED. A GROUNDING ANODE SHALL BE INSTALLED BENEATH THE CLEANOUT AT THE DEPTH OF THE SERVICE. ACCESS BOX APPROVED MANUFACTURER: COPPERHEAD INDUSTRIES SNAKE-PIT OR APPROVED EQUAL.

ERWSD Standard Plan Notes

1. All materials, workmanship, and construction shall meet or exceed the standards and specifications set forth in the Eagle River Water and Sanitation District Rules and Regulations. Where there is conflict between these plans and the Rules and Regulations or any applicable standards, the more stringent standard shall apply. All work shall be inspected and approved by the ERWSD Inspector.
2. The contractor shall schedule a mandatory pre-construction meeting at the construction site a minimum of three (3) business days after the plans have been submitted. Participants shall include but are not limited to the Applicant, contractor, excavator, engineer, and the district representative. Construction may begin once the meeting has concluded, and the ERWSD Inspector has signed off.
3. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
4. The contractor shall provide a complete bill of materials for all proposed water and wastewater infrastructure.
5. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
6. If during the construction process conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the ERWSD Inspector immediately.
7. The contractor shall submit traffic control plans as approved by the appropriate governing agency.
8. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on the drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
9. The contractor shall be responsible for recording as-built information on a set of record drawings kept on the construction site and available to the ERWSD Inspector at all times. All as-built information shall be field surveyed under the direct care and supervision of a licensed Professional Land Surveyor.
10. The contractor shall obtain locates prior to any excavation.
11. The contractor is responsible for any damage to any utility facilities as a result of their actions. The contractor shall make the required repairs immediately to the satisfaction of the affected utility.
12. Eagle River Water and Sanitation District does not guarantee the accuracy of the locations of existing pipelines, manholes, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the contractor shall notify the inspector and design engineer immediately.
13. All trenching and backfill shall be in accordance with Appendix E of the ERWSD Rules and Regulations.



LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT (HYD.)
- PROPOSED WATER MAIN
- PROPOSED HYDRANT (HYD.)
- PROPOSED GATE VALVE IN BOX (GVIB.)
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET (CB.)
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET (CB.)
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED UNDERGROUND STONE BED
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE

SEWER BYPASS PLAN

THE FLOW THROUGH THE EXISTING SEWER WILL NEED TO BE MAINTAINED DURING CONSTRUCTION AND SO WILL NEED TO PROVIDE A BYPASS. BELOW IS THE SEQUENCE OF CONSTRUCTION:

i. CONSTRUCT DOGHOUSE MANHOLE S3 (THIS WILL AVOID ANY CLOSURE OF THE SEWER).
ii. PLUG MANHOLE s2, INSTALL PUMP AND PROVIDE A BYPASS FROM s2 TO S3.
iii. COORDINATE TEMPORARY SERVICE SHUTOFF FOR LOTS (989 MAIN ST., 991 MAIN ST., 997 MAIN ST. & 1003 MAIN ST.).
iv. CONSTRUCT THE LINE FROM S3 TO S4 AND MANHOLE S4.
v. PERFROM AIR TEST AND RUN A MANDREL BETWEEN S4 TO S3.
vi. REMOVE EXISTING PIPES AND MANHOLE AS CALLED OUT ON PLAN.
vii. REMOVE THE BYPASS AND RECONNECT THE FLOW FROM s2 THROUGH S4 TO S3.

2 SEWER BYPASS NOTE:
SEWER BYPASS PLAN REQUIREMENTS ARE DESCRIBED IN THE DISTRICT'S RULES & REGULATIONS UNDER SECTION 9.3.4 AND IN APPENDIX D OF RULES & REGULATIONS.

E ONE SYSTEM NOTES

1. EACH OF THE PROPOSED COTTAGES AND THE EXISTING HOUSE SHALL BE CONNECTED TO AN INDIVIDUAL DH071-124 E-ONE PUMP SYSTEM.
2. THE FORCE MAIN SHALL MAINTAIN A MINIMUM OF 54" COVER.
3. THE FORCE MAIN SHALL MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.
4. THE FORCE MAIN SHALL BE CONNECTED TO THE MANHOLE S3.
5. THE CONTRACTOR SHALL PROVIDE A STUB FOR FUTURE CONNECTION TO THE MICRO HOMES.
6. THE E-ONE PUMPS AND FORCE MAIN SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT OWNER.

NOTE

1. ALL SANITARY SEWER LEADS CONNECTING THE ADJACENT PROPERTIES (#987 MAIN ST., #989 MAIN ST., #991 MAIN ST. & #997 MAIN ST.) TO THE EXISTING SANITARY SEWER ON SITE WILL BE TRANSFERRED TO THE NEW SANITARY SEWER ALIGNMENT.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C WAGNER 60475 PROFESSIONAL ENGINEER

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

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

PUD

MIDTOWN VILLAGE PUD

OVERALL UTILITY PLAN

15

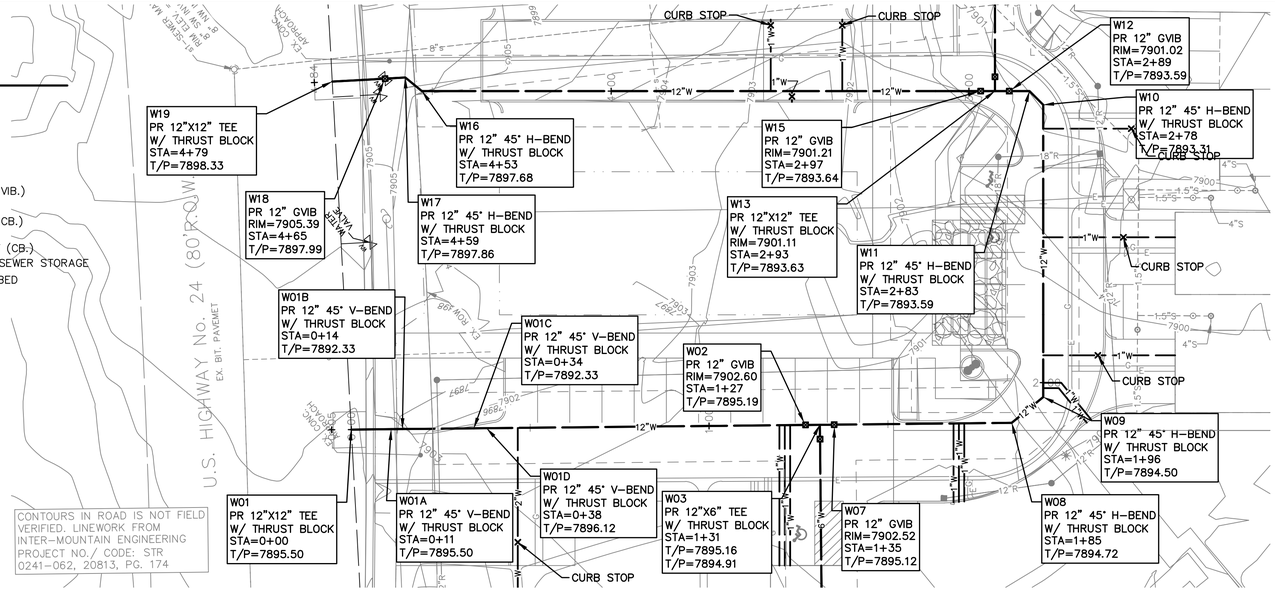
DATE: 10/29/24
SHEET 15 OF 38
CADD:
ENG: CMW
PM: ROW
TECH:
20067UT1

REVISIONS:	REV. DATE
PER ERWSD REVIEW	05/15/24
PER ERWSD REVIEW	07/17/24
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD REVIEW & IME REVIEW	08/19/24
PER ERWSD REVIEW	10/30/24

JOB No. 20067

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT (HYD.)
- PROPOSED WATER MAIN
- PROPOSED HYDRANT (HYD.)
- PROPOSED GATE VALVE IN BOX (GVIB.)
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET (CB.)
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET (CB.)
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED UNDERGROUND STONE BED
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED ELEC. TRANSFORMER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE



NOTES

1. ALL HYDRANT LATERALS SHALL BE RESTRAINED.
2. ALL WATER SERVICE LEADS SHALL BE TYPE K COPPER.

HORZ. SCALE: 1" = 20'
0 20 40 60
VERT. SCALE: 1" = 2'
0 2 4 6

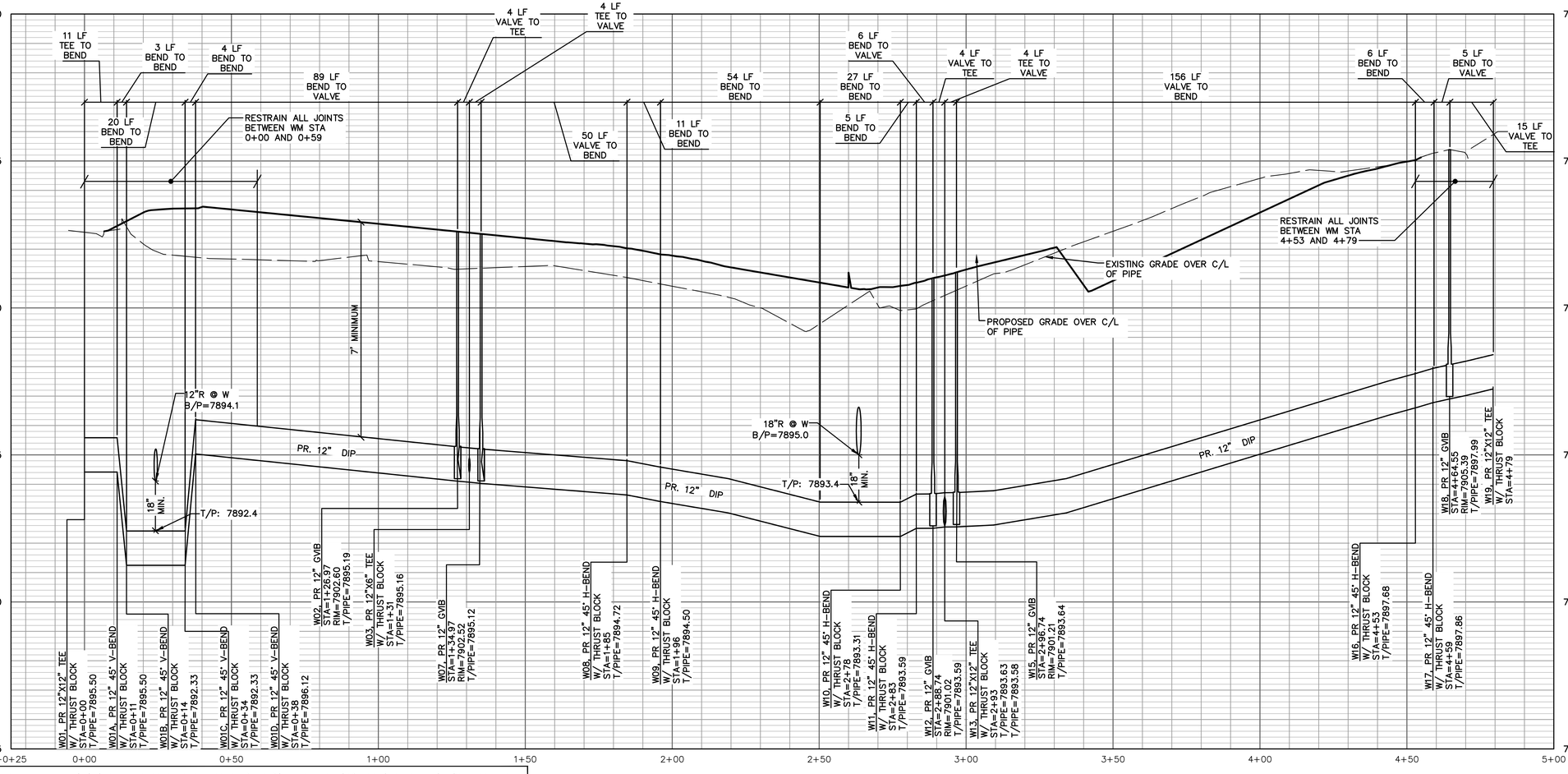
811 Know what's below. Call before you dig.

ERWSD Water Main Plan Notes

1. All water main construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. Water mains shall be a minimum of 8 inches in diameter, with the exception of fire hydrant laterals.
3. Water mains shall be installed with a minimum of 7 feet of cover and a maximum of 9.5 feet of cover to the top of pipe.
4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or values in EWRSD Rules and Regulations Appendix C- 2.6.9 Table C-1.
5. Ductile iron pipe water mains shall be encased in PE Wrap per ERWSD Rules and regulations Article C-3.2.9
6. Water mains shall have tracer wire installed meeting ERWSD requirements per ERWSD Rules and Regulations Appendix E-1.12
7. Water mains shall have water specific marking tape installed 24 inches above the water main.
8. Water mains shall be bedded per ERWSD Rules and Regulations Appendix E, Detail E-01.
9. Water mains parallel to non-potable water shall be installed a minimum of 10 feet away horizontally.
10. Water mains shall be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.

ERWSD Water Service Line Plan Notes

1. All water service line construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. Each individually metered unit shall have its own independent water service line.
3. Residential water service lines should be 1 inch, 1.5 inches, or 2 inches, designed not to exceed a velocity of 10 ft/sec, and approved by the District Plan Review Engineer.
4. Water service lines shall be constructed along the shortest and straightest route possible.
5. Water service line taps shall be a minimum of 18 inches apart.
6. Prior to a new tap, any and all existing water service line stub outs shall be abandoned per ERWSD Rules and Regulations Appendix B-2.11.
7. Water service lines that are 1 inch through 2 inch shall be copper or polyethylene and all water service lines 4 inches or greater shall be ductile iron. All materials must meet the requirements in ERWSD Rules and Regulations Appendix B 2.1.
8. Water service line curb stops shall be located within 1 foot of the property line, edge of ROW or edge of easement (whichever is closest to the water main).
9. Water service lines shall be installed with a minimum cover of 7 feet and a maximum cover of 9.5 feet to the top of the pipe.
10. Water service lines must be installed with tracer wire per ERWSD Rules and Regulations Appendix E-1.12.
11. Water service lines parallel to non-potable water shall be installed a minimum of 10 feet away horizontally.
12. Refer to ERWSD Rules and Regulations Appendix B section 2.3 for requirements at all crossings with non-potable water.



PRIVATE WM TEE TO TEE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil\3d_Proj\20067\Site Plan\20067PW1.dwg, 10/29/2024 2:42 PM, Colton M. Wallace, 16 WATER MAIN PLAN AND PROFILE VIEW 1, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

WATER MAIN PLAN AND PROFILE VIEW 1

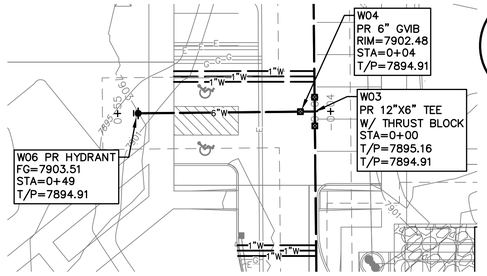
16

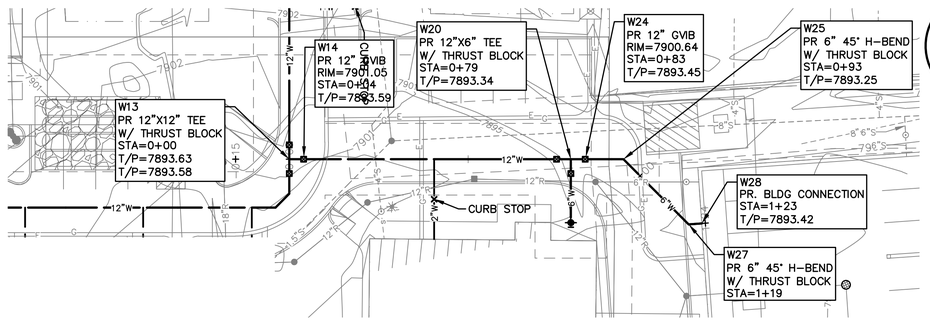
JOB No. 20067

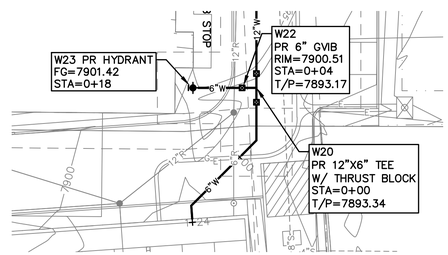
REVISIONS:	REV. DATE
PER. ERWSD REVIEW	01/15/24
PER. ERWSD REVIEW	02/23/24
PER. ERWSD & ME REVIEW	02/23/24
PER. ERWSD & ME REVIEW	08/19/24

DATE: 04/07/22
SHEET 16 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
FILE: 20067PW1

COLORADO LICENSED
ROBERT C. WENGERT
60475
PROFESSIONAL ENGINEER







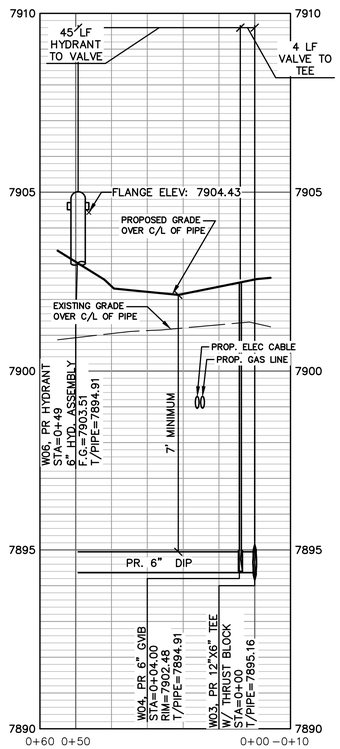
HORZ. SCALE: 1" = 20'

0 20 40 60

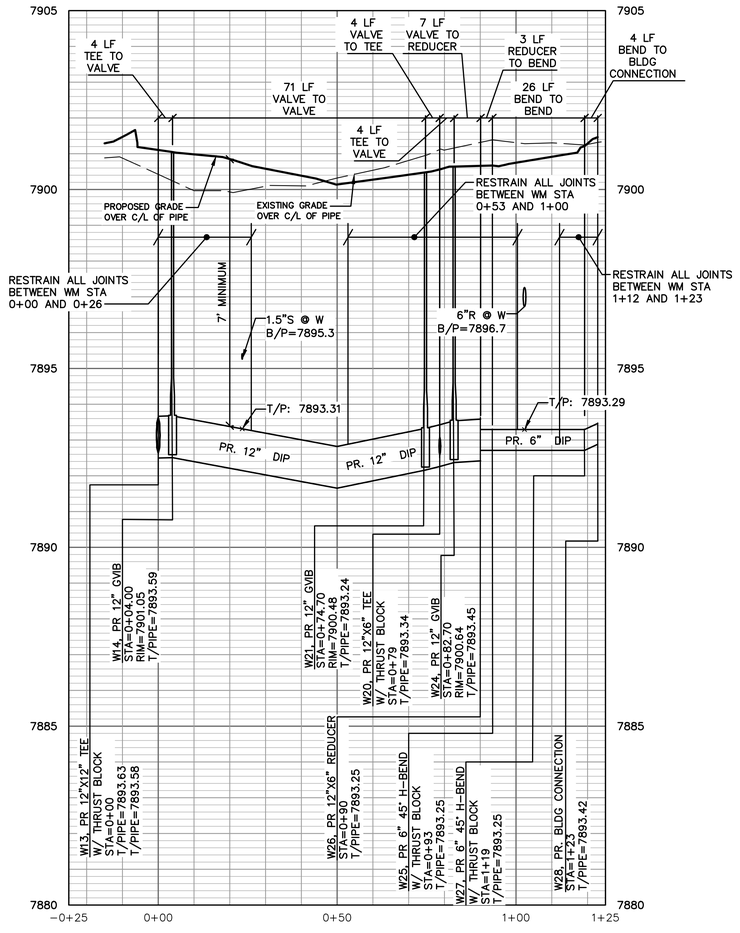
0 2 4 6

VERT. SCALE: 1" = 2'

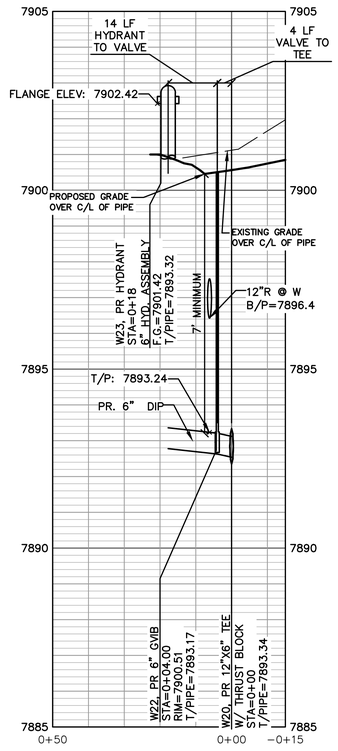
811 Know what's below. Call before you dig.



PRIVATE WM TEE TO HYD 06



PRIVATE WM TEE TO APARTMENT BLDG



PRIVATE WM TEE TO HYD W23

ERWSD Water Main Plan Notes

1. All water main construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. Water mains shall be a minimum of 8 inches in diameter, with the exception of fire hydrant laterals.
3. Water mains shall be installed with a minimum of 7 feet of cover and a maximum of 9.5 feet of cover to the top of pipe.
4. Pipe deflections shall not exceed pipe manufacturers maximum allowable deflection or values in EWRSD Rules and Regulations Appendix C- 2.6.9 Table C-1.
5. Ductile iron pipe water mains shall be encased in PE Wrap per ERWSD Rules and regulations Article C-3.2.9
6. Water mains shall have tracer wire installed meeting ERWSD requirements per ERWSD Rules and Regulations Appendix E-1.12
7. Water mains shall have water specific marking tape installed 24 inches above the water main.
8. Water mains shall be bedded per ERWSD Rules and Regulations Appendix E, Detail E-01.
9. Water mains parallel to non-potable water shall be installed a minimum of 10 feet away horizontally.
10. Water mains shall be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.

NOTES

1. ALL HYDRANT LATERALS SHALL BE RESTRAINED.
2. ALL WATER SERVICE LEADS SHALL BE TYPE K COPPER.

LEGEND

EXISTING UTILITY POLE	PROPOSED CATCH BASIN OR INLET (CB)
EXISTING OVERHEAD UTILITY LINE	PROPOSED UNDERGROUND STORM SEWER STORAGE
EXISTING WATER VALVE	PROPOSED UNDERGROUND STONE BED
EXISTING HYDRANT (HYD.)	EXISTING SANITARY SEWER
PROPOSED WATER MAIN	PROPOSED SANITARY SEWER
PROPOSED HYDRANT (HYD.)	PROPOSED FLOOR DRAIN
PROPOSED GATE VALVE IN BOX (GVIB.)	SIGN
EXISTING STORM SEWER	POST
EXISTING CATCH BASIN OR INLET (CB.)	EXISTING GAS VALVE
PROPOSED STORM SEWER	WELL
	FENCE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381s Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

WATER MAIN PLAN AND PROFILE VIEW 2

17

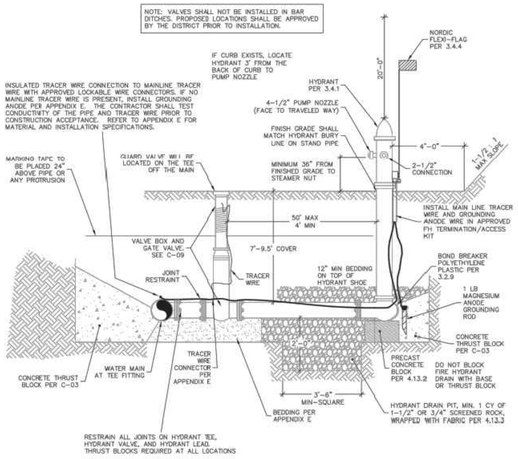
JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD REVIEW	05/17/23
PER ERWSD REVIEW	07/15/24
PER ERWSD & MWE REVIEW	02/23/24
PER ERWSD & MWE REVIEW	08/19/24

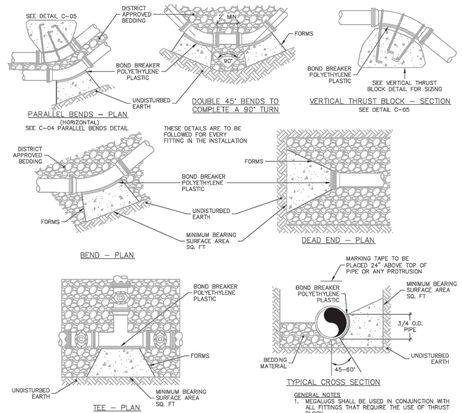
DATE: 04/07/22
SHEET 17 OF 38
CADD:
ENG: CMW
PM: ROW
TECH:
FB: /20067PW1

M:\Civil3d_Pro\20067\Site Plan\20067PW1.dwg, 10/29/2024 2:42 PM, Colton M. Wallace, 17 WATER MAIN AND PROFILE VIEW 2, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:42 PM, Colton M. Wallace, 18 WATER SERVICE DETAILS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



DETAIL
FIRE HYDRANT ASSEMBLY



200 PSI WORKING	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"-8"	1.2	2.5	4.8	8.9	6.3
	10"	1.9	3.8	7.5	13.9	9.8
	12"	2.8	5.5	10.8	20.0	14.1
	16"	4.9	9.8	19.2	35.5	25.1
	18"	6.2	12.4	24.3	45.0	31.8
	20"	7.7	15.3	30.1	55.5	39.3
	24"	11.1	22.1	43.3	80.0	56.5

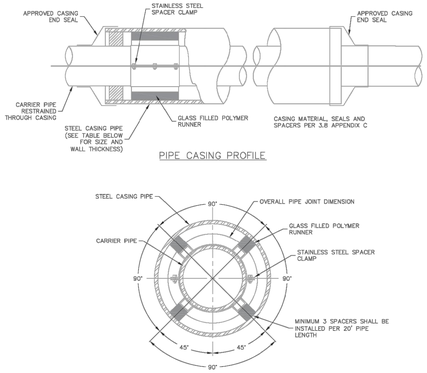
THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 200 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (250 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

250 PSI WORKING	REQUIRED MINIMUM BEARING SURFACE AREA (SF)					
	SIZE OF PIPE	BENDS				TEE OR DEAD END
		11-1/4°	22-1/2°	45°	90°	
	4"-8"	1.5	2.9	5.8	10.7	7.5
	10"	2.3	4.6	9.0	16.7	11.8
	12"	3.3	6.6	13.0	24.0	17.0
	16"	5.9	11.8	23.1	42.7	30.2
	18"	7.5	14.9	29.2	54.0	38.2
	20"	9.2	18.4	36.1	66.6	47.1
	24"	13.3	26.5	51.9	96.0	67.9

THE MINIMUM BEARING SURFACE AREAS ARE PROVIDED FOR 250 PSI WORKING PIPE PRESSURE + 50 PSI SURGE (300 PSI TOTAL) AND 2,000 PSF SOIL BEARING CAPACITY. IF PRESSURE IS HIGHER OR SOIL BEARING POTENTIAL LOWER, CONSULT DISTRICT.

GENERAL NOTES
1. MEGALUGS SHALL BE USED IN CONJUNCTION WITH ALL FITTINGS THAT REQUIRE THE USE OF THRUST BLOCKS.
2. REFER TO DISTRICT STANDARDS IN APPENDIX C SECTION 3.6 FOR REQUIREMENTS.
3. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE. POLYWRAP FITTINGS PRIOR TO POURING THRUST BLOCK. EXTEND WRAP TO ENCLOSE ALL FITTINGS AND BOLTS.
4. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL & FORMS PER APPENDIX C 4.14.
5. BLOCK HEIGHT SHALL BE ESTABLISHED SUCH THAT THE CALCULATED BLOCK WIDTH IS BETWEEN ONE AND TWO TIMES THE HEIGHT.
6. BOND BREAKER PER APPENDIX C 3.2.10.

DETAIL
CONCRETE
THRUST BLOCKS

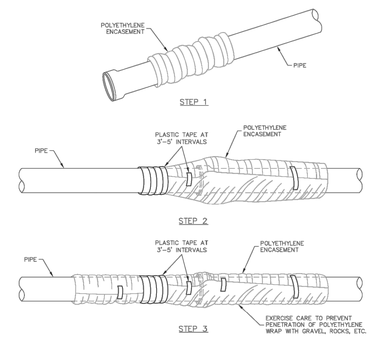


GENERAL NOTES
1. FOLLOW MANUFACTURER'S RECOMMENDATION, IF IN CONFLICT WITH ERWSD STANDARDS, USE MORE RESTRICTIVE SPECIFICATION.
2. CARRIER PIPE SHALL BE CENTERED AND ALL JOINTS RESTRAINED IN & THROUGH THE CASING PIPE.
3. WATER MAINS SHALL BE ENCASED SEPARATELY FROM OTHER UTILITIES.
4. ALL FASTENERS SHALL BE T-304 STAINLESS STEEL.
5. ALL CAD WELDS SHALL BE CONNECTED TO PIPE.
6. MAXIMUM DISTANCE BETWEEN SPACERS SHALL BE 6 FEET ON CENTER.

CARRIER PIPE NOMINAL #	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.500"
20"	32"	0.500"

DETAIL
WATER CASING

USE OF POLYETHYLENE WRAP FOR CORROSIVE SOILS



FIELD INSTALLATION - POLYETHYLENE WRAP

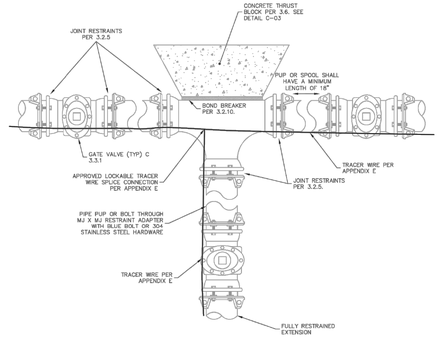
STEP 1 - PLACE POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE.

STEP 2 - PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE POLYETHYLENE ENCASEMENT IN PLACE.

STEP 3 - OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

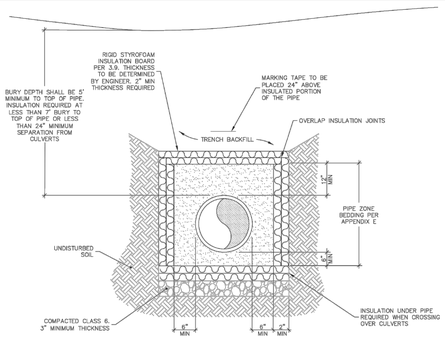
GENERAL NOTES:
1. ALL DUCTILE IRON PIPE REQUIRES THE USE OF POLYETHYLENE WRAP UNLESS APPLICANT SUBMITS A SOILS TEST INDICATING THAT NO CORROSIVE SOILS ARE PRESENT.
2. POLYETHYLENE ENCASEMENT PER APPENDIX C 3.2.10.

DETAIL
POLYETHYLENE WRAP



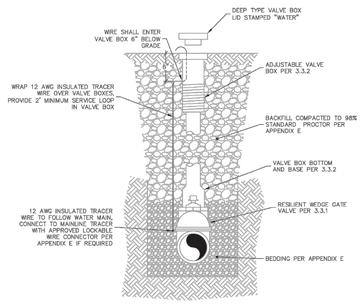
DETAIL
TEE

GENERAL NOTES
1. TEES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR DISTRICT APPROVAL.
2. JOINT RESTRAINT DEVICES SHALL BE REQUIRED ON ALL TEE APPLICATIONS.
3. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.



DETAIL
MINIMUM COVER & CULVERT CROSSING INSULATION

GENERAL NOTES
1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL AND APPENDIX E FOR BACKFILL MATERIAL AND COMPACTION SPECIFICATIONS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 7' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1' OF SOIL COVER (MIN. 2" INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SPECIFICATIONS PER APPENDIX C 3.9.



DETAIL
GATE VALVE &
VALVE BOX ASSEMBLY

GENERAL NOTES
1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT.
2. IF THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 9', A CENTERING RING AND EXTENSION STEM IS REQUIRED. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

WATER SERVICE DETAILS

18

DATE: 10/28/24
SHEET 18 OF 38
CADD: CMW
ENG: RCW
PM:
TECH:
/20067DT1

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	08/19/24
PER ERWSD & IME REVIEW	

JOB No. 20067

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

M:\Civil3d_Pro\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:42 PM, Colton M. Wallace, 19 WATER CONSTRUCTION SPECIFICATIONS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

WATER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTIN SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

SECTION 1 - DISTRIBUTION SYSTEM DESIGN AND LAYOUT

1.01 - Fire Protection

The number and location of fire hydrants in a given area must be approved by the Eagle River Fire Protection District. Fire hydrant branch lines shall be set at right angles to street mains. The fire hydrant shall be set at the end of the branch line and shall face the direction as dictated per the Eagle River Fire Protection District. No horizontal bends or offsets shall be used in installing fire hydrant branch lines unless approved by the Eagle River Fire Protection District. Under no circumstances shall any size or manner of tap be made on a fire hydrant branch line between the hydrant and hydrant valve. The maximum length of 6-inch main line shall not exceed 50 feet. All fire hydrant valves shall be attached to the tee off of the main line. A fire hydrant shall be installed at the end of all dead end water mains. The Applicant shall install an approved fire hydrant marker on all fire hydrants. The Applicant shall perform all fire hydrant "flow tests." Results of flow tests shall be provided to the Town and to the Eagle River Fire Protection District. All costs associated with the "flow test" shall be borne by the Applicant. The Town shall witness and oversee the "flow test" in conjunction with other appropriate governmental agencies.

1.02 - Layout of the Distribution System

A. Fire Hydrants: Fire hydrant depths shall be 7-feet to 9.5-feet. All fire hydrants will be installed within dedicated streets, right-of-ways, or easements as herein above defined. Fire hydrants shall be installed at locations approved by the Eagle River Fire Protection District and at the end of all dead-end line extensions.

SECTION 2 - MATERIAL SPECIFICATIONS

2.01 - Pipe and Fittings

All pipe and fittings used in the Town's System shall meet or exceed the latest AWWA Specifications and follow the guideline lines set forth below:

A.Tapping Sleeves: Wet taps shall only be made with the use of a tapping sleeve. The Town will allow epoxy-coated Mueller H304 (250 psi working pressure) or equivalent. No tapping sleeves will be allowed for any application with a working pressure of 150 psi or higher. For those applications where working pressure exceeds 150 psi, the Town will require the use of a tee.

2.02 - Fire Hydrants

A.Fire Hydrants: Fire hydrants shall be Mueller Centurion A423 Mountain Hydrant, which conforms to AWWA Standard C502 with a working pressure of 250 psi. They also shall be six-inch (6") mechanical joint inlet, minimum 5¼ inches, compression-type main valve that closes with pressure, two 2½-inch hose nozzles, one 4½-inch pump nozzle, nozzle threads ANSI B26. Nozzles must be easily replaceable in the field with standard tools. Operating and cap nuts must be 1½-inch, Number 17 National Standard hex main valve that open to the left. An arrow cast on top of hydrant shall indicate direction of opening. There shall be a breakable section that permits clean break at or near ground level, preventing water loss in case of breakage. Working parts must be removable for maintenance or repair without excavation. Also required are operating mechanism non-wetting, oil reservoir lubricated, with O-ring seals and barrel drain bronze mounted with at least two (2) outlets, which operate automatically with main valve. Fire hydrants must be installed at the end of all main lines. Finish grade around the fire hydrant shall be a minimum of six inches (6") to a maximum of twelve inches (12") below the flange for the final grade and paving inspection.

B.Fire Hydrant Extension Sections: New Installations: Defined as new main extensions throughout the one-year (1) warranty period. All new installations shall be installed at the standard 7-foot to 9.5-foot of cover measured from the top of the pipe to finish grade. All fire hydrants shall consist of a single solid shaft. No fire hydrant extensions will be allowed. Any special circumstance will require written approval from the Town prior to installation.
Existing Fire Hydrants: No more than one (1), two-foot (2') long, fire hydrant grade extension (extension section) shall be used or installed on fire hydrant assemblies. All hydrants shall be installed with a guard valve to isolate the hydrant for repair while maintaining service to main. No service line taps will be allowed between the guard valve and hydrant. Guard valves shall be installed on the tee off of the water main. The maximum distance from the guard valve to the fire hydrant shall not exceed fifty feet (50'). Fire hydrants shall be installed at the end of all dead-end mains.

C.Fire Hydrant Marker Flags: The Applicant shall purchase and install fire hydrant marker flags for all newly constructed fire hydrants. The required flag is a Nordic Flex Flag, FF2-72 inches.D.Fire Hydrant Depth of Bury: Fire hydrant depth of bury will conform to Manufacturer's requirements.

2.03 - Service Lines

The following represents the requirements for service line construction:

A.Copper Tubing: Copper Tubing Shall be Type K, soft copper. Connections are to be compression or silver-soldered.

B.Corporation Stops: Mueller 300 Ball Valve Number B-25008 or B25028, AWWA C800 constructed of all brass construction with compression connection.
McDonald Number 4701 BT, AWWA C800.

Ford cc/comp FB-1000-G

Ford IPS/Comp FB-1100-G

C.Curb Stops: Mueller 300 Ball Curb Valve No. B25209, Ford B44, or McDonald 6100 T. Curb stops must have compression end connections, AWWA C800.

D.Curb Boxes: For curb stops up to 1": Mueller H10314 with 89982 lid or McDonald 5601 with 5601L lid. For curb stops larger than 1": Mueller H10314 with 89982 lid and Tyler 6500 Series Enlarged Base #144809 or McDonald 5603 with 5601L lid. Shaft diameter shall be 1" and the top of the shaft shall be a minimum of 18" from final grade and lid.

E.Saddles: Ductile Iron Saddle: Mueller DE2A, JCM-402, Smith & Blair 313, Ford F202, McDonald 3825, 3826 or equal and approved by the District. The saddle must have a double flat strap design with ductile iron body. Said saddle must conform to AWWA C800.

F.Turn-On/Turn-Off of Service: All routine turn-on and turn-off of water service at a curbstop shall be performed only by Town personnel. During emergencies, a customer may turn-off the water service at the curb stop valve. The Town shall be notified of the turn-off and the circumstances at the earliest time. Only Town personnel shall turn-on the water service.

G.Repair of Service Line: Leaks, breaks and general maintenance of the water service line shall be the responsibility of the customer. The customer shall be given notice by first- class mail, that the water service line is defective and in need of repair. Customer shall institute repair or maintenance immediately. If satisfactory progress toward repairing the service line has not been completed in a timely manner or the Town determines that environmental or property damage is being caused, the Town shall shut off the water service until the service line has been repaired. In addition, the Town shall have the right to affect the repair, and the costs therefore shall constitute a lien on the property as provided for by C.R.S., 32-1-1001.

2.04 - Granular Bedding

Two types of bedding material are allowed: Screened rock and soil or select imported material, meeting the following gradation specification table:

TABLE 5.01

Sieve Size	Total Percent Passing by Weight	Screened Rock	Soil or Select Import
1½ inch maximum,			
and maximum of 10% of pipe diameter to ⅓ inch	100	100	
No. 4	0 to 10	30 to 100	
No. 200	0 to 10	0 to 50	

Minimum compaction requirement
Tamp to spring line to fill voids below pipe haunches — 90% of Standard Proctor placed at ± 3% of Optimum Moisture

The maximum particle size of pipe bedding should generally not exceed 1½ inches or 10 percent of the nominal pipe diameter, whichever is less. Bedding for small pipe such as service lines should generally have a maximum particle size not exceeding ¾ inch.

Screened rock used for waterline or sewer pipe bedding should be crushed, angular material that meets the requirements of ASTM D 2321, Class IA bedding material. The material should have not more than 10 percent passing the No. 4 (4.75 millimeter) screen, and less than 5 percent passing the No. 200 (75 micrometer) screen. The bedding should be tamped under the haunches of the pipe to spring line. Where future excavation is anticipated, the sloughing properties of screened rock when unconfined should be taken into consideration. The Town may require soil or select import. Where groundwater may be present, the use of screened rock for bedding is prohibited.

Compacted pipe bedding should meet the requirements of ASTM D 2321, Class IB, Class II, or Class III bedding material. The material should have a minimum of 30 percent passing the No. 4 screen and less than 50 percent passing the No. 200 screen. Class 6 aggregate base course per CDOT Table 703.2 conforms to this gradation criteria. The bedding should be compacted to a minimum of 90 percent at +/- 3 percent of optimum moisture content, referencing Standard Proctor (ASTM D698, AASHTO T99). Material containing 10 to 30 percent passing the No. 4 screen can be used with the following considerations: materials in this range can be expected to possess properties similar to screened rock except that compaction will be required and materials in this range may be too free-draining to be testable for compaction by ASTM D698. Flow-fill, a ⅓ sack (50 pounds) per cubic yard lean concrete mix as defined in the CDOT 1999 Standard Specifications for Road and Bridge Construction, Section 206.02, may be used as bedding where a combination of ease of placement, low permeability, and unconfined stability is desired.

Additional Requirements:

•Bedding materials shall be free of topsoil, organic materials, frozen matter, debris, or other deleterious materials.

•Flow-fill as specified by CDOT 1999 Standard Specifications, Section 206.02, may be used with Town approval.

•Ductile Iron Pipe may be required to be encased in loose polyethylene in conformance with ANSI/AWWA C105/A21.5 installation methods, unless site soils and proposed bedding materials are determined to be non-corrosive to iron pipe when evaluated according to Appendix A of ANSI/AWWA C105/A21.5.

•Materials not meeting these requirements shall be used only with prior written approval of the Town.

In specific areas, such as where access is extremely limited, the use of on-site materials may be allowed, and, when used, must be on-site 1½ inches minus well-graded screened material, free from organic materials, chunks of soil, frozen material, debris, or other suitable materials. Use of on-site bedding material must have prior written Town approval.

2.05 - Marking Tape

The installation of "blue" marking tape is required on all water mains and service lines. The tape shall be installed approximately twenty-four inches (24") above the main or line. The tape shall meet the following specifications:

1.Four (4) mil thick PVC material.2.Solid "blue" color with black lettering.3.Six inches (6") in width.

SECTION 3 - PIPE INSTALLATION

3.01 - Fire Hydrants

A.Installation: The location of all hydrants shall be staked. Final location and grade shall be in accordance with the approved drawings. Offset stakes not farther than 12 feet from the fire hydrant are acceptable. All hydrants shall stand plumb. Each hydrant shall be connected to the main by a six-inch (6") branch line. An independent six-inch (6") gate valve shall be installed on the tee off of the water main. It is the intention of the Town to limit the length of the six-inch (6") branch line servicing the fire hydrant to 50 feet. If the length of the branch line extends beyond 50 feet, an eight-inch (8") main with an eight-inch (8") by six-inch (6") concentric reducer shall be used from the main until a point 50 feet from the hydrant is reached. At that point, a six-inch (6") branch line may be extended to the fire hydrant. No service line connections shall be installed between the fire hydrant and the fire hydrant guard valve. No service line connections shall be made on the six-inch (6") branch line servicing the fire hydrant.

B.Anchorage: The shoe of each hydrant shall be well braced against the un-excavated earth at the end of the trench with a concrete thrust block. Care shall be taken not to cover the weep holes with concrete. The bottom of the hydrant bowl and the hydrant valve shall be supported with minimum 18 x 8 x 4-inch precast concrete blocking slabs or a Town approved equal. The hydrant assembly shall require megalug restraints.

C.Drainage: Wherever a hydrant is set, drainage shall be provided at the base of the hydrant by placing approved granular bedding material from the bottom of the trench, to at least 12 inches above the barrel flange of the hydrant, and as shown on the typical fire hydrant detail. The minimum distance from the bottom of the trench to the bottom of the hydrant elbow shall be six inches (6"). The minimum of approved granular bedding material placed therein shall be 1/3 cubic yards.D.Clearances: The minimum clearances around all fire hydrants shall be: ten feet (10') in the front, seven feet (7') on the sides, four feet (4') on the back, and 20 feet above.

E.Operation of Fire Hydrant: The required operational position of a fire hydrant is either fully opened or fully closed. The guard valve shall control any restriction of flow. The restriction of flow, through a fire hydrant, by means of the "operating nut" is strictly prohibited.

3.02 - Connection to the Town System

A.Connections: Connections to the Town system shall be in a neat and workmanlike manner. The connection shall be inspected and approved by the Town. Under no circumstances shall a non-disinfected main, which cannot be isolated, be connected to an existing distribution main in service.

B.Tapping Existing Mains: Main Line Connections: Unless otherwise approved by the Town, all main line connections shall be made by means of a tee.

Service Taps/Stubouts: During new main line construction, service line stubouts may only be installed after the required tests have been completed and approved by the Town. Stubouts shall be installed by the main line Contractor. Stubouts shall terminate at the curb stop valve. Curb stop valves shall be installed at the property line or edge of easement. The minimum separation distance between service line taps on the main shall be 18 inches.

The Contractor shall install all new service line taps. All tees/taps shall be witnessed and approved by the Town. Any tap preformed without a Town inspection and approval shall be considered "illegal system tampering" and punished in accordance with the provisions of Section 1-4-20 of this Code for each offense. Each day any person is in violation of Chapter 13 of the Minturn Municipal code and shall constitute a separate offense. (Ord. 7-2018 , §4)

SECTION 4 - CONSTRUCTION ACCEPTANCE

4.01 - Requirements

A.Field Maintenance Inspections

1.Fire Hydrant (To Grade and Operated). The fire hydrant shall be straight and plumb, and shall be operated with proper drainage. See Fire Hydrant Assembly detail.

2.Rough Grade Inspection. Above-ground attributes are to be in a reasonable grade so as not to allow standing water to accumulate on top of or allow drainage into the attributes of the system. All attributes within the road right-of-way/easement shall be protected from traffic, equipment, etc.

3.Warranty Period. During the 1-year warranty period that begins at Construction Acceptance, the Town will test the integrity of the telemetry and cathodic protection systems. Remedial repair and subsequent testing will be made by the applicant.

4.Redline Submittal. A redline submittal will be required to be made from the contractor to the engineer in order to facilitate the completion of as-builts in a timely manner.

SECTION 5 - FINAL ACCEPTANCE

5.01 - Requirements

The following items shall be required to be submitted to the Town for approval prior to Final Acceptance. Once these items have been received, reviewed, and approved by the Town Administrator, Final Acceptance may occur.

A.Final Grade and Paving Inspection: All system attributes shall be fully operational and meet Town Standards. Back lot access shall meet Town Standards. The ring and cover shall be centered over the cone section. All system attributes shall meet or exceed Town Standards.

B.Drawings of Record: Field measured Drawings of Record shall be submitted to the Town in the specific format as required by the Town. The Drawings of Record shall include, but not be limited to, all attribute information including main lengths, all bends (horizontal and vertical), valves, hydrants, materials, pipe diameters, encasement, insulation, pipe deflections, and service line information which shall include size, location of line, tap and curb stop. Water and Sewer Drawings of Record shall be submitted on the same drawing. The submittal will contain the swing ties for service lines. The Town requires a digital format using District formatting (AutoCAD Release 14 or newer), and three (3) black line copies of the field-measured Drawings of Record. The Drawings of Record shall also depict the established easement for each line segment with reference to the specific Town of Minturn recording information. Construction drawings will not be accepted as Drawings of Record.

C.Final Inspection: The District shall perform a final walk-through inspection prior to Final Acceptance. The purpose of this inspection is to determine if any changes have occurred since the final grade and paving inspection that would negatively effect the operation of the system. The owner or the owner's designated representative is required to accompany the Town's Inspector during this final inspection

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

WATER CONSTRUCTION SPECIFICATIONS

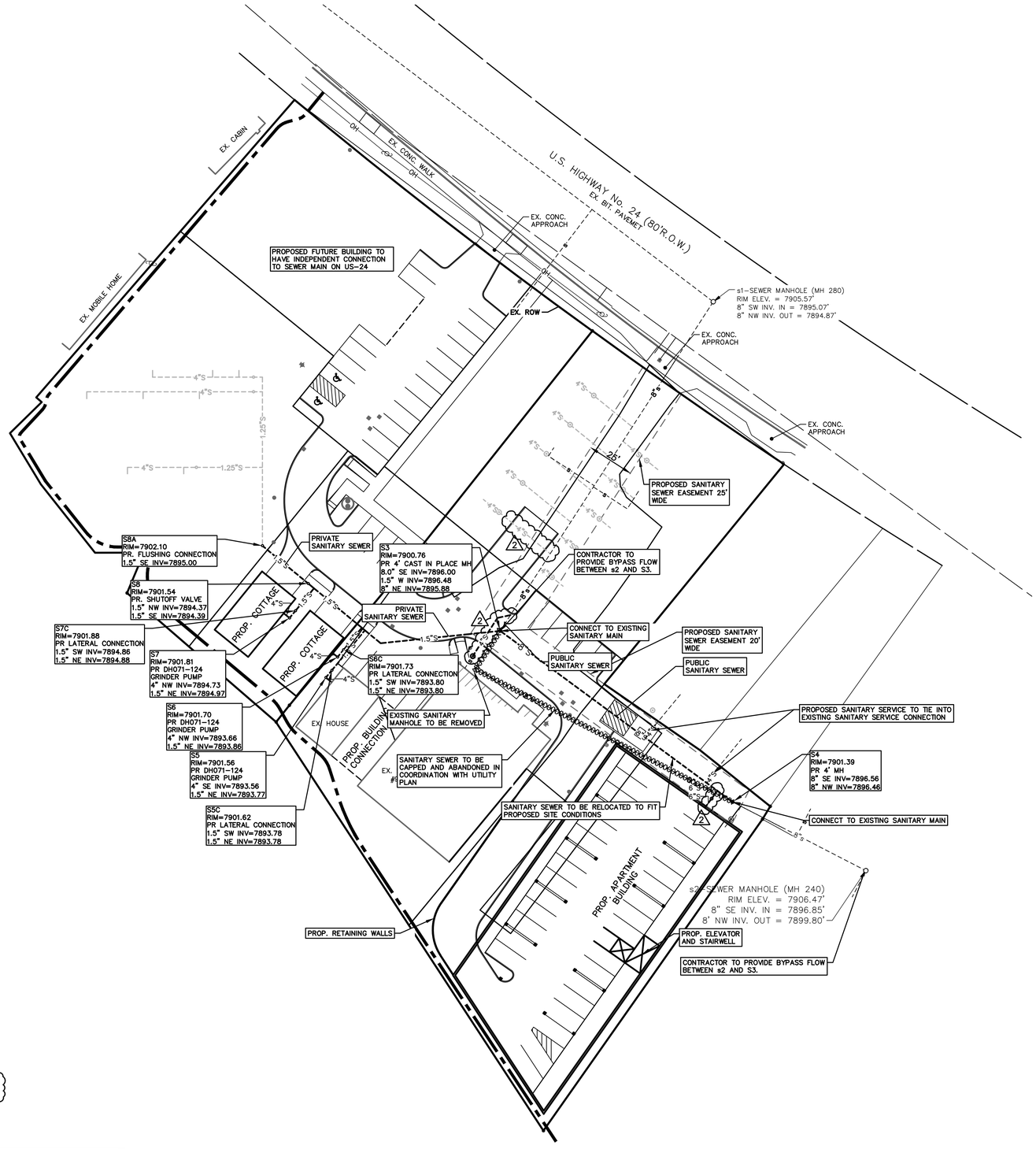
19

DATE: 10/28/24
SHEET 19 OF 38
CADD: KJV
ENG: CMW
PM: RCW
TECH:
/20067DT1

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	07/17/24
PER ERWSD & ME REVIEW	08/19/24

M:\Civil3d_Proj\20067\Site Plan\20067SA1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 20 OVERALL SEWER PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER PHASE 1
- S — PROPOSED SANITARY SEWER PHASE 2, 3 & 4
- PROPOSED FLOOR DRAIN
- RELOCATE EXISTING SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED PAVEMENT REMOVAL

ERWSD Wastewater Main Plan Notes

1. All wastewater main construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. Wastewater mains shall be a minimum of 8 inches in diameter.
3. Wastewater mains shall be installed with a minimum cover of 4.5 feet and a maximum cover of 14 feet to the top of the pipe.
4. Wastewater mains shall have tracer wire installed per ERWSD Rules and Regulations Appendix E1.12.
5. Wastewater mains shall be bedded per ERWSD Rules and Regulations Appendix E, Detail E-01.
6. Wastewater mains shall be installed a minimum of 10 feet horizontally away from potable water.
7. Wastewater mains must be tested in accordance with ERWSD Rules and Regulations Article 9.3.3.

ERWSD Wastewater Service Line Plan Notes

1. All wastewater service line construction is subject to the most recently adopted ERWSD Rules and Regulations.
2. Each individually metered unit shall have its own independent wastewater service line.
3. Wastewater service lines shall be constructed along the shortest and straightest route possible.
4. Wastewater service lines shall have a clean out within 3 feet of the structure, every 100 feet, and at every change of direction greater than 45 degrees. Clean outs shall be placed outside the ROW whenever possible.
5. Wastewater service line connections shall be a minimum of 18 inches apart, shall be no closer than 10 feet outside of a manhole and shall be made with a wye.
6. Wastewater service lines shall be PVC and meet the requirements in ERWSD Rules and Regulations Appendix B 3.1.
7. Wastewater service lines shall be installed with a minimum cover of 4.5 feet and a maximum cover of 13 feet to the top of the pipe.
8. Wastewater service lines shall be installed with tracer wire per ERWSD Rules and Regulations Appendix E 1.12.
9. Wastewater service lines parallel to potable water shall be installed a minimum of 10 feet away horizontally.
10. Refer to ERWSD Rules and Regulations Appendix B section 2.3 for requirements at crossings with potable water.

E ONE SYSTEM NOTES

1. EACH OF THE PROPOSED COTTAGES AND THE EXISTING HOUSE SHALL BE CONNECTED TO AN INDIVIDUAL DH071-124 E-ONE PUMP SYSTEM.
2. THE FORCE MAIN SHALL MAINTAIN A MINIMUM OF 54" COVER.
3. THE FORCE MAIN SHALL MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION AT ALL UTILITY CROSSINGS.
4. THE FORCE MAIN SHALL BE CONNECTED TO THE MANHOLE S3.
5. THE CONTRACTOR SHALL PROVIDE A STUB FOR FUTURE CONNECTION TO THE MICRO HOMES.
6. THE E-ONE PUMPS AND FORCE MAIN SHALL BE OWNED AND MAINTAINED BY THE DEVELOPMENT OWNER.

SEWER BYPASS PLAN

THE FLOW THROUGH THE EXISTING SEWER WILL NEED TO BE MAINTAINED DURING CONSTRUCTION AND SO WILL NEED TO PROVIDE A BYPASS. BELOW IS THE SEQUENCE OF CONSTRUCTION:

i. CONSTRUCT DOGHOUSE MANHOLE S3 (THIS WILL AVOID ANY CLOSURE OF THE SEWER).
ii. PLUG MANHOLE s2, INSTALL PUMP AND PROVIDE A BYPASS FROM s2 TO S3.
iii. COORDINATE TEMPORARY SERVICE SHUTOFF FOR LOTS (989 MAIN ST., 991 MAIN ST., 997 MAIN ST. & 1003 MAIN ST.).
iv. CONSTRUCT THE LINE FROM S3 TO S4 AND MANHOLE S4.
v. PERFROM AIR TEST AND RUN A MANDREL BETWEEN S4 TO S3.
vi. REMOVE EXISTING PIPES AND MANHOLE AS CALLED OUT ON PLAN.
vii. REMOVE THE BYPASS AND RECONNECT THE FLOW FROM s2 THROUGH S4 TO S3.

2 SEWER BYPASS NOTE:
SEWER BYPASS PLAN REQUIREMENTS ARE DESCRIBED IN THE DISTRICT'S RULES & REGULATIONS UNDER SECTION 9.3.4 AND IN APPENDIX D OF RULES & REGULATIONS.

NOTE

1. ALL SANITARY SEWER LEADS CONNECTING THE ADJACENT PROPERTIES (#991 MAIN ST., #997 MAIN ST. & #1003 MAIN ST.) TO THE EXISTING SANITARY SEWER ON SITE WILL BE TRANSFERRED TO THE NEW SANITARY SEWER ALIGNMENT.
2. FACTORY WYES SHALL BE USED FOR ALL SERVICE LINE CONNECTIONS
3. ALL PROPOSED SANITARY SERVICE LINES SHALL BE SDR-26/PS115

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C WARNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
315 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

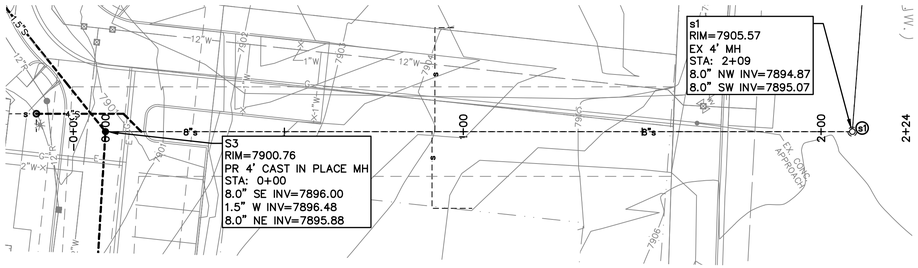
OVERALL SEWER PLAN

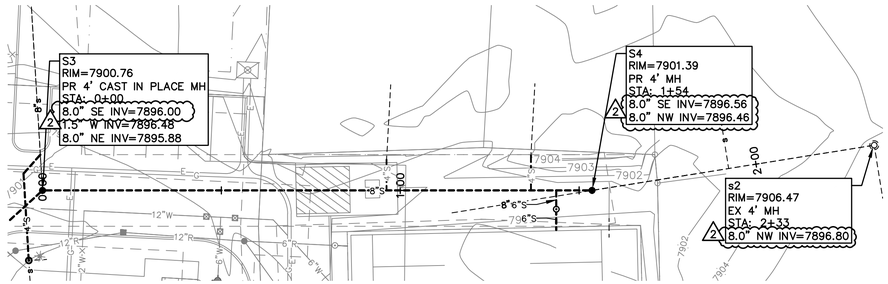
20

DATE: 10/28/24
SHEET 20 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
20067SA1

JOB No. 20067

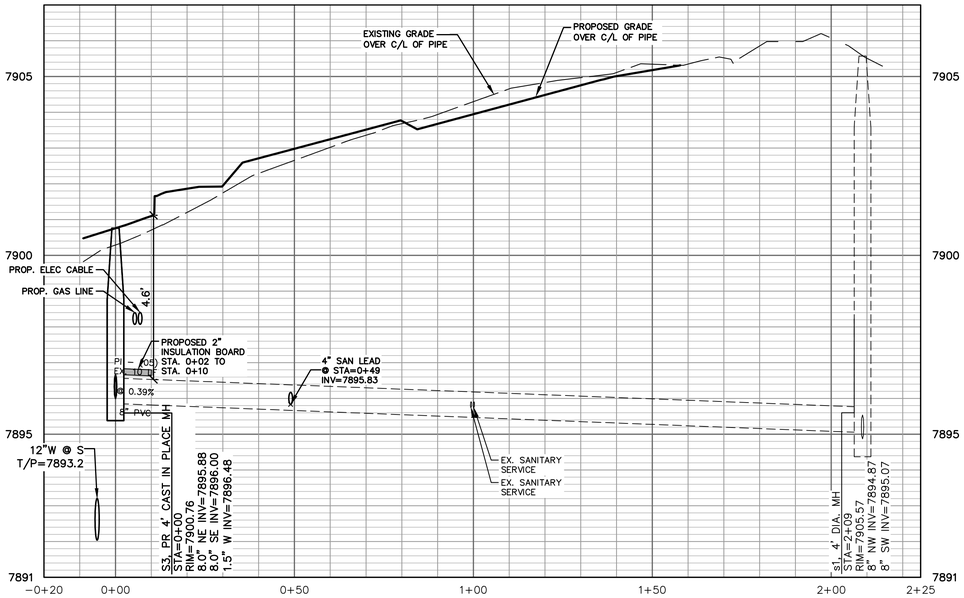
REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	02/23/24
PER ERWSD & ME REVIEW	08/19/24
2 PER ERWSD REVIEW	10/30/24



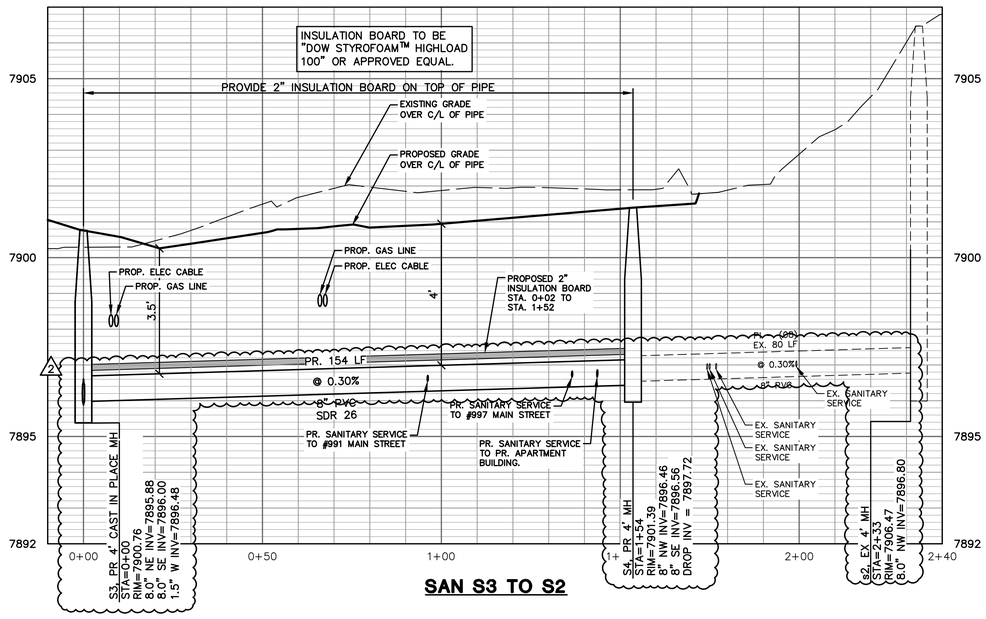


HORZ. SCALE: 1" = 20'
0 20 40 60
VERT. SCALE: 1" = 2'
0 2 4 6

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



SAN S3 TO S1



SAN S3 TO S2

SANITARY STRUCTURE TABLE

STRUCTURE NO.	TYPE	RIM ELEV.	INV.	DEPTH	TYPE OF CASTING
s2	4' DIAM. MH	7906.47	8.0" NW 7896.80	9.98	TYPE D-01 MANHOLE
S3	4' DIAM. MH	7900.76	8.0" SE 7896.00 1.5" W 7896.48 8.0" NE 7895.88	4.88	TYPE D-01 MANHOLE
S4	4' DIAM. MH	7901.39	8.0" SE 7896.56 8.0" NW 7896.46	4.93	TYPE D-01 MANHOLE

NOTE

1. INSULATION BOARD SHALL BE DOW STYROFOAM HIGHLOAD 100, OWENS CORNING FOAMULAR 1000 OR APPROVED EQUAL
2. FACTORY WYES SHALL BE USED FOR ALL SERVICE LEAD CONNECTIONS
3. ALL PROPOSED SANITARY SERVICE LEADS SHALL BE SDR-26/PS115

THE BASE SURVEY WAS PREPARED BY GORE RANGE SURVEYING, LLC, DATED 11/1/21. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

BENCHMARKS

BM#1 – DESCRIPTION
ELEV=7900.37 (NAVD88)

EXISTING SANITARY SEWER MANHOLE AT THE CENTER OF THE SOUTH PROPERTY.

As-Built Requirements
See ERWSD Rules and Regulations Section 9.4

Name of person submitting:

Date on submitted drawings:

Overall

Right of Ways
- ☐ All right of ways shown (including adjacent right of ways)
- ☐ Labeled with Eagle County recording information

Easements
- ☐ Labeled with Eagle County recording information

Property Boundaries

Pipe ID	Pipe Dia	Upstream Struc No.	Downstream Struc No.	# Of Residential Units Added	# Of Commercial Units Added	Pipe Slope	Q_{avg} gpd	Q_{avg} gpm	Q_{peak} Factor=4 gpm	Q_{peak} cfs	Velocity @ Q_{peak} ft/s	Q_{peak} combined cfs	Pipe Capacity cfs
PI - (01)	8"	S4	S3	16	1	0.94%	3120	2.17	8.67	0.019	0.055		1.17
PI - (02)	8"	S3	s1	10		0.39%	1950	1.35	5.42	0.012	0.035	0.031	0.76
Totals				26	1		5070	3.52	14.08	0.031			

Q_{avg} = 195 gpd/unit for Residential units
Q_{avg} = 1500 gpd/unit per gross acre for Commercial units

LEGEND

- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. WATER VALVE
- EXIST. HYDRANT (HYD)
- PROP. WATER MAIN
- PROP. HYDRANT (HYD)
- PROP. GATE VALVE IN BOX (GVIB)
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET (CB)
- PROP. STORM SEWER
- PROP. CATCH BASIN OR INLET (CB)
- PROP. UNDERGROUND STORM SEWER STORAGE
- PROP. UNDERGROUND STONE BED
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. FLOOR DRAIN
- SIGN
- POST
- EXIST. GAS VALVE
- WELL
- FENCE
- PROP. ELEC. TRANSFORMER
- PROP. ELECTRIC LINE
- PROP. GAS LINE

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SANITARY SEWER PLAN AND PROFILE VIEW 1

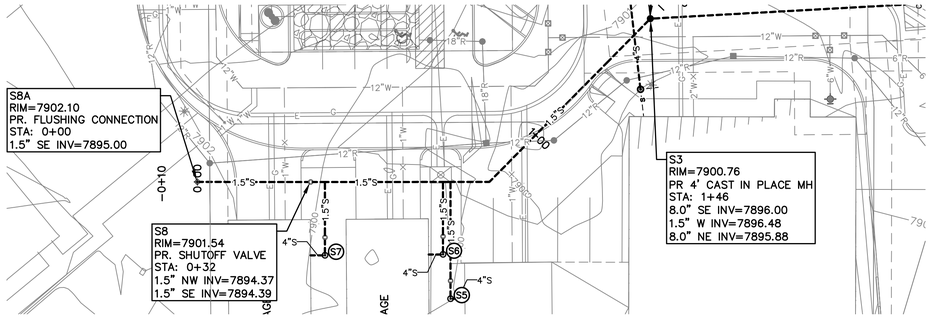
21

DATE: 10/29/24
SHEET 21 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PS1

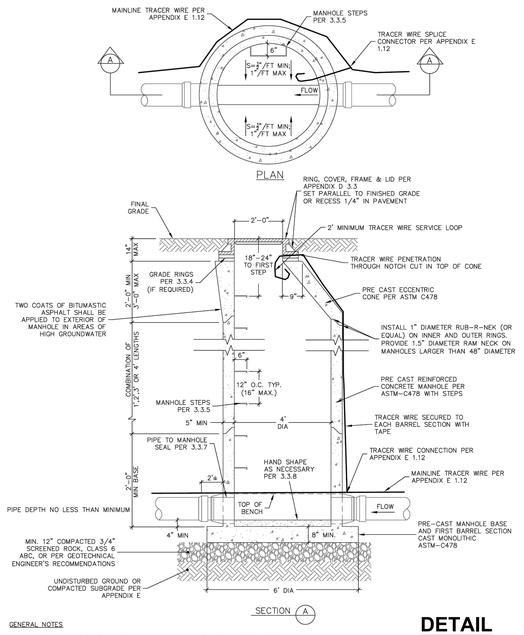
REVISIONS:	REV. DATE
PER ERWSD REVIEW	06/17/24
PER ERWSD REVIEW	07/15/24
PER ERWSD & IME REVIEW	07/23/24
PER ERWSD & IME REVIEW	08/19/24
PER ERWSD	10/30/24

JOB No. 20067

M:\Civil\3d_Pro\20067PS1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 21 SANITARY SEWER PLAN AND PROFILE VIEW 1, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting LLC.


S8A
RIM=7902.10
PR. FLUSHING CONNECTION
STA: 0+00
1.5" SE INV=7895.00
S8
RIM=7901.54
PR. SHUTOFF VALVE
STA: 0+32
1.5" NW INV=7894.37
1.5" SE INV=7894.39
S3
RIM=7900.76
PR 4' CAST IN PLACE MH
STA: 1+46
8.0" SE INV=7896.00
1.5" W INV=7896.48
8.0" NE INV=7895.88
S7
S8
S5
4"S
1.5"S
12"W
12"R
6"W
6"R
7900
7902
7904
7906
7908
7910
7912
7914
7916
7918
7920
7922
7924
7926
7928
7930
7932
7934
7936
7938
7940
7942
7944
7946
7948
7950
7952
7954
7956
7958
7960
7962
7964
7966
7968
7970
7972
7974
7976
7978

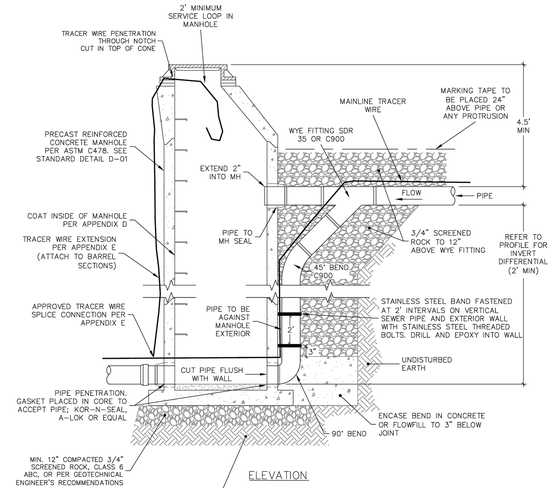
M:\Civil3d_Pro\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 23 SEWER DETAILS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.2' DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

DETAIL
STANDARD MANHOLE

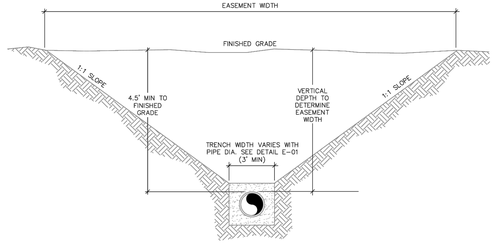


GENERAL NOTES

1. SEE 2.4.12 AND 3.3.11.
2. MANHOLE SHALL CONFORM TO D-01 STANDARD MANHOLE DETAIL AND ALL APPLICABLE DISTRICT STANDARDS.
3. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
4. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.20' DROP FROM ENTRANCE THROUGH EXIT.

DETAIL
DROP CONNECTION MANHOLE

SEWER PIPE COVER DEPTH	MINIMUM EASEMENT WIDTH REQUIRED
4'6" TO 8'6"	20'
8'7" TO 11'0"	25'
11'1" TO 13'6"	30'
13'7" TO 16'0"	35'
16'1" TO 18'6"	40'
18'7" TO 21'0"	45'
21'1" TO 23'6"	50'

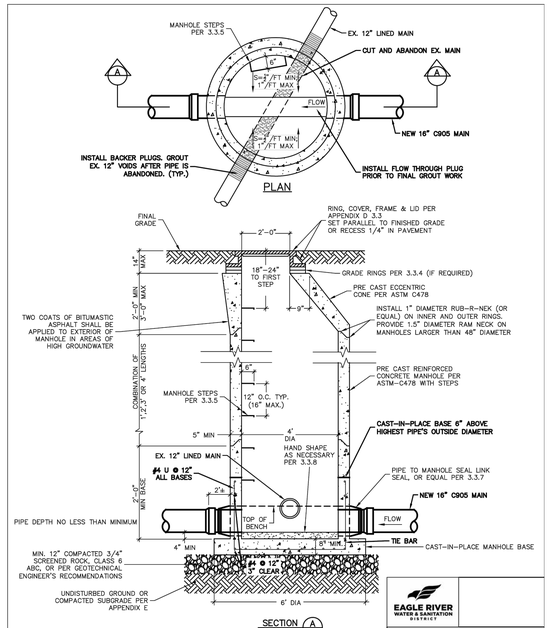


GENERAL NOTES

1. PIPE SHALL BE CENTERED IN EASEMENT.
2. ANY PROPOSED SEWER MAIN DEPTH GREATER THAN 14' DEEP REQUIRES AN ALTERNATIVES ANALYSIS AND DISTRICT APPROVAL.
3. CALCULATE EASEMENT WIDTH AS FOLLOWS:
   W = DEPTH TO TOP OF PIPE X 2 + 3 FEET
   (ROUNDED UP IN 5 FOOT INCREMENTS)

EXAMPLE:
10 FOOT DEEP PIPE = 10 X 2 + 3 = 23 FEET
W = 25 FOOT WIDE EASEMENT ROUNDED

DETAIL
EASEMENT WIDTH DETAIL



GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 0.2' DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).
5. MANHOLE CONSTRUCTION SHALL CONFORM WITH ALL DISTRICT STANDARDS. CAST-IN-PLACE BASE SHALL MEET OR EXCEED CDOT SPECIFICATIONS AND STANDARD PLAN NO. M-604-20.

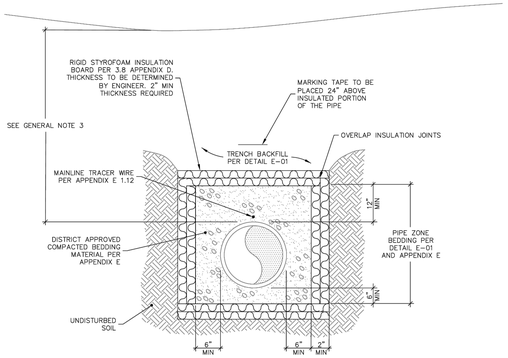
EAGLE RIVER WATER & SANITATION DISTRICT

CAST IN PLACE STANDARD MANHOLE

DRAWN BY:	JEC	DATE:	03/01/2017
SCALE:	NONE	REV:	N/A

D-01 CIP

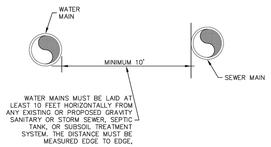
NOTE
THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR THE SANITARY MANHOLE S.3. THE SPECIFIC COMPONENTS OF THE MANHOLE SHALL BE CONSTRUCTED AS PER ERWSD STANDARDS.

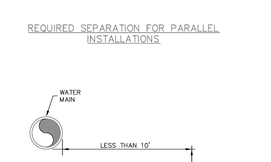


GENERAL NOTES

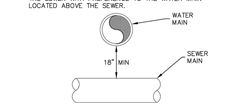
1. CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE DISTRICT PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. THE USE OF INSULATION MUST BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
3. INSULATION SHALL BE INSTALLED ON ALL PIPES THAT DO NOT HAVE A MINIMUM OF 4.5' OF EFFECTIVE COVER. EFFECTIVE COVER SHALL BE DEFINED AS SEPARATION FROM COLD AIR SOURCES, INCLUDING STORM SEWERS. 1" OF INSULATION BOARD MAY BE SUBSTITUTED FOR EACH 1" OF SOIL COVER (MINIMUM 2" OF INSULATION) REQUIRED TO MEET THE MINIMUM COVER REQUIREMENT.
4. INSULATION SHALL BE DOW HIGHLOAD 100, OWENS CORNING FOAMULAR 1000, OR APPROVED EQUAL. HIGH COMPRESSIVE STRENGTH FOAM BOARD INSULATION IS REQUIRED WITHIN ALL RIGHT OF WAY AND PAVED AREAS.

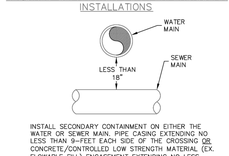
DETAIL
SEWER PIPE INSULATION

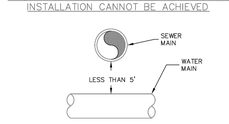




WATER MAINS CROSSING SEWERS MUST BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS MUST BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER WITH PREFERENCE TO THE WATER MAIN LOCATED ABOVE THE SEWER.



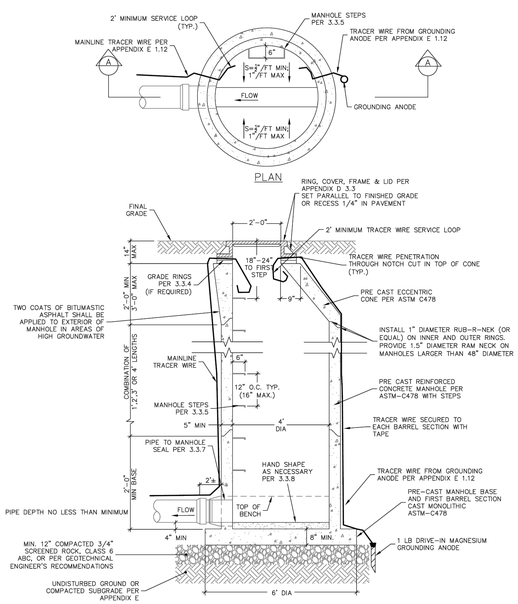




GENERAL NOTES

1. WATER PIPES MUST NOT PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE. WATER MAIN SHOULD BE LOCATED AT LEAST 10 FEET FROM SEWER MANHOLES.
2. PIPE SEPARATION MUST COMPLY WITH STATE OF COLORADO DESIGN CRITERIA FOR POTABLE WATER SYSTEMS, SECTION 8.8 (ALL DETAILS REGARDING SEPARATION BETWEEN WATER AND SEWER).
3. SECONDARY CONTAINMENT-THE PIPE CASING MUST BE OF WATERTIGHT MATERIAL WITH NO JOINTS. THE CASING PIPE MATERIALS MAY BE STEEL, DUCTILE IRON, FIBERGLASS, FIBERGLASS REINFORCED POLYMER MORTAR (FRPM), OR POLYVINYLCHLORIDE (PVC) WITH SUITABLE CARRIER PIPE SUPPORTS AND CASING PIPE END SEALS.
4. SECONDARY CONTAINMENT REQUIRED UNLESS THE VERTICAL DISTANCE EXCEEDS 5 FEET. THE CASING MUST BE A SINGLE SECTION OF STEEL OR DUCTILE IRON PIPE. THE DESIGN MUST INCLUDE A MEANS TO SUPPORT THE INTERCEPTOR OR SEWER MAIN TO PREVENT SETTLEMENT AND PERMIT MAINTENANCE OF THE WATER MAIN WITHOUT DAMAGE TO THE SEWER PIPE. CROSSINGS INVOLVING JOINTLESS PIPE SUCH AS HDPE, FUSIBLE PVC OR WELDED STEEL DO NOT REQUIRE INSTALLATION OF SECONDARY CONTAINMENT.

DETAIL
WATER AND SANITARY SEWER SEPARATION



GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. TRACER WIRE SHOWN ENTERING OPPOSITE SIDES FOR CLARITY, WIRES MAY BE INSTALLED PARALLEL THROUGH SAME NOTCH IN PRECAST CONE SECTION.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER PER 3.3.8.
4. MANHOLE SHALL CONFORM TO ASTM C478 AND ALL APPLICABLE DISTRICT STANDARDS (APPENDIX D).

DETAIL
DEAD END MANHOLE

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SEWER DETAILS

23

DATE: 10/28/24
SHEET 23 OF 38
CADD:
ENG: CMW
PM: ROW
TECH:
/20067DT1

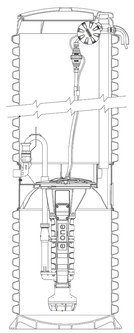
REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	05/15/24
PER ERWSD & IME REVIEW	08/19/24
PER ERWSD REVIEW	10/30/24

JOB No. 20067

M:\Civil3d_Proj\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 24 E-ONE GRINDER PUMP DETAILS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drowing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

E/ONE EXTREME SERIES

DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

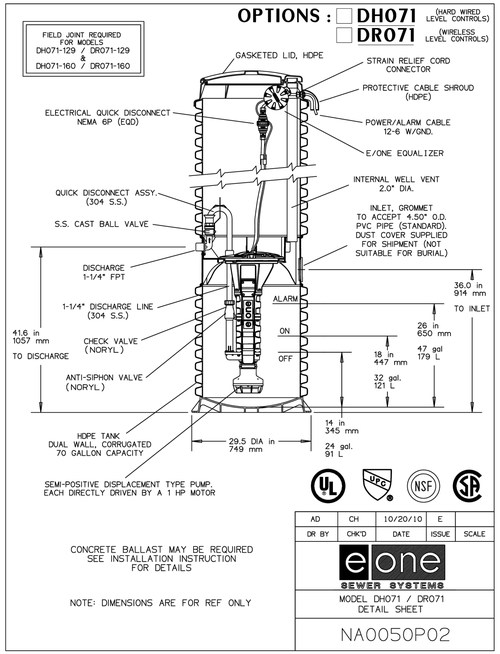
E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0050P01 Rev D

OPTIONS : ☐ DH071 (HARD WIRED LEVEL CONTROLS)
☐ DR071 (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

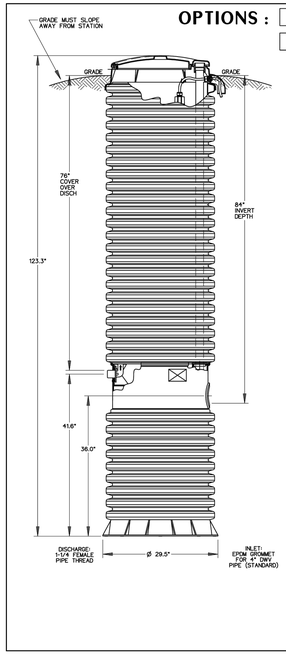
AD	CH	10/20/10	E	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071 / DR071 DETAIL SHEET

NA0050P02

OPTIONS : ☐ DH071-124 (HARD WIRED LEVEL CONTROLS)
☐ DR071-124 (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

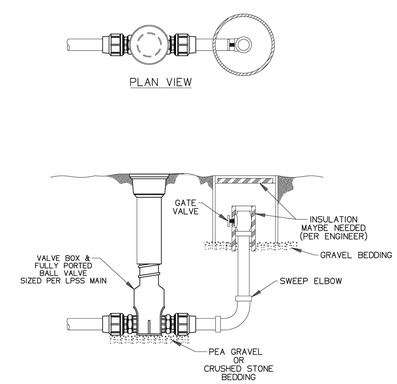
NOTE: DIMENSIONS ARE FOR REF ONLY

AD	CAH	07/13/07	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071-124 / DR071-124

NA0050P07



TYPICAL TERMINAL FLUSHING CONNECTION

SGS		05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

TYPICAL TERMINAL FLUSHING CONNECTION

ESD 10-0094

E/ONE EXTREME SERIES

E/One Sentry™

Alarm Panel — Protect Plus Package



Description

The E/One Sentry panels are custom designed for use with Environment One grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

Standard Features

Includes all features of the basic configuration of the E/One Sentry panel, including circuit breakers, 240 or 120 VAC service, terminal blocks and ground lugs, audible alarm with manual silence, manual run feature and run indicator, redundant "Start" function with high level alarm, safety front, conformal-coated board and overload protection.

Includes all of the features of the E/One Sentry Protect package, including a Trouble indication that shuts down the pump temporarily in the event of an unacceptable operating condition (brownout, system overpressure, run dry), as well as:

Predictive status display module

Pre-alarm indication for major operating parameters

Alarm indications for major operating parameters

Hour meter, cycle counter and alarm delay

LCD display and user-friendly interface

Inner cover (dead front)

Contact group — dry and Remote Sentry

Optional Features

Generator receptacle with auto transfer

GFCI

Main service disconnect

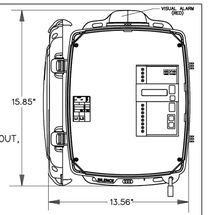
NA0079P01 Rev. B

Please consult factory for special applications.

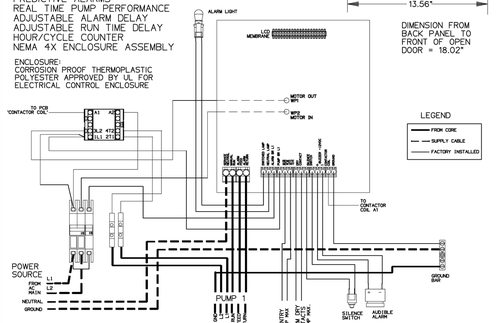
SENTRY PROTECT PLUS SIMPLEX

REDUNDANT RUN (HIGH LEVEL)
EXTERNAL VISUAL & AUDIBLE ALARM
REMOTE SENTRY DRY CONTACTS FOR OPTIONAL POWER LOSS HIGH LEVEL ALARM (POWER LOSS ALARM FOR WIRELESS)
MANUAL ALARM SILENCE
MANUAL RUN
STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT, VOLTAGE, EXTENDED RUN TIME
DRY CONTACTS
CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
PADLOCK
DEAD FRONT
PREDICTIVE ALARMS
REAL TIME PUMP PERFORMANCE
ADJUSTABLE ALARM DELAY
ADJUSTABLE RUN TIME DELAY
HOUR/CYCLE COUNTER
NEMA 4X ENCLOSURE ASSEMBLY

ENCLOSURE:
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



DIMENSION FROM BACK PANEL TO FRONT OF OPEN DOOR = 18.02"



OLD / NEW WIRE COLOR MAP			
PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

CONTROL CABLE:
TYPE TC DIRECT BURIAL, SIX CONDUCTOR

AD	12/14/07	DMS	C	06/23/11
DR BY	DATE	CHK'D	ISSUE	DATE

e/one SEWER SYSTEMS

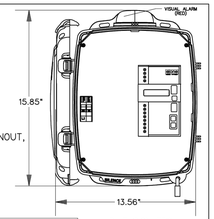
SENTRY PROTECT PLUS PANEL, SIMPLEX 240V 60Hz DOUBLE POLE POWER

NA0079P03

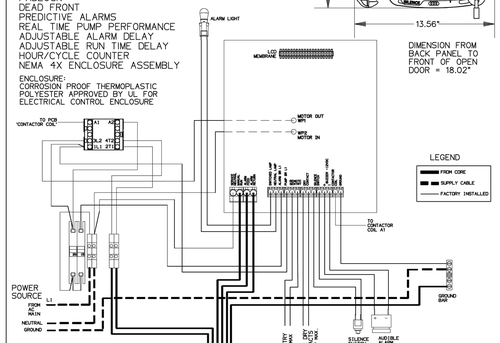
SENTRY PROTECT PLUS SIMPLEX

REDUNDANT RUN (HIGH LEVEL)
EXTERNAL VISUAL & AUDIBLE ALARM
REMOTE SENTRY DRY CONTACTS FOR OPTIONAL POWER LOSS HIGH LEVEL ALARM (POWER LOSS ALARM FOR WIRELESS)
MANUAL ALARM SILENCE
MANUAL RUN
STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT, VOLTAGE, EXTENDED RUN TIME
DRY CONTACTS
CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
PADLOCK
DEAD FRONT
PREDICTIVE ALARMS
REAL TIME PUMP PERFORMANCE
ADJUSTABLE ALARM DELAY
ADJUSTABLE RUN TIME DELAY
HOUR/CYCLE COUNTER
NEMA 4X ENCLOSURE ASSEMBLY

ENCLOSURE:
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



DIMENSION FROM BACK PANEL TO FRONT OF OPEN DOOR = 18.02"



OLD / NEW WIRE COLOR MAP			
PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	NEUTRAL	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

CONTROL CABLE:
TYPE TC DIRECT BURIAL, SIX CONDUCTOR

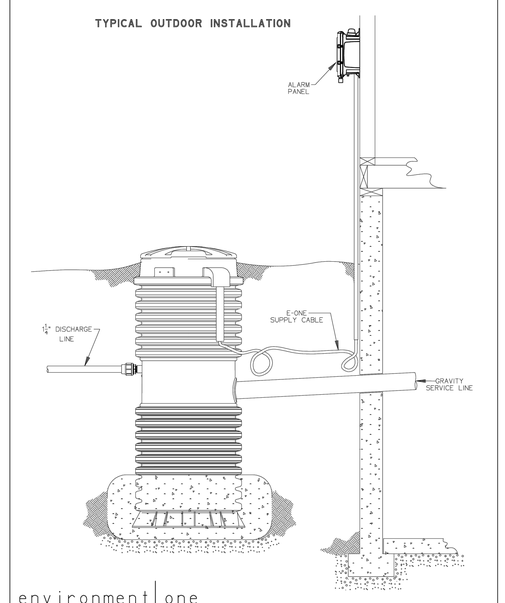
AD	01/10/08	DMS	A	06/23/11
DR BY	DATE	CHK'D	ISSUE	DATE

e/one SEWER SYSTEMS

SENTRY PROTECT PLUS PANEL, SIMPLEX 120V, SINGLE POLE POWER

NA0079P04

TYPICAL OUTDOOR INSTALLATION



environment one CORPORATION

LM000112 REV. B

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

E-ONE GRINDER PUMP DETAILS

24

DATE: 10/28/24
SHEET 24 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067DT1

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	08/13/24
PER ERWSD & ME REVIEW	09/13/24

SEWER SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTIONS SPECIFICATIONS ARE A PORTION OF THE THE EAGLE RIVER WATER & SANITATION DISTRICT ("DISTRICT") RULES AND REGULATIONS FOR WATER AND WASTEWATER SERVICE.
TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE APPENDICES OF THE DISTRICTS' RULES AND REGULATIONS

SECTION I – GENERAL REQUIREMENTS

1.1 Authority
The Standard Specifications for Sewer Mains (the "Specifications") are promulgated by the Eagle River Water & Sanitation District ("District"). The interpretation and enforcement of the Specifications is hereby delegated to the District Regulations Administrator.

SECTION II – COLLECTION SYSTEM DESIGN AND LAYOUT

2.5.10 Manhole Connections
Any new main connection eight inches (8") or greater within a manhole shall match the crown of pipe to crown of pipe at the highest existing main currently within the manhole.

2.5.11 Location/Marking Tape
All lines connected to District mains in any way shall be marked with the appropriate marking tape per Section 3.6 and shall be placed twenty four inches (24") above the pipe.

2.6.3 Horizontal and Vertical Separation from Potable Water Mains
Refer to detail D-11.

(a) Parallel Main Installations and Appurtenances:

Sewer mains and sewer service lines shall be installed at least ten feet (10') horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a ten foot (10') separation, the District may allow installation of the sewer main closer to a water main utilizing encasement or pressure rated joints, provided that the water main is on a separate trench or on an undisturbed earth shelf located on one side of the main and at an elevation so the bottom of the water main is at least eighteen inches (18") above the top of the sewer main. The District requires a ten-foot (10') separation between water and sewer appurtenances including manholes. If a manhole is installed, it will be measured from outside of manhole to outside of water attribute.

(b) Perpendicular Crossings – Sewer under Water:

If the sewer pipe crosses under the water main but less than eighteen inches (18") of clear space will exist, either the water main or sewer main must be installed with secondary containment. Acceptable options include a pipe casing extending no less than nine feet (9') each side of the crossing. The pipe casing shall be of watertight material with no joints. The casing pipe materials may be steel, ductile iron, fiberglass, fiberglass reinforced polymer mortar (FRPM), or polyvinylchloride (PVC) with suitable carrier pipe supports and casing pipe end seals. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than ten-feet (10') each side of the crossing may be used.

(c) Perpendicular Crossings – Water under Sewer:

If the sewer pipe will cross above or over the water main, either the sewer pipe or water pipe shall be installed with secondary containment unless the vertical distance exceeds five feet (5'). Acceptable options include a pipe casing extending no less than 9- feet each side of the crossing. The casing must be a single section of steel or ductile iron pipe. The design must include a means to support the interceptor or sewer main to prevent settlement and permit maintenance of the water main without damage to the sewer pipe. Alternatively, concrete or Controlled Low Strength Material (ex. flowable fill) encasement of either pipe extending no less than 10-feet each side of the crossing may be used. Crossings involving jointless pipe such as HDPE, fusible PVE or welded steel do not require installation of secondary containment.

SECTION III – MATERIAL SPECIFICATIONS

3.1 General Requirements
All materials must conform to these Material Specifications and shall be new and undamaged. Acceptance of materials, or the waiving of inspection thereof, shall in no way relieve the Applicant of the responsibility for furnishing materials that meet the requirements of these Specifications.

3.2 Pipe and Fittings
The following materials are approved for District mains:

3.2.1 Polyvinyl Chloride (PVC) gravity pipe
Main installations from eight to fifteen inches (8" to 15") in diameter shall conform to ASTM D3034, and shall be either SDR-35/PS46 or SDR-26/PS115.
Main installations from eighteen to twenty-seven inches (18" to 27") in diameter shall conform to ASTM F679 and shall be SDR-26/P115. Push on joints and molded rubber gaskets shall conform to ASTM D3212.
Maximum pipe segment lengths shall be twenty feet (20'). Joint lubricant shall be nontoxic and water-soluble and supplied by the pipe manufacturer.

3.2.2 Polyvinyl Chloride (PVC) pressure pipe

(a) Yelomine
Yelomine pipe shall be SDR-21, restrained joint PVC pressure pipe and fittings having a minimum cell classification of 12454 as defined in ASTM D1784 and materials in conformance with ASTM D2241.

(b) C-900
AWWA C-900 pipe may be used for 8 " through 12" diameter pipe, and shall be pressure class 235 psi, DR18, with push-on joints and flexible elastomeric seals ASTM D3139/ASTM F477. All spigot ends shall be beveled to manufacturer's specifications with gaskets meeting ASTM F477 and joints in compliance with ASTM D3139.

3.2.3 Ductile Iron Pipe (DIP)
Ductile Iron Pipe shall be per ASTM A746, Class 52, 350 psi, AWWAC151. Push-on joints shall be ANSI/AWWA C111/A21.11. Factory applied Protecto 401, or equivalent, ceramic epoxy interior lining for DIP & fittings. Manufactured by U.S. Pipe and Foundry Company/Griffin Pipe Products or approved equal.

3.2.4 Service Line Taps
Factory wyes shall be used for all service line connections with new main installations See Appendix B for requirements for new service line connections to existing mains.

3.2.5 Transition Adapter
If permitted on a case-by-case basis, Harco transition adapters or Shear Guard couplers may be used for pipe material transitions with prior approval. Fernco couplers shall not be permitted.

3.3 Manholes

3.3.1 Manhole
Manhole sections, base, riser, conical top sections, flat slab tops, and joint sealants between manhole sections shall be in accordance with ASTM C 478. Concrete used in cast in place manhole bases shall be per Section 3.3.10. All cone sections shall be the eccentric type. Openings through manhole risers shall be cored or cast-in, and access opening shall be twenty four-inch (24") diameter. Flat lid slabs are required on manholes with a depth of less than five feet (5') and must be eccentric.

3.3.2 Water Tightness
Manholes shall be watertight and constructed of precast concrete. Barrel sections, cones and frame joints shall all be sealed with a double Rub R Nek, or other equivalent material approved by the District. In areas of high groundwater or otherwise required by the District, a bituminous coating, or approved equal waterproofing material, shall be applied to the exterior of the manhole. Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater.

3.3.3 Rings and Covers
Manhole rings and covers shall be heavy duty castings ASTM A 536 or gray cast iron per ASTM A 48 and all components shall be traffic rated to AASHTO HS-20. Ring and cover combined weight shall be greater than 245 pounds and machined to fit securely with a non-rocking cover. Manhole covers shall be twenty-four inch (24") in diameter and have a minimum of twenty-two and one-eighth inches (22-1/8") diameter clearance, have a waffle pattern with a flat lid and the lettering "SEWER" cast on the cover. Covers shall be D & L brand model A-1043 or accepted equal. Precision Cover Systems, Inc. (PCSI) fully-adjustable manhole covers with variable grade rings shall be installed in roadways.

3.3.4 Grade Rings
Grade rings shall be in accordance with ASTM C 478 and the maximum height of grade rings shall not exceed eleven inches (11").

3.3.5 Manhole steps
Steps shall be comprised of grade 60 deformed rebar encased in a polypropylene copolymer plastic with a tread width of fourteen inches (14"). The steps shall be M.A. Industries No. PS2-PF or PS2-PF-DF or approved equal. Steps shall be cast in place during manufacturing of the manhole sections and shall be six inches (6") from face of manhole. The top most step shall be installed between eighteen (18") and twenty-four inches (24") from the rim of the manhole. Manhole steps shall be vertically aligned and plumb. Steps shall be typically spaced at twelve inches on-center vertically with a maximum spacing of sixteen inches (16"). Steps shall not be installed in the "chimney" portion of the manhole. Entry steps shall be located in the barrel and cone sections of the manhole. See Standard Manhole Detail D-01.

3.3.6 Joint Sealant
Joints shall be sealed with Rub-R-Nek LTM or approved equal installed on the inner and outer ring. Sealant shall be a flexible gasket-type of Butyl rubber, Federal Specifications SS-S-210 (210-A), per ASTM C990-09, AASHTO M-198 75 1. Sealant shall be applied on all surfaces between precast concrete adjusting ring and casting, individual precast concrete adjusting rings, and precast concrete adjusting ring and cone joints. A compatible primer or solvent as recommended by manufacturer of butyl base material shall be used to prepare surfaces prior to application of butyl base material and riser rings. Two gaskets with a minimum cross sectional area equivalent to one inch (1") in diameter are required per joint on forty-eight inch (48") diameter manholes. Gaskets for manholes greater than forty-eight inches (48") in diameter shall have a minimum cross sectional area of one and one-half inches (1 ½").

3.3.7 Pipe to Manhole Seal
KOR-N-Seal, A-Lok, or approved equal flexible rubber boot in a cored hole per ASTM C 923 shall be used for installations in pre-cast bases.
For installations in cast-in-place bases (upon approval and on existing mains only), all pipe-to-manhole connections shall use two elastomeric Kor-N-Seal, or approved equal, "O"-ring water stops minimum per ASTM F477.

3.3.8 Flow Channel
The flow channel straight through a manhole should be made to conform as closely as possible in shape and slope to that of the connecting mains and shall have two tenths of a foot (0.2') minimum fall through the channel for a standard manhole. Channel depth and width shall equal the largest pipe diameter. The channel walls should be formed or shaped to the full height of the crown of the outlet main in such a manner as to not obstruct maintenance, inspection or flow in the sewers.

3.3.9 Bench
All manholes shall be constructed with a full bench configuration, in which the top of the invert channel walls shall match the crown of pipe elevation. The horizontal bench surface shall be sloped at a minimum of one-half inch (½") per foot, maximum of one inch (1") per foot with a medium broomed finish, perpendicular to the main direction of flow.

3.3.10 Manhole Base
The foundation for each manhole base shall be prepared by replacing unsuitable material with sub grade stabilization material in accordance with Appendix E-Earthwork.
The manhole base shall be precast (in accordance with ASTM C478) unless the manhole ties into an existing main, in which case a cast-in-place base may be used.
The invert shall be formed and smoothly finished to match the shape and elevation of all pipes connected to the manhole. Where the sewer line is designed with a continuous grade through the manhole, the pipe shall be laid through the manhole location, the top half of the pipe cut out and the manhole base formed around the bottom half of the pipe.
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Concrete reinforcement shall be epoxy-coated steel reinforcing bars in accordance with ASTM A-615, Grade 60. In instances where a manhole ties into an existing main and a cast-in-place base is used, the first pre-cast manhole section shall be placed on the concrete base structure before the base has taken initial set, or the section shall be grouted into a suitable groove formed in the top of the manhole base.
The first section shall be adjusted to the proper grade and alignment so that it is uniformly supported by the base concrete and not bearing on any of the pipes. The manhole steps shall be located one-foot left or right of the main inflow pipe.
The remaining pre-cast sections shall be placed and aligned to provide vertical sides and alignment of the ladder rungs. Plumbness shall be checked as each barrel section is added. A bitumastic or other approved sealer shall be placed between pre-cast sections so that the completed manhole is rigid and watertight. The sealer shall be placed both on the inside lip as well as the outside lip of each section.

3.3.11 Interior Coatings
For drop manholes (or other applications as identified by the District), manhole interiors shall be coated with a Polyamidoamine Epoxy Primer with Polyamidoamine Epoxy Top Coat such as Tnemec Epoxoline Series L69 or equivalent. Preparation and application shall be per manufacturers' recommendations.

3.4 Concrete/Grout

3.4.1 General Requirements
Contractor shall provide the District Inspector with a specification sheet or mix design from the concrete supplier.

3.4.2 Concrete
All concrete used in construction of cast-in-place manholes and bases shall be CDOT Class D. Construction shall be in conformance with the Detail D-01.

3.4.3 Mortar and Grout
Non-shrink mortar and grout used in the shaping of inverts, grade ring gaps, sealing penetrations, or setting and anchoring cast iron shall consist of one part Type II Portland Cement and two parts of fine, clean sand. Only sufficient water shall be added to provide a stiff, workable cement mixture for proper troweling. Hydrate lime or masonry cement shall not be used. Where relatively thin portions of grout are to be applied (to a flow channel or top of bench) an approved epoxy bonding coat shall be applied to the exposed concrete surfaces prior to grouting.

3.5 Locating Disk
The District will provide green 3M brand Full-Range Disk Marker locating disks to the contractor for stub outs. The contractor shall ensure their correct installation.

3.6 Marking Tape
The installation of green marking tape is required on all sewer mains and service lines.
The tape shall be installed approximately 24 inches (24") above the main or line. The tape shall meet the following specifications:

(a) Five (5)-mil thick Polyethylene material.

(b) Solid green color with black lettering.

(c) Six inches (6") in width.

3.7 Casing Material and Spacers
Carrier pipes to be installed inside casings shall be installed with self-restraining casing spacers. Casing spacers shall provide axial thrust restraint to prevent pipe joint deflection during and after installation. They shall also provide dielectric insulation between the carrier pipe and the casing and facilitate installation of the carrier pipe into the casing. See Sewer Main Casing Detail D-5. Pipe casing shall be smooth wall welded steel ASTM A-53 Grade B cylinder fabricated in accordance with AWWA C200. External loading shall be AASHTO HS-20 highway or E-80 railroad loading, railroad loading plus jacking load. Casing joints shall have ends beveled for field welding, be butt welded with complete joint penetration welds around the entire circumference of the pipe, and be formed and accurately manufactured so that when pipes are placed together and welded they form a continuous casing with a smooth and uniform interior surface. Interlocking joints shall be Permalok Interlocking Pipe Joining System.
Casing spacers shall be stainless steel, two piece bolt-on style, minimum fourteen (14) gauge thickness and a minimum length of eleven inch (11"); casing spacers shall be installed every six feet (6') of the pipeline to support the pipe barrel and the weight of its contents, or at an appropriate spacing as determined by the engineer. The four runners shall be eleven inches (11") long at a minimum and manufactured of high abrasion resistant, low coefficient of friction, glass filled polymer. Runner heights shall be set to center the carrier pipe in the casing. Risers shall be ten (10) gauge maximum, and the coating shall be fusion-bonded epoxy or heat fused PVC. Casing spacer models shall be Uni-Flange Series UFRCS1300, Advance Products and Systems, Inc. SI-12; Pipeline Seal and Insulator, Inc. C12G or approved equivalent. Restrained casing spacers shall be provided at all pipe joints. Restrained casing spacers shall be UniFlange Series UFRCS1390 P or approved equivalent.
Casing end seals shall be preformed and designed to prevent entry of water or loss of material from casing. The end seals shall be made of one-eighth inch (1/8") thick 60 durometer EPDM or neoprene rubber held together with mastic strips to seal the edges.
The seals shall overlap the casing pipe by two inches (2") and shall be held on with AISI 304L stainless steel worm gear clamps. Casing end seals shall be Advance Products and Systems, Inc. AC or AW; Pipeline Seal and Insulator, Inc. C or W; or approved equivalent.

3.8 Tracer Wire (REQUIRED)
See Appendix E

SECTION IV – PIPE INSTALLATION & CONSTRUCTION

4.1 Safety
Job site safety shall be the responsibility of the contractor. The District Inspector may refuse to enter a jobsite if deemed unsafe by Occupational Health and Safety Act (OSHA) standards. Failure to provide a safe jobsite may prevent the District from conducting an inspection.

4.2 Handling of Materials
Pipe and fittings shall be loaded and unloaded by lifting so as to avoid shock or damage. Under no circumstances shall material be dropped. If, however, any part of the pipe is damaged, the replacement or repair of the damaged pipe shall be done to the satisfaction of the District. Any pipe or fittings that are not acceptable to the District shall be removed from the job site immediately. All pipe-handling equipment and pipe handling methods shall be in accordance with the methods and equipment recommended by the manufacturer.
Under NO circumstance shall forks be inserted into any pipe and or fitting.
Pipe shall be stored and handled in accordance with manufacturer's recommendations.
Any pipe with UV degradation or bowing may be rejected by the District Inspector. All pipe shall be delivered to the project site and stored with factory applied end caps intact.

4.3 Inspection and Preparation of Pipe and Fittings
Before placing pipe in the trench, each pipe or fitting shall be thoroughly cleaned of all foreign material, kept clean at all times thereafter, and carefully examined for cracks, warping, or any other defects before installation. Bell ends and spigot ends are to be examined and free of defects. Following the inspection, end caps shall be replaced prior to placing the pipe in the trench.
All lumps, blisters and excess coatings shall be removed from the pipe and fitting, and the outeide of the spigot and the inside of the bell shall be wiped clean, dry and free from oil and grease before the pipe or fitting is installed. Dirt and any other material must be removed from the barrel of the pipe before installation.

4.4 Cutting and Fitting of Pipe
Pipe shall be cut in accordance with manufacturer's recommendations, whenever necessary, to conform to location of fittings, line, or grade. All cuts, when required, shall be straight, true and beveled and may be made with plastic pipe cutters or completed per the DIPRA Guidelines for Field Welding and Cutting Ductile Iron Pipe (August 2015). All burrs shall be removed from the ends of cut pipe and the ends of the pipe lightly rasped or filed.

4.5 Pipe Alignment and Grade
Manholes shall be installed at staked locations and elevations. Main installation stakes for alignment and grade shall be set by a surveyor under the guidance of a Professional Land Surveyor who is registered in the State of Colorado.
Pipe shall be installed at a constant grade from manhole to manhole. No grade breaks or low spots will be accepted. Pipe shall be installed with the bell ends facing in the direction of installation, unless directed otherwise by the District. Where pipe is to be installed on a grade of ten percent (10%) or greater, the installation shall start at the bottom and shall proceed upward with the bell ends of the pipe up grade.

4.6 Temporary Plugs
A mechanical pipe plug shall be used as a temporary plug during line installation to isolate the mainline extension from the existing collection system. All temporary plugs shall be provided by the Contractor.

4.7 Frost
No pipe or appurtenant structure shall be installed upon a foundation into which frost has penetrated, or if at any time there is danger of ice formation. No pipe or appurtenant structure shall be installed unless backfilling can be completed before the formation of ice and frost.

4.8 Lowering of Material into the Trench
Proper implements, tools and facilities satisfactory to the District shall be provided and used by the Contractor for the safe and convenient performance of the work. All pipe, manholes, and accessories shall be carefully lowered into the trench piece by piece by means of suitable tools and equipment, in such a manner as to prevent damage to the materials. Under no circumstances shall the materials be dropped or dumped into the trench.
If damage occurs to any pipe, manholes or main accessories in handling, the District inspector may reject the damaged material at the discretion of the inspector.

4.9 Installation of Pipe

4.9.1 General Requirements
Factory applied end caps shall remain installed on the pipe while it is being placed in the trench to prevent foreign material from entering the pipe. The end cap shall be left in place until the connection is to be made to the adjacent pipe. During installation, no debris, tools, clothing or other foreign materials shall be placed in the pipe.
As each length of pipe is placed in the trench, the spigot end shall be centered in the bell and the pipe inserted to the manufacturer's recommended depth with a slow steady pressure without jerky or jolting movements and brought to correct line and grade. The pipe shall be secured in place with bedding material tamped under it, except at the bells. Precautions shall be taken to prevent dirt from entering the joint space. No wooden blocking shall be left at any point under the pipeline. All pipe joints shall be uniform and smooth transitions shall exist from joint to joint or fitting.
See Appendix E for bedding, backfill and compaction requirements.

4.9.2 Ductile Iron Pipe
Push-On Joints: The inside of the bell, the outside of the spigot end, and the rubber gasket shall be thoroughly cleaned to remove oil, grit, excess coating, and other foreign matter. The rubber gasket shall be flexed inward and inserted into the gasket recess of the bell socket. NSF-61 approved gasket lubricant per the manufacturers recommendations shall be applied to either the inside face of the gasket, and the spigot end of the pipe, per the manufacturer's recommendations.
The spigot end of the pipe shall be placed in the bell end with care to prevent the joint from contacting the ground. Pipe furnished without a depth mark on the spigot end shall be marked before assembly to ensure insertion to the manufacturer's recommended depth. The pipe shall be kept in straight alignment and the joint shall be completed by inserting the pipe to the manufacturer's recommended depth with a slow, steady pressure by using a long pry bar, jack, lever puller, or backhoe bucket. A timber header should be used between the pipe and the jack or backhoe bucket to avoid damage to the pipe.
Upon completion of joining push-on joint pipe, an inspection shall be made to ensure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned.

4.9.3 Polyvinyl Chloride Pipe
Elastomeric Gasket Joints: Immediately before joining two (2) lengths of PVC pipe, the inside of the bell or coupling, the outside of the spigot and the elastomeric gasket shall be thoroughly cleaned to remove all foreign material.
Lubrication of the joint and rubber gasket shall be done in accordance with the pipe manufacturer's specifications.
Care shall be taken that the correct elastomeric gasket, compatible with the annular groove of the bell, is used. Insertion of the elastomeric gasket in the annular groove of the bell or coupling must be in accordance with the manufacturer's recommendations.
The spigot and bell or coupling shall be aligned and inserted to the manufacturer's recommended depth or reference line. Installation or pushing shall be done in a smooth, steady motion. Upon completion of joining the pipe, an inspection shall be made to assure that the gasket is correctly aligned in the gasket recess of the bell socket and not twisted or turned. NO deflection will be allowed at a joint of PVC pipe.

4.9.4 Yelomine Pipe
Installation of Yelomine pipe shall be in accordance with the manufacturer's recommendations and specifications. Cleanout caps shall be installed with nonpermanent gaskets where applicable.

4.9.5 Job-Mixed Concrete
Job-mixed concrete shall be thoroughly mixed to combine aggregates, cement, and water into a uniform mass.

4.9.6 Ready-Mixed Concrete
Said materials must be proportioned, mixed and transported in accordance with ASTM C94. Any concrete not plastic and workable when it reaches project shall be rejected.
See Section 3.4 for material specifications.

4.10 Manholes
Manholes shall be precast, watertight and constructed in accordance with the District's standard details and per Section 3.3. For precast manhole bases, the area underneath the manhole base shall be excavated and bedding material shall be placed and compacted to 95% Modified Proctor the required elevation. The manhole base shall then be lowered into the trench and checked for proper bearing on the subgrade, proper elevation and orientation to receive the incoming and outgoing sewers at the designated invert elevation. If the invert elevation varies by more than plus or minus one half inch (1/2") from the designated invert elevation, the base shall be removed and reset. The concrete invert channel and bench shall be constructed following the connection of all sewer pipes to the manhole. The flow channel shall be smooth and true to the sewer pipe invert elevations, with uniform cross section and slope, either straight or with a continuous curve between inlet and outlet of pipes. To eliminate free fall conditions in a manhole resulting from invert elevation differentials between incoming and outgoing pipes, the Contractor shall form and construct suitable channels in the bottom of the manhole connecting the inverts. Shape channel base and bench per Sections 3.3.8 and 3.3.9, respectively. New manholes shall have pre-formed holes for pipe installation and existing manholes shall be cored to install pipe and connector. Chip existing concrete bench inside manhole and shape smooth continuous invert for connections to existing manholes. All pipe-to-manhole connections and grade adjustment rings shall be sealed and grouted with non-shrink materials and be watertight. All lift holes shall be filled with non-shrink grout.
All dimensions, locations and elevations shall be coordinated by the Applicant and Contractor and meet the requirements of the District. Cast-in-place manhole bases will only be allowed when connecting to an existing main.

4.11 Service Lines
Refer to Appendix B, Section II.

SECTION V – TESTING AND ACCEPTANCE

5.1 General Requirements for Connections
Connections to the District system shall be inspected and approved by the District prior to backfilling.

5.1.1 Service Connections
Refer to Appendix B.

5.1.2 Connections to Manholes
All connections shall match the crown of pipe to crown of pipe at the highest existing main or per the direction of the District. All new main installations shall require reformed benches that meet all District standards.

5.2 Testing – Sewer Mains

5.2.1 Alignment
Straight alignment shall be checked by using either a laser beam or lamping.

5.2.2 Low Pressure Air Testing – General Requirements
The air test shall, as a minimum, conform to the test procedure described in ASTM F 1417 Standard Practice for Installation Acceptance of Plastic Non-Pressure Sewer Lines Using Low-Pressure Air. Deflection testing should occur prior to air test.

5.2.3 Low Pressure Air Testing Procedure

(a) Lines must be cleaned by flushing or by other means before the low pressure air test is to begin.

(b) Isolate the sewer line to be tested and ensure that all other outlets from which air could escape are properly sealed. In this step of the procedure, it is necessary to inspect the manhole invert being plugged to be sure that it has no damage which will be covered by the plug and not detected with the low-pressure air test.

(c) Determine the duration of the test by using the accompanying tables at the end of this section.

(d) Begin the test by connecting the air source to the inlet tap. Slowly add air until the internal pressure of the test section reaches a pressure 4.0 psig. If ground water back pressure exists, it must be quantified by the Engineer prior to testing.

(e) After the constant pressure of 4.0 psig is obtained, regulate the air supply so that the pressure is maintained between 3.5 to 4.0 psig for at least 2 min. Depending on air/ground temperature conditions, the internal air temperature will stabilize in equilibrium with the temperature of the pipe walls. The pressure will normally drop slightly until equilibrium is obtained; however, a minimum of 3.5 psig is required.

(f) Once the pressure has stabilized to 4.0 psig (plus the average ground water back pressure, if applicable) disconnect the air supply from the control panel. Observe the continuous monitoring gauge and decrease the internal pressure to no less than 3.5 psig. At a reading of 3.5 psig or within the range of 3.5 to 4.0 psig, stop decreasing the pressure and commence timing with a stopwatch or watch with a second hand or digital readout in minutes and seconds with an accuracy of 0.1.s.

(g) Once the predetermined time period from the formula or table above has elapsed, observe the continuous monitoring gauge to obtain the amount of pressure lost during the test duration. If the pressure drop is found to be less than 1.0 psig (or 0.5 psig in circumstances where a shorter test duration is desired), the section is presumed to be free of any leaks or defective joints. If the pressure drop is 1.0 psig or greater (0.5 psig or greater in circumstances where a shorter test duration is desired), the test section has failed due to excessive pressure loss. When low-pressure air testing of a sewer line results in a failure the Contractor, at his/her own expense, shall detect the leak or defect and repair or replace whatever is necessary to remedy such defect in a manner acceptable to the Owner.

See TABLE D-3 for Minimum Time for a 1.0 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015
See Table D-4 for Minimum Time for a 0.5 psig Pressure Drop for Size and Length of Pipe for Q = 0.0015

COLORADO LICENSED
ROBERT C WAGNER
60475
PROFESSIONAL ENGINEER

M:\Civil\34_Proj\20067DT1\Site Plan\20067DT1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 25 SEWER CONSTRUCTION SPECIFICATIONS 1, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD
SEWER CONSTRUCTION SPECIFICATIONS 1

25

DATE: 10/28/24
SHEET 25 OF 38
CADD:
ENG.: CMW
PM: RCW
TECH:
/20067DT1

JOB No. **20067**

REVISIONS:	REV. DATE
PER ERWSD & MWE REVIEW	07/19/24
PER ERWSD & MWE REVIEW	08/19/24

SEWER SPECIFICATIONS - CONTINUED

5.3 Manhole Testing – General Requirements

Manhole vacuum testing shall be required by the District on all manholes in all areas of high groundwater via the vacuum test per ASTM C1244, "Standard Test Method for Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) prior to backfill.

5.3.1 Manhole Testing Procedure

(a) Plug all inlets and outlets.

(b) Install the vacuum tester head assembly on the manhole.

(c) Attach the vacuum pump assembly to the proper connection on the test head assembly. Make sure the vacuum inlet/outlet valve is in the closed position.

(d) Inflate the sealing element to twice the test pressure to be used. Do not over inflate.

(e) Start the vacuum pump assembly engine and allow preset RPMs to stabilize.

(f) Open the inlet/outlet ball valve and evacuate the manhole to ten-inch (10") Hg (mercury) that is equivalent to approximately 5 PSIG (0.3 bar) backpressure.

(g) Close the vacuum inlet/outlet ball valve, disconnect the vacuum pump and monitor the vacuum for one (1) minute.

(h) Allowable leakage - less than one-inch (1") Mercury (Hg) in one (1) minute.

(i) All manholes that do not meet the minimum amount for the leakage rests must be repaired and re-tested.

5.4 Television Inspection – General Requirements

Prior to construction/final acceptance of any sanitary sewer line by the District, the main shall be inspected internally by television as outlined in this Section. Leakage testing shall be performed prior to televising. The complete job is ready for television inspection when the following work has been completed.

(a) All sewer pipelines are installed and backfilled.

(b) All attributes are in place, all inverts are complete and pipelines are accessible.

(c) All other underground facilities, utility piping and conduits are installed.

(d) Pipelines have been jet cleaned.

(e) Final air test has been completed.

When the above work is complete, the Contractor shall arrange for the television inspection. The Contractor of the project will notify the District in writing as to the scheduled date of the television inspection.
After conditions a through e as outlined above, are met, the entire job will be televised.

(a) A video. accompanied by Standard Form 6.3 shall document defects requiring correction.

(b) If no deficiencies are observed, the work will be considered satisfactory.

There is no acceptance tolerance for defects such as high and low spots, joint separations, offset joints, chipped ends, cracked or damaged pipe, dimples or bumps in the pipe, or groundwater infiltration.

5.4.1 Inspection Format

Sanitary sewer lines shall be inspected by means of remote CCTV. All CCTV work shall conform to current NASSCO-PACP standards. Contractor shall provide the District with CCTV inspections (video and data collected) entirely in electronic format. Mains shall be tested with three and a half (3.5) gallons of water per minute flowing during televising and shall follow the direction of flow. The camera must be centered in the pipe and the speed of travel shall be slow enough to inspect each pipe joint, and tee connection, and should not, at any time, be faster than 30 feet per minute. The documentation of the work shall consist of PACP CCTV Reports, PACP database, logs, electronic reports, etc. noting important features encountered during the inspection. All CCTV video observations shall be identified by audio and recorded on the District Standard Form 6.3 and is required to accompany each submittal.

5.4.2 CCTV Video Content

Submitted CCTV videos shall include:

(a) Footage indicator

(b) Running time

(c) Date

(d) Location

(e) Beginning (upstream) and ending (downstream) manhole numbers for each run. Manhole numbers corresponding with the District's GIS mapping system shall be obtained by the District field inspector.

5.4.3 District Review

The Contractor will be notified in writing of any deficiencies revealed by the television inspection that require repair. If corrective work is indicated and the Contractor wishes to view CCTV videos, he shall contact the District to set a time for the viewing.

5.4.4 Correction of Deficiencies

Those segments of the pipeline system that have been corrected must be re-televised. The procedure outlined in above will be repeated until all deficiencies observed by television inspection have been corrected to the complete satisfaction of the District. Prior to submittal to the District, the CCTV videos shall be reviewed by the Engineer, Applicant, and Contractor for any defect that may be visible. If CCTV videos and cut sheets are submitted to the District that are deemed "unacceptable," the Contractor shall be charged for the time taken by District personnel to review the CCTV videos. The minimum charge shall be one hundred dollars ($100).

5.5 Sewer Main Repairs

All proposed repairs must be approved by the District Inspector prior to actual repair. Once repair has been made, inspection will be required by a District Inspector. There will be no exception to this requirement. If a repair and/or correction is made in a sewer line segment, the entire line segment shall be required to be re-televised with water flowing. A line segment is defined as the entire length of sewer line from manhole to manhole.

5.6 Protection of Existing Sewer System

On the outlet of the connection point to the existing District sewer main, a mechanical plug shall be installed to prevent any flow, debris and or material from the newly constructed main line from entering the District's system. The plug shall be normally set on the downstream outlet of the manhole. Plugs shall be installed per the direction of the District's Inspector. The plug shall be a mechanical-type device and is to be secured to the existing manhole to prevent loss of plug. The plug shall not be removed until Construction Acceptance has occurred. The Contractor shall be required to make routine inspections of the mechanical plug to insure that no leaking is occurring. If a leak is found, the Contractor shall immediately notify the District and take corrective action. The District may perform a video inspection of existing sewer mains that could potentially be impacted by construction activities prior to the start of construction and after the completion of construction. Any damage to existing facilities caused by the Contractor shall be repaired at the Contractor's expense.

5.7 Manhole Abandonment

Manholes to be abandoned in place shall have all pipes entering or exiting the structure plugged with lean concrete or controlled low strength material backfill (Flo-Fill). For manholes with existing pipes too large to plug with fill, a bulkhead shall be constructed on the inside of the manhole to prevent the fill from entering the pipes. Manhole tops or cone section shall be removed to the top of the full barrel diameter section or to a point not less than eighteen (18) inches below final grade. The structure shall then be backfilled with lean concrete or Flo-Fill. Surface restoration shall be completed to match the surrounding areas.

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SEWER CONSTRUCTION SPECIFICATIONS 2

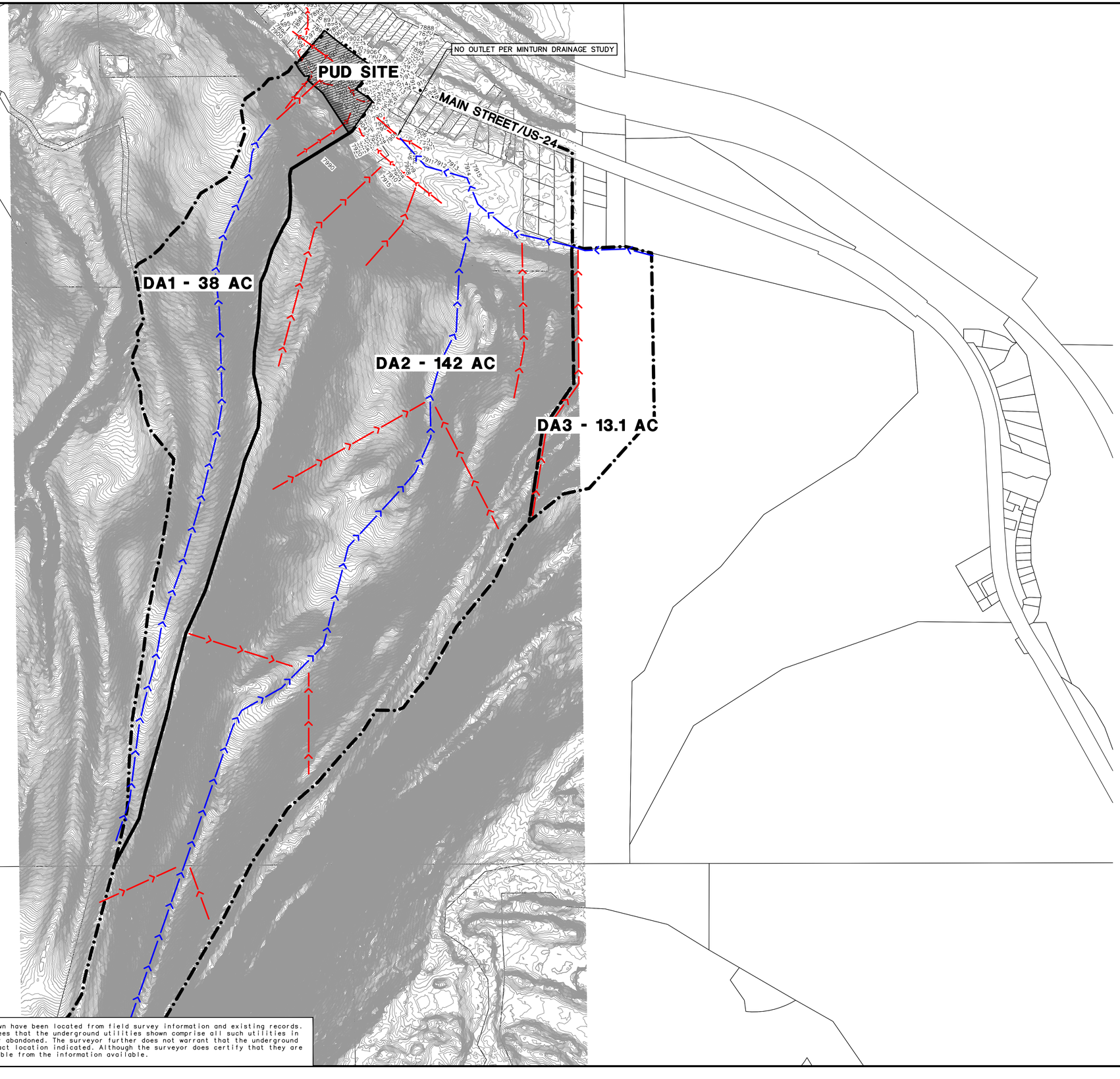
26

JOB No. 20067

REVISIONS:
PER ENGR & MWE REVIEW — REV. DATE 10/23/24
PER ENGR & MWE REVIEW — REV. DATE 08/19/24

DATE: 10/28/24
SHEET 26 OF 38
CADD:
ENG.: CMW
PM: RCW
TECH:
I:\20067DT1

M:\Civil3dProj\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:43 PM, Colton M. Wallace, 26 SEWER CONSTRUCTION SPECIFICATIONS 2, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



SCALE: 1" = 100'

0 100 200 300

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

NOTES

1. CONTOURS ARE NOT FIELD VERIFIED AND ARE INSERTED PER USGS GIS DATA
2. EXISTING DRAINAGE AREA PATTERNS AND AREAS ARE ESTIMATED.

LEGEND

- 838 — EXIST. CONTOUR
- EXIST. DRAINAGE AREA BOUNDARY
- FLOW PATH CONCENTRATED FLOW
- FLOW PATH SHEET FLOW

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381S Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

EXISTING DRAINAGE PLAN

27

JOB No. 20067

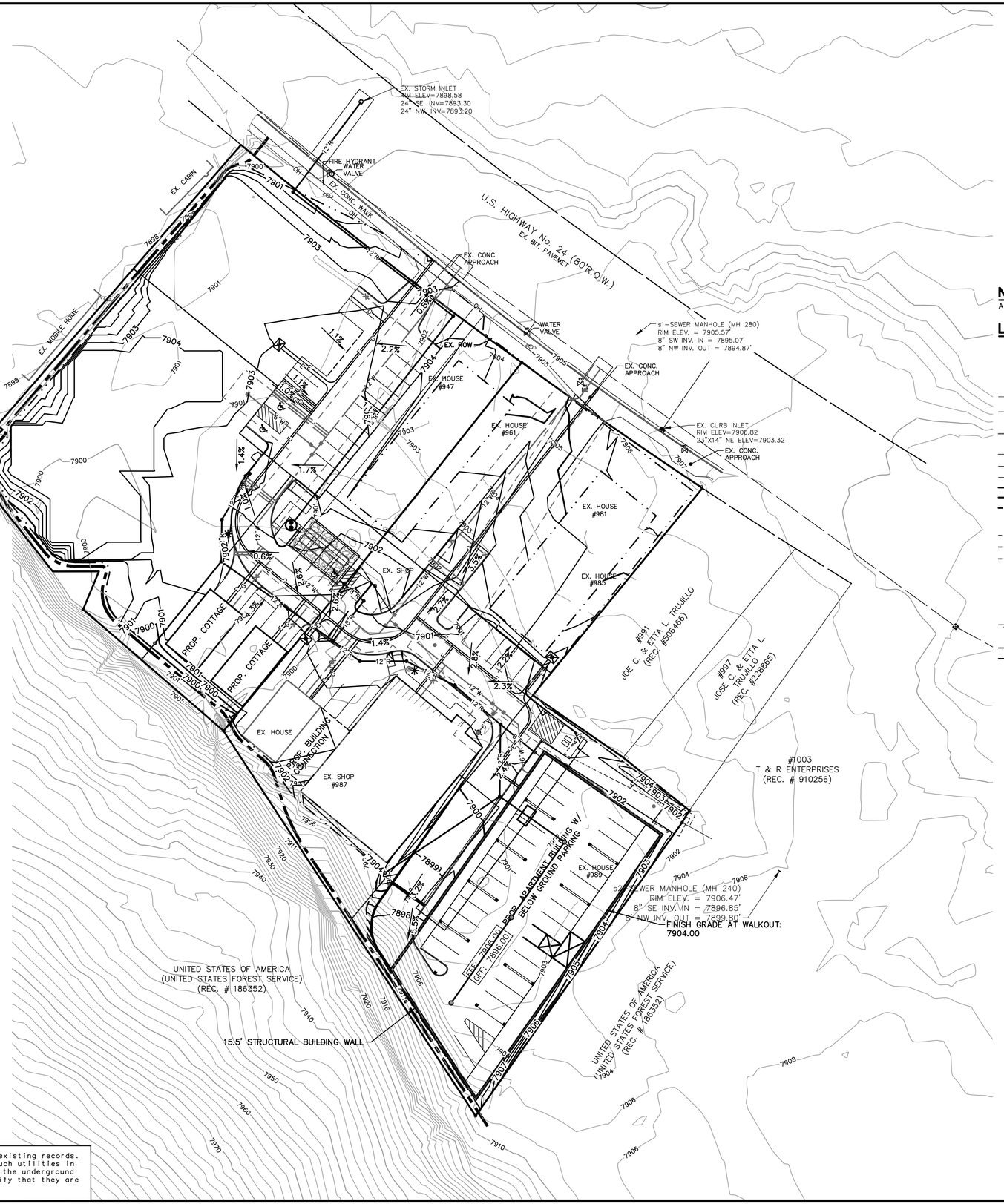
REVISIONS:	REV. DATE
PER ERWSD & MVE REVIEW	07/17/24
PER ERWSD & MVE REVIEW	08/19/24

DATE: 8/19/24
SHEET 27 OF 38
CADD:
ENG: CWW
PM: ROW
TECH:
/20067DA1

M:\Civil3d_Pro\20067\Site Plan\20067DA1.dwg, 10/29/2024 2:44 PM, Colton M. Wallace, 27 EXISTING DRAINAGE PLAN, MCLLC PDF.pc3

Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067GP1.dwg, 10/29/2024 2:44 PM, Colton M. Wallace, 28 OVERALL GRADING PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



SCALE: 1" = 30'

0 30 60 90

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

NOTES

ADD NOTES AS NECESSARY

LEGEND

7902	EXIST. CONTOUR
7902	PROP. CONTOUR
×7902.2	EXIST. SPOT ELEVATION
7902.2×	PROP. SPOT ELEVATION
	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD UTILITY LINE
W	EXIST. WATER VALVE
H	EXIST. HYDRANT
W	PROP. WATER MAIN
	PROP. HYDRANT
	PROP. GATE VALVE IN BOX
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
R	PROP. STORM SEWER
	PROP. CATCH BASIN OR INLET
	PROP. UNDERGROUND STORM SEWER STORAGE
	PROP. UNDERGROUND STONE BED
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	PROP. FLOOR DRAIN
	SIGN
	POST
G	EXIST. GAS VALVE
W	WELL
	FENCE
	PROP. ELEC. TRANSFORMER
E	PROP. ELECTRIC LINE
G	PROP. GAS LINE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

OVERALL GRADING PLAN

28

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD REVIEW	01/23/24
PER ERWSD & MWE REVIEW	06/19/24
PER ERWSD & MWE REVIEW	

DATE: 04/07/22
SHEET 28 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067GP1

M:\Civil3d_Proj\20067\Site Plan\20067GP2.dwg, 10/29/2024 2:44 PM, Colton M. Wallace, 29 DETAILED GRADING PLAN, MCLLC PDF pc3

Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

U.S. HIGHWAY No. 24 (80'R.O.W.)
EX. BIT. PAVEMET

LEGEND

- 7902 — EXISTING CONTOUR
- 7902 — PROPOSED CONTOUR
- ×7902.2 — EXISTING SPOT ELEVATION
- 7902.2 — PROPOSED SPOT ELEVATION
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- W — EXISTING WATER VALVE
- EXISTING HYDRANT
- W — PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE IN BOX
- r — EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- R — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- s — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- W — WELL
- FENCE
- RUSTIC TRAIL
- PROPOSED ELECTRIC TRANSFORMER
- E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- OFFSITE EXISTING SHEET FLOW PATH

SCALE: 1" = 20'
0 20 40 60

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

PROPOSED NDS FLO-WELL DRY WELL, EXTENDING TO A MINIMUM DEPTH OF 7' AND EXTENDING THROUGH EXISTING FILL AND CLAY.

15.5' STRUCTURAL BUILDING WALL

FINISH GRADE AT WALKOUT: 7904.00

PROP. APARTMENT BUILDING W/ BELOW GROUND PARKING
FFE: 7906.00
GFF: 7896.00

PROP. COTTAGE FFE = 7902.00

PROP. BUILDING CONNECTION

EX. SHOP FFE = 7901.00

EX. HOUSE FFE = 7901.00

#991
JOE C. & ETTA L. TRUJILLO
(REC. #506466)

UNITED STATES OF AMERICA
(UNITED STATES FOREST SERVICE)
(REC. # 186352)

SEWER MANHOLE (MH 240)
RIM ELEV. = 7906.47'
8" SE INV. IN = 7896.85'
8" NW INV. OUT = 7899.80'

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

DETAILED GRADING PLAN

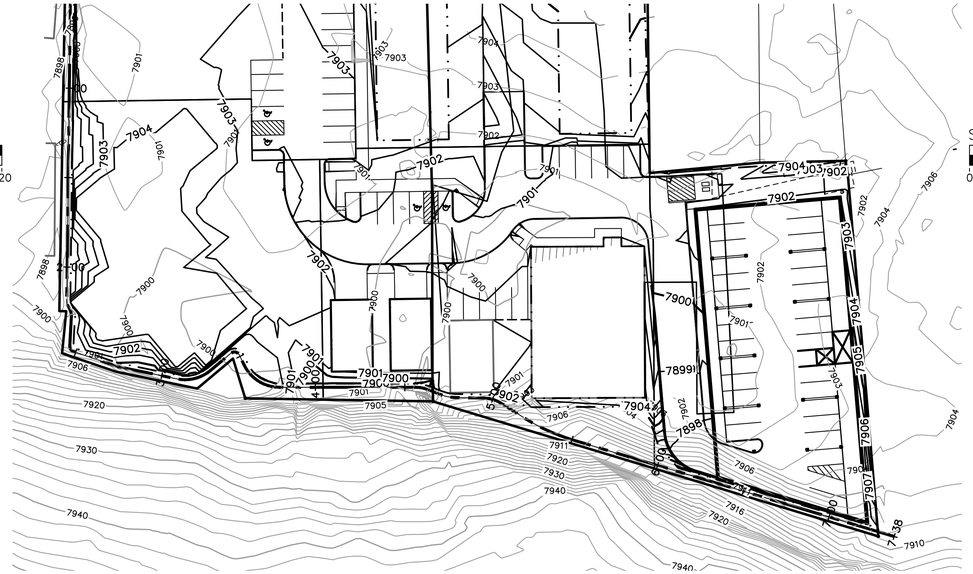
29

JOB No. 20067
DATE: 04/07/22
SHEET 29 OF 38
CADD:
ENG.: CMW
PM: RCW
TECH:
20067GP2

REVISIONS:	REV. DATE
PER REWSD & IME REVIEW	01/27/24
PER REWSD & IME REVIEW	02/23/24
PER REWSD & IME REVIEW	08/19/24

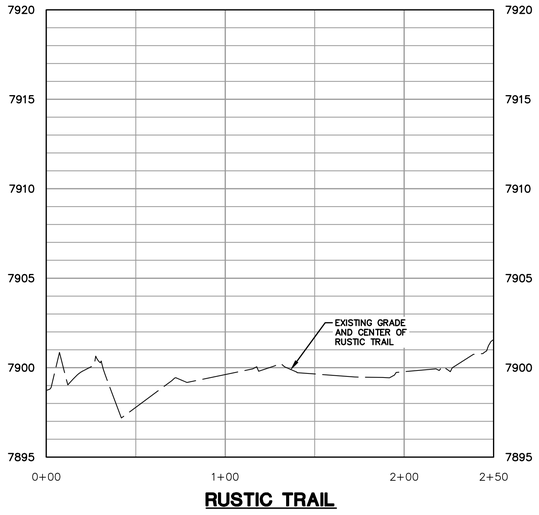


SCALE: 1" = 40'
0 40 80 120



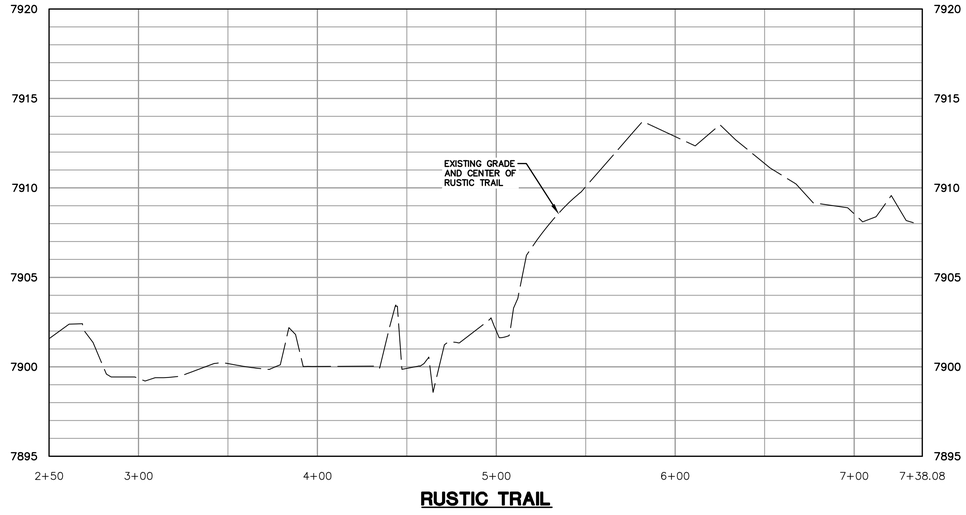
SCALE: 1" = 40'
0 40 80 120

HORZ. SCALE: 1" = 40'
0 40 80 120
0 4 8 12
VERT. SCALE: 1" = 4'



RUSTIC TRAIL

HORZ. SCALE: 1" = 40'
0 40 80 120
0 4 8 12
VERT. SCALE: 1" = 4'



RUSTIC TRAIL

RUSTIC TRAIL CONSTRUCTION EXAMPLE IMAGES



NOTES

ADD NOTES AS NECESSARY

LEGEND

7902	EXIST. CONTOUR
7902	PROP. CONTOUR
	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD UTILITY LINE
W	EXIST. WATER VALVE
	EXIST. HYDRANT
W	PROP. WATER MAIN
	PROP. HYDRANT
	PROP. GATE VALVE IN BOX
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
R	PROP. STORM SEWER
	PROP. CATCH BASIN OR INLET
	PROP. UNDERGROUND STORM SEWER STORAGE
	PROP. UNDERGROUND STONE BED
S	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	PROP. FLOOR DRAIN
	SIGN
	POST
G	EXIST. GAS VALVE
W	WELL
	FENCE
	RUSTIC TRAIL
	PROP. ELEC. TRANSFORMER
E	PROP. ELECTRIC LINE
G	PROP. GAS LINE

RUSTIC TRAIL BMPS

1. PROPOSED DESIGN CREATES A STABLE TRAIL THAT WILL RESULT IN FEWER PROBLEMS WITH SOIL EROSION AND SEDIMENTATION.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES SUCH AS HAY BALES BEFORE CONSTRUCTION BEGINS. KEEP THEM IN PLACE AND MAINTAINED DURING CONSTRUCTION AND REMOVE THEM ONLY AFTER THE SITE HAS BEEN STABILIZED.
3. BEFORE BEGINNING ANY TRAIL CONSTRUCTION, INSTALL NECESSARY MEASURES TO MINIMIZE AND PREVENT EROSION.
4. STABILIZING SLOPES, CREATING NATURAL VEGETATION BUFFERS, DIVERTING RUNOFF FROM EXPOSED AREAS, CONTROLLING THE VOLUME AND VELOCITY OF RUNOFF, AND CONVEYING THAT RUNOFF AWAY FROM THE CONSTRUCTION AREA ALL SERVE TO REDUCE EROSION.
5. DURING TRAIL CONSTRUCTION, MINIMIZE THE AMOUNT OF SOIL DISTURBANCE AT STREAM CROSSINGS.
6. TRAIL CONSTRUCTION IS BEST DONE DURING THE DRY MONTHS WHEN SOIL SATURATION AND WATER LEVELS ARE AT THEIR LOWEST.
7. THE THREE MOST IMPORTANT FACTORS TO CONSIDER DURING TRAIL CONSTRUCTION ARE THE CHARACTER OF THE LAND ITSELF (SOIL, SLOPE, AND VEGETATIVE COVER), THE TYPE OF EXPECTED USE, AND THE VOLUME OF THAT EXPECTED USE.
8. RUSTIC TRAIL TO BE DESIGN-BUILT BY 10TH MOUNTAIN BUILDERS.

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

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

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\20067\Site Plan\20067DP3.dwg, 10/29/2024 2:44 PM, Colton M. Wallace, 30 RUSTIC TRAIL PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

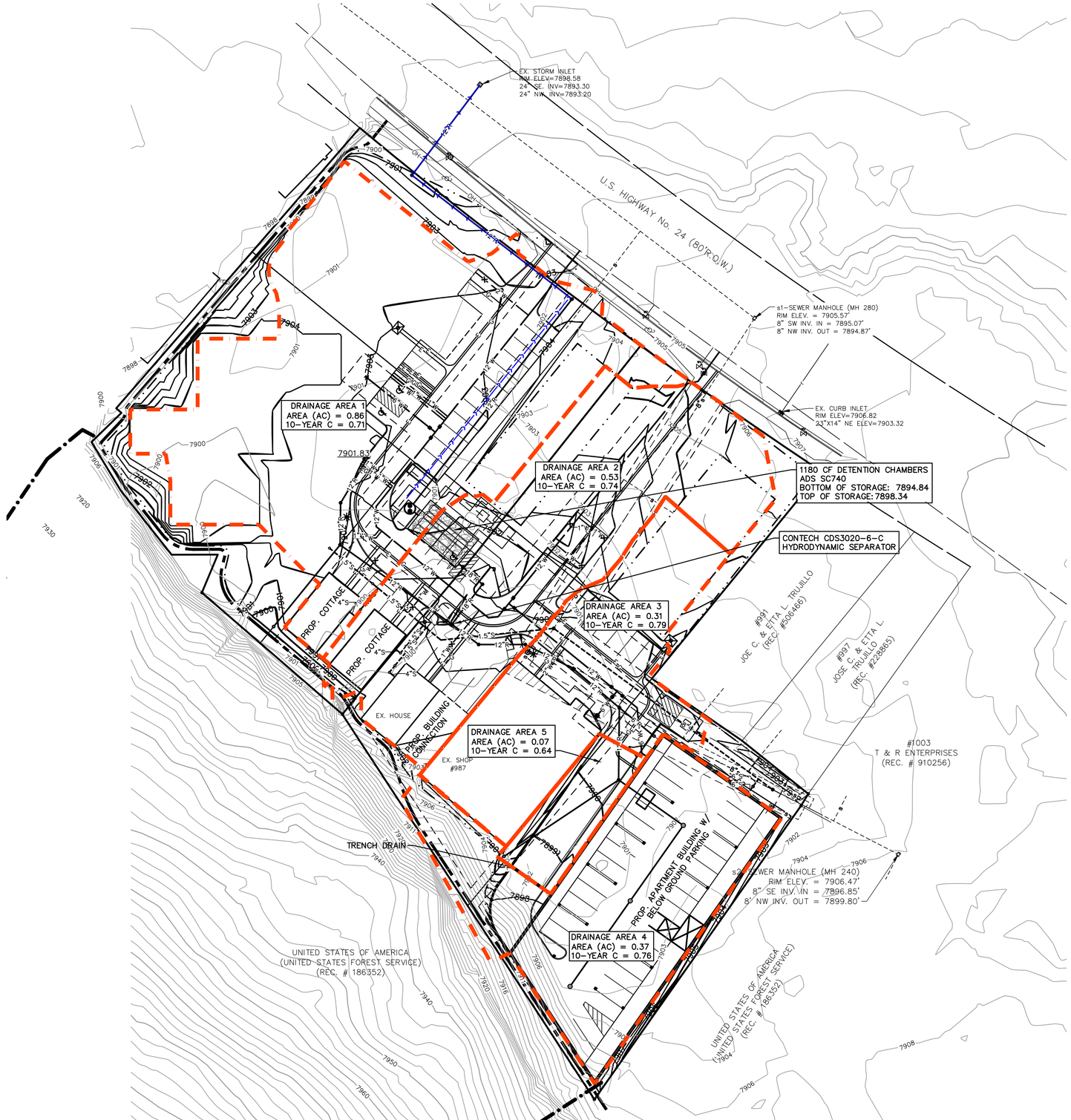
RUSTIC TRAIL PLAN

30

DATE: 04/07/22
SHEET 30 OF 38
CADD: KJV
ENG: CMW
PM: RCW
TECH:
/20067DP3

JOB No. 20067

REVISIONS:
PER ERWSD & WE REVIEW — REV. DATE 08/19/24



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE IN BOX
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED DRAINAGE AREA
- EMERGENCY OVERFLOW ROUTING
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE

SCALE: 1" = 30'

0 30 60 90

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

STORMWATER VOLUME CALCULATIONS

Subcatchment Name	Area (ac)	NRCS Hydrologic	Percent Impervio	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Existing Site	2.52	C	28.0	0.20	0.26	0.34	0.48	0.53	0.60	0.68
Proposed Site	2.52	C	68.3	0.54	0.59	0.63	0.70	0.73	0.76	0.80

SITE DRAINAGE AREA CHARACTARISTICS - EXISTING CONDITIONS

Tributary Area (A) = 2.52 Acres

100 yr Run-off Coefficient (C) = 0.60
10 yr Run-off Coefficient (C) = 0.34
5 yr Run-off Coefficient (C) = 0.26

100 yr Existing Constant (Ke) = 1.51
10 yr Existing Constant (Ke) = 0.85
5 yr Existing Constant (Ke) = 0.66

Allowable Outflow Rate (Qo)* = 0.50 cfs*

* Allowable outflow rate Qo is computed by one of the follow ing cases:

Case 1: Qo = capacity of existing discharge conduit or channel. N/A cfs / Acre
Case 2: Qo = q * A w here q = Permissible discharge rate per acre of tributary area = 0.20 cfs / Acre

SITE DRAINAGE AREA CHARACTARISTICS - PROPOSED CONDITIONS

Tributary Area (A) = 2.52 Acres

100 yr Run-off Coefficient (C) = 0.76
10 yr Run-off Coefficient (C) = 0.63
5 yr Run-off Coefficient (C) = 0.59

100 yr Design Constant (Kd) = 1.82
10 yr Design Constant (Kd) = 1.60
5 yr Design Constant (Kd) = 1.49

Allowable Outflow Rate (Qo)* = 0.50 cfs*

* Allowable outflow rate Qo is computed by one of the following cases:

Case 1: Qo = capacity of existing discharge conduit or channel. N/A cfs / Acre
Case 2: Qo = q * A w here q = Permissible discharge rate per acre of tributary area = 0.20 cfs / Acre

1-HOUR RAINFALL DEPTH, P1

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.53	0.69	0.83	1.06	1.26	1.47	2.05

DETENTION BASIN SIZING

100 YEAR STORM

1	2	3	4	5	6	7	8	9	10	11	12
Duration (Minutes)	Duration (Seconds)	Intensity (10- yr Storm) (In/Hr)	Col. #2 x Col. #3 (Inches)	Existing Peak Flow, Q (CFS)	Proposed Peak Flow, Q (CFS)	Net Peak Flow, Q (CFS) Col. #6 - Col. #5	Existing Volume Generated= Col. #4 x Ke	Proposed Volume Generated = Col. #4 x Kd	Net Volume Generated	Outflow Volume = Col. #2 x Qo (Cu. Ft.)	Storage Volume = Col. #10 - Col. #11 (Cu. Ft.)
5	300	4.99	1,496	7.52	9.59	2.07	2256	2,878	622	151	471
10	600	3.98	2,386	6.00	7.65	1.65	3599	4,591	992	302	690
15	900	3.34	3,003	5.03	6.42	1.39	4530	5,779	1,249	454	795
30	1,800	2.31	4,152	3.48	4.44	0.96	6262	7,988	1,726	907	***819***
40	2,400	1.94	4,845	2.92	3.72	0.80	7006	8,937	1,931	1,210	722
60	3,600	1.49	5,348	2.24	2.86	0.62	8067	10,290	2,224	1,814	409
90	5,400	1.12	6,061	1.69	2.16	0.47	9142	11,662	2,520	2,722	-202

Note: > Figures in Columns (3) are computed by Equation 5-3 in the UDCSM per the Town of Minturn Ordinance

Eq. 5-3

$$I = \frac{28.5\,P_1}{(10 + T_d)^{0.786}}$$

1-HOUR RAINFALL DEPTH, P1

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.53	0.69	0.83	1.06	1.26	1.47	2.05

DETENTION BASIN SIZING

10 YEAR STORM

1	2	3	4	5	6	7	8	9	10	11	12
Duration (Minutes)	Duration (Seconds)	Intensity (10- yr Storm) (In/Hr)	Col. #2 x Col. #3 (Inches)	Existing Peak Flow (CFS)	Proposed Peak Flow (CFS)	Net Peak Flow (CFS) Col. #6 - Col. #5	Existing Volume Generated= Col. #4 x Ke	Proposed Volume Generated = Col. #4 x Kd	Net Volume Generated	Outflow Volume = Col. #2 x Qo (Cu. Ft.)	Storage Volume = Col. #10 - Col. #11 (Cu. Ft.)
5	300	2.83	848	2.41	4.52	2.11	722	1,355	633	151	482
10	600	2.25	1,352	1.92	3.60	1.68	1151	2,161	1,010	302	708
15	900	1.89	1,702	1.61	3.02	1.41	1449	2,720	1,272	454	818
30	1,800	1.31	2,353	1.11	2.09	0.98	2003	3,760	1,758	907	***851***
40	2,400	1.10	2,632	0.93	1.75	0.82	2241	4,207	1,967	1,210	757
60	3,600	0.84	3,031	0.72	1.35	0.63	2580	4,844	2,264	1,814	450

Note: > Figures in Columns (3) are computed by Equation 5-3 in the UDCSM per the Town of Minturn Ordinance

Eq. 5-3

$$I = \frac{28.5\,P_1}{(10 + T_d)^{0.786}}$$

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

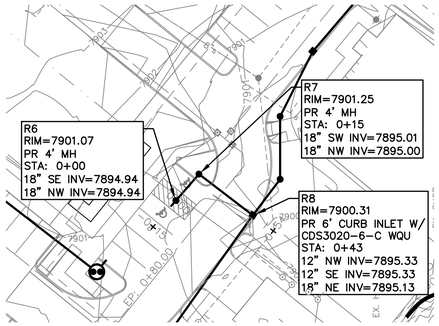
PRELIMINARY STORM WATER MANAGEMENT PLAN

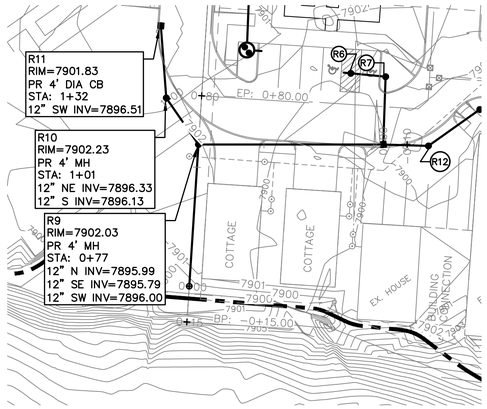
31

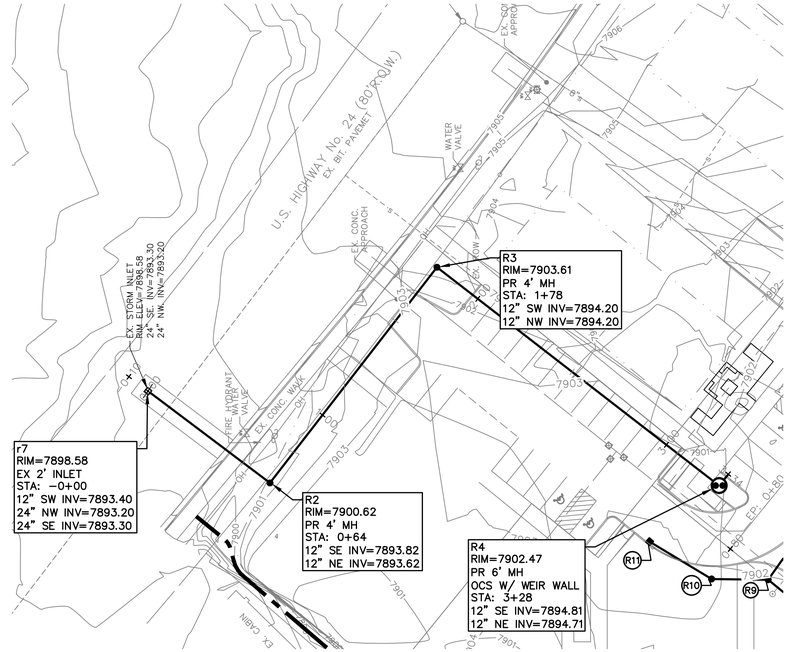
JOB No. 20067
DATE: 8/19/24
SHEET 31 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
I:/20067/SR1

REVISIONS:	REV. DATE
PER ERMSS & ME REVIEW	04/19/24
PER ERMSS & ME REVIEW	08/19/24

M:\Civil\3d_Pro\20067\Site Plan\20067SR1.dwg, 10/28/2024 2:45 PM, Colton M. Wallace, 31 PRELIMINARY STORM WATER MANAGEMENT PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.







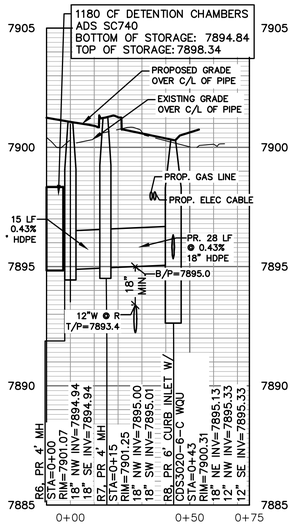
HORZ. SCALE: 1" = 30'

0 30 60 90

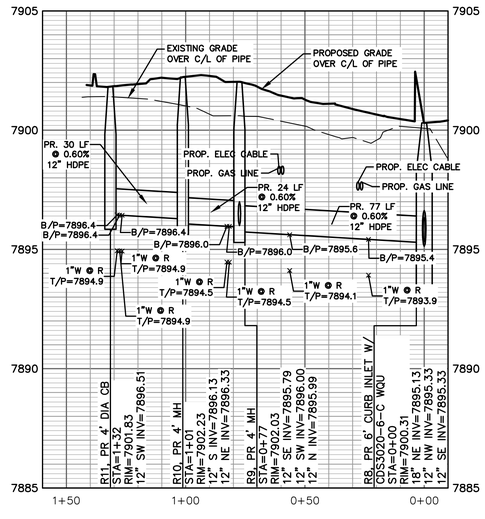
VERT. SCALE: 1" = 3'

0 3 6 9

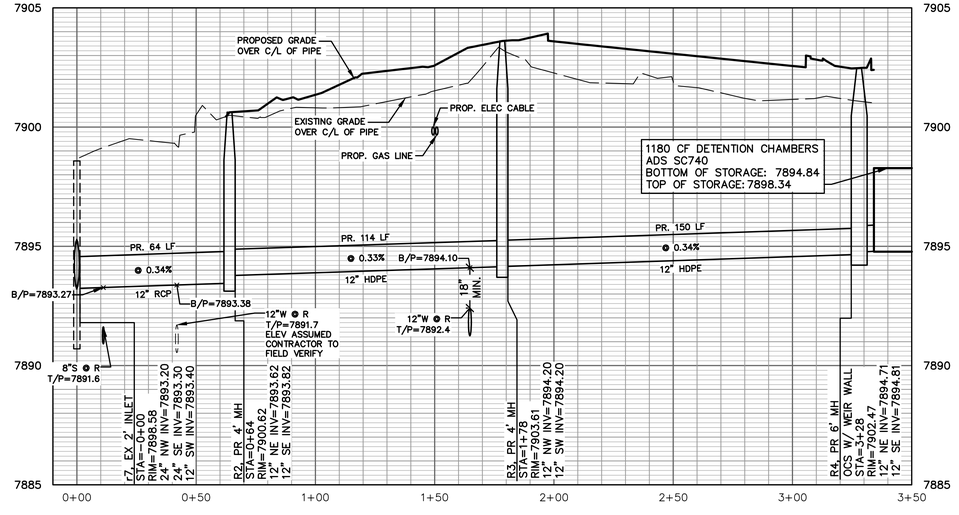
811 Know what's below. Call before you dig.



ST R6 TO R8



ST R8 TO R11



ST R7 TO R4

STORM STRUCTURE TABLE

STRUCTURE NO.	TYPE	RIM ELEV.	INV.	DEPTH	SUMP	TYPE OF CASTING
r7	2' INLET	7898.58	12" SW 7893.40 24" NW 7893.20 24" SE 7893.30	7.38	2'	CDOT TYPE R INLET
R2	4' MH	7900.62	12" SE 7893.82 12" NE 7893.62	7.00	0'	CDOT MANHOLE
R3	4' MH	7903.61	12" SW 7894.20 12" NW 7894.20	9.41	0'	CDOT MANHOLE
R6	4' MH	7901.07	18" SE 7894.94 18" NW 7894.94	6.13	0'	CDOT MANHOLE
R7	4' MH	7901.25	18" SW 7895.01 18" NW 7895.00	6.25	0'	CDOT MANHOLE
R8	6' CB	7900.31	12" NW 7895.33 12" SE 7895.33 18" NE 7895.13	7.18	2'	TYPE 13 CURB INLET
R9	4' MH	7902.03	12" N 7895.99 12" SE 7895.79 12" SW 7896.00	6.24	0'	CDOT MANHOLE COVER

STORM STRUCTURE TABLE

STRUCTURE NO.	TYPE	RIM ELEV.	INV.	DEPTH	SUMP	TYPE OF CASTING
R10	4' MH	7902.23	12" NE 7896.33 12" S 7896.13	6.10	0'	CDOT MANHOLE
R11	4' CB	7901.83	12" SW 7896.51	5.48	0'	TYPE 13 CURB INLET

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT (HYD.)
- PROPOSED WATER MAIN
- PROPOSED HYDRANT (HYD.)
- PROPOSED GATE VALVE IN BOX (GVIB.)
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET (CB.)
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET (CB.)
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED UNDERGROUND STONE BED
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

STORM SEWER PLAN AND PROFILE VIEW 1

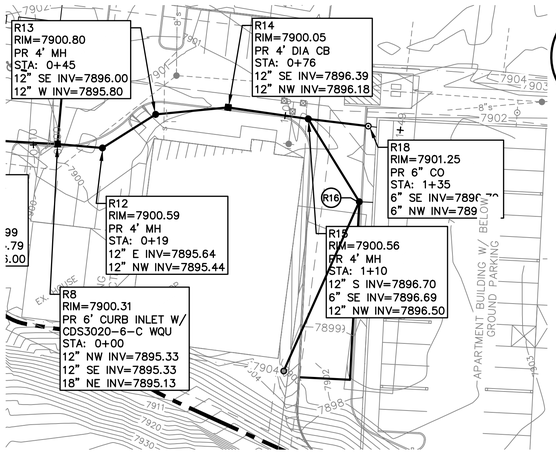
32

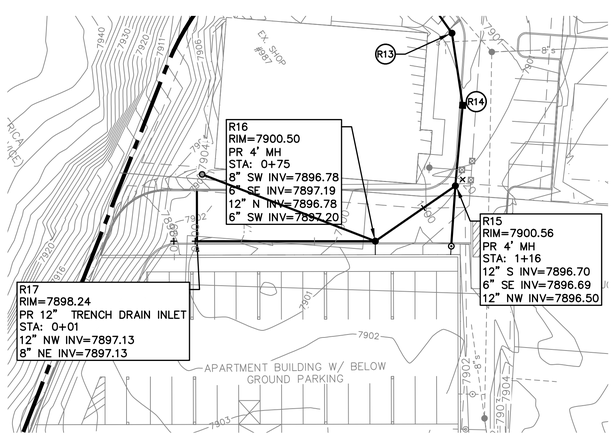
JOB No. 20067

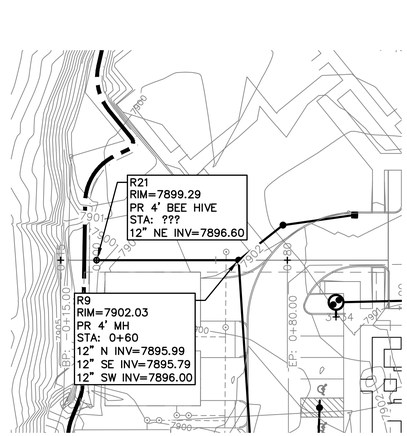
DATE: 8/19/24
SHEET 32 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PR1

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	07/17/23
PER ERWSD REVIEW	01/15/24
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

M:\Civil\3d_Proj\20067\Site Plan\20067PR1.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 32 STORM SEWER PLAN AND PROFILE VIEW 1, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.

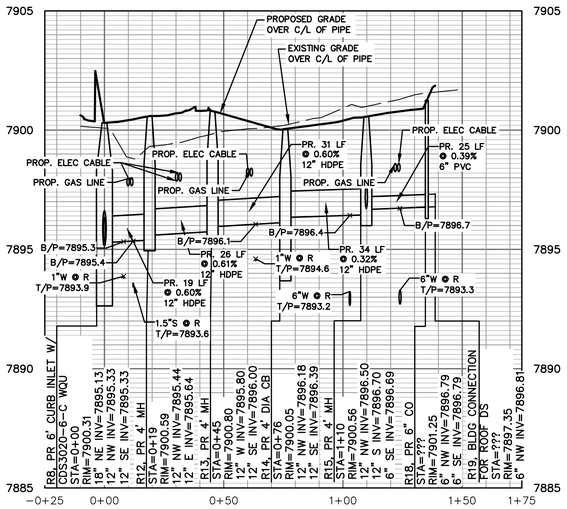




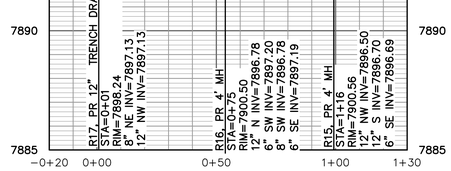


HORZ. SCALE: 1" = 30'
0 30 60 90
0 3 6 9
VERT. SCALE: 1" = 3'

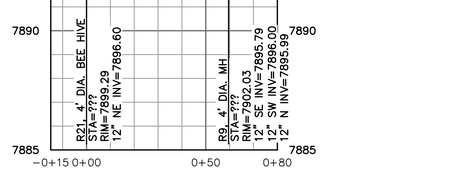
811 Know what's below. Call before you dig.



ST R8 TO R18



ST R15 TO R17



R21 TO R9

STORM STRUCTURE TABLE

STRUCTURE NO.	TYPE	RIM ELEV.	INV.	DEPTH	SUMP	TYPE OF CASTING
R8	6' CB	7900.31	12" NW 7895.33 12" SE 7895.33 18" NE 7895.13	7.18	2'	TYPE 13 CURB INLET
R12	4' MH	7900.59	12" E 7895.64 12" NW 7895.44	5.15	0'	CDOT MANHOLE
R13	4' MH	7900.80	12" SE 7896.00 12" W 7895.80	5.00	0'	CDOT MANHOLE
R14	4' CB	7900.05	12" SE 7896.39 12" NW 7896.18	5.87	2'	TYPE 13 CURB INLET
R15	4' MH	7900.56	12" S 7896.70 6" SE 7896.69 12" NW 7896.50	4.07	0'	CDOT MANHOLE
R16	4' MH	7900.50	8" SW 7896.78 6" SE 7897.19 12" N 7896.78 6" SW 7897.20	3.72	0'	CDOT MANHOLE
R21	4' BEE HIVE	7899.29	12" NE 7896.60	2.69	0'	DOME GRATE Dome Grate

LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT (HYD.)
- PROPOSED WATER MAIN
- PROPOSED HYDRANT (HYD.)
- PROPOSED GATE VALVE IN BOX (GVIB.)
- EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET (CB.)
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET (CB.)
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- PROPOSED UNDERGROUND STONE BED
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- WELL
- FENCE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
381 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

STORM SEWER PLAN AND PROFILE VIEW 2

33

DATE: 8/19/24
SHEET 33 OF 38
CADD:
ENG.: CMW
PM: RCW
TECH:
/20067PR1

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD REVIEW	01/15/24
PER ERWSD REVIEW	02/23/24
PER ERWSD & IME REVIEW	06/19/24
PER ERWSD & IME REVIEW	

M:\Civil34_Proj\20067\Site Plan\20067PR1.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 33 STORM SEWER PLAN AND PROFILE VIEW 2, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

Advanced Drainage Systems, Inc.

ADS SiteAssist FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

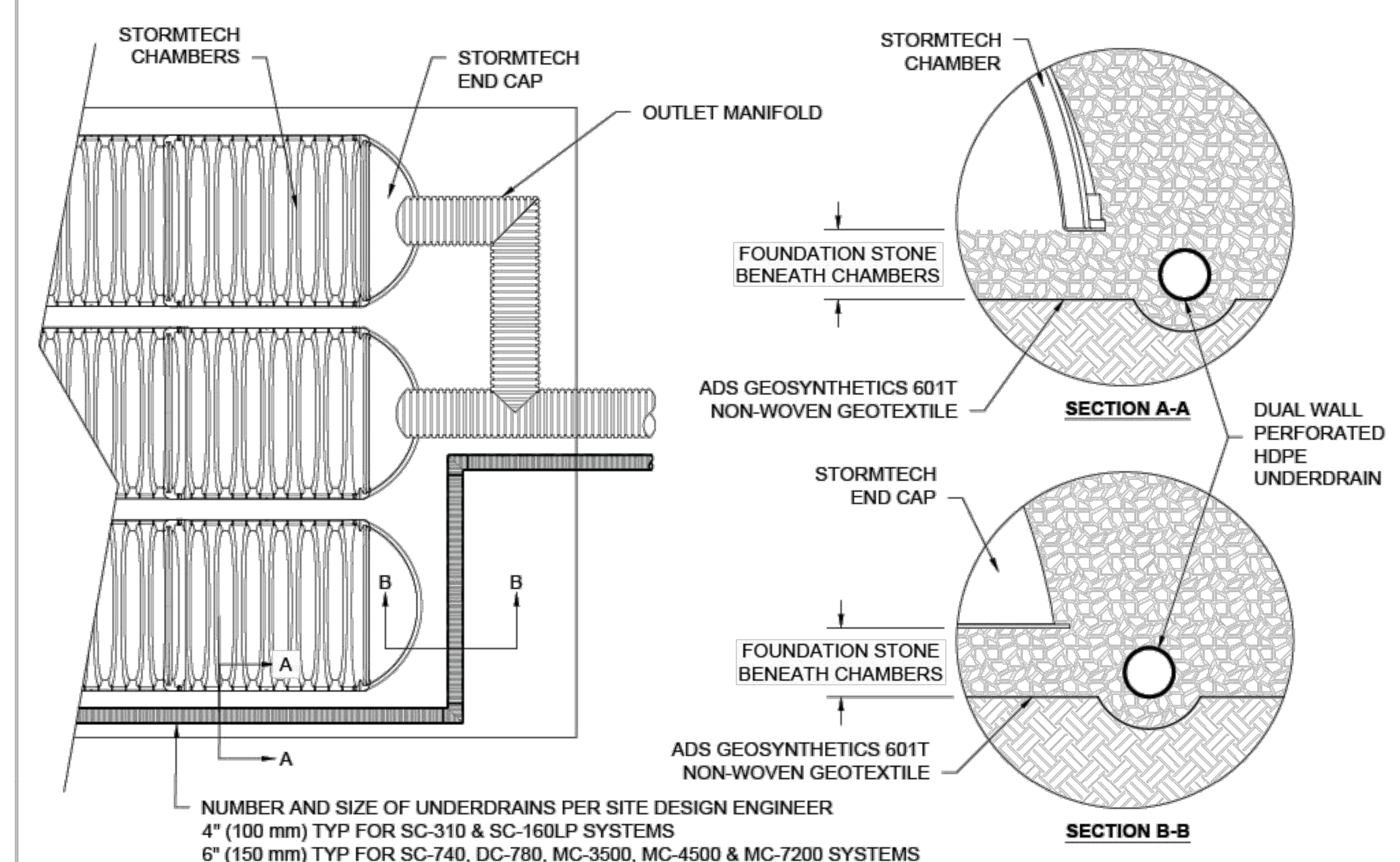
1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

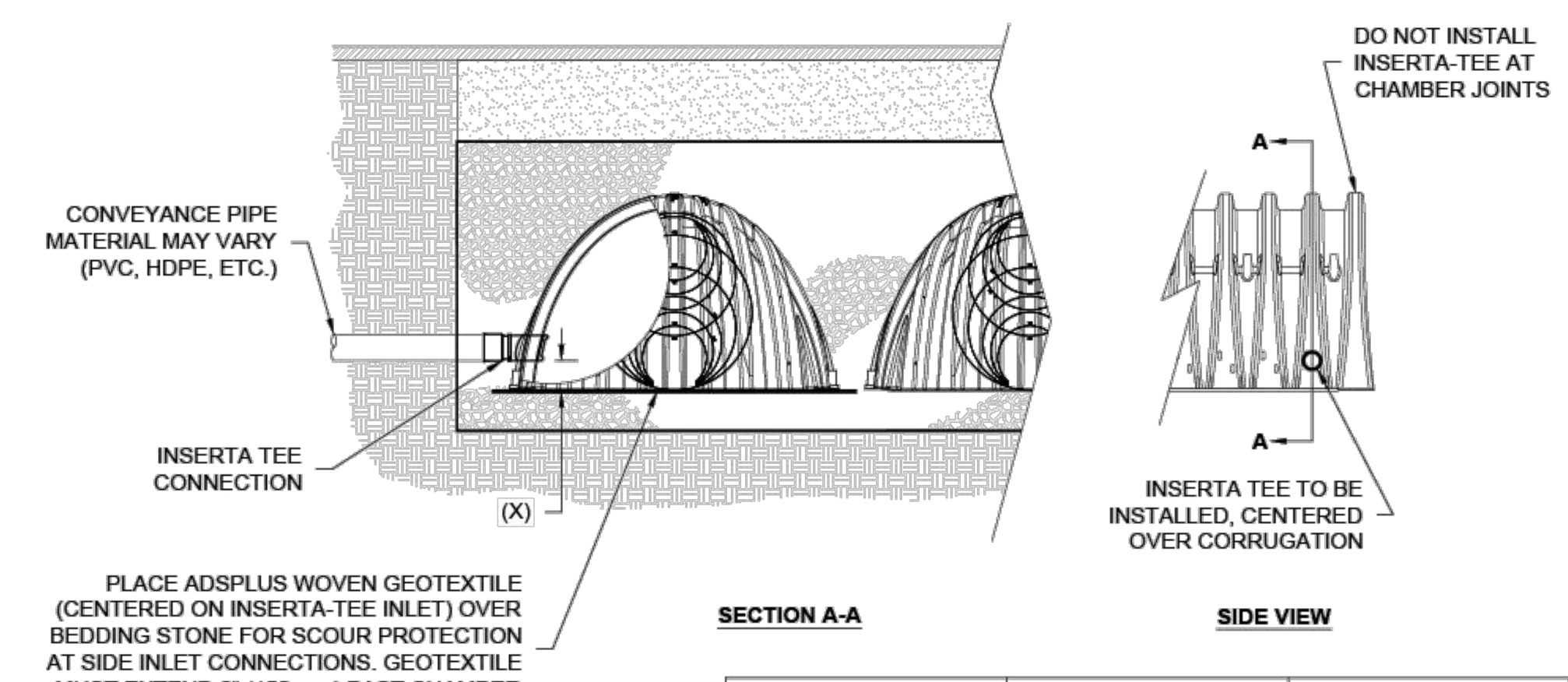
1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



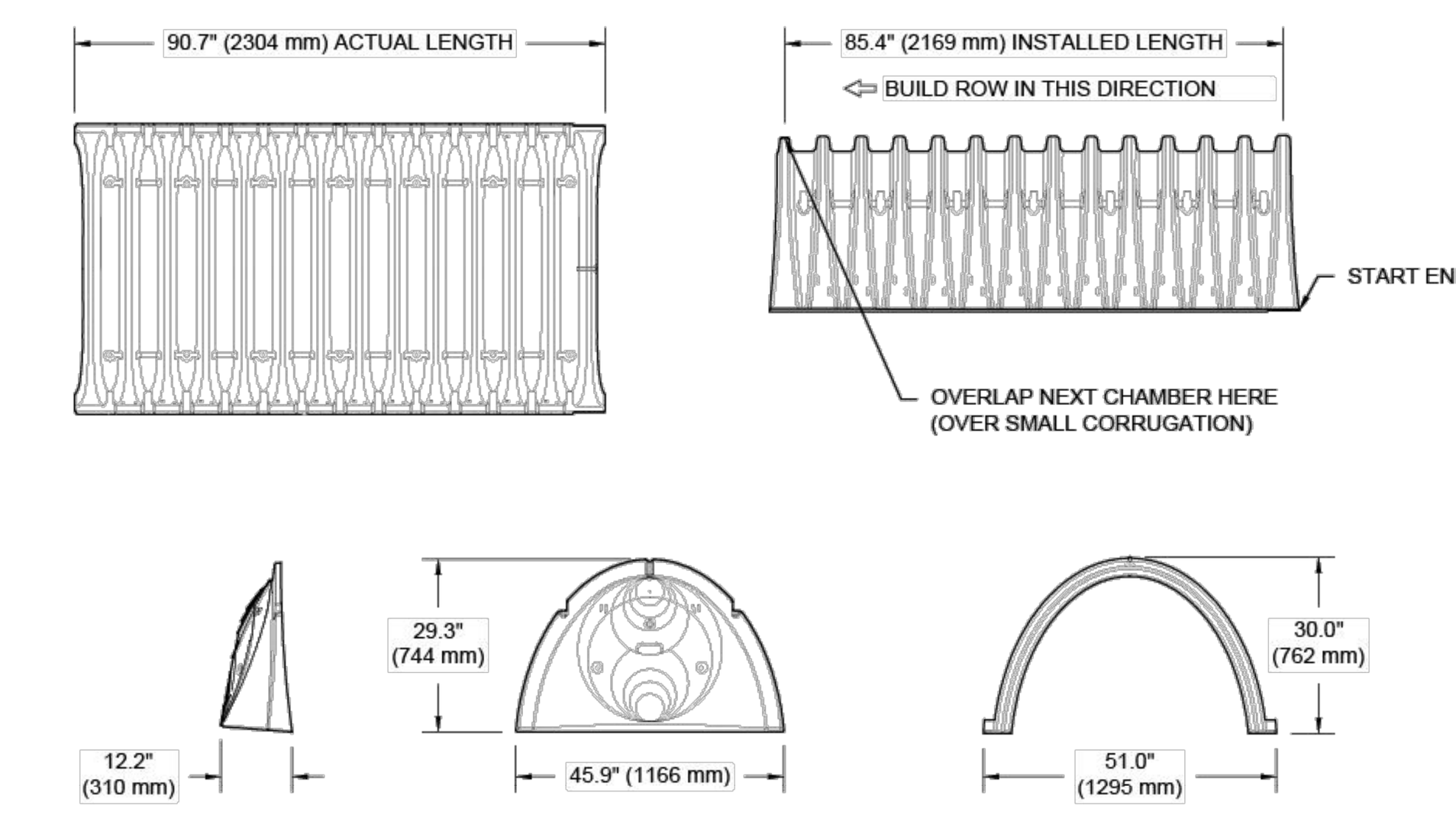
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

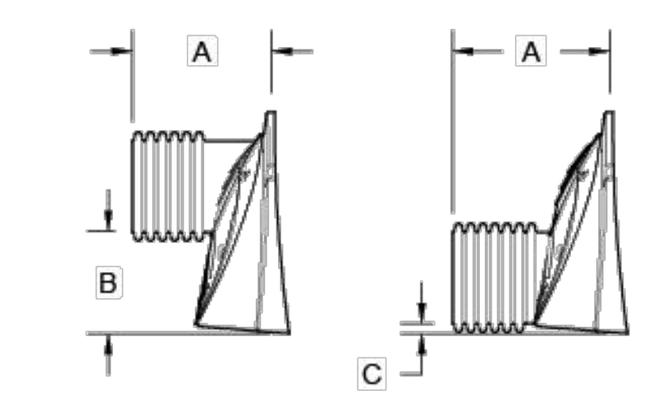
6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

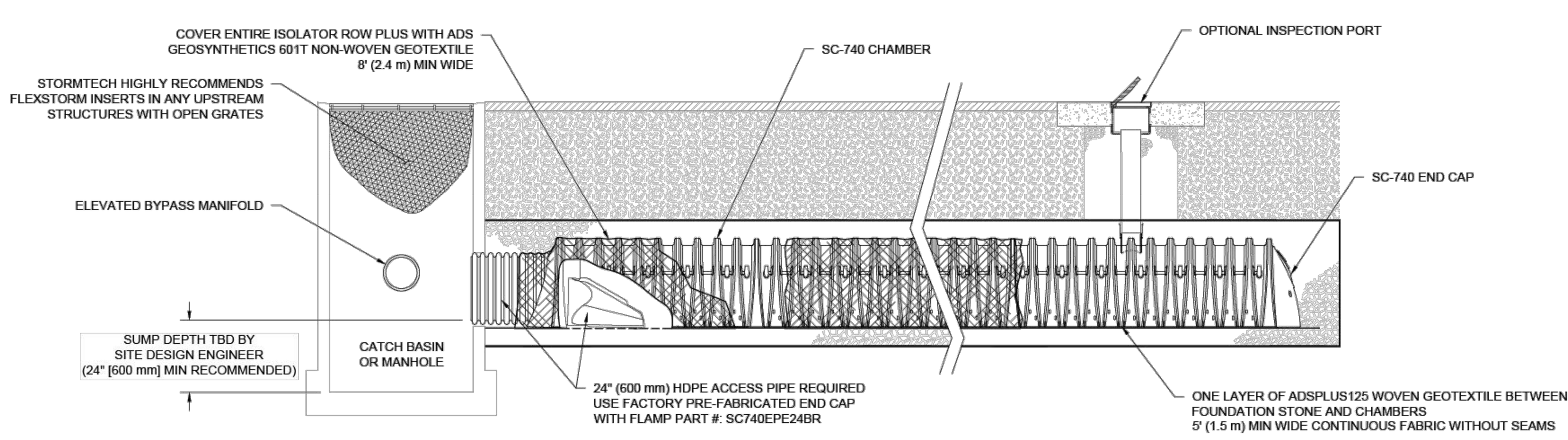
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

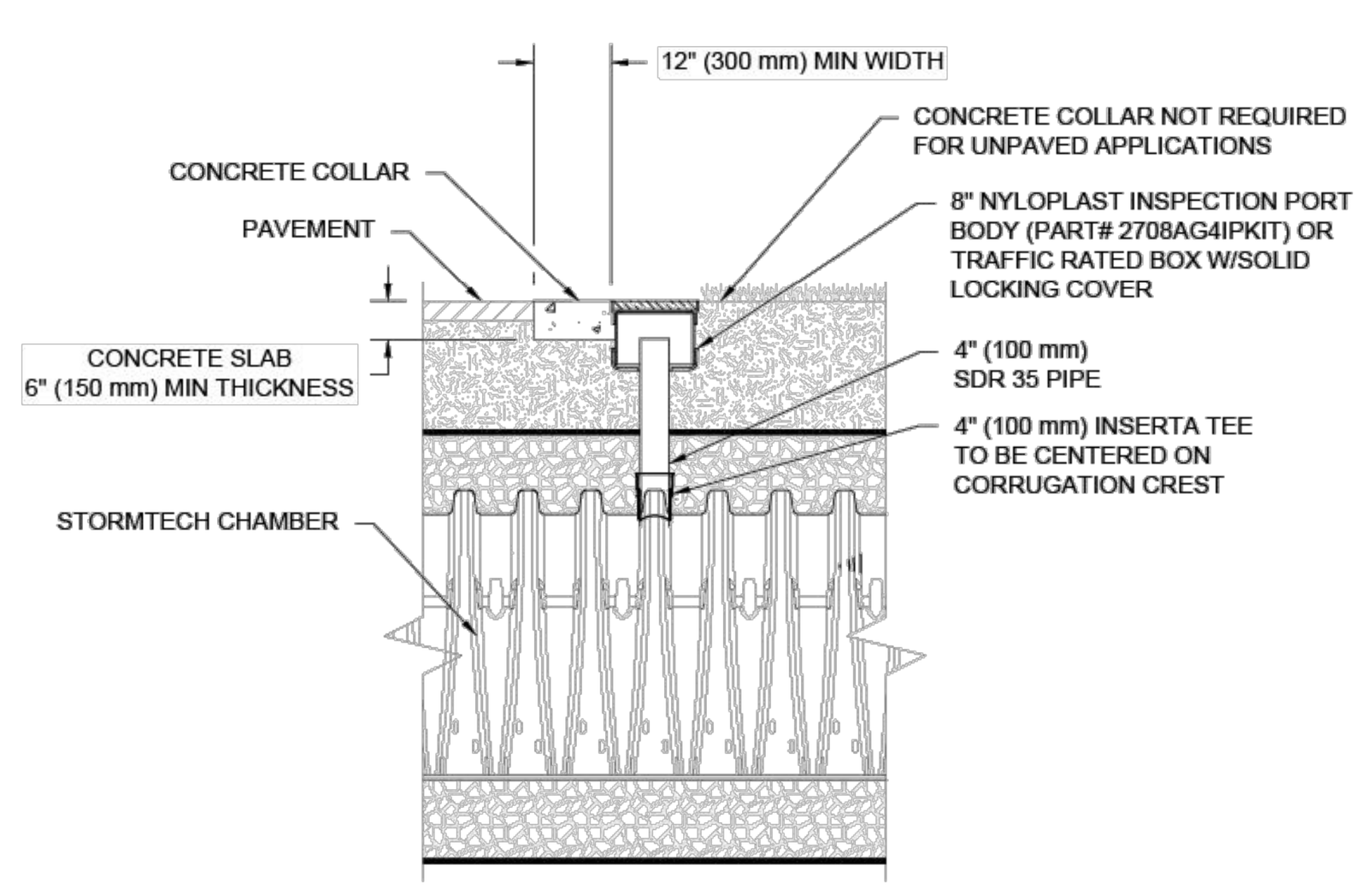
* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-740 TECHNICAL SPECIFICATIONS



3 SC-740 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

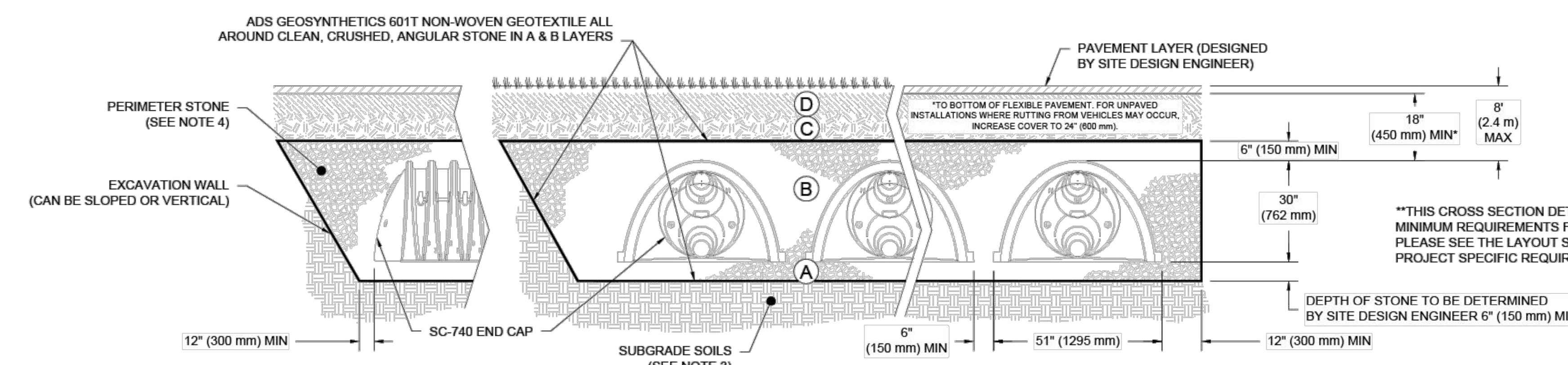
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-740 CROSS SECTION DETAIL

DRAWN: | DATE:
REVIEWED: | PROJECT NO:
REV: | NOT TO SCALE

SC-740 STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

ADS Advanced Drainage Systems, Inc.
4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT, UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

PROPOSED ELEVATIONS

BOTTOM OF STONE = 7894.34
BOTTOM OF SC–740 CHAMBER = 7894.84
12" ISOLATOR ROW PLUS CONNECTION INVERT = 7894.84
12" BOTTOM MANIFOLD INVERT = 7894.84
TOP OF CHAMBER = 7898.34
MIN ELEV. W/ 6" STONE COVER = 7898.84
MIN ELEV. W/ 18" TO TOP OF RIGID PAVEMENT = 7899.84

VOLUME CALCULATIONS

TOTAL NO. OF SC–740 CHAMBERS = 16
TOTAL NO. OF SC–740 END CAPS = 8
SYSTEM AREA = 718 SF
STONE VOID = 25%
VOLUME OF 6 BEDS = 1180 CF

COLORADO LICENSED PROFESSIONAL ENGINEER ROBERT C WAGNER 60475

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970–471–0618

MIDTOWN VILLAGE PUD
STORM WATER DETAILS 1

34

DATE: 10/28/24
SHEET 34 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067DT1

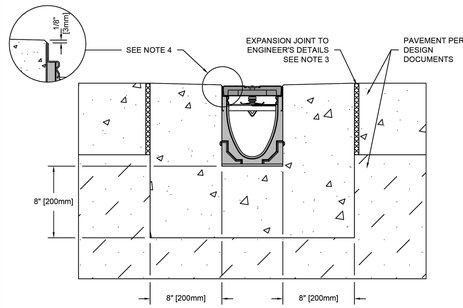
JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

M:\Civil3d_Proj\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 34 STORM WATER DETAILS 1, MCLLC PDF.pc3

Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

M:\Civil3d_Pro\20067\Site Plan\20067D71.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 35 STORM WATER DETAILS 2, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, LLC.



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN - LOAD CLASS E

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

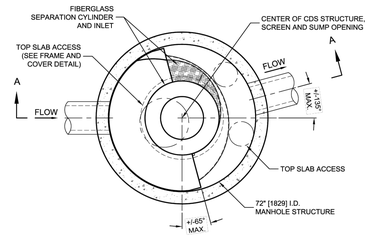
THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

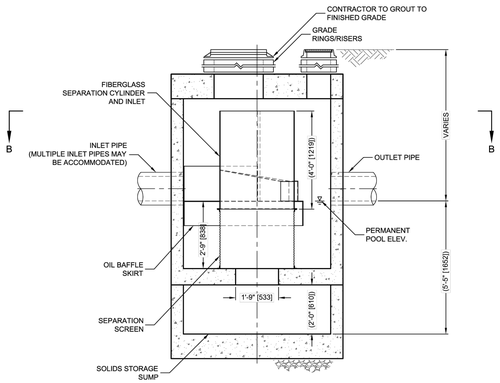
CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K1-E-ECP	K100 - KLASSIKDRAIN - LOAD CLASS: E Exposed Concrete Pavement	**ACO Polymer Products, Inc.**
DATE: 08/24/15	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764



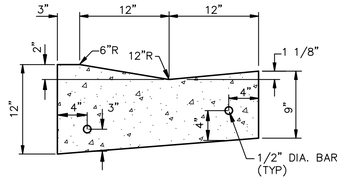
PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

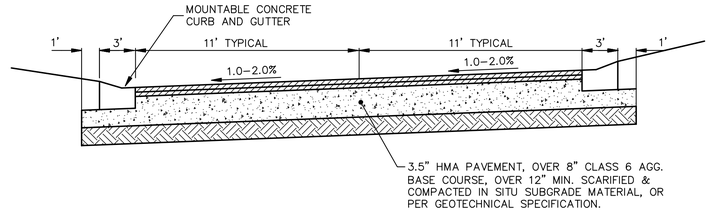
THIS PRODUCT MAY BE COVERED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 7,186,334; 6,511,277; 6,991,114; 7,296,692; 7,297,266; 7,625,485; 7,753,213; 8,470,170; 8,475,658; 8,512,560; 8,562,823; 8,790,516; 8,858,792; 9,010,550; 9,095,792; 9,227,151; 9,266,045; 9,352,256; 9,352,257; 9,352,258; 9,352,259; 9,352,260; 9,352,261; 9,352,262; 9,352,263; 9,352,264; 9,352,265; 9,352,266; 9,352,267; 9,352,268; 9,352,269; 9,352,270; 9,352,271; 9,352,272; 9,352,273; 9,352,274; 9,352,275; 9,352,276; 9,352,277; 9,352,278; 9,352,279; 9,352,280; 9,352,281; 9,352,282; 9,352,283; 9,352,284; 9,352,285; 9,352,286; 9,352,287; 9,352,288; 9,352,289; 9,352,290; 9,352,291; 9,352,292; 9,352,293; 9,352,294; 9,352,295;

M:\Civil3d_Proj\20067\Site Plan\20067DTl.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 36 SITE DETAILS, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, L.L.C.



MOUNTABLE CONCRETE CURB & GUTTER

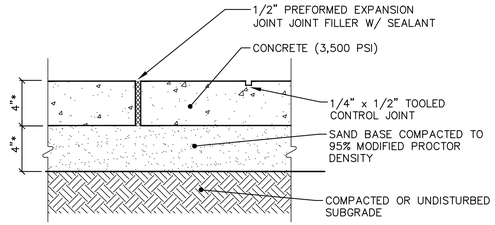
NOT TO SCALE



NOTE: SECTION MAY VARY DEPENDING ON SUBGRADE.
DESIGNER TO SUBMIT PAVEMENT DESIGN VERIFICATION.

TYPICAL ROAD CROSS SECTION

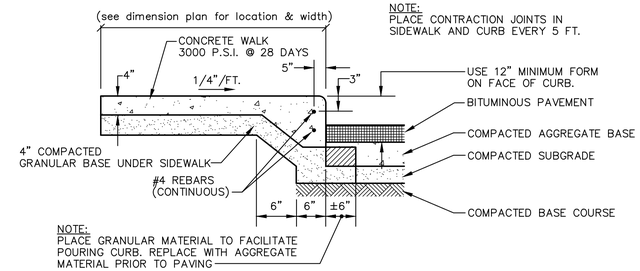
NOT TO SCALE



NOTE:
* INCREASE CONCRETE WALK TO 6" WHEN CROSSING A SINGLE-FAMILY OR DOUBLE-FAMILY DRIVEWAY, AND TO 8" FOR COMMERCIAL DRIVE CROSSINGS. USE 6" SAND BASE AT RESIDENTIAL DRIVE CROSSINGS, AND 8" AGGREGATE BASE (98% MODIFIED PROCTOR) AT COMMERCIAL DRIVE CROSSINGS.

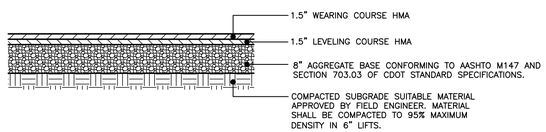
CONCRETE WALK DETAIL

NOT TO SCALE



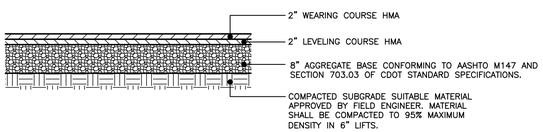
TYPICAL INTEGRAL WALK & CURB

NOT TO SCALE



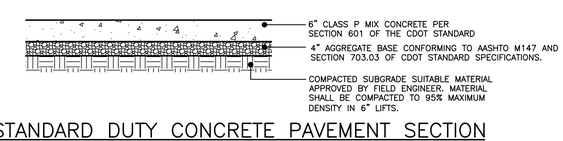
STANDARD DUTY BITUMINUOUS PAVEMENT SECTION

NOT TO SCALE



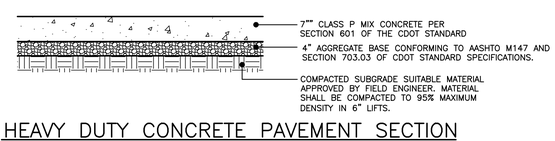
HEAVY DUTY BITUMINUOUS PAVEMENT SECTION

NOT TO SCALE



STANDARD DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT SECTION

NOT TO SCALE



MIDWESTERN CONSULTING
381S Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SITE DETAILS

36

JOB No. 20067
DATE: 10/28/24
SHEET 36 OF 38
CADD: KJV
ENG: CMW
PM: ROW
TECH:
/20067DT1

REVISIONS:	REV. DATE
PER ERWSD & IHE REVIEW	08/19/24

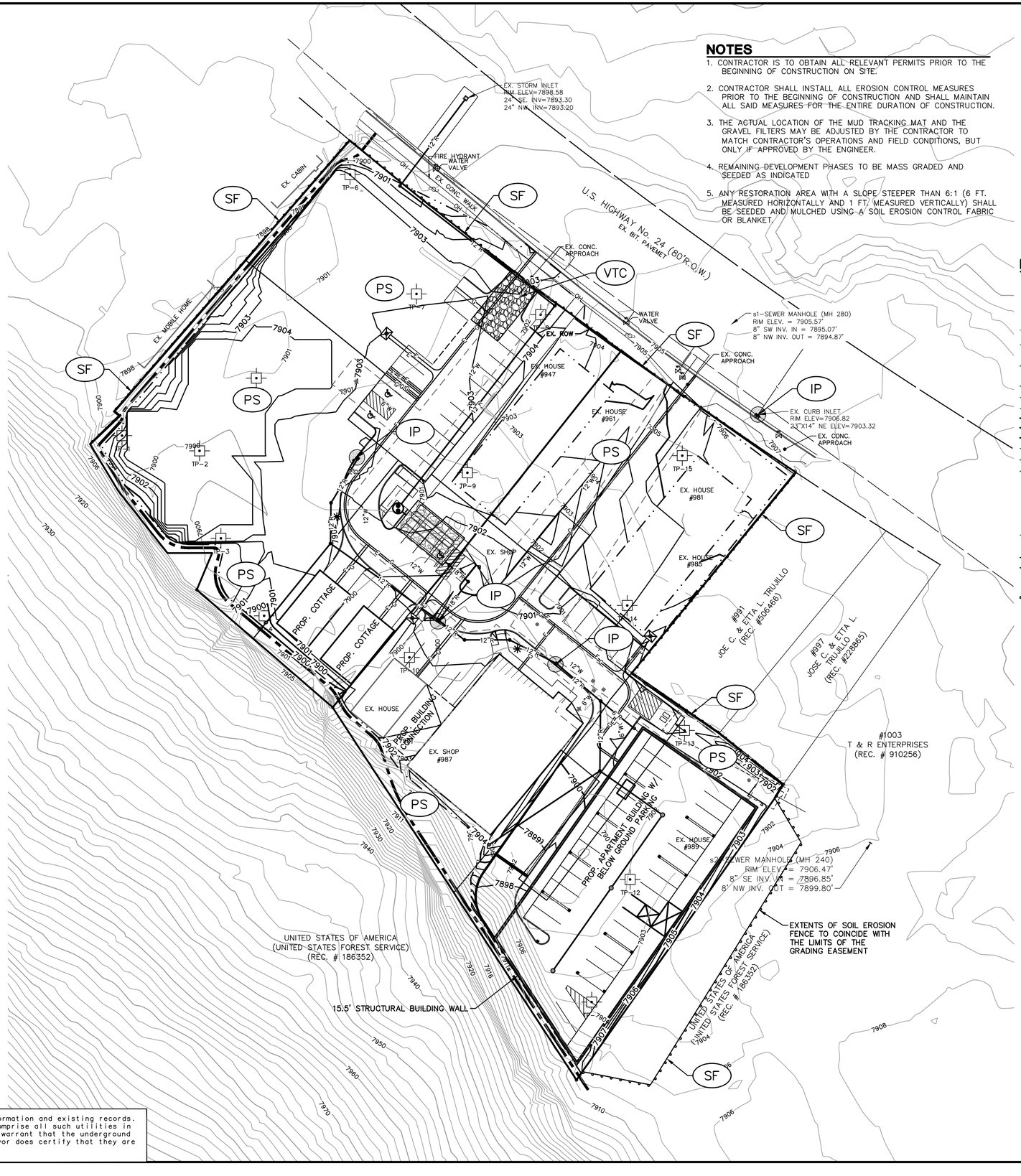
SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

PS	SEEDING WITH MULCH AND/OR MATTING	IP	C.B./INLET FILTER
CF	CONSTRUCTION FENCE OR SNOW FENCE	VTC	VEHICLE TRACKING CONTROL
SF	GEOTEXTILE SILT FENCE	CD	CHECK DAM

NOTES

1. CONTRACTOR IS TO OBTAIN ALL RELEVANT PERMITS PRIOR TO THE BEGINNING OF CONSTRUCTION ON SITE.
2. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL MAINTAIN ALL SAID MEASURES FOR THE ENTIRE DURATION OF CONSTRUCTION.
3. THE ACTUAL LOCATION OF THE MUD TRACKING MAT AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS, BUT ONLY IF APPROVED BY THE ENGINEER.
4. REMAINING DEVELOPMENT PHASES TO BE MASS GRADED AND SEEDED AS INDICATED
5. ANY RESTORATION AREA WITH A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET.



LEGEND

- 7902 — EXISTING CONTOUR
- 7902 — PROPOSED CONTOUR
- ×7902.2 — EXISTING SPOT ELEVATION
- 7902.2× — PROPOSED SPOT ELEVATION
- EXISTING UTILITY POLE
- OH — EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- W — PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE IN BOX
- r — EXISTING STORM SEWER
- EXISTING CATCH BASIN OR INLET
- R — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN OR INLET
- PROPOSED UNDERGROUND STORM SEWER STORAGE
- s — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- PROPOSED FLOOR DRAIN
- SIGN
- POST
- EXISTING GAS VALVE
- W — WELL
- FENCE
- PROPOSED ELECTRIC TRANSFORMER
- E — PROPOSED ELECTRIC LINE
- G — PROPOSED GAS LINE
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE

SCALE: 1" = 30'

0 30 60 90

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

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

SOIL EROSION PLAN

37

JOB No. 20067

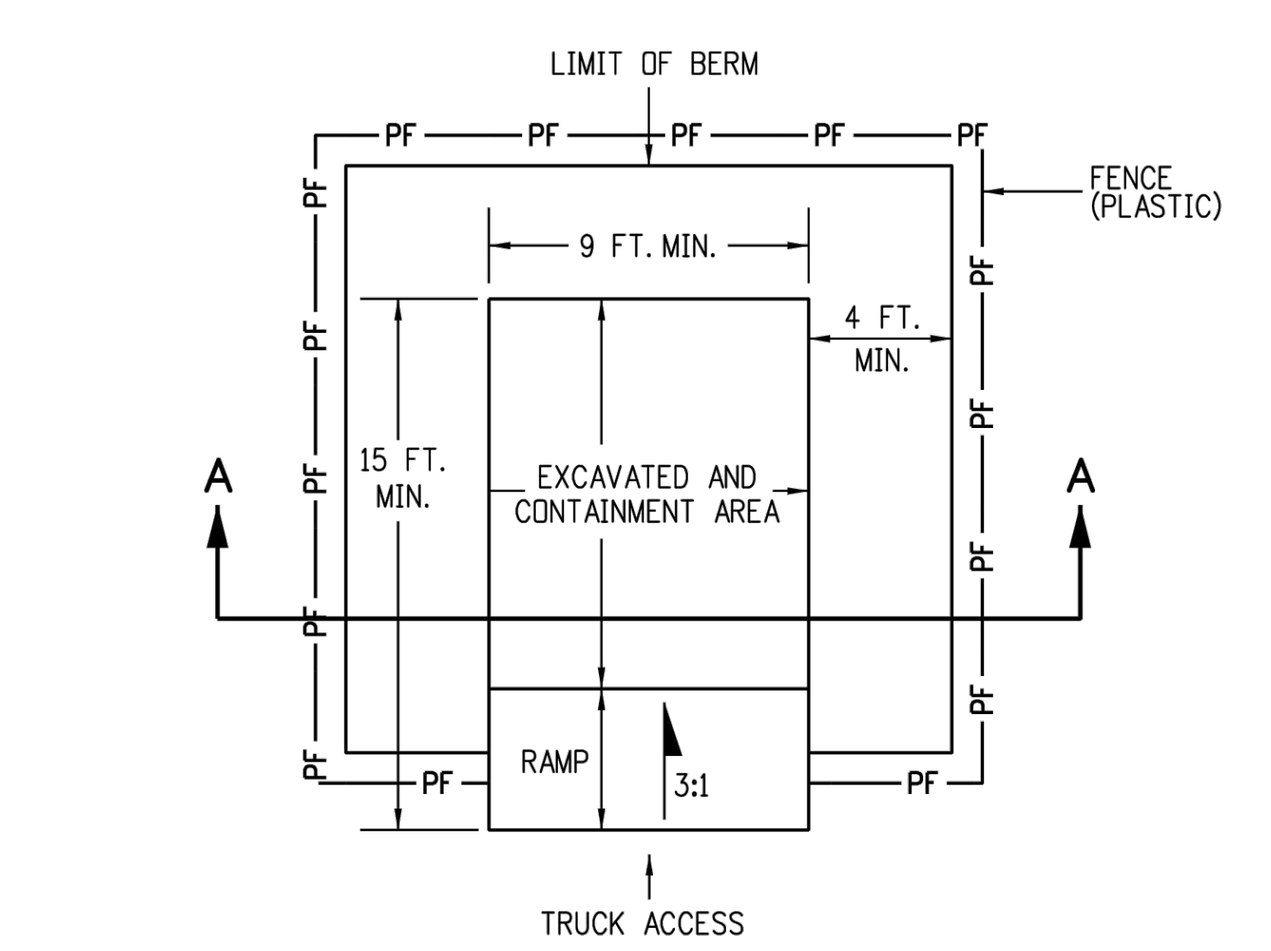
DATE: 04/07/22
SHEET 37 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
20067SE1

REVISIONS:	REV. DATE
PER EIR/SD & WE REVIEW	08/19/24
PER EIR/SD & WE REVIEW	09/19/24

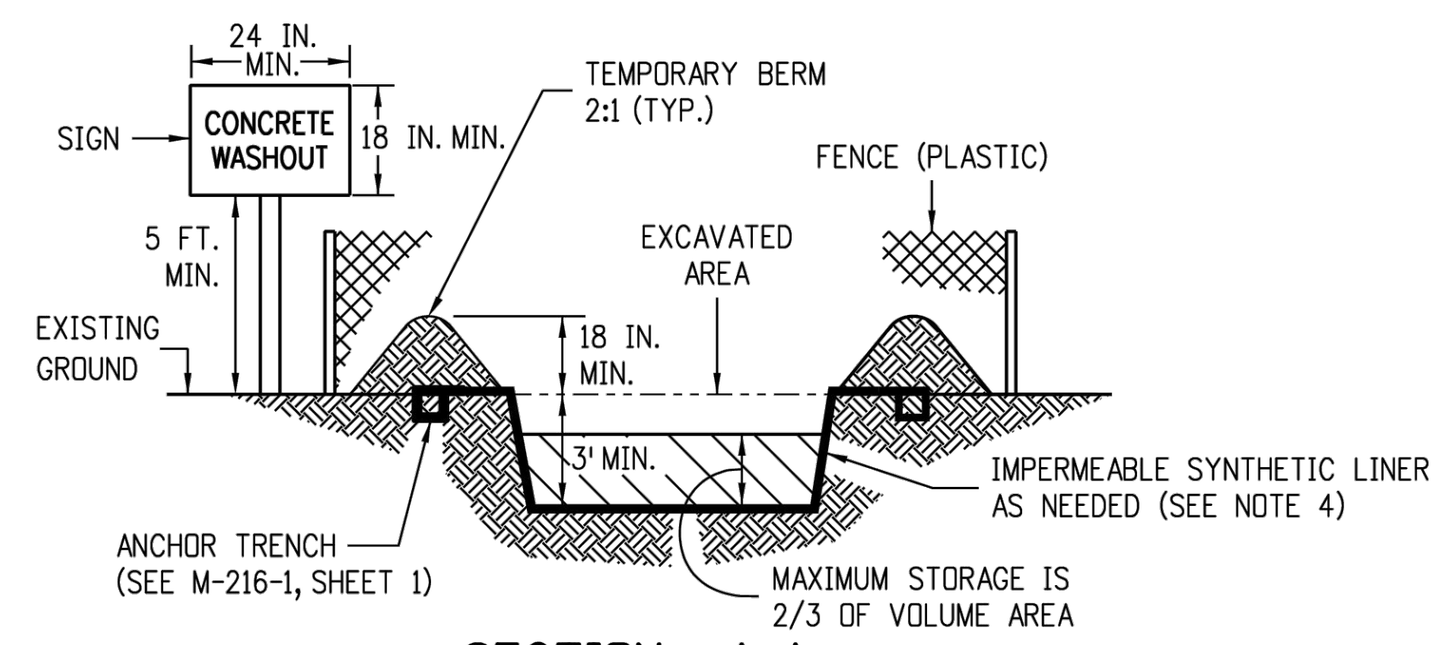
COLORADO LICENSED
ROBERT C WAGNER
60475
PROFESSIONAL ENGINEER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil\34_Proj\20067\Site Plan\20067SE1.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 37 SOIL EROSION PLAN, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



PLAN VIEW

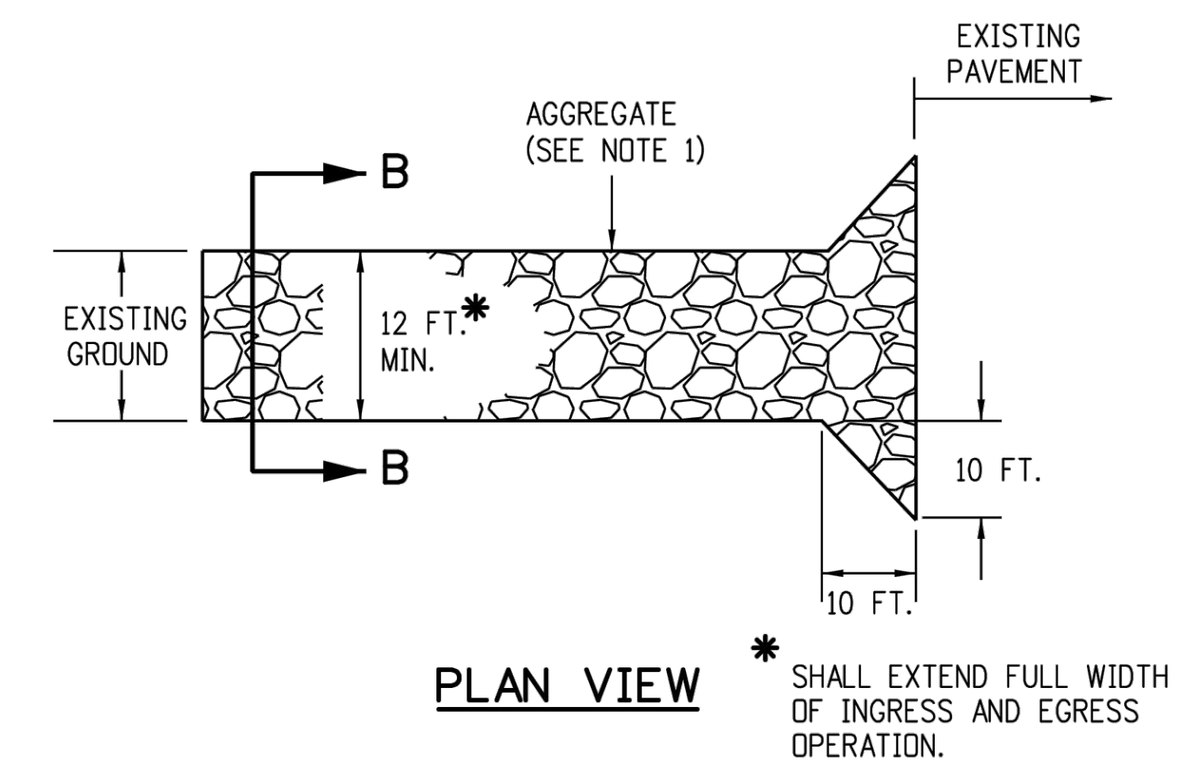


SECTION A-A

NOTES:

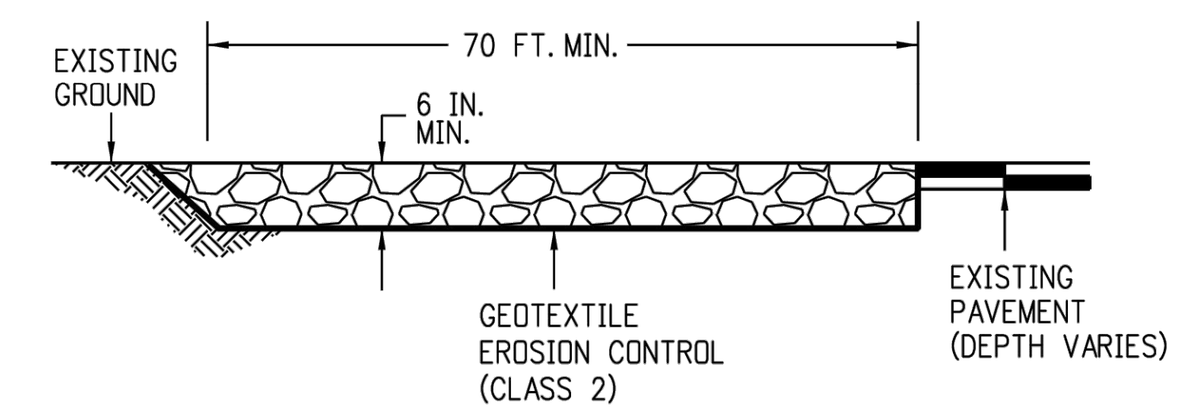
1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, THE BOTTOM OF EXCAVATION SHALL BE IN ACCORDANCE WITH 208.02 (j).
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

CONCRETE WASHOUT STRUCTURE

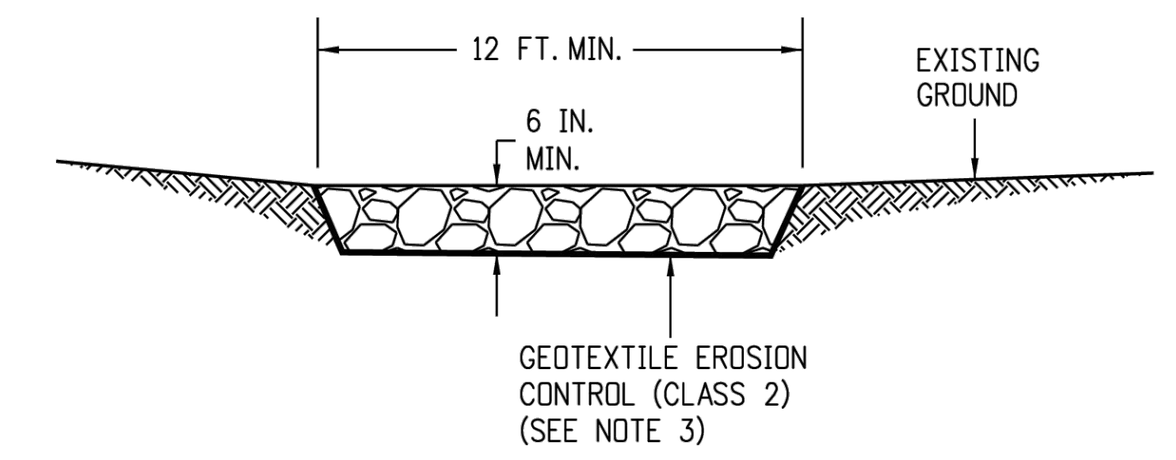


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION



SECTION B-B

NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (l).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

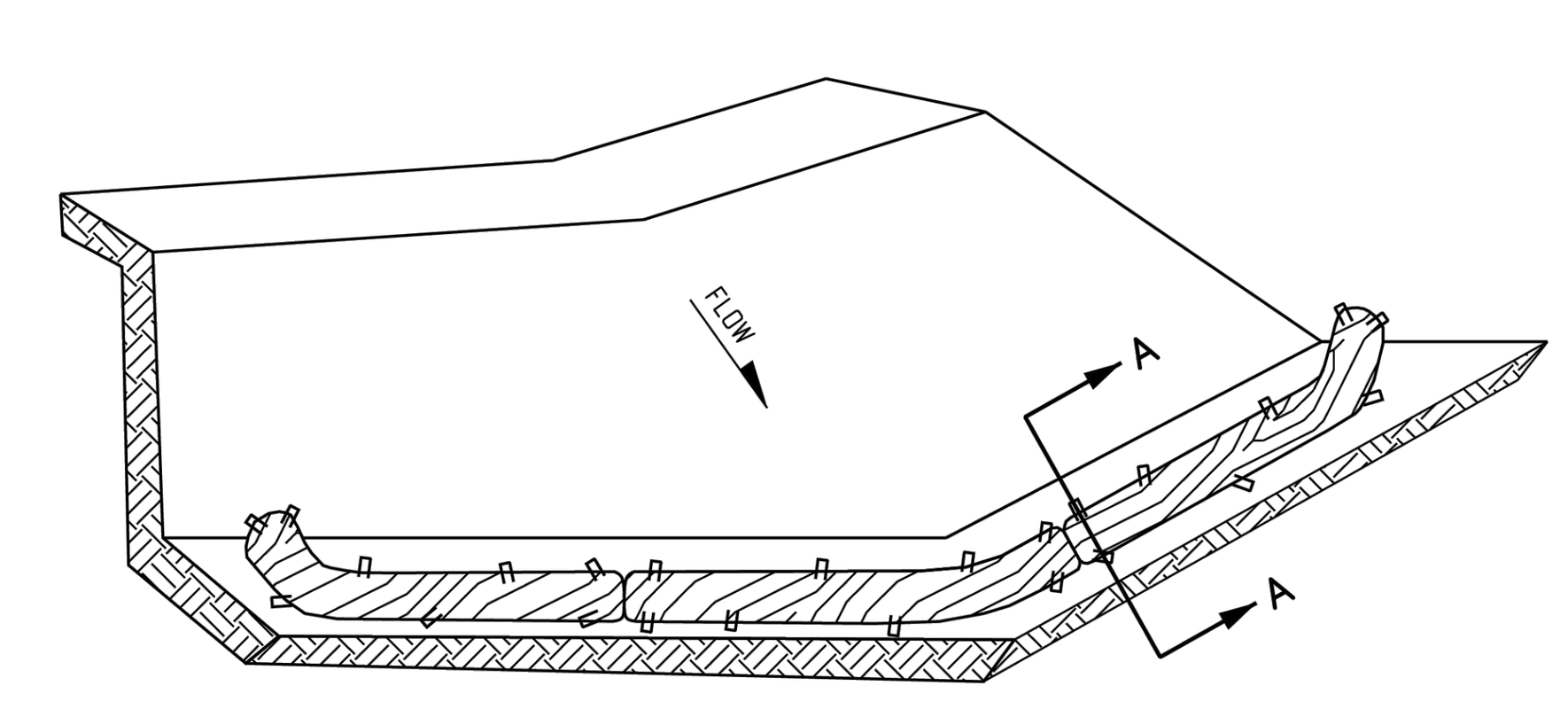
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

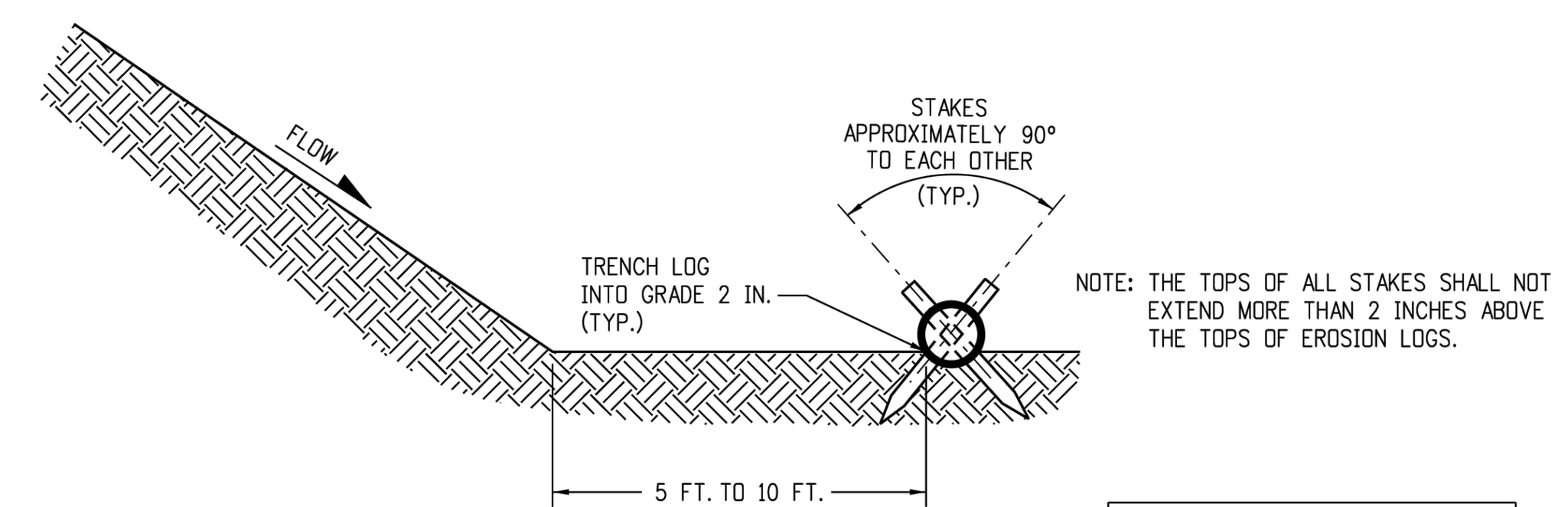
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 1 of 11
Project Sheet Number:



ISOMETRIC VIEW



NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

SECTION A-A

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

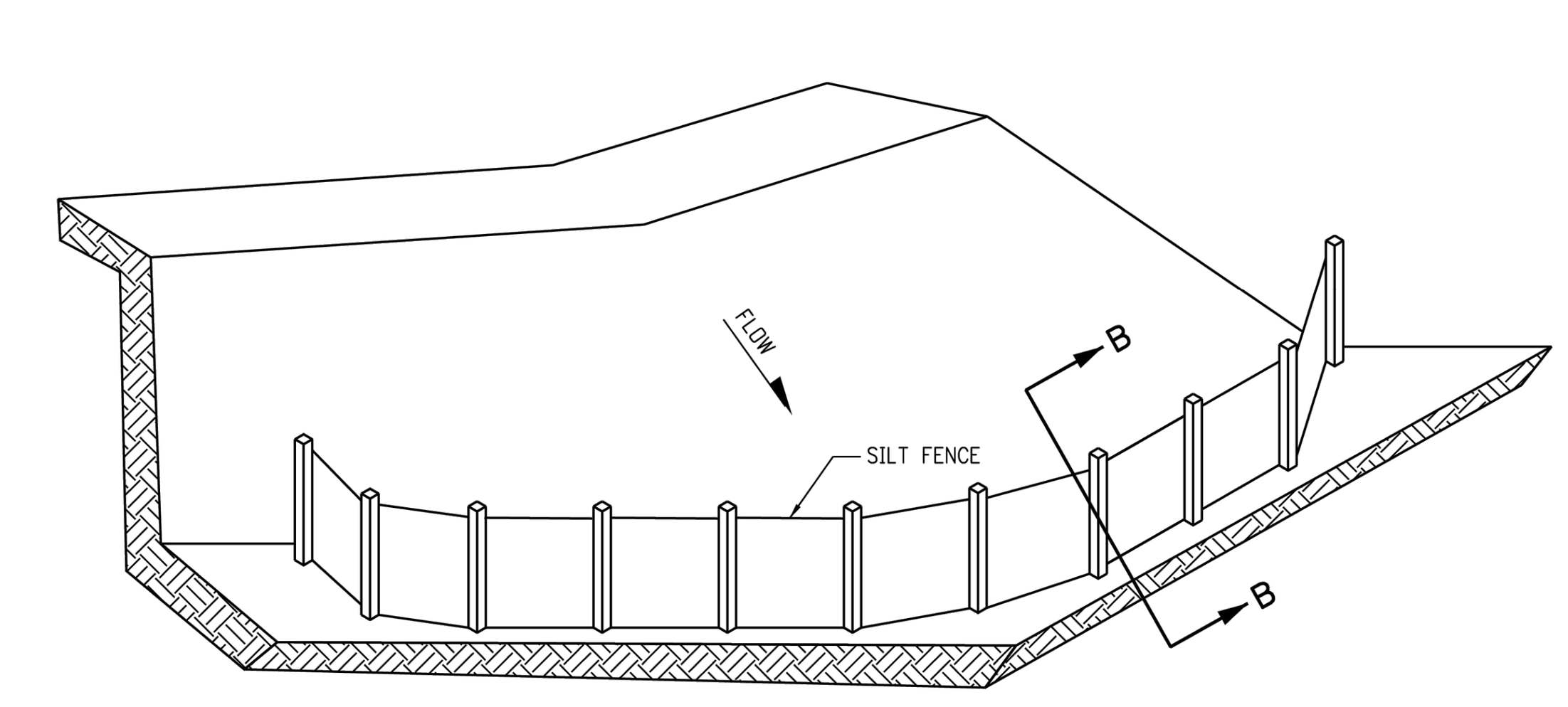
NOTES:

1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

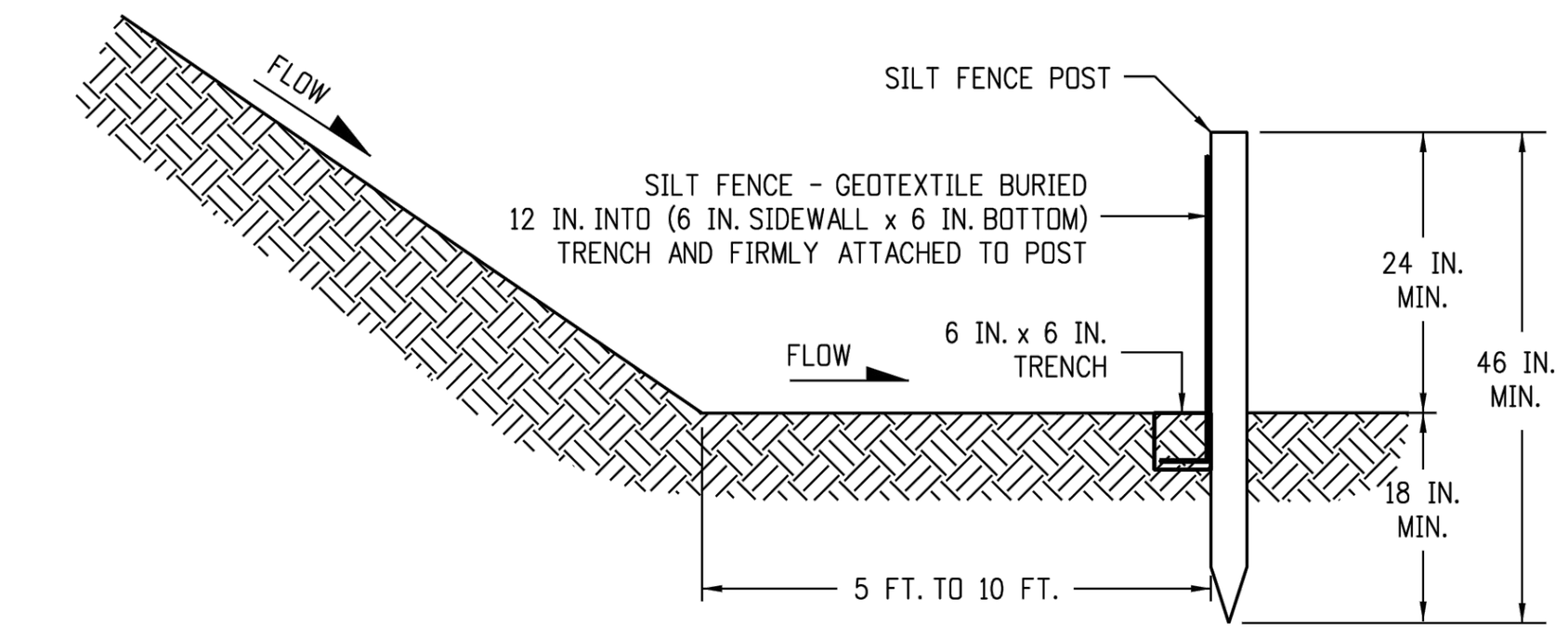
EROSION LOG TOE OF SLOPE PROTECTION

NOTES

1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF ONE-QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; MAXIMUM SLOPE LENGTH BEHIND BARRIER IS 100 FEET.
2. SILT FENCE USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
3. SILT FENCE SHALL BE PLACED PARALLEL TO THE CONTOUR WITH ENDS FLARED UP SLOPE.
4. THE MAXIMUM LENGTH OF EROSION LOGS OR SILT FENCES WITHOUT A FLARED END TURNING UPSLOPE IS 150 FEET.



ISOMETRIC VIEW



SECTION B-B

SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS

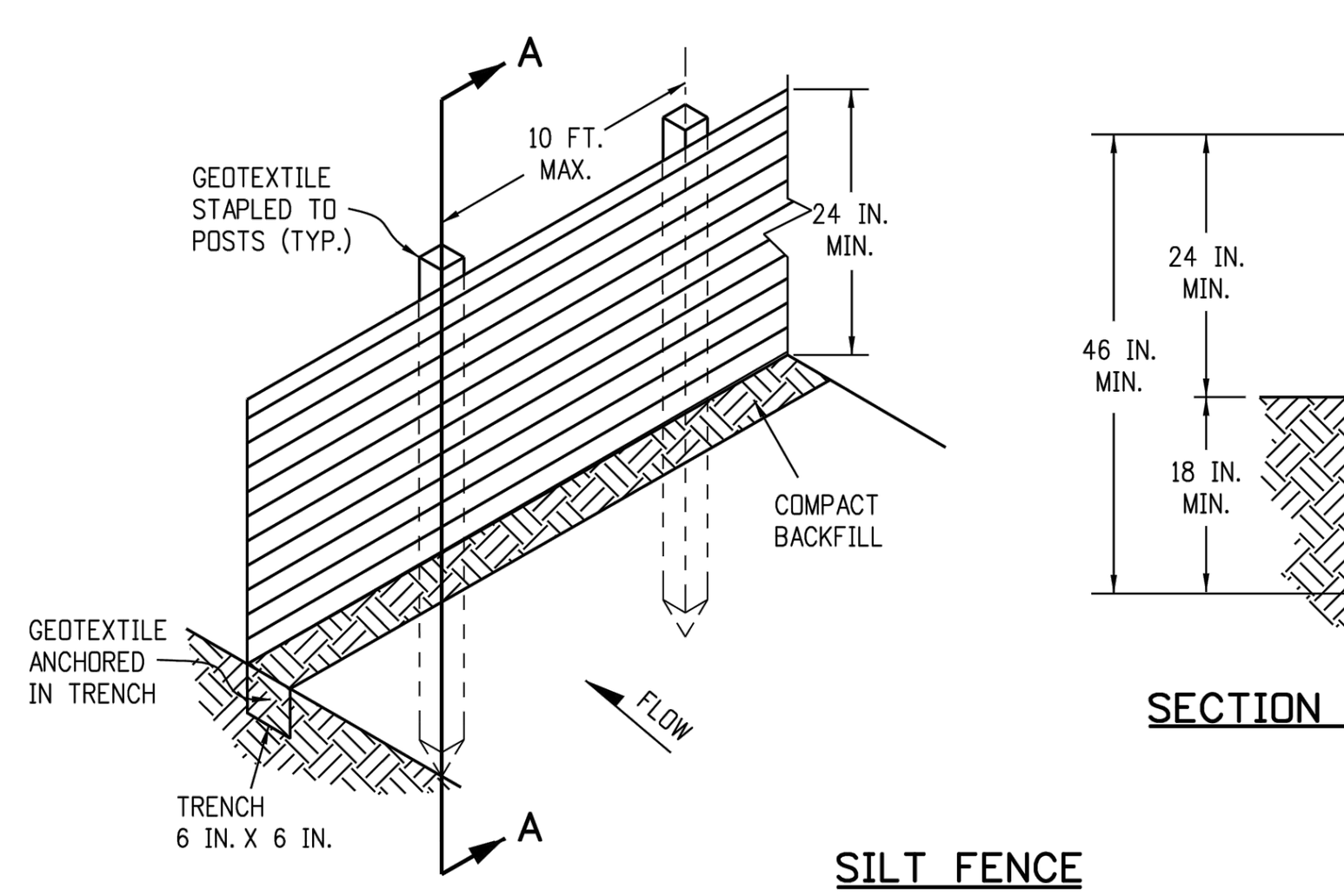
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

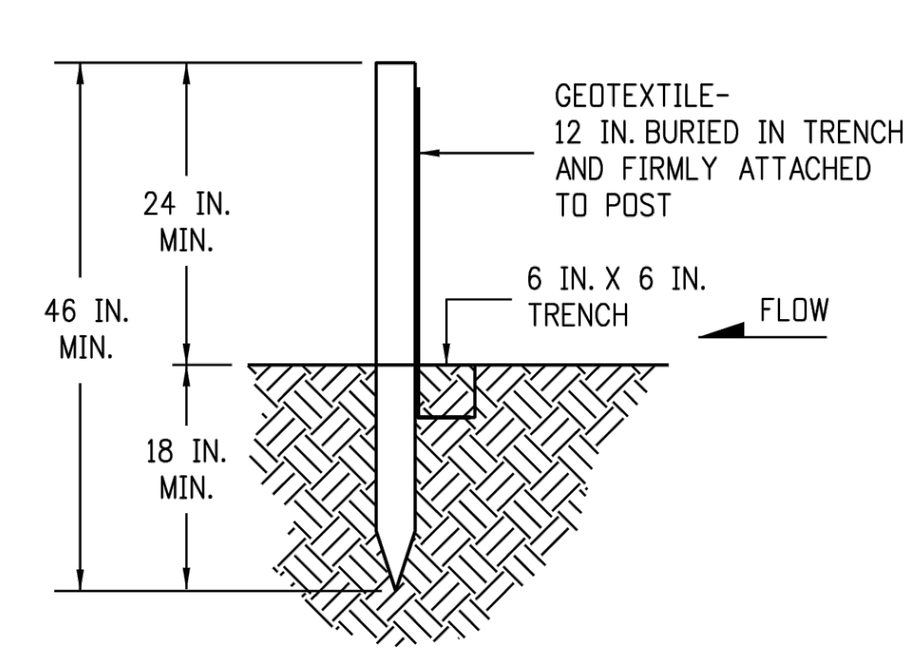
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 3 of 11
Project Sheet Number:



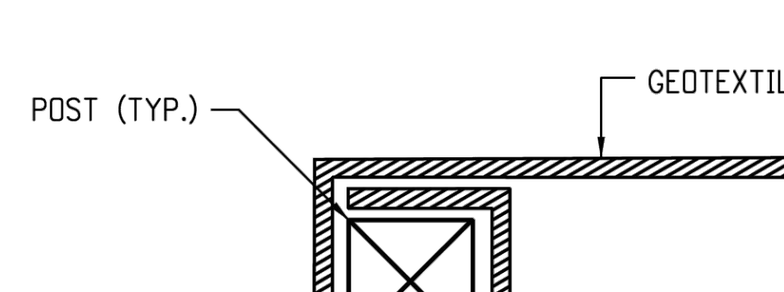


SECTION A-A

SILT FENCE

NOTES:

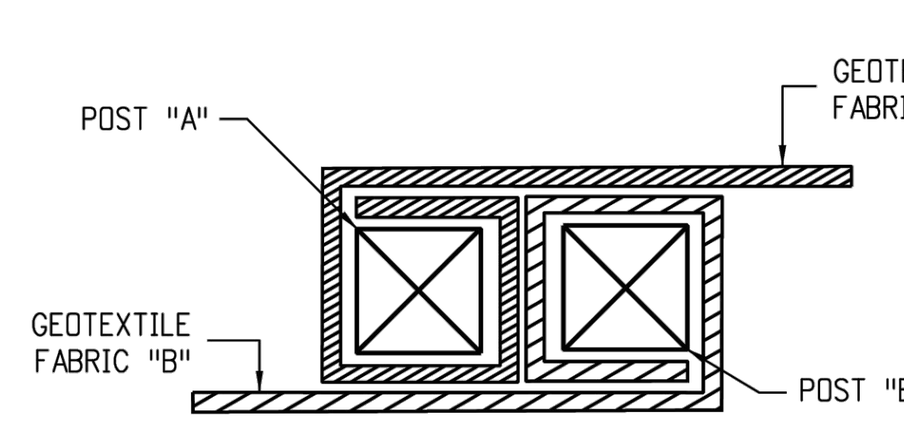
1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
2. WOOD POST SHALL BE 1 IN. X 1 IN. NOMINAL.
3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ±6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



END SECTION DETAIL (PLAN VIEW)

NOTE:

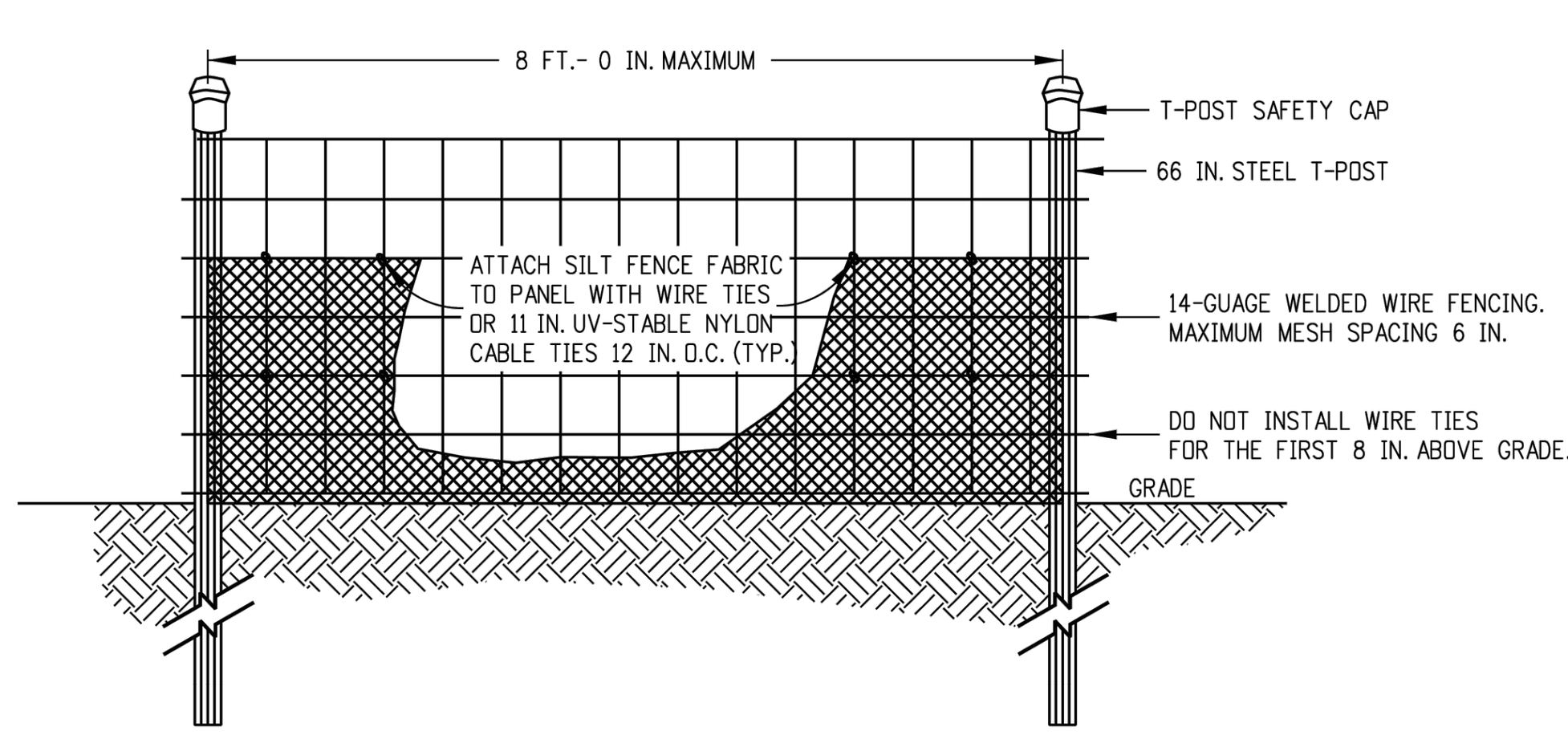
1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.



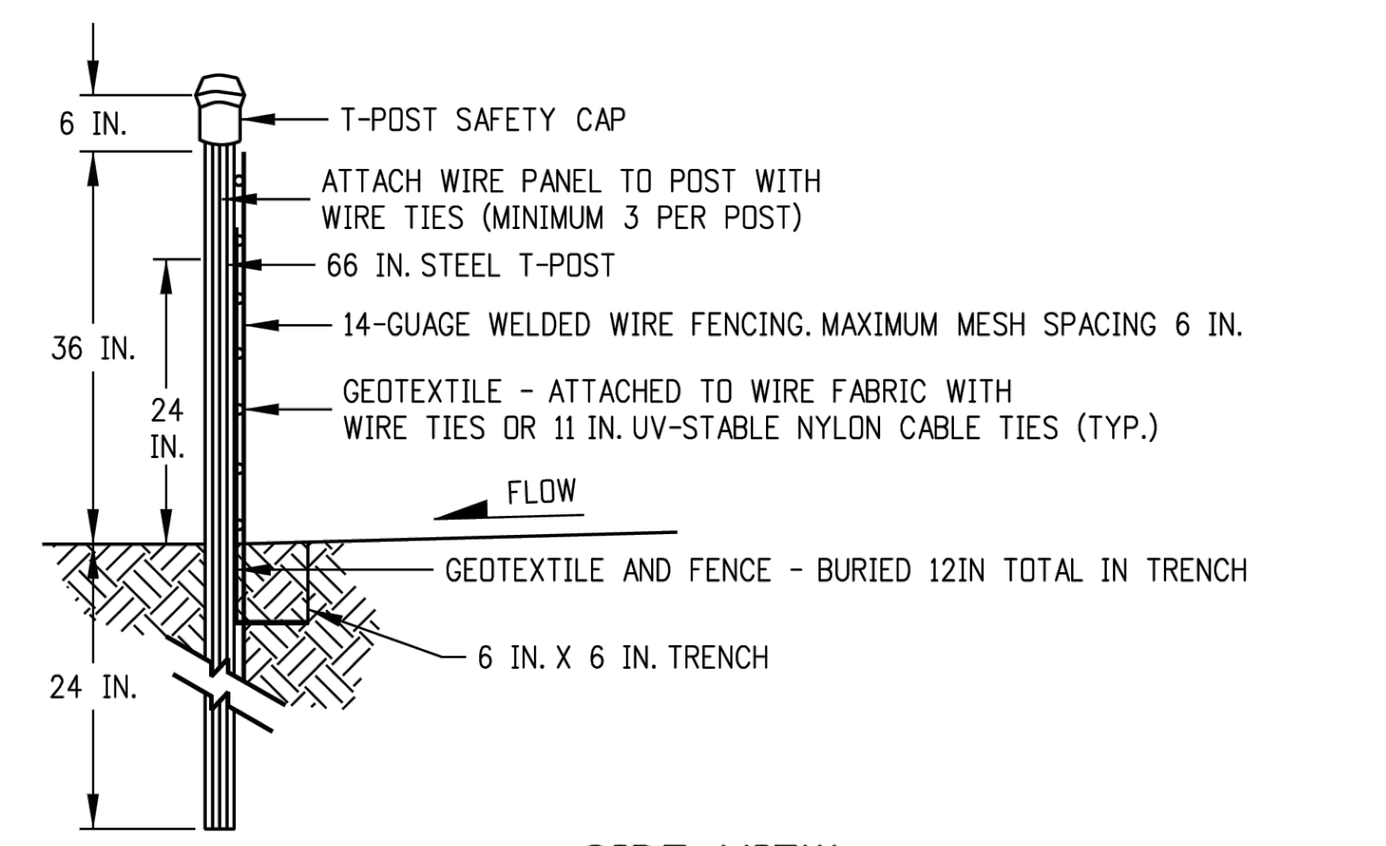
JOINING SECTION DETAIL (PLAN VIEW)

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.



ELEVATION VIEW



SIDE VIEW

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST).
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

SILT FENCE (REINFORCED)

SILT FENCE APPLICATIONS

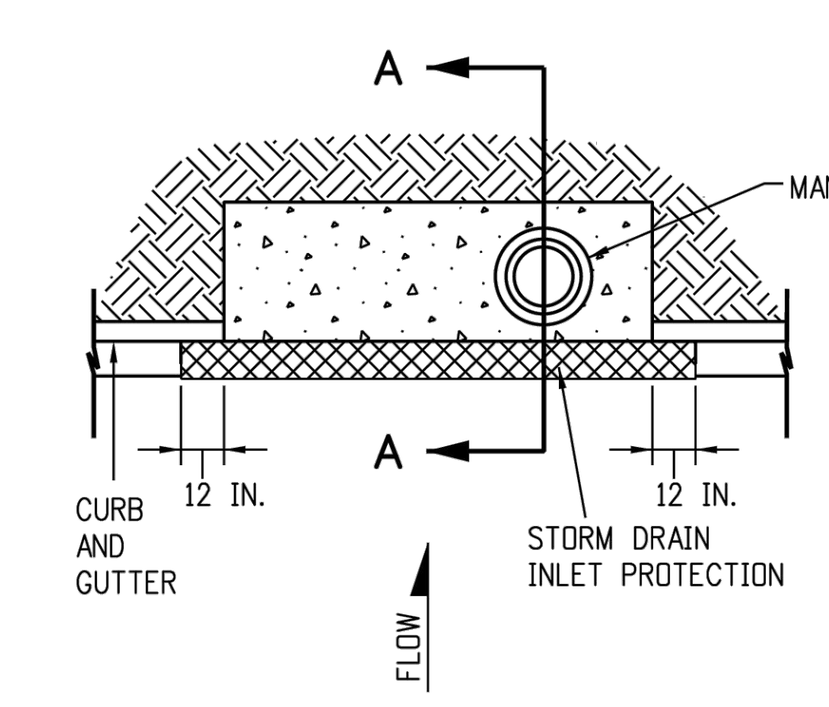
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

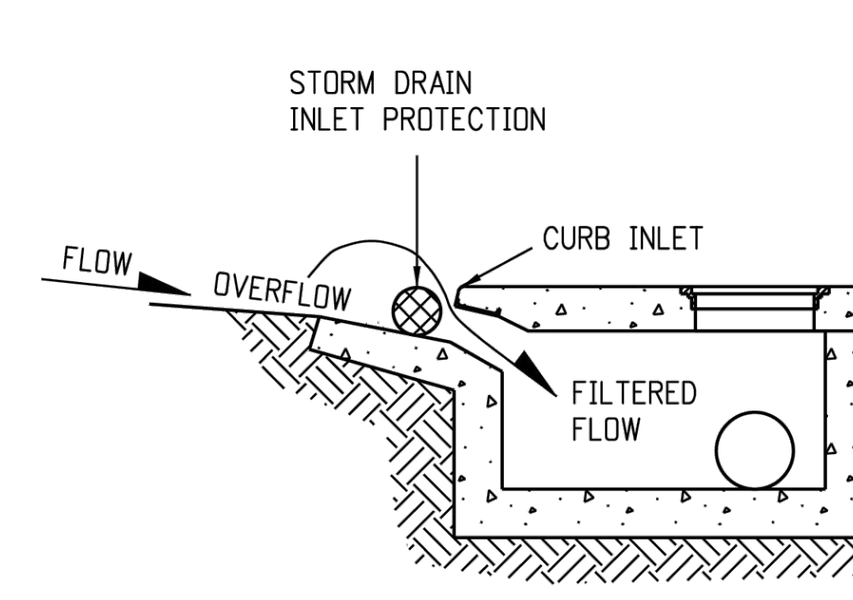
TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 8 of 11
Project Sheet Number:



PLAN VIEW

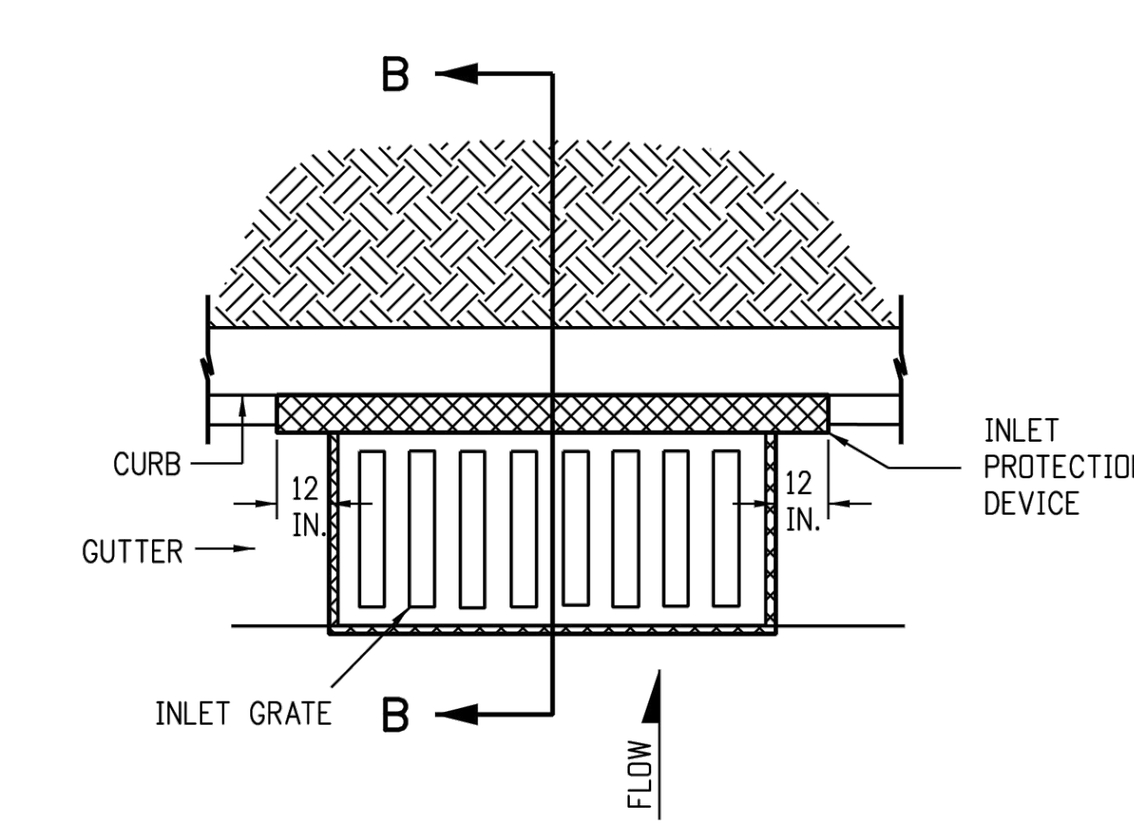


SECTION A-A

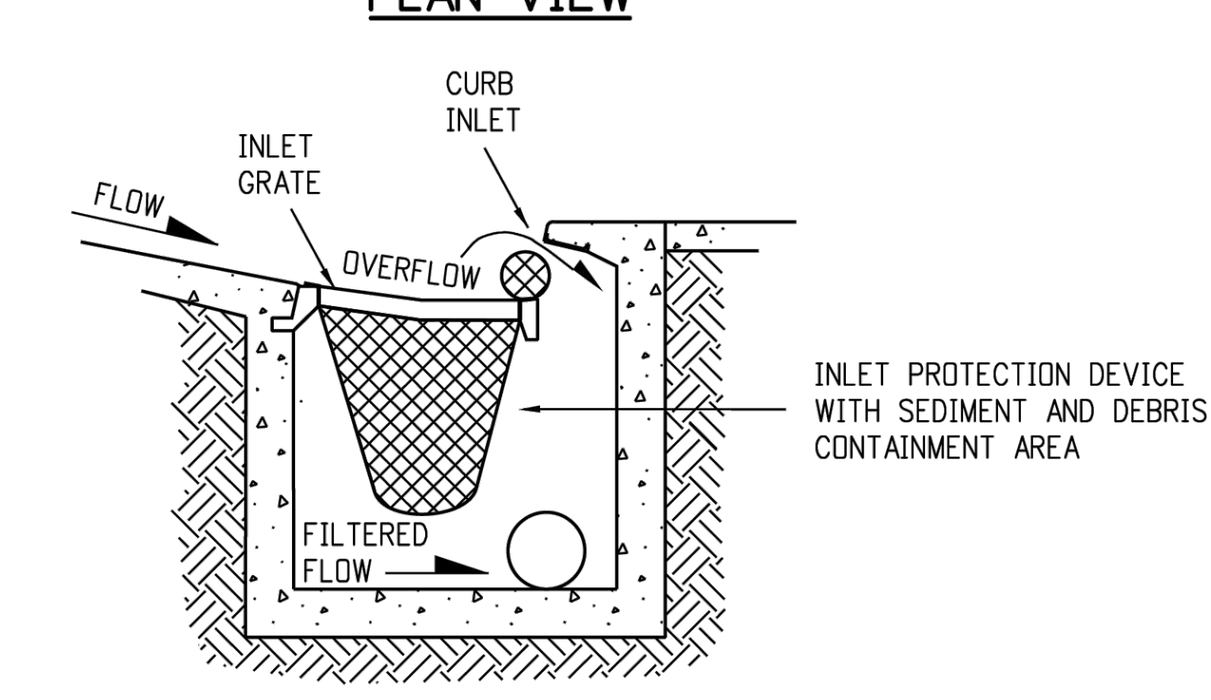
STORM DRAIN INLET PROTECTION (TYPE I)

NOTES:

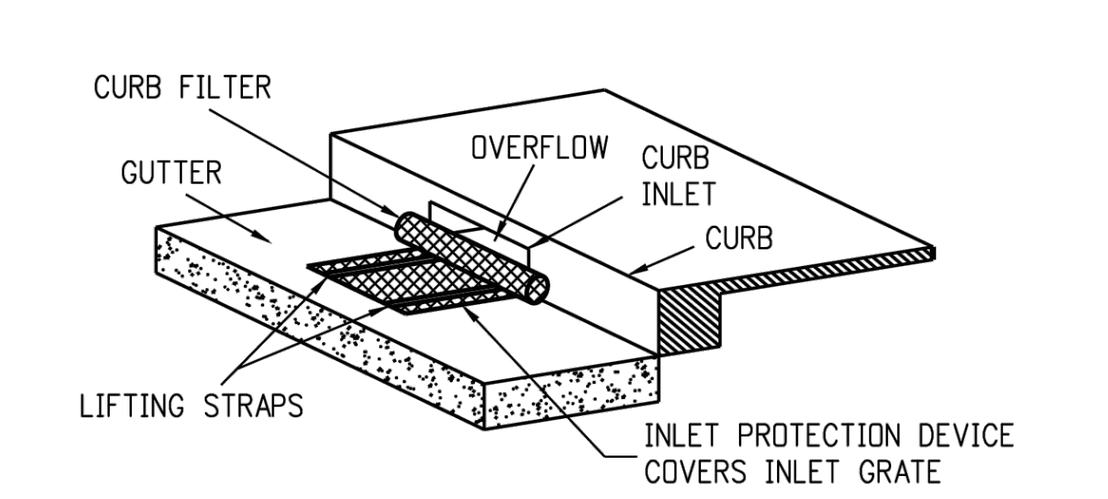
1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 84 INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.



PLAN VIEW

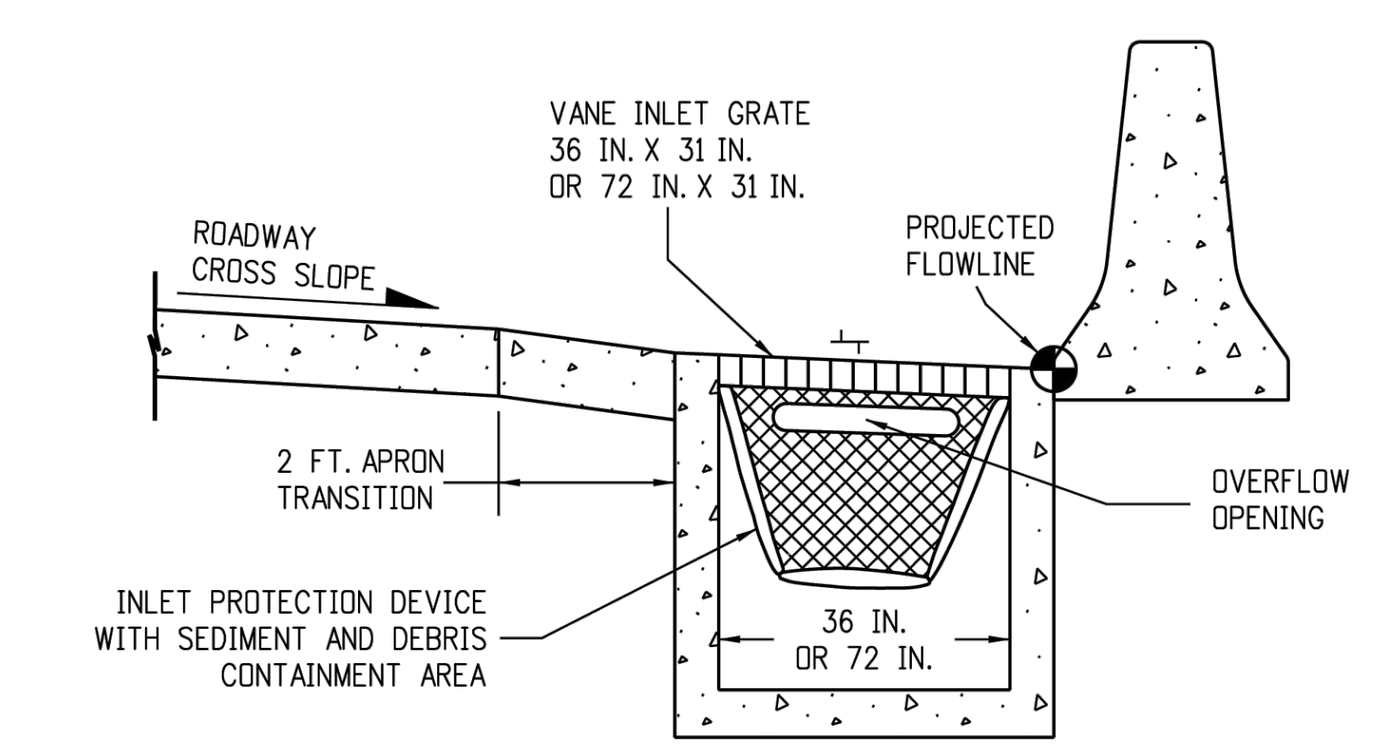


SECTION B-B
OPTION A
STORM DRAIN INLET PROTECTION (TYPE II)

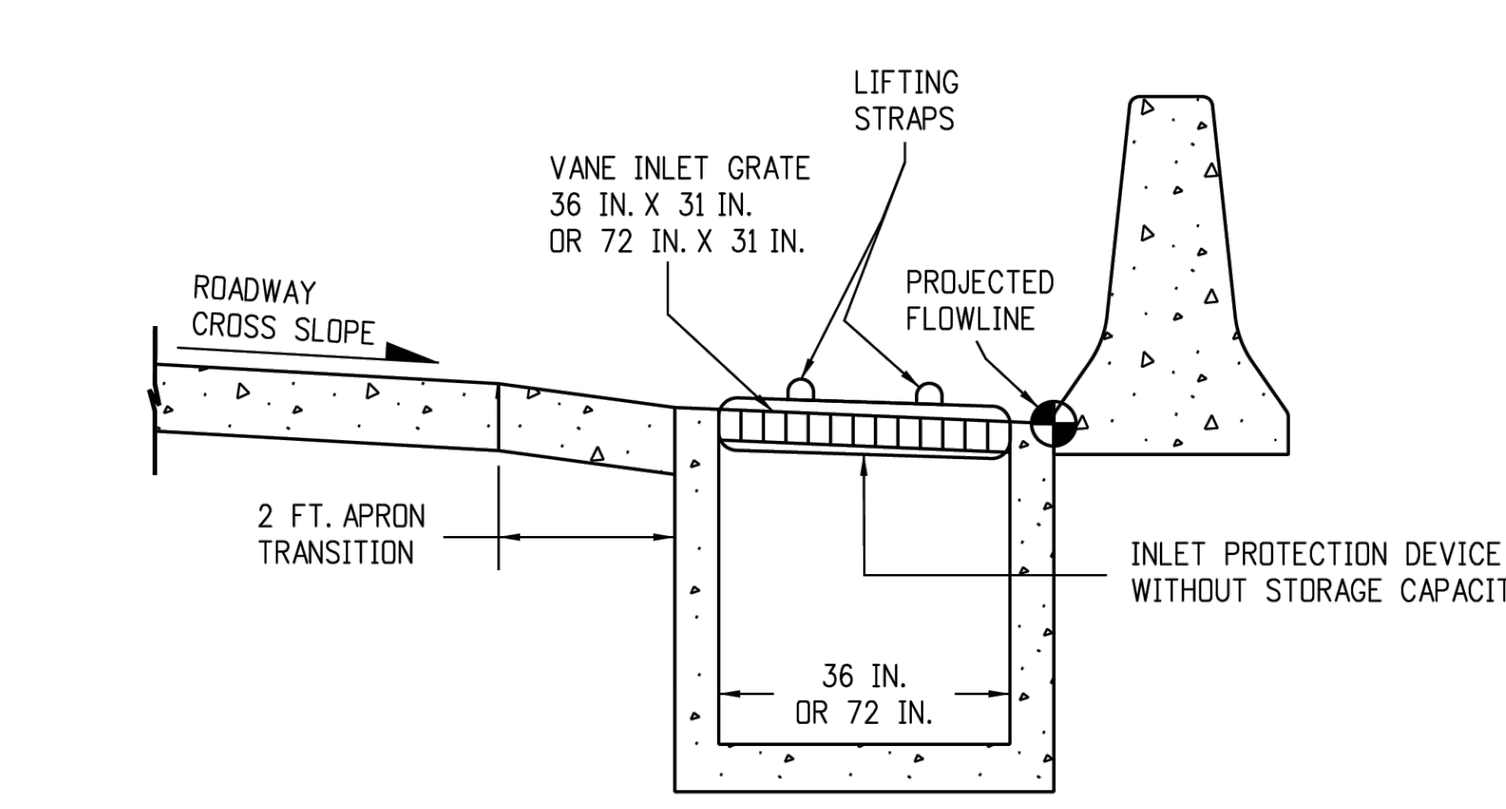


ISOMETRIC VIEW
OPTION B
STORM DRAIN INLET PROTECTION (TYPE II)

NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).



OPTION A
STORM DRAIN INLET PROTECTION (TYPE III)



OPTION B
STORM DRAIN INLET PROTECTION (TYPE III)

NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

STORM DRAIN INLET PROTECTION TYPES

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 2 of 11
Project Sheet Number:

COLORADO LICENSED ROBERT WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD
SOIL EROSION DETAILS

38

DATE: 10/28/24
SHEET 38 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067DT1

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

M:\Civil3d_Proj\20067\Site Plan\20067DT1.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 38 SOIL EROSION DETAILS, MCLLC PDF.pc3

Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

CONSTRUCTION SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

CHAPTER 2 - SITE WORK/EARTHWORK/GRADING

SECTION 1 - SCOPE

All site work and earthwork shall comply with the requirements of these STANDARDS AND SPECIFICATIONS and any special criteria established by the Town of Minturn. Site work shall be completed as shown on the approved engineering plans. Site work shall consist of demolition, removal, and abandonment; clearing and grubbing; overlot grading; removal of topsoil; site preparation; embankment subgrade preparation; embankment fill; excavation, trenching, bedding and backfill of pipelines and service lines; excess excavation; structure backfill; roadway excavation, backfill and compaction; borrow; and restoration and cleanup. All workmanship and materials shall be in accordance with the requirements of these STANDARDS AND SPECIFICATIONS and shall conform to the lines, grades, quantities, and the typical cross-sections shown on the approved plans, or as directed by the Town Engineer or as directed by the Engineer-of-Record (EOR).

1.01 -Inspections

A Grading Permit shall be required for all construction activities. Construction activities shall be subject to inspection by the Town Engineer, and certain types of construction shall have continuous inspection.

It shall be the responsibility of the person performing the work authorized by a permit to notify the Town Engineer or his authorized representative that such work is ready for inspection. Every request for inspection shall be filled at least one (1) working day before such inspection is desired unless otherwise stated in these STANDARDS AND SPECIFICATIONS. An inspection request may be in writing or by telephone, at the option of the Town Engineer.

It shall be the responsibility of the person requesting an inspection required by these STANDARDS AND SPECIFICATIONS to provide access to and means for proper inspection of all work. All work shall be inspected by the Town Engineer or his designated representative. The Town Engineer has the authority to halt construction when, in his opinion, these STANDARDS AND SPECIFICATIONS and/or standard construction practices are not being followed, or the work is otherwise defective. Whenever any portion of these STANDARDS AND SPECIFICATIONS are violated, the Town Engineer shall give the Contractor written notice listing deficiencies to be corrected and may order further construction stopped until all deficiencies are Corrected. If the deficiencies are not corrected within the time limit specified in the notice, the Town Engineer may invoke enforcement options authorized by the Minturn Municipal Code and/or draw upon performance guarantees under which the work is being performed.

For small commercial developments, Minturn may require the development to hire a qualified private contract inspection professional or a Colorado Registered Professional Engineer at the developer's cost to certify to Minturn that the work was completed in accordance with these STANDARDS AND SPECIFICATIONS.

Landscaping that is privately owned and maintained by a Homeowners Association (HOA) or other property management entity shall be designed and constructed in accordance with these STANDARDS AND SPECIFICATIONS. Compliance to these STANDARDS AND SPECIFICATIONS shall be certified by a qualified third party approved by Minturn and paid by the developer. Minturn shall assist with inspection of the irrigation system for the landscaping.

Adequate inspections assure compliance to the Town of Minturn requirements and are the basis for the town's recommendation that said improvements be accepted for maintenance and for release of performance guarantees. It is the responsibility of the Contractor to contact the Town Engineer a minimum of one (1) full working day (twenty-four [24] hours) in advance of the required inspections. Required inspections shall include:

A. Erosion Control: Ensure that the Erosion Control Plan is adhered to and Best Management Practices (BMP's) are properly installed and maintained.

B. Geotechnical Testing: Verify that a Colorado Registered Professional Engineer (or designated representative), who practices the field of Geotechnical Engineering, is onsite and that adequate testing is performed. Full-time observation and testing is required for over-excavation work.

C. Grade Certification: Verify that the extent and depths of proposed work is certified. Verify the final grade.

The Contractor shall provide access to all Minturn Inspectors/Representatives, and all other project quality control (QC) and/or quality assurance (QA) personnel throughout the earthwork process for observation and testing purposes. The Contractor shall not proceed with work until the project Soils Engineer has performed adequate observations and testing, unless approved by the Town Engineer.

All testing and retesting to meet requirements and specifications shall be at the Contractor's or owner's expense.

SECTION 2 - DEMOLITION, REMOVAL AND ABANDOMENT

The Contractor shall remove—wholly or in part—and satisfactorily dispose of all foundations, structures, fences, old pavements, abandoned pipelines, and any other obstructions which are not designated on the approved plans or allowed to remain.

Where portions of structures shall be removed, the remaining parts shall be prepared to accommodate the new construction. The work shall be performed in such a manner that materials left in place shall be protected from damage. All damage to portions of structures to remain shall be repaired at the Contractor's expense.

2.01 - Disposal

The Contractor shall make all necessary arrangements for obtaining suitable disposal locations. If disposal shall be at other than established dumpsites, the EOR may require the Contractor to furnish written permission from the property owner on whose property the materials and debris is proposed to be placed. Materials and debris shall be disposed of in a manner approved by the Town Engineer. Burning shall not be allowed without prior written approval of the Town of Minturn.

2.02 - Salvage

All salvageable material shown on the approved plans and any additional salvageable material marked by the EOR shall be removed without unnecessary damage in sections or pieces which may be readily transported and shall be stored by the Contractor in locations approved by the EOR. The Contractor shall be required to replace any materials lost from improper storage methods or damaged by negligence. These materials include, but shall not be limited to, manhole frames and covers; inlet grates; valves and)re hydrants; landscape plant materials; fence materials; handrails; culverts; guardrail; walkway; roadway and traffic appurtenances (traffic signals and attached hardware, including mast arms and span wire) and irrigation systems and appurtenances.

2.03 - Pipe and Appurtenances

All pipe and appurtenances to be taken out of service shall be completely removed or abandoned in place, as required by the EOR.

Pipe designated to be reused shall be removed and stored, when necessary, to prevent loss or damage before re-laying.

Excavation required to remove pipe or appurtenances shall be back filled and compacted in accordance with Section 5 - TRENCHING, BACKFILLING AND COMPACTING of these STANDARDS AND SPECIFICATIONS.

When pipe is to be abandoned in place, it shall be completely filled with fly ash slurry composed of approximately sixty-five (65) percent Class C Fly ash and thirty-five (35) percent water, unless otherwise approved by the EOR. Each end of the pipe shall be capped with concrete.

When removing appurtenances such as manholes, catch basins, inlets etc., any live lines connected to these appurtenances shall be properly bypassed and shall remain in operation until abandonment is complete.

When appurtenances are to be abandoned in place, the remaining structure shall be lowered to a minimum of three (3) feet below finished grade, and shall be filled with concrete with a minimum compressive strength of 3000 psi (at 28 days) to the top of the remaining structure and then backfilled and compacted to the required grades.

2.04 - Pavement and Concrete Flatwork

All concrete or asphalt to remain shall have a straight, true break line and a vertical face. Concrete or asphalt may be cut with a cutting wheel, jackhammer, or saw. The EOR may require that saw-cutting be performed. Any damage to adjacent concrete or asphalt to remain in place shall be repaired at the Contractor's expense. The minimum depth of saw cuts in concrete shall be two (2) inches.

If areas cut for future placement of concrete or asphalt adjacent to existing asphalt or concrete are left exposed for longer than thirty (30) days or are subjected to inclement weather, the areas shall be evaluated by a Geotechnical Engineer and a recommendation shall be provided to the EOR. An additional cut of at least six (6) inches behind and/or below the existing structure—or until competent subgrade is encountered—may be required by the EOR.

SECTION 3 - SITE PREPARATION

3.01 - Clearing

All sites to receive fill shall be cleared of organic materials, including root structures, at the Contractor's expense. Vegetation shall be pulled or grubbed in such a manner as to assure complete and permanent removal. Branches of trees extending over the roadbed shall be trimmed to give a clear height of twenty (20) feet above the road bed surface. All surface objects and trees, stumps, roots and other protruding obstructions not designated to remain shall be cleared and/or grubbed as required. Non-biodegradable, solid objects located at least two (2) feet below the final subgrade surface may remain at the discretion of the EOR.

The EOR may establish clearing lines and designate items and materials to remain. The Contractor shall preserve all materials and items to remain. Paint used for cut or scarred surfaces of trees or shrubs to remain shall be an approved asphalt base paint formulated especially for tree surgery.

Except in areas to be excavated, stump holes and other holes from which obstructions are removed shall be backfilled with suitable material and compacted in accordance with these STANDARDS AND SPECIFICATIONS.

The Contractor shall scalp areas where excavation or embankment shall be made. Scalping shall include the removal of organic material such as brush, roots, sod, grass, residue of agricultural crops, sawdust, and vegetable matter from the surface of the ground.

An overlot grading summary report prepared by the project Soils Engineer which states that fill placement is in conformance to approved plans and reports and includes locations and elevations of field density tests (referenced from a permanent landmark or permanent control point), summaries of field and laboratory tests and any other substantiating data and comments regarding deviations from the approved plans and reports and how they relate to or affect recommendations in the approved Geotechnical Engineering Report and grading plan.

SECTION 4 - EARTHWORK

Earthwork shall consist of excavation, disposal, shaping and compaction of all material encountered within the limits of the project, including but not limited to excavation of ditches and channels, surface boulders, muck, rock, concrete foundations, slabs, stripping, etc. Excavation shall be performed to the line and grade and typical cross-sections shown on the approved plans or as required by the EOR.
Free-running water shall be drained from all earthwork materials prior to construction of structures, utilities, or concrete 4atwork construction.

4.01 - Definitions

A. **Suitable Material**: Any earthen material that consists of onsite or similar non-organic sands, gravels, clays, silts and mixtures thereof with a maximum size of six (6) inches. Claystone fragments exceeding three (3) inches in particle size are not to be incorporated in embankment material unless specifically approved by the project Soils Engineer and the EOR.

B. **Bedrock:** Bedrock that breaks down to specified soil types and sizes during excavation, hauling and placement may be considered as suitable material.

C. **Rock Excavation:** Igneous, metamorphic or sedimentary rock formations that cannot be excavated with a D-9 tractor in good repair with a single hydraulic ripper.

4.02 - Borrow

It shall be the Contractor's responsibility to stockpile suitable materials for use in the project. Only after the Contractor estimates that sufficient suitable back#ll material is stockpiled to complete all earthwork operations of the project, shall excavated material be removed from the project site.

If the Contractor fails to preserve onsite, su1cient suitable material, and removes or disposes of suitable material, suitable material shall be recovered at the Contractor's expense.

4.03 - Embankment Construction

Embankment construction shall include placement, processing and compaction of all embankment material, and all related work required to ensure proper bond of materials with previously placed embankment material.

A. Preparation of Embankment Subgrade: The grade shall be maintained so that the surface is well drained at all times. When necessary, temporary drain systems shall be installed to intercept or divert surface water that may affect the work.

Where an embankment shall be constructed, unsuitable material shall be removed from the surface. The cleared surface shall be plowed or scarified to a minimum depth of six (6) inches. The embankment area shall adhere to the density and moisture content requirements shown in the following table, unless otherwise approved by the project Soils Engineer and the EOR:

TABLE 2.01

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	95	-2 to +2 (based on AASHTO T180)
A-4, A-5, A-6	95	—	-1 to +3 (based on AASHTO T99)

If equipment is deemed inadequate, the project Soils Engineer and/or the EOR may recommend the use of larger or different types of equipment.

After subgrade is properly prepared, the embankment filling operation shall begin in the deepest part of the area to be filled. Embankment material shall be placed and compacted in parallel layers until the finished rough grade is reached. Temporary gaps through the embankment shall not be allowed without approval of the EOR. All temporary slopes shall not be steeper than 4:1 (horizontal:vertical).

The thickness of each layer shall not exceed six (6) inches before compacting.

B. Embankments Greater Than Twelve (12) Feet in Height

Compaction operations shall continue until each layer of embankment material for embankments greater than twelve (12) feet in height is compacted to the moisture and density requirements shown in the following table, unless otherwise required by the project Soils Engineer and the EOR.

TABLE 2.02

Soil Classification AASHTO M145	*Relative Compaction by Standard Proctor ASTM D698 or AASHTO T99 (percent compaction)*	*Relative Compaction by Modified Proctor ASTM D1557 or AASHTO T180 (percent compaction)*	*Moisture Content Range (with respect to Optimum Moisture Content)*
A-1, A-2, A-3	—	96	-2 to +2 based on AASHTO T180)
A-4, A-5, A-6	100	—	-1 to +2 (based on AASHTO T99)

4.04 - Excavation

It is the sole responsibility of the Contractor to become familiar with the existing conditions and potential excess excavation at each project site. Geotechnical reports or other data provided by Minturn may be used to assist in determining general site and soil characteristics.

4.05 - Structure Backfill

Structure backfill shall comply with Section 4.01 De5nitions of these STANDARDS AND SPECIFICATIONS. Structure backfill material shall have a liquid limit not exceeding thirty-5ve (35) and a plasticity index less than fifteen (15), as determined by AASHTO T 89 and T 90, unless otherwise approved by the project Soils Engineer and the EOR.

Areas adjacent to structures and other areas inaccessible to mobile compaction equipment shall be compacted with suitable power-driven hand tampers or other approved devices. Backfilling shall consist of placing materials in horizontal, uniform layers brought up uniformly on all sides of the structure. **The thickness of each layer of back ll shall not exceed SIX (6) inches before compacting to the required density.**

Backfill material shall not be deposited against the back of concrete abutments, concrete retaining walls, or the outside of cast-in-place concrete structures until the concrete has developed a strength of not less than eighty (80) percent of the required design strength. Backfill placed within two (2) feet of any structure shall be placed evenly on all sides to avoid unequal lateral pressures.

In the event that suitable backfill material is not available on the site, the Contractor shall import Class 1 structure backfill materials as defined in Section 4.01 De5nitions of these STANDARDS AND SPECIFICATIONS, or other material approved by the project Soils Engineer and the EOR. The Contractor shall not be required to excavate below the depths of excavation indicated on the approved plans to provide structure backfill material.

The Contractor shall uniformly process, maintain proper moisture in, and properly compact each lift throughout the backfilling process. All testing shall comply with Section 5.07 Compaction Testing of these STANDARDS AND SPECIFICATIONS.

SECTION 5 - TRENCHING, BACKFILLING AND COMPACTION

This work shall consist of furnishing all labor, materials, tools and equipment for trenching, bedding, backfill and compaction for all underground utilities (inclusive of "dry" utility trenches located under roadways or within roadway R.O.W.) as specified herein and shown on the approved plans. The excavation shall be made to lines and grades shown on the approved plans and as established by the EOR. Except where shown otherwise on the approved plans and except where the EOR gives written permission to do otherwise, all trench excavation shall be made by open cut to the depth required to construct the pipelines as shown on the approved plans. All excavation shall be 'unclassified', as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. All trenching shall be performed in accordance with all Occupational Safety and Health Administration (OSHA) requirements. These regulations are described in Subpart P, Part 1926 of the Code of Federal Regulations.

All excavated material which meets the requirements for backfill materials shall be stockpiled in a manner which shall not contaminate the excavated material, and shall be located a sufficient distance from the trench to avoid overloading, to avoid obstructing sidewalks, driveways, or streets, and to provide the least possible interference with traffic

5.01 - Special Conditions

A. Subsurface Investigation: Prior to the connection of any planned utility line to an existing line, the Contractor shall expose the existing utility at the points of connection in order to verify the elevations and materials of construction. The EOR shall be notified a minimum of two (2) working days before such an investigation is performed. The Contractor shall also expose utilities as they cross each other to allow for verification of elevation and materials of construction. The EOR shall evaluate this information and provide revisions, if required, within three (3) working days of the completion of the investigation.

B. Underground Wire, Cable, Fiber Optic, or Similar Lines: Where underground wire, cable, fiber optic or similar lines are encountered, they shall be relocated as directed by the telephone service provider and in accordance with their speci5cations. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

C. Gas and Electric Lines: Where underground gas and electric lines are encountered, they shall be relocated as directed by the gas and electric service provider and in accordance with their specifications. The Contractor shall coordinate this work with all other phases of construction to avoid further conflicts.

5.02 - Removal of Water

The Contractor shall provide and maintain adequate equipment to properly remove and dispose of all surface or ground water that enters the trench. Water shall be disposed of without damage to adjacent property and without being a nuisance to public health and convenience. The use of any sanitary sewer to dispose of trench water shall not be allowed. The trench shall be dry at all times during pipe installation. Dewatering shall be accomplished by well points, sumping or any other method approved by the Engineer.

5.03 Trench Excavation for Pipelines and Service Lines

The width of the trench shall comply with the requirements set forth in these STANDARDS AND SPECIFICATIONS and shall be sufficient to allow pipe to be installed and backfill placed and compacted. The allowable trench width, regardless of the type of soil encountered, the depth of excavation or method of bedding densification, shall not exceed the outside diameter of the pipe barrel plus twenty-four (24) inches, or be less than the outside diameter of the pipe barrel plus twelve (12) inches when measured at any point below the top of the pipe bell, flange or collar.

Where the width of the lower portion of the trench exceeds the maximum width herein stated, the Contractor shall furnish and install special pipe embedment or concrete encasement to protect the pipe from the additional loading. The type and quantities of special pipe embedment shall be determined by the pipe supplier, using trench loading criteria based upon saturated backfill weighing one-hundred twenty (120) pounds per cubic foot and allowance for other superimposed live loads.

A. Preparation of Foundation for Pipe Laying: When the excavation is in firm earth, care shall be taken to avoid excavation below the established grade plus the required specified over-depth to accommodate the pipe bedding material.

In case soft or otherwise unsuitable foundation material is encountered in the bottom of the trench, the project Soils Engineer and/or the EOR may require removal and replacement with stabilization material to provide a suitable foundation for the pipe. If the trench bottom is wet, the project Soils Engineer shall determine whether it is stable. The bottom of sumps utilized for dewatering shall be two (2) inches minimum below the bottom of the trench excavation to prevent the upward flow of water into the excavation, which may result in unstable bottom conditions.

5.04 - Bedding for Pipelines and Service Lines

See Sheets C.500 and C.501 for Specifications for Bedding Requirements for Water Mains, Sewer Mains and water and sewer Service Lines.

Bedding material type and placement for storm sewer pipe shall be that specified in the latest version of the "Standard Plans M&S Standards" Plan No. 5 M-603-1 through M-603-3 for metal, plastic, and reinforced concrete pipe.

5.05 - Backfill for Pipelines and Service Lines

Suitable backfill shall be as defined in Section 4.01 Definitions of these STANDARDS AND SPECIFICATIONS. Clay and similar material with a liquid index in excess of thirty-five (35) and a plasticity index in excess of six (6), as determined in accordance with AASHTO T89 and T90, shall not be considered suitable for backfilling in trenches located in improved streets, roads, highways and thoroughfares, unless approved by the Town Engineer.

When the excavated material is unsuitable for compaction, import material shall be approved by the project Soils Engineer and the EOR prior to placement.

A. Backfill Compaction: Trench back5ll shall be placed in loose six (6) inch lifts, processed and moisture-conditioned, and each lift thoroughly consolidated by tamping, vibrating, or a combination thereof, until the moisture content and the relative compaction complies with the values shown in the Moisture and Density Requirements for Embankment Materials table in Section 4.03 Embankment Construction of these STANDARDS AND SPECIFICATIONS for the various soil classifications and relative compaction.

For new landscape areas with trees, compaction shall be between eighty-five (85) and ninety (90) percent of the maximum Standard Proctor dry density in the top two (2) feet of soils below finished grade.

Where sidewalk or concrete trail will be constructed, soils shall be scarified, moisture treated and recompacted two (2) feet wider than the footprint of the sidewalk or trail until the moisture content and the relative compaction complies with the values shown in the table in Section 4.03 Embankment Construction.

Backfill of utilities, pipes, culverts, or other miscellaneous structures located in areas that will not have a hard surface shall be placed in six (6) inch lifts at ninety (90) percent of the maximum Standard Proctor dry density and within two (2) percent of the optimum moisture content. All other requirements for particle size and processing shall be met.

5.06 - Compaction Testing

Testing shall be performed at various depths and locations, and at all vertical structures. The project Soils Engineer and/or the EOR may require additional testing around structures, manholes, valve boxes, etc.

Field test results shall be submitted to the EOR within twenty-four (24) hours of the test or on the next working day. In no case shall fill or backfill be placed on materials that did not pass moisture and density testing.

Moisture and density testing shall be performed by a qualified technician who works under the direct supervision of a Colorado Registered Professional Engineer. Final soil compaction reports shall be prepared and signed by a Colorado Registered Professional Engineer, and who is qualified to prepare such reports. Reports shall be submitted to the EOR within one (1) week of the test.

SECTION 6 - RESTORATION AND CLEANUP

COLORADO LICENSED
ROBERT C WAGNER
60475
PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Muncipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

STORM WATER CONSTRUCTION SPECIFICATIONS 1

39

JOB No. **20067**

DATE: 10/28/24
SHEET 39 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067DT1

REVISIONS:	REV. DATE
PER EPMSD & WE REVIEW	05/17/24
PER EPMSD & WE REVIEW	09/19/24

M:\Civil3d_Proj\20067\Site Plan\20067DT1.dwg, 10/28/2024 2:45 PM, Colton M. Wallace, J9 STORM WATER CONSTRUCTION SPECIFICATIONS 1, MCLLC PDF pc3
Copyright © 2024 Midwestern Consulting LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrievol system, without prior permission of Midwestern Consulting LLC.

CONSTRUCTION SPECIFICATIONS

THE FOLLOWING APPLICABLE CONSTRUCTION SPECIFICATIONS ARE A PORTION OF THE TOWN OF MINTURN ENGINEERING STANDARDS AND OTHER STANDARDS. TABLES, DRAWINGS, DETAILS AND EXHIBITS REFERENCED BELOW ARE INCLUDED IN THE TOWN STANDARDS.

SECTION 6 - RESTORATION AND CLEANUP

At all times during construction, the Contractor shall maintain the site, including partially finished structures, material stockpiles and other like areas, in a reasonable state of order and cleanliness.

The grade and condition of all unsurfaced areas shall be restored to a condition equal to or better than the grade and condition immediately prior to construction, unless otherwise shown in the approved plans and approved by the Town of Minturn. The Contractor shall restore or replace all seeded areas, sod, trees, landscaping materials, landscape irrigation systems, fences, and any other items, to a condition equal to or better than before the work began and to the satisfaction of the EOR.

All pavement and concrete flatwork shall be restored or replaced to a condition equal to or better than before the work began and to the satisfaction of the EOR.

CHAPTER 3 - EROSION CONTROL AND SEDIMENTATION

3.01 - Infiltration Practices
Infiltration practices include measures to percolate runoff into soils. Typical practices include rock-filled trenches or basins (dry wells) and diversion of storm runoff into vegetated areas. Directing water from impervious areas and allowing it to percolate reduces sediment transported off-site.

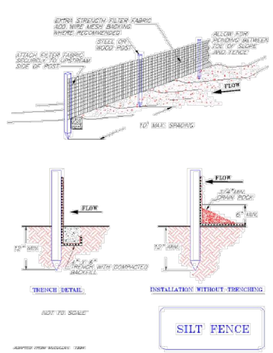
A. Maintenance
1. Clean out accumulated sediment and debris before the system fails to infiltrate storm runoff. It may be necessary to replace the upper layer of stone.
2. If rapid clogging occurs and pre-sedimentation BMP's cannot be placed upstream, install surface-maintained BMP's
3. Monitor observation well to evaluate whether soil is clogging or infiltration device is not performing as designed

4.01 - Silt Fences
Silt Fences are temporary barriers constructed of woven synthetic material, buried at the bottom, stretched and supported by posts. The goal of this BMP is to reduce velocity and pool sheet 6ow from an eroding area, allowing the sediment to settle. Silt fences can be used along the base of slopes, around stockpiles and at other discrete areas where erosion is likely to occur

A. Installation/ Design Guidelines
1. Use only in areas of dispersed low-velocity runoff. Less than 1/4 acre should drain to each 100 foot of fence.
2. Anchor fences along the contour below the toe of disturbed slopes. Place fences to pond, not □ lter, runoff. A minimum of five feet of potential ponding area is recommended between the fence and the toe of the slope.
3. Avoid placing silt fences in ditches, except where erosion potential is low
4. To properly install silt fence:
   4.1. Excavate a trench at least 6" deep, the length of the proposed barrier
   4.2. Place the bottom 6" to 1' of the fence material into the trench (see diagram).
   4.3. Drive posts at least 12" into the ground at intervals of 10' or less on the down gradient side of the trench
   4.4. Backfill and compact soil over the fence material in the trench.
   4.5. Secure the fence to the posts.
5. Minimize the number of joints between fences and overlap joints where they are unavoidable.
6. Silt fences should remain in place until vegetation has been established.

B. Special Considerations in Mountain Areas
1. Thin, rocky soils may preclude the use of this BMP.
2. Sediment traps, check dams, or berms are often better alternatives in rocky soils, especially where depth to bedrock is shallow.
3. Wire mesh and steel posts are recommended to reinforce the fence where rockfalls may occur, grading may place soils against fence, or near environmentally sensitive areas.
4. Leave enough area up gradient of the fence for runoff to pond and sediment to settle. Excavating up gradient of fence may be necessary to pond sufficient water to cause sediment deposition.
5. Silt fence often must be installed several times during construction due to changing slopes and hydrology of the site.

C. Maintenance
1. Check fences weekly and after rain or snowmelt.
2. Ensure silt fence material remains entrenched and anchored.
3. Look for rills under or around fences.
4. Replace torn or damaged sections of fence.
5. Remove excess sediment periodically, at a minimum when sediment reaches a depth of 8 inches.
6. Silt fences may only detain sediment for a period of weeks or months. Remove fabric, stakes, and accumulated sediments when there are has been successfully revegetated.



CHAPTER 4 - ROADWAY DESIGN & TECHNICAL CRITERIA
SECTION 1 - SIDEWALKS, CURBS AND GUTTERS, DRIVEWAYS, RAMPS, AND TRAILS
Curbs, gutters, and walks shall be constructed to comply with the approved details and Specifications.

1.01- Sidewalks
A. Minimum Width: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum width per the approved plans. Tooled or saw cut joints are required at 10 foot intervals.
B. Minimum Thickness: All sidewalks used in conjunction with vertical curb and gutter shall have a minimum thickness of six (6) inches. All sidewalks shall consist of air-entrained (5%-7%), reinforced concrete (4000 psi) over a compacted six (6) inches of CDOT Class 6 ABC.
C. Drainage and Grading: Sidewalks shall have a positive drainage towards the street flowline.

1.02 - Curb and Gutter
Curbs, gutters, and ramps shall be constructed to comply with the approved plans. All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

1.03 - Driveways
All material for construction of driveway, drive ramp, curb and gutter, and drainage pan must be made with CDOT's concrete designation Class and minimum strength of 4000 psi, in 28 consecutive days.

9.00 SHALLOW UTILITIES (UNDER GROUND ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS & IRRIGATION)
9.01 SCOPE
Shallow utilities are defined as any wire, pipe conduit or cable and shall include but not be limited to underground electric, telephone, cable television, natural gas and irrigation water systems.

9.02 SPECIAL CONDUIT ENCASEMENT
Any shallow utility which crosses under or is within 5 feet horizontally of any road or street structure, including, pavement, curb and gutter, sidewalk, bike path, or bridge shall be encased in conduit so that repair or replacement of the utility may be accomplished without disturbing the road or street structure.
For natural gas and irrigation water systems, the carrier pipes for the natural gas and irrigation water shall be installed inside of a second pipe having strength equal to or greater than the carrier pipe and of sufficient diameter to allow free movement of the carrier pipe in the event that replacement is required.
It is recommended that consideration be given to the potential for future increase in size/capacity of the respective utility when sizing the conduit.

9.03 SHALLOW UTILITY INSTALLATION
A. Electric system underground facilities shall be buried a minimum of 4.0 feet below finished grade. Electric system vaults and transformers shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
B. Telephone system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Telephone pedestals shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
C. Cable television system underground facilities shall be buried a minimum of 2.0 feet below finished grade. Cable television risers and surface facilities shall be designed to be located and installed in areas that will not be subject to concentrated surface drainage flow.
D. Natural gas system underground facilities shall be buried a minimum of 3.5 feet below finished grade.
E. Whenever any shallow utility parallels or generally parallels a domestic water or sewer utility, a minimum horizontal separation of 4 feet shall be maintained between the domestic water or sewer main or service and the shallow utility. Where it must cross domestic water it must cross above and with a 1' minimum separation. Nonpotable water tape.

M:\Civil3d_Pro\20067\Site Plan\20067D11.dwg, 10/29/2024 2:45 PM, Colton M. Wallace, 40 STORM WATER CONSTRUCTION SPECIFICATIONS 2, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting, LLC. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting, LLC.

MIDWESTERN CONSULTING
381 S Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

STORM WATER CONSTRUCTION SPECIFICATIONS 2

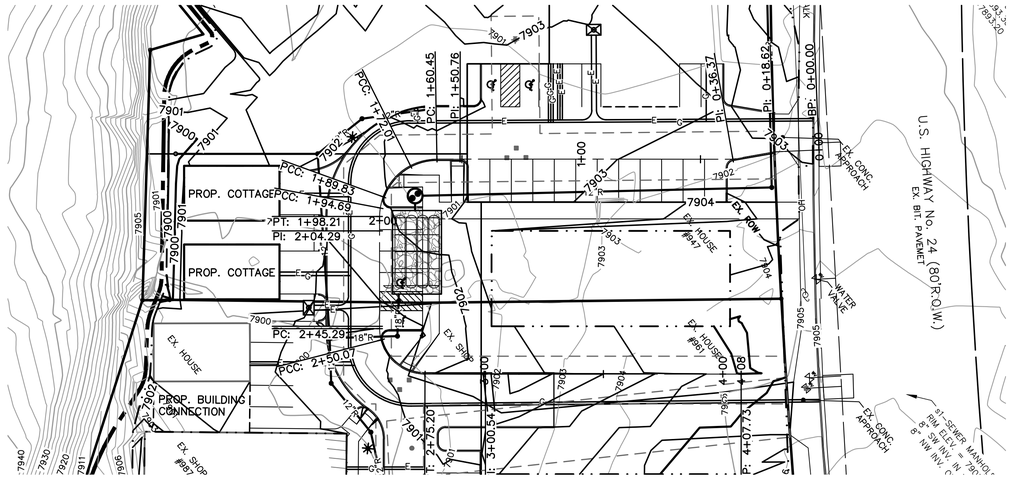
40

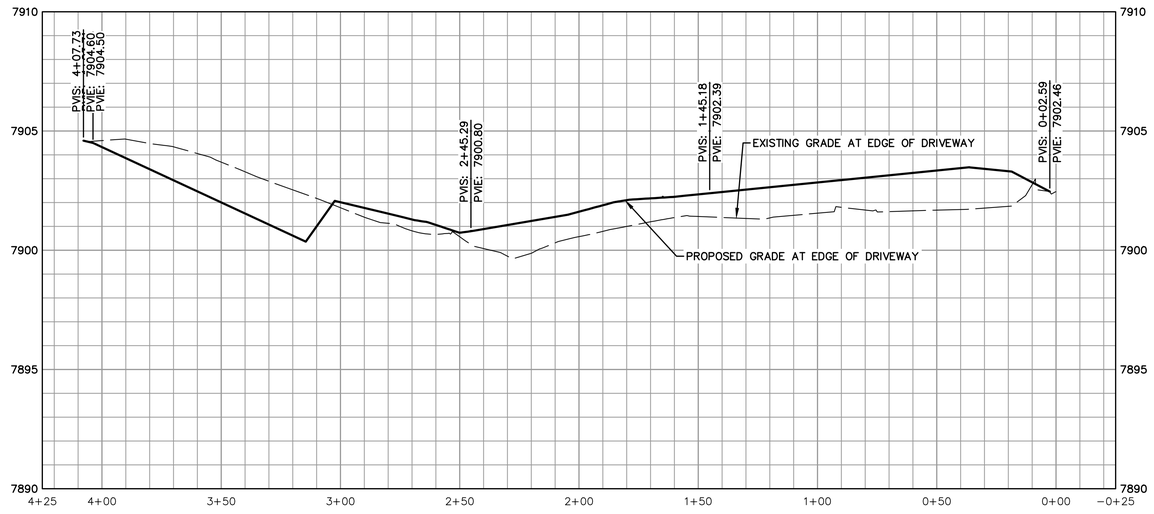
DATE: 10/28/24
SHEET 40 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067D11

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	06/17/24
PER ERWSD & ME REVIEW	08/19/24

COLORADO LICENSED
ROBERT C. WAGNER
60475
PROFESSIONAL ENGINEER





SCALE: 1" = 30'

0 30 60 90

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

LEGEND

7902	EXISTING CONTOUR
7902	PROPOSED CONTOUR
×7902.2	EXISTING SPOT ELEVATION
7902.2×	PROPOSED SPOT ELEVATION
	EXISTING UTILITY POLE
OH	EXISTING OVERHEAD UTILITY LINE
W	EXISTING WATER VALVE
	EXISTING HYDRANT
W	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED GATE VALVE IN BOX
r	EXISTING STORM SEWER
	EXISTING CATCH BASIN OR INLET
R	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN OR INLET
	PROPOSED UNDERGROUND STORM SEWER STORAGE
s	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
	PROPOSED FLOOR DRAIN
	SIGN
	POST
G	EXISTING GAS VALVE
W	WELL
	FENCE
	PROPOSED ELECTRIC TRANSFORMER
E	PROPOSED ELECTRIC LINE
G	PROPOSED GAS LINE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

COLORADO LICENSED ROBERT C. WAGNER 60475 PROFESSIONAL ENGINEER

MIDWESTERN CONSULTING
3815 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

DRIVEWAY PROFILE VIEW

41

DATE: 04/07/22
SHEET 41 OF 38
CADD:
ENG: CMW
PM: ROW
TECH:
/20067PR2

JOB No. 20067

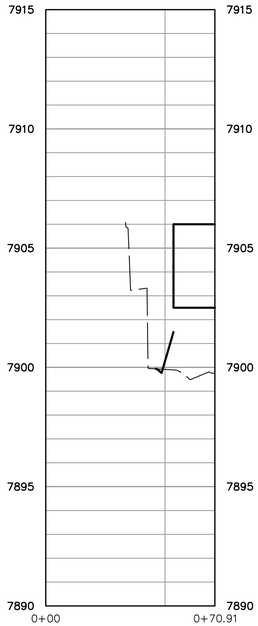
REVISIONS:	REV. DATE
PER ERWSD & ME REVIEW	07/07/24
PER ERWSD & ME REVIEW	09/19/24

M:\Civil3d_Pro\20067\Site Plan\20067PR2.dwg, 10/29/2024 2:46 PM, Colton M. Wallace, 41 DRIVEWAY PROFILE VIEW_MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

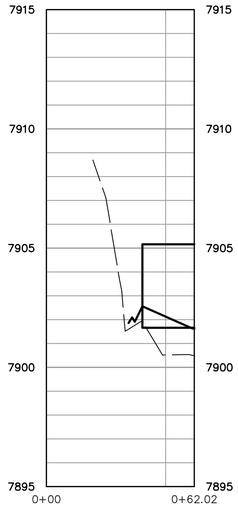
LEGEND

7902	EXISTING CONTOUR
7902	PROPOSED CONTOUR
×7902.2	EXISTING SPOT ELEVATION
7902.2	PROPOSED SPOT ELEVATION
	EXISTING UTILITY POLE
OH	EXISTING OVERHEAD UTILITY LINE
WV	EXISTING WATER VALVE
	EXISTING HYDRANT
W	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED GATE VALVE IN BOX
r	EXISTING STORM SEWER
	EXISTING CATCH BASIN OR INLET
R	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN OR INLET
	PROPOSED UNDERGROUND STORM SEWER STORAGE
s	EXISTING SANITARY SEWER
S	PROPOSED SANITARY SEWER
	PROPOSED FLOOR DRAIN
	SIGN
	POST
	EXISTING GAS VALVE
W	WELL
	FENCE
	PROPOSED ELECTRIC TRANSFORMER
E	PROPOSED ELECTRIC LINE
G	PROPOSED GAS LINE

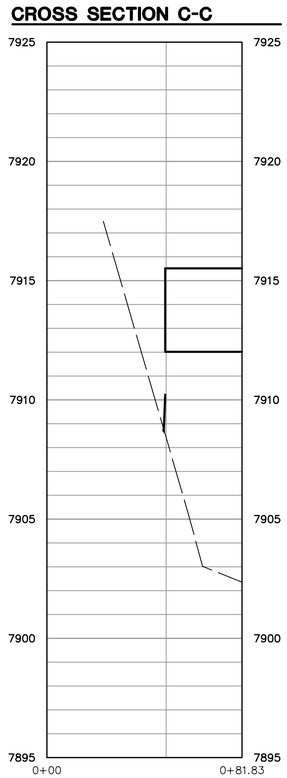
CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C





The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\20067\Site Plan\20067PR3.dwg, 10/29/2024 2:46 PM, Colton M. Wallace, 42 CROSS SECTION, MCLLC PDF.pc3
Copyright © 2024 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

CROSS SECTION

42

DATE: 10/26/23
SHEET 42 OF 38
CADD:
ENG: CMW
PM: RCW
TECH:
/20067PR3

JOB No. 20067

REVISIONS:	REV. DATE
PER ERWSD & IME REVIEW	02/23/24
PER ERWSD & IME REVIEW	08/19/24

Auxiliary Turn Lane Assessment
Transportation Impact Study
for

Midtown Lofts
Minturn, Colorado



April 12, 2021
Revised October 23, 2023

PREPARED FOR:
10th Mountain Builders
1632 S Main Street
PO Box 1058
Minturn, CO 81645
Contact: Jeff Armistead

PREPARED BY:
McDowell Engineering, LLC
PO Box 4259
Eagle, CO 81631
970.623.0788
Contact: Kari J. McDowell Schroeder, PE, PTOE
Project Number: M1506

Statement of Engineering Qualifications

Kari J. McDowell Schroeder, PE, PTOE is a Transportation and Traffic Engineer for McDowell Engineering, LLC. Ms. McDowell Schroeder has over twenty-six years of extensive traffic and transportation engineering experience. She has completed numerous transportation studies and roadway design projects throughout the State of Colorado. Ms. McDowell Schroeder is a licensed Professional Engineer in the State of Colorado and has her certification as a Professional Traffic Operations Engineer from the Institute of Transportation Engineers.

Traffic Impact Analysis for Midtown Lofts

Table of Contents

1.0 BACKGROUND 4

1.1 Project Description 4

2.0 EXISTING CONDITIONS 6

2.1 Description of Existing Transportation System 6
2.2 Existing Site Access 6
2.3 Traffic Data 7

3.0 PROJECT TRAFFIC 8

3.1 Trip Generation for Proposed Land Use 8
3.2 Proposed and Closed Accesses 9
3.3 Directional Distribution 9
3.4 Total Traffic 9

4.0 TRANSPORTATION IMPACT ANALYSIS 11

4.1 State Highway Access Permits 11
4.2 State Highway Turn Lane Analysis 11
4.3 Sight Distance 11
4.4 Access Design Criteria 12

5.0 RECOMMENDATIONS AND CONCLUSIONS 13

6.0 REFERENCE DOCUMENTS 14

7.0 APPENDICES 14

Tables and Figures

Table 1: Project Trip Generation 8
Table 2: Auxiliary Turn Lane Requirements 11

Figure 1: Area Map 4
Figure 2: Conceptual Site Plan 5
Figure 3: Existing Site Accesses 6
Figure 4: OTIS [1] Windshield (screen capture) 7
Figure 5: Midtown Lofts - Traffic Projections 10

1.0 Background

1.1 Project Description

McDowell Engineering has prepared this Level Two Auxiliary Turn Lane Assessment for the proposed Midtown Lofts located along Highway 24 in Minturn, Colorado. The purpose of this transportation impact analysis is to forecast and analyze the impacts of the additional traffic volumes associated with this project on the surrounding roadway network. Recommendations to mitigate any traffic impacts are also included. The analysis complies with Colorado Department of Transportation's *State Highway Access Code* [3] (*SHAC*) and the Town of Minturn's standards.

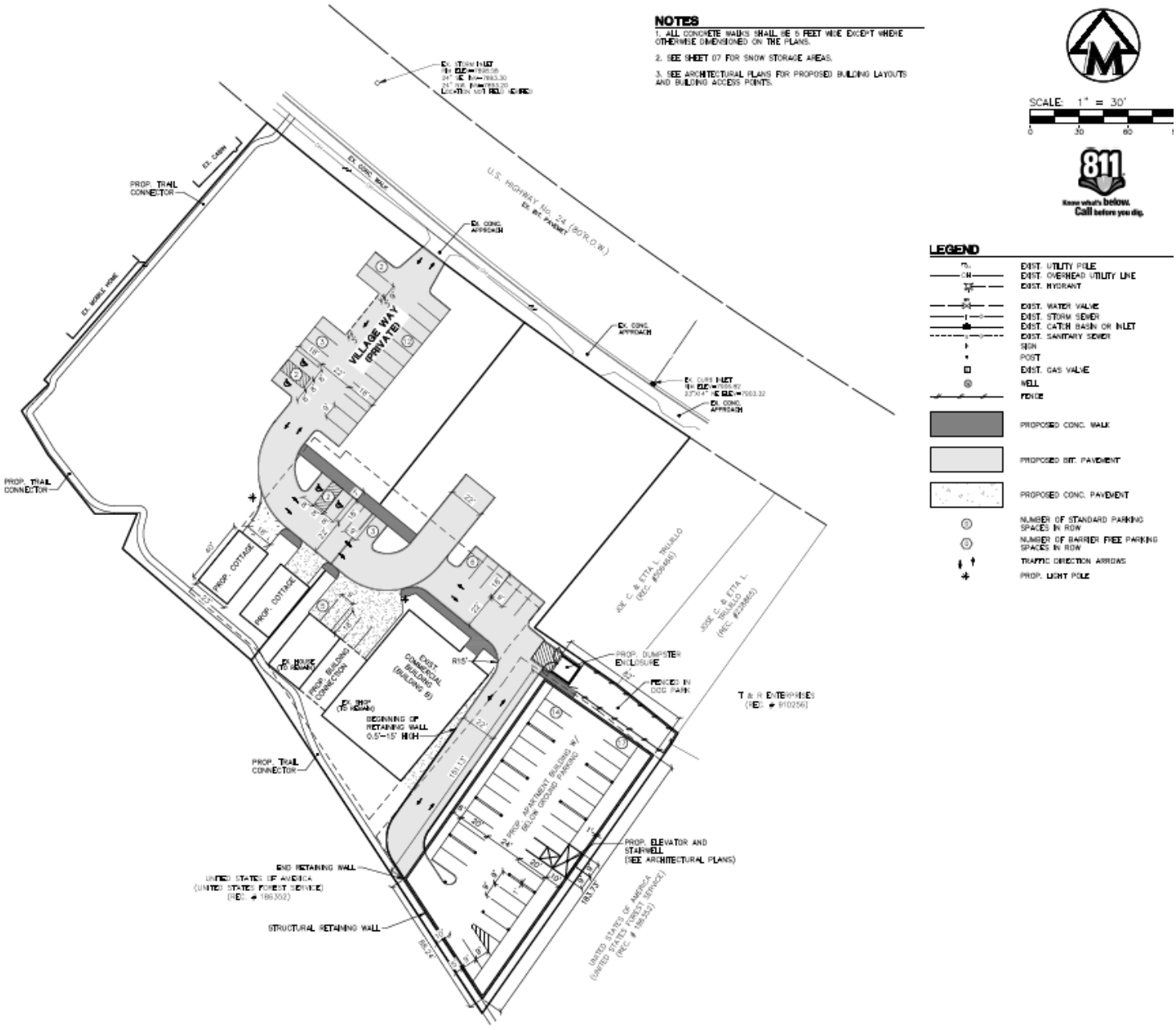
The applicant is proposing to combine six parcels and develop a mixed-use development with residential and commercial components. The parcels previously had four houses, a commercial building, a small trailer park and a commercial and RV storage yard. All of those uses, except the commercial building, have or will be removed prior to the development of the property.

Refer to the Area Map in **Figure 1** and the Conceptual Site Plan in **Figure 2**.

Figure 1: Area Map



Figure 2: Conceptual Site Plan



2.0 Existing Conditions

2.1 Description of Existing Transportation System

US Highway 24 serves as Main Street through Minturn. This paved two-lane highway connects the mountain communities of Leadville and Buena Vista to the Interstate 70 (I-70) corridor just north of Minturn. US 24 is posted at 35 mph in both directions at the site access, although the statutory speed limit for westbound traffic is 30 mph according to the CDOT straight-line diagram. The straight-line diagram can be seen in the **Appendix**. The segment of US 24 along the development's frontage is classified by the Colorado Department of Transportation as a regional highway with an access category of R-A.

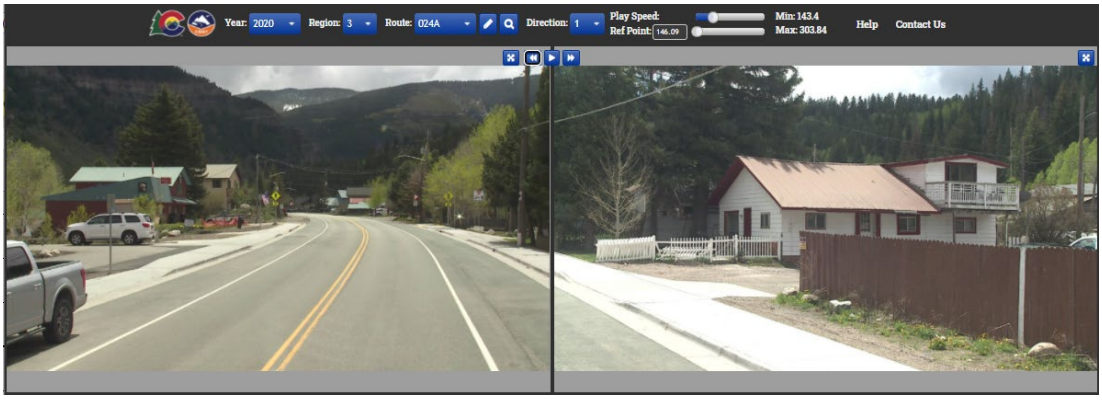
2.2 Existing Site Access

Midtown Lofts will be developed by combining six properties as seen in **Figure 3.** The properties have three existing access onto US 24. The western one will become the single access into the development. The other two will be closed. As can be seen in **Figure 4**, the properties were included in the Town of Minturn's recent street improvement project. Each of the driveways has a curb cut in the sidewalk and a concrete apron.

Figure 3: Existing Site Accesses



Figure 4: OTIS[1] Windshield (screen capture)



2.3 Traffic Data

Traffic data was taken from CDOT's *Online Transportation Information System*[1] (OTIS). Midtown Lofts is within the segment of US 24 covered by Traffic Counter Station 100776, which extends from Mile Marker 145.537 to Mile Marker 150.868. The most recent CDOT traffic counts at this station were taken on October 2-3, 2019, as seen in the **Appendix**. The 20-year factor for Sta. 100776 is 1.01, which equates to a yearly growth rate of 0.05%.

The morning peak hourly volume at Sta. 100776 occurred during the 7:00 a.m. hour, with a two-day average of 232 vph westbound and 42 vph eastbound. The afternoon peak hourly volume at Sta. 100776 occurred during the 5:00 p.m. hour, with a two-day average of 96 vph westbound and 233 vph eastbound.

Since the counts were taken in October a seasonal adjustment factor (SAF) was applied. The SAF of 1.30 was determined from the CDOT continuous counter on I-70 at West Vail. The calculation is shown in the **Appendix**.

To obtain the seasonally adjusted 2022 Initial Year Background Traffic the 2019 two-day average volumes were multiplied by the seasonal adjustment factor and the annual growth rate of 0.05% per annum was applied for three years. To obtain the seasonally adjusted 2042 Design Year Background Traffic the 2019 two-day average volumes were multiplied by the seasonal adjustment factor and annual growth rate of 0.05% per annum was applied for 23 years.

The seasonally adjusted 2022 Initial Year and 2042 Design Year background traffic volumes are shown in **Figure 5**.

3.0 Project Traffic

3.1 Trip Generation for Proposed Land Use

Midtown Lofts will be a mixed-use development consisting of one commercial building and 21 residential units. The existing commercial warehouse building will have an updated total gross floor area of 7,500 square feet (sf). There will be four different types of residential units: 2 Cottages and 19 Apartments. The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition, 2017* [4], was used to estimate the peak hour volumes of traffic that will be generated by the development.

ITE Land Use 220 *Multifamily Housing (Low-Rise)* was used for the residential units. ITE Land Use 150 *Warehousing* was used for the commercial warehouse building.

A 5% multi-modal reduction was applied to the residential land uses because the development is on the ECO Transit Minturn Route. It is anticipated that most of the residents in Midtown Lofts will be people working in the I-70 corridor from Gypsum to Vail. Because of the cost and inconvenience of driving to and finding parking in Vail and the other communities some will ride the bus to and from work.

The development is anticipated to generate 37 vehicle trips in the morning peak hour (10vph entering and 27vph exiting). The subdivision is anticipated to generate 44 vehicle trips in the evening peak hour (27vph entering and 17vph exiting). The project trip generation information is shown in **Table 1.**

Table 1: Project Trip Generation

	Project Number M1506			AM Peak Hour of Generator [2]			PM Peak Hour of Generator [2]		
ITE Code	Land Use Description		Units	Average Rate Fitted Curve Equation	Enter (vph)	Exit (vph)	Average Rate Fitted Curve Equation	Enter (vph)	Exit (vph)
			Dwelling		24%	76%		62%	38%
220	Multifamily Housing (Low-Rise) [1]	21	Units	Average Rate = 0.47	2	8	Average Rate = 0.42	5	3
				T = 0.35(X) + 28.13	~~9~~	~~22~~	T = 0.42(X) + 34.78	~~28~~	~~17~~
	Multi-Modal reduction (5%)				0	(1)		(1)	(1)
					9	26		27	16
			1000 sf		66%	34%		24%	76%
150	Warehousing [1]	7.5	GFA	Average Rate = 0.21	~~1~~	~~1~~	Average Rate = 0.23	~~0~~	~~1~~
				T = 0.11(X) + 28.55	20	10	T = 0.15(X) + 20.47	6	17
	Total traffic from proposed Land Uses				10	27		27	17

[1] Data obtained from *Trip Generation Manual, 10th Edition,* Institute of Transportation Engineers, 2017

[2] The Average Rate or the Fitted Curve Equation is used based on the procedures in *ITE Trip Generation Handbook §4.4* .

3.2 Proposed and Closed Accesses

Midtown Lofts will use the existing access at MM 146.16 as the single access into the development. The access may be modified. The accesses at MM 143.18 and MM 146.19 will be closed.

3.3 Directional Distribution

The distribution of project-generated traffic on the surrounding roadway network is influenced by several factors including the following:

- The location of the site relative to other facilities and the roadway network
- The configuration of the existing and proposed adjacent roadway network
- Relative location of neighboring population, commercial and employment centers

It is anticipated that many of the residents in Midtown Lofts will be people working in the I-70 corridor from Gypsum to Vail. Also, most of the commercial and social establishments in the area are located along the I-70 corridor. As such the directional distribution is assumed to be 90% to and from the west on US 24 and 10% to and from the east.

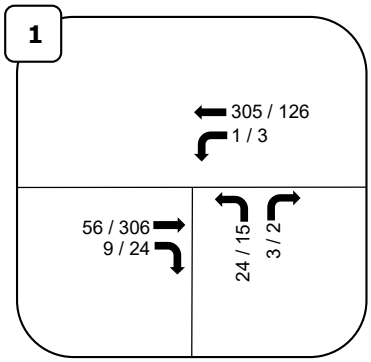
Applying the movement percentages to the project-generated volumes from **Table 1** gives the a.m. and p.m. peak hour volumes for each of the movements; also shown in **Figure 5**.

3.4 Total Traffic

The total peak hour volumes are the sum of the project-generated volumes and the background volumes. The total peak hour volumes for the Initial Year (2022) and Design Year (2042) are depicted in **Figure 5**.

Figure 5: Design Year Total Traffic (2042)
(vehicles per hour)





4.0 Transportation Impact Analysis

4.1 State Highway Access Permits

Section 2.6(3) of the *State Highway Access Code* [3] (SHAC) requires a new access permit when there is a land-use change or the driveway volume is anticipated to increase by more than twenty percent. Therefore, new State Highway Access Permits will be required for Midtown Lofts' access. The access location is SH 024A, MM 146.16 R. The design hour volume for the permit is 44 vehicles per hour.

The two existing driveways that will be closed are at SH 024A, MM 146.18 R and SH 024A, MM 146.19 R.

4.2 State Highway Turn Lane Analysis

The *State Highway Access Code* establishes turning volume thresholds above which auxiliary turn lanes are required. The traffic volume thresholds are based on the Access Category and the speed limit of the highway.

Per SHAC §3.8(5) for an R-A Access Category highway with a speed limit less than 45 mph, a right-turn deceleration lane is required when there are anticipated to be greater than 25 right turns during one of the peak hours. The traffic volumes generated by the proposed land use does not trigger the requirement for a right-turn lane.

Table 2: Auxiliary Turn Lane Requirements

Intersection	Type of lane	Weekday AM Peak Hour Volume (pce-vph)	Weekday PM Peak Hour Volume (pce-vph)	Trigger Volume [1] (pce-vph)	Required by SHAC?
US 24 & Midtown Lofts	Left turn decel.	1	3	>10	No
	Right turn decel.	9	24	>25	No
	Right turn accel.	3	2	S&O [2]	No
	Left turn accel.	24	15	S&O [2]	No
[1] Category R-A, <= 40 mph, SHAC §3.8(5)					
[2] S&O = Safety and Operation triggers may apply. No traffic volume trigger.					

Therefore, no auxiliary lanes are required because of the projected turning volumes. They are also not recommended for operational or safety reasons.

4.3 Sight Distance

Table 4-2 of the *Access Code* specifies the required sight distance for vehicles entering the highway. The sight distances at the proposed site access to US 24 exceed 1000

feet to the west and 600 feet to the east, which are greater than the 350-foot requirement for passenger cars at the 35-mph posted speed limit.

4.4 Access Design Criteria

The configuration of the access shall be in accordance with Section 4 of the CDOT *State Highway Access Code* [3] (SHAC). Criteria from the Town of Minturn will also apply.

It is recommended that the existing curb cut driveway be removed and the entrance be reconstructed as a radiused intersection. See the *Construction of Concrete Gutters at Intersection* detail on *CDOT Standard Detail M-609-1*.

5.0 Recommendations and Conclusions

The proposed Midtown Lofts is anticipated to be successfully accommodated into the greater Minturn roadway system.

Trip Generation:

Based upon the proposed land use, the project is anticipated to generate at project buildout 37vph during the morning peak hour and 44vph during the evening peak hour.

State Highway Access Permits:

New State Highway Access Permits will be required for the proposed site access. The access location is SH 024A, MM 146.16 R. The design hour volume for the permit is 44vph.

Auxiliary Turn Lanes:

No auxiliary turn lanes are required on SH 24 at the site access per Section 3.8(5) of the *State Highway Access Code*.

Access Construction:

The proposed access shall be constructed in accordance with Section 4 of the *State Highway Access Code.* Minturn regulations will also apply.

6.0 Reference Documents

1. Colorado Department of Transportation, *Online Transportation Information System* (OTIS) http://apps.coloradodot.info/dataaccess/

2. *Highway Capacity Manual.* Transportation Research Board, 2010.

3. *State Highway Access Code.* State of Colorado, 2002.

4. *Trip Generation Handbook, Edition 10.* Institute of Transportation Engineers, 2017.

7.0 Appendices

1. CDOT OTIS Traffic Count

2. CDOT Straight-Line Diagram

3. Seasonal Adjustment Factor Calculations

4. CDOT Region 3 *Transportation Impact Study Methodology Form*

OTIS Online Transportation Information System

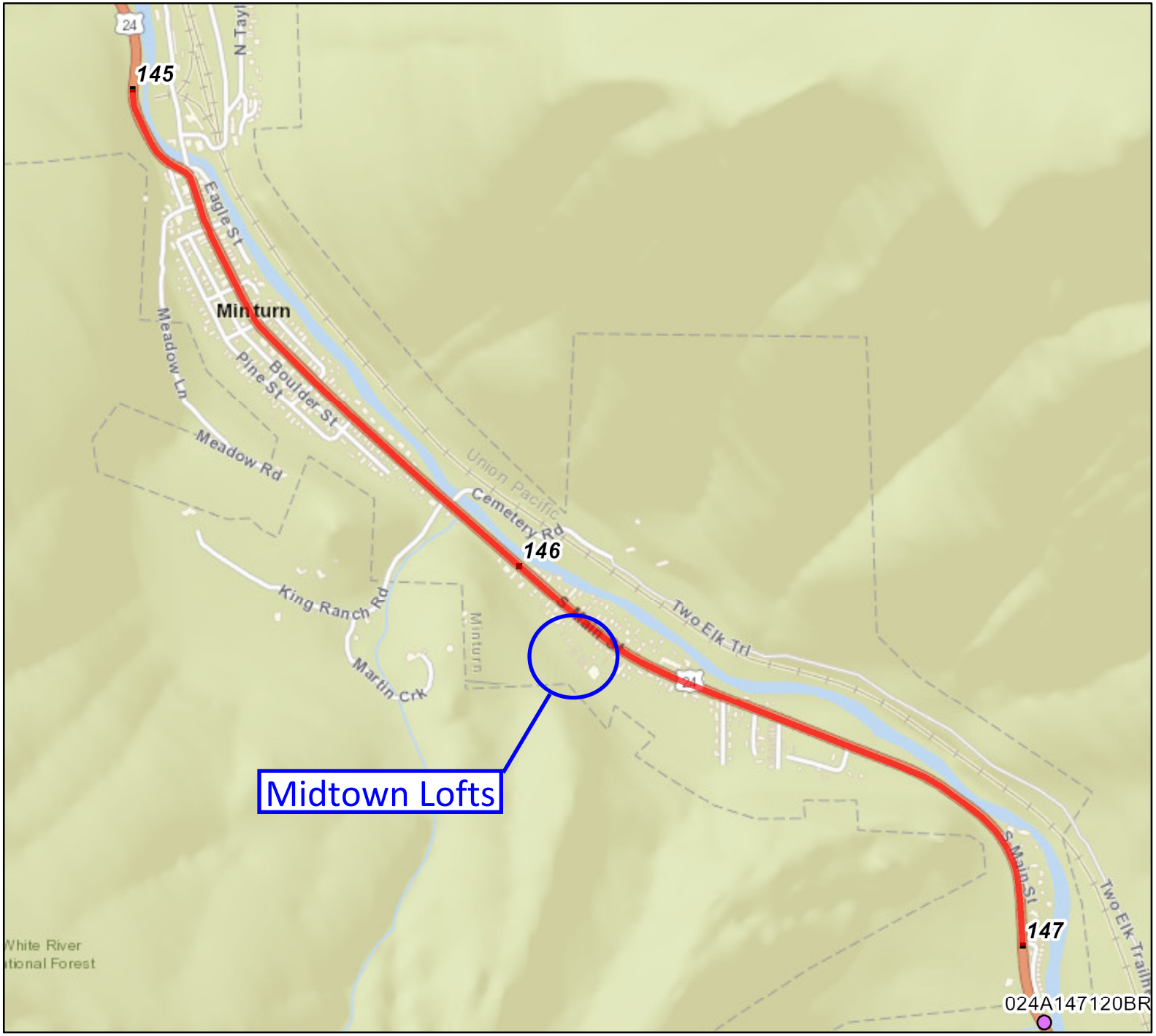
Highway Data | Traffic Data | Data Catalog | Reports | Map View | Help

Daily Traffic Volume for Station ID: 100776 from 10 / 2019

Count Date	Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
10/02/2019	P	0	2	0	4	9	40	140	244	137	96	45	69	65	108	89	86	110	97	68	54	18	15	9	6
10/02/2019	S	1	3	4	2	2	6	20	48	61	72	116	104	92	98	111	95	206	219	111	60	33	32	18	7
10/03/2019	P	4	1	2	3	9	40	140	219	130	84	74	59	83	81	97	119	120	95	83	46	25	22	15	7
10/03/2019	S	4	1	2	0	6	11	27	36	68	87	110	101	110	98	109	102	182	247	113	63	43	45	16	14

Note: US 24 is a west-to-east highway, so the Primary (P) direction is eastbound and the Secondary (S) direction is westbound. The data for this Counter Station was entered incorrectly, so P is westbound and S is eastbound in this table.

Route 024A From 145 to 147



Legend

- Route
- Milepoint

Structures

- Major Structure
- Minor Structure

Created:

Date: 3/17/2021

Time: 9:06:17 AM

0 0.1 0.2 0.3 0.4

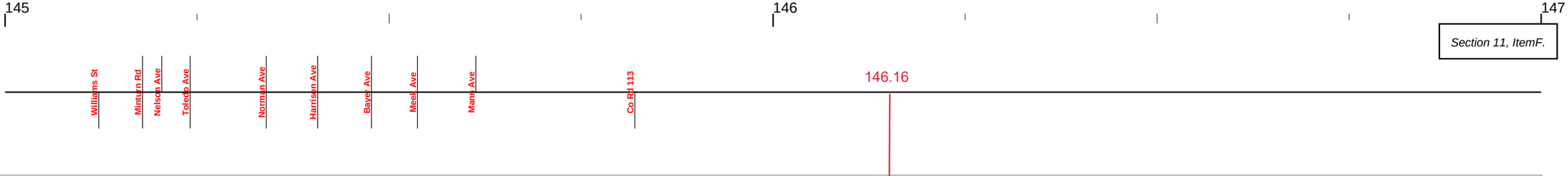
Miles

N W E S

The information contained in this map is based on the most currently available data and has been checked for accuracy. CDOT does not guarantee the accuracy of any information presented, is not liable in any respect for any errors or omissions, and is not responsible for determining "fitness for u

Route 024A
From 145 To 147

Ramps
Overpass
Underpass
Structures



CLASSIFICATION

Access Control	NR-B: Non-Rural Arterial		R-A: Regional Highway
Administrative Class	CDOT Highway		
Forest Route	0		
Functional Class	4 Minor Arterial		
Highway Designation	U.S.		
NHS Designation	0 Not on NHS		
Scenic Route	Y		
Special System	NON-STRAHNET		
Terrain	Mountainous		

DEMOGRAPHICS

Urban Area	89920 VAIL		

JURISDICTION

FIPS City	50920 Minturn		
FIPS County	037 Eagle Co		

SAFETY

Primary Speed Limit	30	25	30		35	45
Secondary Speed Limit	40	30	25	30		35
Truck Restriction	1 National Truck Route					

TRAFFIC

AADT	6400	7600		2400
DHV	11.0			
Off Peak Truck Percentage	7.20	7.00		4.10
Peak Truck Percentage	0.60	0.45		0.27
Year 20 Factor	1.01	1.07		1.01

It may appear that information is missing from the straight line diagram. If so, reduce the number of miles/page and re-submit the request.

ON I-70 W/O CHAONIX RD, WEST VAIL (Station Id: 000126)
Eagle County
West side of Exit 173 (West Vail)

Highway: 70 A
Mile Marker: 173.1

Averages and factors from most recent 10 years with full years of record

Average	34,603	34,993	38,111	31,739	31,789	39,190	43,075	40,432	37,400	33,077	30,991	35,221
Factor	1.24	1.23	1.13	1.36	1.36	1.10	1.00	1.07	1.15	1.30	1.39	1.22

Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	41,455	41,396	42,697	37,746	37,416	46,296	44,809	42,307	41,242	36,884	32,897	37,243
2018	38,143	37,957	41,032	34,163	36,659	44,572	49,730	45,011	41,720	36,636	36,683	41,449
2017	37,153	38,223	41,936	35,019	35,389	43,675	47,565	44,362	40,864	36,131	34,745	38,405
2016	35,966	34,641	40,075	32,958	34,750	42,958	46,003	42,974	40,610	35,354	34,704	38,111
2015	34,496	36,977	39,373	32,244	31,137	39,361	44,505	41,088	38,059	33,999	31,251	35,646
2014	32,513	32,658	36,519	30,827	29,879	37,210	42,390	40,173	35,879	32,899	23,394	30,021
2013	32,509	33,609	36,104	28,374	29,208	36,321	40,767	38,678	33,704	30,470	29,498	33,673
2012	31,414	32,342	36,296	28,834	28,920	35,918	40,673	38,229	34,065	30,120	30,000	32,031
2011	30,967	30,694	34,411	28,579	26,662	31,112	34,760	34,120	33,952	29,232	28,986	33,666
2010	31,409	31,435	32,666	28,649	27,865	34,478	39,547	37,380	33,903	29,044	27,747	31,967

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

COLORADO
Department of Transportation
Region 3

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

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

August 16, 2024 **Permit No. 324094**

Midtown Lofts LLC
PO Box 995
Minturn, Colorado 81645

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments
2. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please complete the DocuSign process within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
3. If you fail to complete the DocuSign within 60 days, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
4. You may use the PayPal link to pay for this permit or send a check or money order made payable to "CDOT" for the total amount due of $100.00 to our office.
5. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
6. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Asst. Access Manager, at (970) 683-6270 or Brian Killian, Region 3 Access Program Manager, at (970) 683-6284.

If you choose to return the signed permit and/or check by mail, please send to:

Region 3 Access Unit
Attn: Kandis Aggen, Asst. Access Manager
222 S 6th St, Rm 100
Grand Junction, CO 81501

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT

CDOT Perm

State Highway No / Mp / Side: 024A / 146.155 / Right

Permit Fee	Date of Transmittal	Region / Section / Patrol / Name	Local Jurisdiction
$100.00	08/16/2024	3 / 02 / 2M20 Mark Massanari	Minturn

The Permittee(s):

Midtown Lofts LLC
PO Box 995
Minturn, Colorado 81645
(970) 471-0618

The Applicant(s):

Jeff Armistead
PO Box 955
Minturn, Colorado 81645
970-471-0618

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: Located on the south side of Hwy 024 A approximately 830 feet east of MP 146 (lat. 39.578833, long. -106.419637)

Access to Provide Service to:

(Land Use Code)	(Size)	(Units)
150 - Warehousing 7.5 ksf		
220 - Multifamily Housing (Low-Rise) 21 units		
Total	**44**	**DHV**

Additional Information:

All other accesses must be closed

MUNICIPALITY OR COUNTY APPROVAL
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Dave Kuhn 2M5 with the Colorado Department of Transportation, at (970) 445-8132 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

	Print Name	Date
Permittee Signature: DocuSigned by: Dan Armistead 5D2794BA455C4...	Dan Armistead	8/20/2024 | 9:55 AM PDT
Co-Permittee Signature: (if applicable)	Print Name	Date

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signature	Print Name	Title	Date (of issue)
DocuSigned by: Kandis Aggen B1CF3B58529F4D5...	Kandis Aggen	Asst. Access Manager	8/21/2024 | 10:04 AM PDT

Copy Distribution: Required: 1.Region 2.Applicant 3.Staff Access Section 4.Central Files
Make copies as necessary for: Local Authority MTCE Patrol Inspector Traffic Engineer

Previous editions are obsolete and may not be used

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

State Highway Access Permit
Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4]

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

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

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

August 16, 2024 **PERMIT No. 324094**

Permittee(s): Midtown Lofts LLC
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 146.155 Right

1. This permitted access is only for the use and purpose stated in the application and permit. This permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), hereafter referred to as the "Access Code", and is based in part upon the information submitted by the Permittee.
2. Any subsequent relocation, reconstruction, modifications, changes in the type of traffic using the access or 20% increase in volume to the access shall require a new application and coordination with Colorado Department of Transportation, hereafter referred to as "CDOT". Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
3. This permit replaces any and all additional access permits that may be in existence for this access.
4. This permit is for multifamily housing & warehousing use for parcels 2103-351-01-107, 2103-351-01-060, 2103-351-01-016, 2103-351-01-017 & 2103-351-01-018.
5. The traffic volume shall be 44 DHV (Design Hourly Volume).
6. The Highway Access Category is R-A.
7. This access shall have a full turning-movement.
8. This access shall be designed and constructed to CDOT's standards and may be required to include sidewalk, trail, curb and gutter.
9. All other accesses to these parcels shall be closed. The Permittee shall restore the access/CDOT right-of-way to its original condition. This includes the removal of the culvert, the re-grading of the ditch, the removal of the surfacing, the removal of any gates, signs, or mailboxes, the replacement of fencing to match the adjacent fencing, and the re-seeding of any trees, shrubs, and/or native grasses that were disturbed by the access construction.
10. **A Notice to Proceed (NTP) is required before beginning construction on the access or any activity within the highway right-of-way. To receive the NTP the applicant shall submit a complete packet to CDOT (to Nick Nordquist - 970-683-6280, nicholas.nordquist@state.co.us) with the following items**:
    (a) A cover letter or email requesting a NTP with the intended date to begin construction.
    (b) Electronic copy of construction plans (11"x 17" with a minimum scale of 1" = 50'). This plan set must be in full compliance with the State Highway Access Code. The plans shall provide the contact information for the Design Engineer, if applicable, and the following items:
        i) Plan view with driveway dimensions – turning radius, width, slope, gates, etc.
        ii) Typical road section - existing and proposed sub base, base, pavement, and shoulder dimensions.
        iii) Centerline profile of the access/highway connection showing depths, driveway slope, etc.
    (c) Certificate of Insurance for Liability as per Section 2.3(11)(i) of the State Highway Access Code, naming CDOT on the face of the certificate as "an additional insured for general liability";

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

August 16, 2024 **PERMIT No. 324094**

Permittee(s): Midtown Lofts LLC
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 146.155 Right

(d) A certified Traffic Control Plan (TCP) in accordance with section 2.4(6) of the Access Code. The TCP shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during construction.

11. Access width, geometry, and radii shall be determined by designing the access for the largest vehicle using the access on a consistent basis. This design shall be in conformance with Section 4.5(5) of the Access Code.

12. The horizontal axis of the access to the state highway shall be constructed perpendicular to the centerline of the highway and extend from the edge of the roadway a minimum distance of 40 feet, or to the property line, whichever is greater. This design shall be in conformance with section 4.9(4) of the Access Code.

13. Side slopes shall be at a 4:1 slope on the highway access. The roadway shall slope away from the highway at a -2% grade for the first 20 feet of driveway. This design shall be in conformance with section 4.9(8) of the Access Code.

14. Immediately upon completion of earthwork the access shall be hard-surfaced a minimum distance of 50 feet from the traveled way, or to the CDOT right-of-way, whichever is greater. Where the hard surface ties into the existing pavement, the existing pavement shall be saw cut and removed to a minimum of the full depth asphalt section or until an acceptable existing cross slope is achieved. The saw cut shall not be located in the wheel path. Surfacing shall meet CDOT's specifications with minimum surfacing to be equal to, or greater than, existing highway conditions in conformance with section 4 of the Access Code.

15. **Materials, Placing, and Compaction**

Unless the Applicant has approval from the Access Manager who may state otherwise, the following are minimum requirements for driveway construction:

Hot Mix Asphalt Option (HMA): compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

Concrete Pavement Option: Portland Cement (PCCP): compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

16. This permit allows for onsite construction as long as such use does not violate any terms of the permit. Permittee shall coordinate with CDOT for onsite construction and shall provide a traffic control plan and proof of liability insurance. If the access location, volume, or turning movement for onsite construction is different from the permitted access, a new temporary construction permit may be required.

17. No drainage from this site shall enter onto the state highway travel lanes. The Permittee is required to maintain all drainage in excess of historical flows and time of concentration on site. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with CDOT's standard specifications.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

August 16, 2024 **PERMIT No. 324094**

Permittee(s): Midtown Lofts LLC
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 146.155 Right

18. Open cuts, which are at least 3 inches in depth, within 30 feet of the edge of the state highway traveled way, will not be left open at night, on weekends, or on holidays, or shall be protected with a suitable barrier per state and federal standards.
19. Nothing in this permit shall prohibit the Chief Engineer from exercising the right granted in CRS 43-3-102 including but not limited to restricting left hand turns by construction of physical medial separations.
20. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project.
21. Any current or proposed cattle guard shall be maintained fully within the property boundaries and all repairs are the sole responsibility of the property owner.
22. Backing maneuvers within and onto the state highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the permit by CDOT and/or Issuing Authority.
23. No additional accesses will be granted for these parcels or any future parcels as a result of splitting or dividing land. All accesses to newly created parcels shall be provided internally from this access. (This is only for FW, EX, R-A and NR-A)
24. The Permittee assumes responsibility for any and all easements that are associated with this access. If an easement is part of this access permit, CDOT is not liable for incorrect information in the easement documentation. It is the Permittees responsibility to ensure all applicable laws and regulations have been followed pertaining to easements and subdivision law.
25. The Permittee is responsible for obtaining any necessary additional federal, state and/or city/county permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.
26. All workers within the state highway right-of-way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction. Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation.
27. The Permittee shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during and after construction.
28. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

August 16, 2024 **PERMIT No. 324094**

Permittee(s): Midtown Lofts LLC
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 146.155 Right

Standards Plans and can be found on the Design and Construction Project Support web page at: https://www.codot.gov/business/designsupport/standard-plans.

29. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with CDOT's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence. All materials removed shall be returned to CDOT.
30. It shall be the responsibility of the Permittee to maintain adequate sight distance for this driveway. Trimming of vegetation or trees to maintain adequate sight distance is the sole responsibility of the Permittee.
31. CDOT will determine the extent of inspection services for the work. A daily inspection may be done by CDOT from the time work begins inside the highway right-of way until the job is completed and right-of-way restored to its original condition.
32. CDOT's plan review is only for general conformance with CDOT design standards and Access Code requirements. CDOT is not responsible for the accuracy and adequacy of the design. All dimensions and elevations shall be confirmed and correlated at the job site. CDOT, through the approval of this document, assumes no responsibility for plan omissions or errors.
33. The CDOT inspector may suspend work due to: 1) Noncompliance with the provisions of this permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the CDOT Inspector.
34. The Permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit. This includes, but is not limited to, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even when deposited on the access during CDOT's snow removal operations per section 2.7 of the Access Code.
35. The Permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. CDOT will maintain the highway including auxiliary lanes upon final acceptance. In cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications the Permittee shall be responsible for such repair. Any significant repair such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from CDOT.
36. Any damage to present highway facilities including traffic control devices shall be repaired immediately at no cost to CDOT and prior to continuing other work.
37. During access construction, no construction-related or personal vehicles will be permitted to park in the state highway right-of-way.
38. Any mud or other material tracked, or otherwise deposited, on the roadway shall be removed daily or as ordered by CDOT's inspector. If mud is an obvious condition during site construction, it is recommended that the contractor build a stabilized construction entrance or scrubber pad at the

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

August 16, 2024 **PERMIT No. 324094**

Permittee(s): Midtown Lofts LLC
Location: Eagle County on CO Highway 024A, near Mile Ref. Pt. 146.155 Right

intended construction access to aid in the removal of mud and debris from vehicle tires. Details of the stabilized construction entrance can be found in the M & S Standards Plan No. M-208-1.

39. A fully executed, complete copy of this permit and the Notice to Proceed must be on the job site with the contractor at all times during the construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the CDOT inspector or the issuing authority.
40. No work will be allowed at night, Saturdays, Sundays and legal holidays without prior authorization. CDOT may also restrict work within the state highway right-of-way during adverse weather conditions, seasonal changes and if safety and operational issues occur.
41. The access shall be completed in an expeditious and safe manner and shall be completed within 45 days from initiation of construction within the state highway right-of-way or in accordance with written concurrence of the Access Manager. All construction shall be completed in a single season.
42. All costs associated with any type of utility work will be at the sole responsibility and cost of the Permittee and at no cost to CDOT.
43. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions to insure proper strength and stability, drainage and erosion control. Restoration shall meet CDOT's standard specifications for topsoil, fertilization, mulching, and re-seeding.
44. Permittee is required to complete the construction according to the terms and conditions of the permit prior to using the access. If the access is used prior to CDOT final acceptance, CDOT may suspend or revoke the permit, until construction is completed per the terms and conditions of the permit.
45. Upon the completion of the access (and prior to any use as allowed by this permit), the Applicant shall notify the Access Manager within 10 days to request a final inspection. This request shall include certification that all materials and construction have been completed in accordance with all applicable Department Standards and Specifications; and that the access is constructed in conformance with the State Highway Access Code, 2 CCR 601-1, including this permit. The Engineer of Record as indicated on the construction plans, may be requested by CDOT for this inspection. The access serviced by this permit may not be opened to traffic until written approval has been given from the CDOT Access Manager.
46. If any construction element fails within two years due to improper construction or material specifications, permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

COLORADO
Department of Transportation

What is stormwater runoff?

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

Why is stormwater runoff a problem?

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



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

Tips for Reporting an Illicit Discharge

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

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

For more information on CDOT Utility Permits:

https://www.codot.gov/business/permits/utilitiesspecialuse

For more information on CDOT Access Permits:

https://www.codot.gov/business/permits/accesspermits

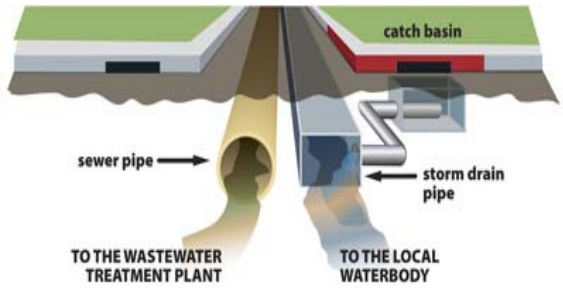
For more information on CDOT Water Quality Program:

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

COLORADO
Department of Transportation

Water Quality Program Industrial Facilities Program

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



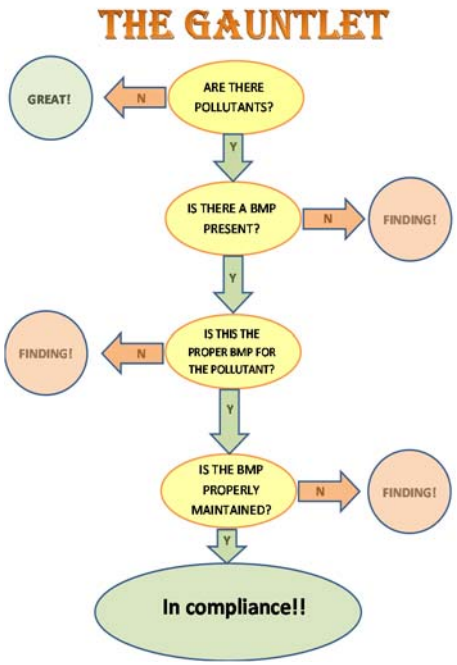
As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

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

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

Control Measures for Industrial Facilities

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



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

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







Industrial Facilities Program Elements:

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

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at: http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

COLORADO DEPARTMENT OF TRANSPORTATION
Environmental Clearances Information Summary

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

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

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
  Water Quality Control Division (WQCD): (303) 692-3500
  Environmental Permitting Website https://www.colorado.gov/pacific/cdphe/all-permits
- CDOT Water Quality Program Manager: (303) 512-4053 https://www.codot.gov/programs/environmental/water-quality
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
  Omaha District (Northeastern CO), Denver Office (303) 979-4120
  http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx
  Sacramento District (Western CO), Grand Junction Office (970) 243-1199
  http://www.spk.usace.army.mil/Missions/Regulatory.aspx
  Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
  http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 https://www.codot.gov/business/permits

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

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (https://www.historycolorado.org/file-access; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure) and the Denver Museum of Nature and Science (https://www.dmns.org/science/earth-sciences/earth-sciences-collections/). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit does not involve ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303) 757-9632.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

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

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. ***Contact Info:*** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 949-2729, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

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

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

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

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (https://www.codot.gov/business/designsupport/cdot-construction-specifications). The CDOT Erosion Control and Stormwater Quality Guide (website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality) can also be used to design erosion/sediment controls. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Website: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Website: https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at https://www.codot.gov/business/designsupport/cdot-construction-specifications and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. ***Contact***

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes) and the CDOT MS4 Permit #COS-000005 (https://www.codot.gov/programs/environmental/water-quality/documents). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality

Discharges to Storm Sewer Systems

Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at https://www.colorado.gov/pacific/cdphe/emergency-reporting-line.

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

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

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date

Section 11, ItemF.

Instructions: ***Please print or type***

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at **https://www.codot.gov/business/permits/accesspermits**

1) Property owner (Permittee)		2) Applicant or Agent for permittee (if different from property owner)	
MIDTOWN LOFTS LLC		JEFF ARMISTEAD	
Street address: PO Box 995		Mailing address	
City, state & zip: Minturn, CO 81645	Phone #: 970-471-0618	City, state & zip	Phone # (required)
E-mail address: jafamilyman@gmail.com		E-mail address if available	

3) Address of property to be served by permit (required): 987 S. Main Street, Minturn, CO 81645

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?

county	subdivision	block	lot	section	township	range
Eagle	S. Minturn Addit	10-13				

5) What State Highway are you requesting access from? 024A 146.16R

6) What side of the highway? ☐ N ☒ S ☐ E ☐ W

7) How many feet is the proposed access from the nearest mile post? 860 feet (☐ N ☐ S ☒ E ☐ W) from: _____

How many feet is the proposed access from the nearest cross street? 1590 feet (☐ N ☐ S ☒ E ☐ W) from: Cemetery Rd (Ballpark)

8) What is the approximate date you intend to begin construction? 5/1/2024

9) Check here if you are requesting a:
☐ new access ☐ temporary access (duration anticipated:) ☒ improvement to existing access
☐ change in access use ☐ removal of access ☐ relocation of an existing access (provide detail)

10) Provide existing property use: Residential, warehouse, storage

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?
☒ no ☐ yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:

12) Does the property owner own or have any interests in any adjacent property?
☐ no ☒ yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve?

15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business/land use	square footage	business	square footage
Warehouse	7,500		

16) If you are requesting residential developement access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units
Multifamliy	21		

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are ☒ peak hour volumes or ☐ average daily volumes.	# of passenger cars and light trucks at peak hour volumes	# of multi unit trucks at peak hour volumes
	44	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	**Total count of all vehicles**
		44

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

a) Property map indicating other access, bordering roads and streets.
b) Highway and driveway plan profile.
c) Drainage plan showing impact to the highway right-of-way.
d) Map and letters detailing utility locations before and after development in and along the right-of-way.
e) Subdivision, zoning, or development plan.
f) Proposed access design.
g) Parcel and ownership maps including easements.
h) Traffic studies.
i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: **https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view**

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at:
https://www.codot.gov/business/civilrights/ada/resources-engineers

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date
	Jeff Armistead	7/10/24

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature	Print name	Date
	Daniel D Armistead	7/10/24

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named SBR Investments LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of Michigan

4. The mailing address for the entity is 300 Acorn Drive, Brighton, MI 48116

5. The ☒ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Jennifer Blanchi President and Daniel D. Arnistead, VP

6.[2] The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited as follows: _____

7. Other matters concerning the manner in which the entity deals with interests in real property: _____

Executed this 8th day of August 2024

Daniel D Arnistead
Signature

_____
Signature

STATE OF ~~COLORADO~~ Michigan
COUNTY OF Livingston } SS:

DONNA L TAYLOR FERGUSON
Notary Public, State of Michigan
County of Livingston
My Commission Expires Nov. 26, 2029
Acting in the County of Livingston

The foregoing instrument was acknowledged before me this 8th day of August 2024, by Donna Taylor Ferguson

Witness my hand and official seal.

Donna L Taylor Ferguson
Notary Public

My commission expires: 11-26-2029

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (D1-10-19) (Mandatory 1-20)

WARRANTY DEED

Grantor, **SBR INVESTMENTS, LLC**, whose address is: 300 Acorn Drive, Brighton, Michigan 48116 for consideration of ten dollars and no/100 ($10.00) hereby grants, conveys, and transfers to the Grantee, **MIDTOWN LOFTS LLC,** a Colorado limited liability company whose address is: P.O. Box 955, Minturn, Colorado 81645, the following real property, to wit:

Section: 35 Township: 5 Range: 81 PC LIN SE 1/4 NE 1/4 (Parcel No. 2103-351-01-060) – 961 S. Main Street

SOUTH MINTURN ADDITION Lot: 12 (Parcel No. 2103-351-01) – 981 S. Main Street

SOUTH MINTURN ADDITION Lot: 11 (Parcel No. 2103-351-01-016) – 987 S. Main Street

SOUTH MINTURN ADDITION Lot: 13 (Parcel No. 2103-351-01-018) – 989 S. Main Street

with all its appurtenances (Property), and warrant(s) the title to the following:

- Grantor currently hold full title to the real estate;
- Grantor owns the right to transfer title to the Property;
- The Property is free of liens or other defects not disclosed in the deed.
- No claimant will assert superior title to the real estate; and .
- If an adverse claim arises, the Grantor will defend the Grantee's title.

Signed this 9th day of August, 2022.

GRANTOR:

Daniel D. Armistead VP, its Manager AMG General Inc, Mgr
SBR INVESTMENTS, LLC

DONNA L TAYLOR
Notary Public – State of Michigan
County of Livingston
My Commission Expires Nov 26, 2023
Acting in the County of Livingston

STATE OF MICHIGAN)
) ss.
COUNTY OF Livingston)

The foregoing instrument was acknowledged before me this 9th day of August, 2022, by Daniel D. Armistead.

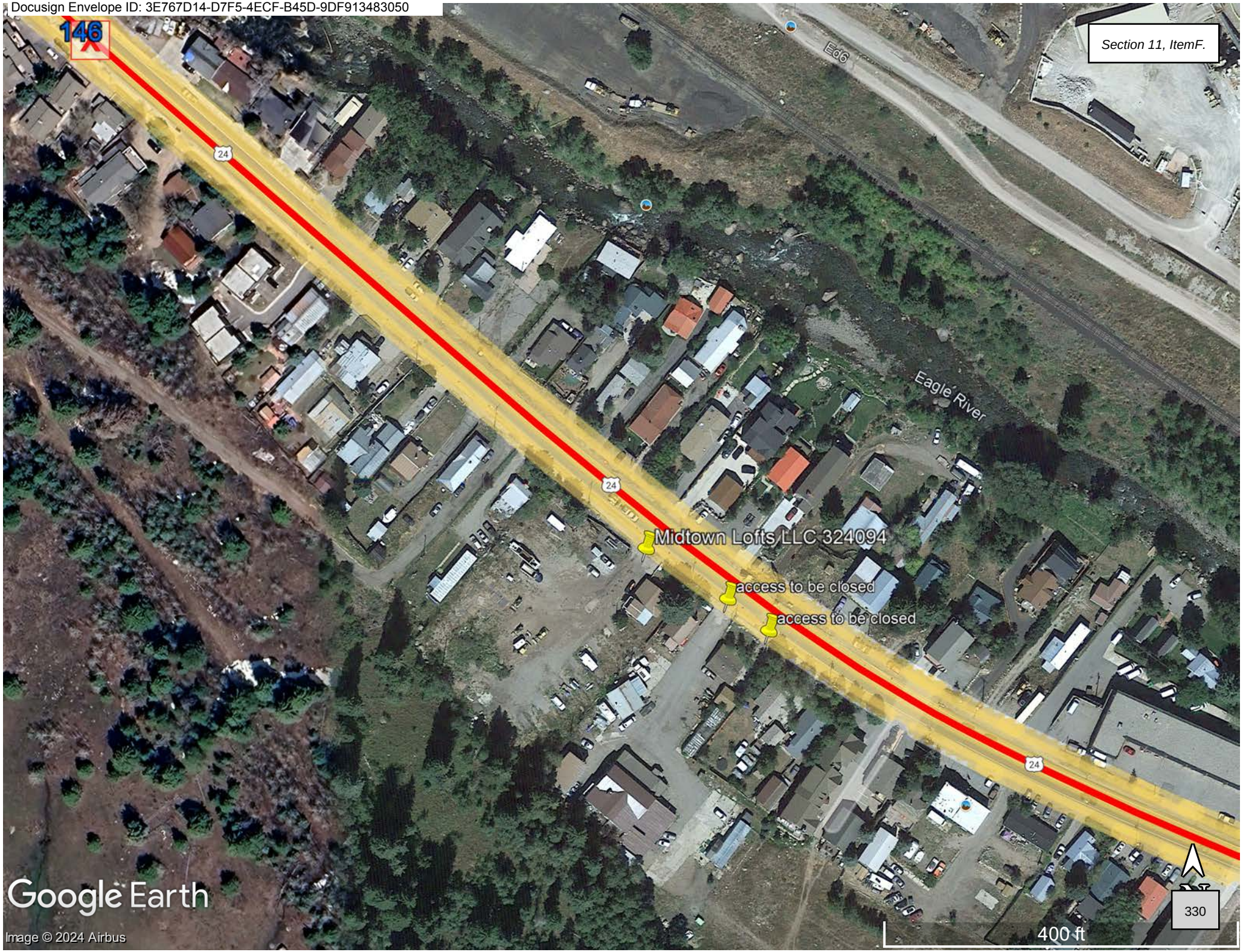
Witness my hand and official seal.

My commission expires: 11-26-2023

Donna L. Layla
Notary Public

DONNA L TAYLOR
Notary Public – State of Michigan
County of Livingston
My Commission Expires Nov 26, 2023
Acting in the County of Livingston

Docusign Envelope ID: 3E767D14-D7F5-4ECF-B45D-9DF913483050



COLORADO
Department of Transportation

Region 3 Traffic, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH 970-683-6284 FAX 970-683-6290

<<< E-mailed>>>

August 21, 2024

Midtown Lofts LLC
PO Box 995
Minturn, Colorado 81645

Re: State Highway **Access Permit No. 324094**, located in Eagle County on Highway 024 near Mile Marker Reference Pt. 146.155 Right

Dear Applicant/Permittee:

The Colorado Department of Transportation (CDOT) has received your signed permit and application fee. A copy of the issued permit is enclosed. This permit is valid for one year from the date of issue. If construction does not occur within the first year, the Applicant/Permittee may request in writing, an extension for another year. This permit may be extended twice for a total of two (2) additional years. If construction does not occur within the third year, a new application shall be submitted and the permit process shall begin again. Issuance of this permit is not approval of any construction plans that have been submitted.

The next step in the CDOT access permitting process is for you, Applicant/Permittee, to request a Notice to Proceed (NTP) from CDOT. ***You may NOT proceed with any construction without receiving an approved Notice to Proceed (NTP) from CDOT. Failure of receiving a Notice to Proceed prior to any construction will be a violation of the State Highway Access Code*** (2 CCR 601-1,"the Code") § 2.4.

The Applicant/Permittee shall request a NTP in writing along with all required items. Once the complete NTP submittal has been received, CDOT has seven (7) days to determine if the NTP submittal is complete for review and then, if necessary, notify the applicant of any deficiencies. If complete, CDOT will review and comment on the submitted information within thirty (30) days. If CDOT determines the information is unacceptable, missing, or in need of correction, the Applicant/Permittee shall correct their submittal and resubmit the complete request for NTP.

Once resubmitted, CDOT will review the revised NTP documents within ten (10) days. If the revised documents are satisfactory, CDOT will issue a NTP. If further corrections are necessary, the cycle of submittal, review and comments will repeat itself until approval is granted and the NTP is issued.

Notice to Proceed Requirements

The request for NTP shall include the following documents, along with any other items specified in the Terms and Conditions of your permit:

1) **Written Request for Notice to Proceed**

Well in advance of construction, the Permittee shall make a written request for a Notice to Proceed (NTP) to Nick Nordquist, Access Project Manager. If applicable please include the engineering firm name, Professional Engineer's name, and their contact numbers. Request may be sent to: 222 S. 6th St, Rm 100, Grand Junction, CO 81501 (or by email to nicholas.nordquist@state.co.us). He may also be reached by phone at: (970) 683-6280.

2) Complete Construction Plans

The Applicant shall provide one (1) electronic copy of 11X17 construction plans and specifications for the proposed improvements. The plans shall:

A. Include the name of the Engineering firm and/or the Professional Engineer with their contact information; and

B. Address (as applicable) the geometry, striping, signing, and signalization; and

C. Include (but not be limited to) the layout of the access, highway improvements, utility locations, existing and proposed drainage, existing and proposed right-of-way lines, existing and proposed traffic control devices, and a clear zone analysis; and

D. Conform to the requirement of the permit's "Terms and Conditions"; and

E. If applicable include the following statement on the cover page of the plans: "This design is in full compliance with Section 4 of the State Highway Access Code, 2 CCR 601-1 except for the following approved design waivers:"

3) Insurance Liability Certification

The Applicant or contractor shall be required to provide a comprehensive general liability and property damage insurance for the period of access construction. As per the State Access Code, Section 2 (11)(i), the certificate shall name CDOT, and the local Issuing Authority (if applicable) as an additional insured party for general liability in the amounts of not less than $1,000,000 per occurrence and automobile liability insurance of $1,000,000 with combined single limit bodily injury and property damage for each accident. The additional insured(s) must be noted as such, not just "Certificate Holders".

4) Traffic Control Plan (TCP)

The traffic control plan must be:

A. Comply with CDOT Standard Plans Manual for Maintenance and Signing; and

B. Be consistent with the MUTCD, identifying the type, number and spacing for all devices; and

C. Be prepared by individual with American Traffic Safety Services Association (ATSSA) or Colorado Contractors Association certification – or sealed (stamped) by a Colorado registered professional engineer; and

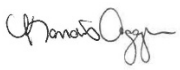
D. Be acceptable to CDOT prior to any construction within the right-of-way; and

E. Be presented in a manner that provides a method of handling traffic (MHT) for each different phase of construction; and

F. Describe the MHT according to the proposed construction phasing and include dimensioned diagrams of work zone elements, with the final traffic control plan submitted a minimum of three working days in advance of construction. (**Such plans may be revised as necessary with CDOT concurrence**.)

If you have any questions regarding the process or the required documents, please contact me at 970-683-6270 or Nick Nordquist, Project Manager at nicholas.nordquist@state.co.us or 970-683-6280.

Respectfully,



Kandis Aggen, Region 3 Asst. Access Manager

Cc: Nick Nordquist, Project Manager
File

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

6735 Ku
Colorado Springs, CO 80918
phone: (719) 632-7009
fax: (719) 632-1049
email: kacolospgs@kumarusa.com
www.kumarusa.com

An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED MIDTOWN VILLAGE
US HIGHWAY 24
MINTURN, COLORADO

Prepared by:

Steven L. Pawlak, P.E.

COLORADO REGISTERED STEVEN L. PAWLAK 15222 7/26/22 PROFESSIONAL ENGINEER

Reviewed by:

Daniel E. Hardin, P.E.

Prepared For:

10TH MOUNTAIN BUILDERS
ATTN: JEFF ARMISTEAD
P.O. BOX 955
MINTURN, COLORADO 81645-0955

jafamilyman@gmail.com

Project No. 22-7-293

JULY 25, 2022

TABLE OF CONTENTS

SUMMARY 3
PURPOSE AND SCOPE OF STUDY 4
PROPOSED CONSTRUCTION 4
SITE CONDITIONS 4
SUBSURFACE CONDITIONS 4
GEOTECHNICAL ENGINEERING CONSIDERATIONS 5
FOUNDATION RECOMMENDATIONS 5
RETAINING AND FOUNDATION WALLS 6
FLOOR SLABS 7
EARTHWORK AND SITE GRADING 8
EXCAVATION CONSIDERATIONS 9
SURFACE DRAINAGE 9
PAVEMENT DESIGN 10
DESIGN AND SUPPORT SERVICES 12
LIMITATIONS 12

FIGURE 1 - LOCATION OF EXPLORATORY BORINGS
FIGURES 2 AND 3 - LOGS OF EXPLORATORY BORINGS
FIGURE 4 – LEGEND AND NOTES
FIGURES 5 AND 6 – SWELL-CONSOLIDATION TEST RESULTS
FIGURES 7 THROUGH 12 – GRADATION TEST RESULTS
TABLE 1 - SUMMARY OF LABORATORY TEST RESULTS

SUMMARY

1. The subsurface conditions at the site were evaluated by drilling a total of 15 exploratory borings as shown on Figure 1. Subsoils encountered in the borings consisted of about 1½ to 7 feet of mixed clayey silty sand, gravel and cobble fill and up to 2 to 5 feet of natural sandy clay and silty sand down to about 3 to 10 feet and underlain by slightly silty to silty sand, gravel and cobbles with possible boulders to the boring depths of 10 to 25 feet.

2. Groundwater was encountered in the borings at depths of about 14 to 19 feet at the time of drilling. The upper soils were slightly moist to very moist and wet with depth.

3. The existing fill materials are generally not suitable for support of building foundations, floor slabs, concrete flatwork, and asphalt or concrete pavement. The underlying natural sandy clay and silty sand soils can be used for support of lightly loaded spread footings and floor slabs. Shallow foundations bearing on compacted structural fill placed on the natural soils and natural clay and sand soils designed for an allowable bearing pressure of 2,000 pounds per square foot (psf) can be used for building support. Alternately, spread footings which extend down through the existing fill, clay and sand soils and into the underlying dense, sandy gravel and cobble soils can be designed for an allowable bearing pressure of 4,000 psf. Detailed discussions of geotechnical recommendations are presented in the body of this report.

4. The following recommended pavement section thicknesses were based on an assumed traffic loading of 5 Equivalent Daily Load Applications (EDLA) for parking areas (Standard Duty), and 20 EDLA for drive lanes (Heavy Duty).

Location	Asphalt Over Aggregate Base Course (Inches)	Concrete Over Aggregate Base Course (inches)
Standard Duty	3 over 8	6 over 4
Heavy Duty	4 over 8	7 over 4

We recommend trash pickup areas, delivery truck lanes, and other areas where truck turning movements are concentrated be paved with portland cement concrete.

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for the proposed Midtown Village, US Highway 24 in Minturn, Colorado. The project site is shown on Figure 1. The study was conducted in general accordance with our Proposal No. P7-22-108, dated January 14, 2022 for the purpose of providing geotechnical engineering recommendations, pavement thickness sections and site grading criteria for the project.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design recommendations and a discussion of geotechnical engineering considerations related to construction of the proposed project are included in the report.

PROPOSED CONSTRUCTION

The project consists of a mixed-use development located in the 900 block of Minturn between US Highway 24 and the valley side as shown on Figure 1. Most existing development on the property will be razed except for a commercial building and adjacent small residence in the south-central part of the project site. New proposed development includes single-family and multi-unit residential in the central and northern parts, a commercial building in the northwest corner and an apartment building with an underground parking level in the southeast part of the property. Foundation loadings are assumed to be relatively light to moderate and carried mainly by continuous foundation walls. Grading for the proposed development will be relatively minor in the valley bottom area and moderate along the south side with cut depths up to around 10 to 15 feet into the hillside.

If the proposed construction varies significantly from that described above, we should be notified to reevaluate our recommendations.

SITE CONDITIONS

The site is located mainly in relatively flat, valley bottom terrain between US Highway 24 and the steep valley side with various existing buildings as shown on Figure 1. The site slopes gently down to the northwest with around 5 feet of elevation difference in the valley bottom development area. Along the southwest side, the grade abruptly steepens with about 5 to 10 feet elevation rise within the property limits as indicated by the contour lines shown on Figure 1. The property is typically vegetated with grass, weeds and brush in developed areas and an aspen and evergreen tree forest on the hillside with debris and fill piles scattered across the property.

SUBSURFACE CONDITIONS

The subsurface conditions were evaluated by drilling 15 exploratory borings at the approximate locations shown on Figure 1. The boring logs are shown on Figures 2 and 3. Swell-consolidation test results, shown on Figures 5 and 6, indicated the sandy clay and silty sand soils have low to moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on small diameter drive samples of the granular soils (minus 1½-inch size fraction) are presented on Figures 7 through 12. The laboratory test results are summarized Table 1.

The following subsurface descriptions are of a generalized nature to highlight the major stratification features and groundwater conditions encountered in the borings. The boring logs should be referenced for more detailed information at the immediate location of the borings. Subsoils encountered in the borings consisted of about 1½ to 7 feet of mixed clayey silty sand, gravel and cobble fill and up to 2 to 5 feet of natural sandy clay and silty sand down to about 3 to 10 feet and underlain by relatively dense, slightly silty to silty sand, gravel and cobbles with possible boulders to the boring depths of 10 to 25 feet. Drilling in the coarse granular soils was difficult due to the cobbles and boulders and practical auger refusal was encountered in several of the borings.

Groundwater was encountered in the borings at depths of about 14 to 19 feet at the time of drilling. The upper soils were slightly moist to very moist and wet with depth. The groundwater levels can be expected to seasonally fluctuate.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

The subsurface conditions encountered in the borings were evaluated to develop geotechnical engineering recommendations for the proposed development. The following discussion addresses building foundations, slabs-on-grade, surface and subsurface drainage, site grading, and pavement sections, which should be considered during project planning, design and construction.

The existing fill materials are generally not suitable for support of building foundations, floor slabs, concrete flatwork, and asphalt or concrete pavement. The underlying natural sandy clay and silty sand soils and compacted structural fill placed on the natural soils can be used for support of lightly loaded spread footings and floor slabs. Alternately, spread footings which extend down through the existing fill soils and natural clay and sand soils and into the underlying dense, sandy gravel and cobble soils can be used for support of moderately loaded spread footings and floor slabs with low settlement potential. If a deep foundation such as piles or piers is proposed, we should be contacted for additional analysis and recommendations.

FOUNDATION RECOMMENDATIONS

Shallow Foundations: Considering the subsoil conditions encountered in the exploratory borings, shallow footings are suitable for support of the proposed buildings that bearing on the natural soils or on properly compacted structural fill placed on the natural soils. Existing fill and debris from previous construction at the site or topsoil if encountered, should be removed from development areas. The excavation should be adequately dewatered, relatively dry, and stable prior to placement of structural fill. The natural clay soils will tend to soften under construction traffic and precautions should be taken to maintain a stable subgrade. Excavations should be evaluated for suitable subgrade conditions by a representative of Kumar & Associates prior to placing structural fill and for suitability of natural soils for bearing prior to forming footings.

Footing Foundations: The design and construction criteria presented below should be observed for a spread footing foundation system. The construction details should be considered when preparing project documents.

1. Footings placed on properly compacted structural fill or on the underlying natural clay and sand soils should be designed for an allowable soil bearing pressure of 2,000 pounds per square foot (psf). Based on experience, we expect initial settlement of footings designed and constructed as discussed in this section will be about 1 inch or less with additional settlement of around 1 inch from long term compression of the natural soils or structural fill. Footings placed on the underlying natural dense, sandy gravel and cobble soils should be designed for an allowable soil bearing pressure of 4,000 psf. Settlements are expected to be about 1 inch or less.
2. Continuous footings should be at least 18 inches wide and isolated pads should be at least 24 inches wide.
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 42 inches below the exterior grade is recommended for this area.
4. Continuous foundation walls should be heavily reinforced top and bottom to span an unsupported length of at least 12 feet.
5. Earthwork recommendations for spread footing foundations are presented in the "Earthwork and Site Grading" section of this report.
6. A representative of the geotechnical engineer should observe the overall excavation prior to placing structural fill and footing areas prior to concrete placement.

RETAINING AND FOUNDATION WALLS

Lateral Earth Pressures: Below-grade foundation walls and retaining structures, should be designed for the lateral earth pressure generated by the backfill, which is a function of the degree of rigidity of the wall and the type of backfill material used. Foundation walls and retaining structures that are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....40 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....45 pcf
On-site granular backfill.....50 pcf

Cantilevered retaining structures that can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....35 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....40 pcf
On-site granular backfill .....40 pcf

The equivalent fluid density values recommended above assume drained conditions behind the walls and retaining structures, and a horizontal backfill surface. The buildup of water behind a wall or retaining structure, or an upward sloping backfill surface, will increase the lateral earth pressure imposed on the wall or retaining structure. Below-grade walls and retaining structures should also be designed for appropriate surcharge pressures due to adjacent structures, vehicle traffic, and construction activities.

Backfill should be placed in uniform lifts and compacted to at least 95% of the maximum Proctor dry density (ASTM D 698). The backfill should be compacted at moisture contents within 2 percentage points of optimum. Care should be taken not to over-compact the backfill since this could cause excessive lateral pressure on the walls. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values. Settlement of deep wall backfills can occur even if the fill is properly placed and compacted.

The lateral resistance of footings will be a combination of the sliding resistance of the footing on the bearing materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.40 for clay or sand soils and 0.50 for dense gravel soils. 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 dry density at a moisture content near optimum.

FLOOR SLABS

Existing fill, topsoil and organic matter are not suitable for support of floor slabs and flatwork and should be removed essentially down to the natural soils and replaced with properly compacted structural fill. To reduce the effects of some differential movement, 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 joint spacing and slab reinforcement should be established by the designer based on experience in concrete floor slab design using criteria such as that of the Portland Cement Association or American Concrete Institute. A perimeter foundation drain should not be needed for slab-at-grade construction.

In occupied areas of the building, we recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor

retarder/barrier should be installed in accordance with the manufacturers' recommendations and ASTM E1643.

EARTHWORK AND SITE GRADING

We recommend the following criteria be used when preparing the site grading plans:

Removal and Replacement Requirement: Existing fill and other unsuitable materials related to the previous property development, should be removed from within the proposed building footprint and pavement areas to a minimum 1:1 horizontal to vertical projection beyond development edges and replaced with properly compacted structural fill.

Fill Material Specifications: The following material specifications are presented for fills on the project site.

1. *Foundation and Pavement Subgrade and Backfill*: The on-site granular soils should be suitable for reuse throughout the site including under foundations and as foundation backfill or pavement subgrade, following screening to remove unsuitable materials and moisture conditioning. Construction debris or other unsuitable materials may be present as remnants of prior site development. These materials should be removed from the excavated soils before placement and compaction. Imported fill should consist of a minus 6-inch non-expansive soil having less than 25 percent passing the No. 200 sieve, a liquid limit less than 30, and a plasticity index less than 15.
2. *Utility Trench Backfill*: Screened materials from onsite excavations can be used for trench backfill above the pipe zone fill provided they do not contain unsuitable material such as construction debris or particles larger than 4 inches.
3. *Material Suitability*: All structural fill material should be non-expansive and free of vegetation, brush, sod and other deleterious substances and should not contain rocks or lumps having a diameter of more than 6 inches. The geotechnical engineer should evaluate the suitability of all proposed fill materials prior to placement. A fill material should be considered non-expansive if the swell potential when remolded to the required compaction in the table below at the optimum moisture content under a 200 psf surcharge pressure does not exceed ½ percent.
4. *Subgrade Preparation*: The ground surface should be stripped of existing fill, vegetation/ organics, loose soils, or any other deleterious materials prior to fill placement. The resulting ground surface should be scarified to a depth of 8 inches, moisture conditioned as necessary, and compacted in a manner specified below for the subsequent layers of fill. Loose or unstable soils should be removed and replaced to provide a stable platform prior to placement of fill.

Compaction Requirements: A representative of the geotechnical engineer should observe fill placement operations on a regular basis. We recommend the following minimum compaction criteria be used on the project.

Area	Percentage of Standard Proctor Maximum Dry Density (ASTM D 698)
Below Foundation Elements	98%
Floor Slab Subgrade and Foundation Wall Backfill	95%
Beneath Pavement areas / Flatwork/Utility Trenches	95%
Landscape and Other Misc. Overlot Fill Areas	90%
For compaction of onsite or import soils, a moisture content within 2 percent of optimum should be maintained during placement and compaction.	

EXCAVATION CONSIDERATIONS

In our opinion, it is anticipated that the on-site soils encountered in the exploratory borings drilled for this study can be excavated with conventional duty construction equipment. All excavations should be in accordance with OSHA, state and local requirements. The contractor should follow appropriate safety precautions. In accordance with OSHA guidelines, the upper soils will likely classify as a Type B material. If materials different from those indicated in this report are encountered, the OSHA soil type may vary and need to be adjusted. The contractor's competent person should make decisions regarding cut slopes. Per OSHA criteria, unless excavations are shored, temporary dry excavations in Type B soils shall have slopes no steeper than 1 horizontal to 1 vertical. The underlying sandy gravel and cobbles soil will likely classify as a Type C material with temporary dry slopes of 1½ Horizontal to 1 Vertical or flatter. Shoring will be required where excavated slopes cannot be accommodated. OSHA regulations require that excavations greater than 20 feet in depth and excavations that extend below the ground water level be designed by a professional engineer.

Groundwater was encountered in the borings below the expected excavation depths but may be encountered during construction as seasonal perched water or rise in the groundwater level. If water seepage is encountered, flatter slopes will be required. Dewatering during construction can likely be handled by the use of trenches and sumps for shallow drawdown. Surface drainage should be diverted away from all temporary cut slopes in order to reduce the potential for slope erosion and instability.

SURFACE DRAINAGE

Proper surface drainage is very important for acceptable performance of the facilities during construction and after construction has been completed. Drainage recommendations provided by local, state and national entities should be followed based on the intended use of the structure. The following recommendations should be used as guidelines and changes should be made only after consultation with the geotechnical engineer.

1. Excessive wetting of the foundation and slab subgrades should be avoided during construction.
2. Exterior backfill should be compacted according to the "Earthwork and Site Grading" section of this report.

3. Care should be taken when compacting around the foundation walls and underground structures to avoid damage to the structure. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values.
4. 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. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. A minimum slope of 2 inches in the first 10 feet is recommended in the paved areas. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act.
5. Ponding of water should not be allowed in backfill material or in a zone within 10 feet of the foundation walls, whichever is greater.
6. Backfill material should meet the requirements stated in the "Earthwork and Site Grading" section of the report.
7. Roof downspouts and drains should discharge well beyond the limits of all backfill.

PAVEMENT DESIGN

Subgrade Materials: The subgrade materials encountered at the site are variable and generally classified as A-4 in accordance with the American Association of State Highway Transportation Officials (AASHTO) classification. Based on the soil classification and our experience with similar projects, an Hveem R-value of 15 was assumed for design of flexible pavements and a corrected subgrade modulus of 75 pounds per cubic inch (pci) was assumed for rigid pavements.

Design Traffic: Traffic loading information was not available at the time of report preparation. Based on our experience, we assumed an equivalent 18-kip daily load application (EDLA) of 5 for standard duty areas (parking areas restricted to automobile traffic) and an EDLA of 20 for the heavy-duty areas (drive lanes and areas with auto and truck traffic, including occasional delivery trucks, and fire trucks with HS20 loading). If it is determined that actual traffic is significantly different from that assumed, we should be contacted to reevaluate the pavement thickness design.

Pavement Sections: The recommended sections were determined using an in-house spreadsheet based on the 1993 AASHTO pavement design procedures. Based on the subgrade conditions encountered and the traffic information provided, we recommend the following pavement sections:

Location	Asphalt Over Aggregate Base Course (inches)	Concrete Over Aggregate Base Course (inches)
Standard Duty	3 over 8	6 over 4
Heavy Duty	4 over 8	7 over 4

We recommend trash pickup areas and other areas where truck turning movements are concentrated be paved with Portland cement concrete.

Pavement Materials: Asphalt should consist of a mixture of aggregate, filler and asphalt cement established by a qualified engineer. Aggregate Base Course (ABC) should conform to the requirements of AASHTO M147 and to Section 703.03 of the CDOT Standard Specifications for Road and Bridge Construction. The ABC should meet Class 6 grading and quality as defined by the CDOT specifications. The ABC should have a minimum R-value of 77 and a minimum dry unit weight of 120 pcf when placed at the required compaction. The ABC must also meet all other appropriate CDOT specifications.

Concrete pavement should meet the requirements of a Class P Mix, per Section 601 of the CDOT Standard. Specifications, and should be based on a mix design established by a qualified engineer. Concrete joint spacing should be established by a qualified engineer. Concrete should be cured by protecting against loss of moisture, rapid temperature changes and mechanical injury for at least three days after placement. The concrete sections presented above are assumed to be unreinforced. Providing dowels at construction joints would help reduce the risk of differential movements between panel sections. Providing a grid mat of deformed rebar or welded wire mesh within the concrete pavement section would assist in mitigating corner breaks and differential panel movements. If a rebar mat is installed, we recommend that the bars be placed in the lower half of the pavement section. Also, if reinforcing is used, we have commonly seen No. 4 rebar placed at 24-inch center in each direction, however, we recommend that a structural engineer evaluate the placement and spacing of rebar if needed. Concrete pavement will be more sensitive to settlement or heave-related movements than asphalt pavement.

Subgrade Preparation: The existing fill soils should be removed and replaced with structural fill to design subgrade level. Prior to placing the pavement section, the entire subgrade area should be thoroughly scarified and well-mixed to a minimum depth of 8 inches, and adjusted to the moisture content and compaction criteria presented in the “Earthwork and Site Grading” section of the report. Following scarification and compaction, the pavement subgrade should be proof rolled with a heavily loaded pneumatic-tired vehicle. The vehicle should have a gross weight of at least 50,000 lbs., with a single loaded axel weight of 18,000 lbs., and a tire pressure of 100 psi.

Pavement design procedures assume a stable subgrade. Areas that deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving.

Drainage: The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of the pavement. Drainage design should provide for the removal of water from paved areas and prevent the wetting of the subgrade soils.

Maintenance: Periodic maintenance of paved areas is critical to achieve the design pavement life. Crack sealing should be performed annually as new cracks appear. Joint seals in concrete should be replaced as they deteriorate. Chip seals, fog seals, or slurry seals applied at approximate intervals of 3 to 5 years are usually necessary for asphalt. As conditions warrant, it may be necessary to perform patching and structural overlays at approximate 10-year intervals.

DESIGN AND SUPPORT SERVICES

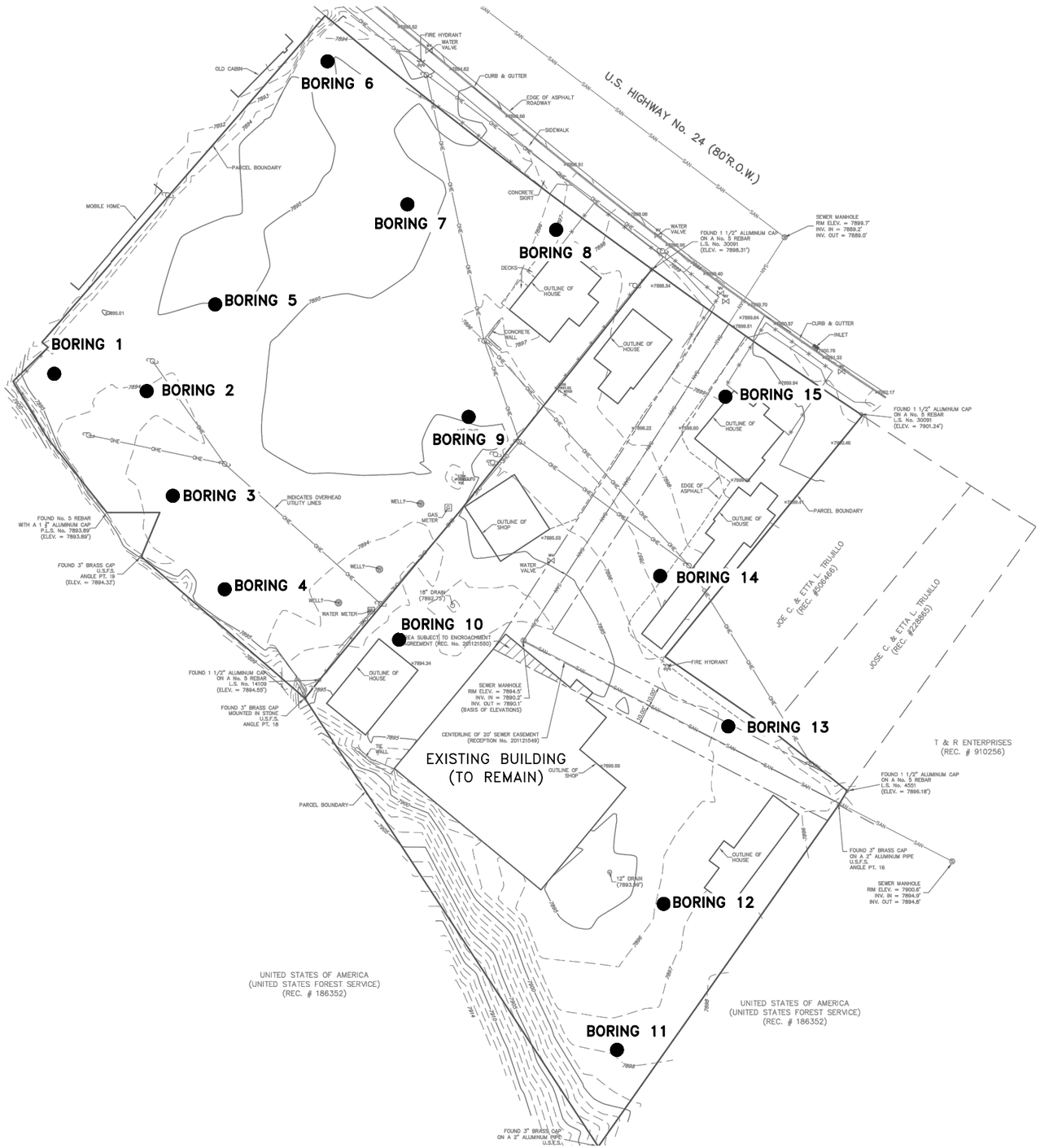
Kumar & Associates, Inc. should be retained to review the project plans and specifications for conformance with the recommendations provided in our report. We are also available to assist the design team in preparing specifications for geotechnical aspects of the project, and performing additional studies if necessary to accommodate possible changes in the proposed construction.

We recommend that Kumar & Associates, Inc. be retained to provide construction observation and testing services to document that the intent of this report and the requirements of the plans and specifications are being followed during construction. This will allow us to identify possible variations in subsurface conditions from those encountered during this study and to allow us to re-evaluate our recommendations, if needed. We will not be responsible for implementation of the recommendations presented in this report by others, if we are not retained to provide construction observation and testing services.

LIMITATIONS

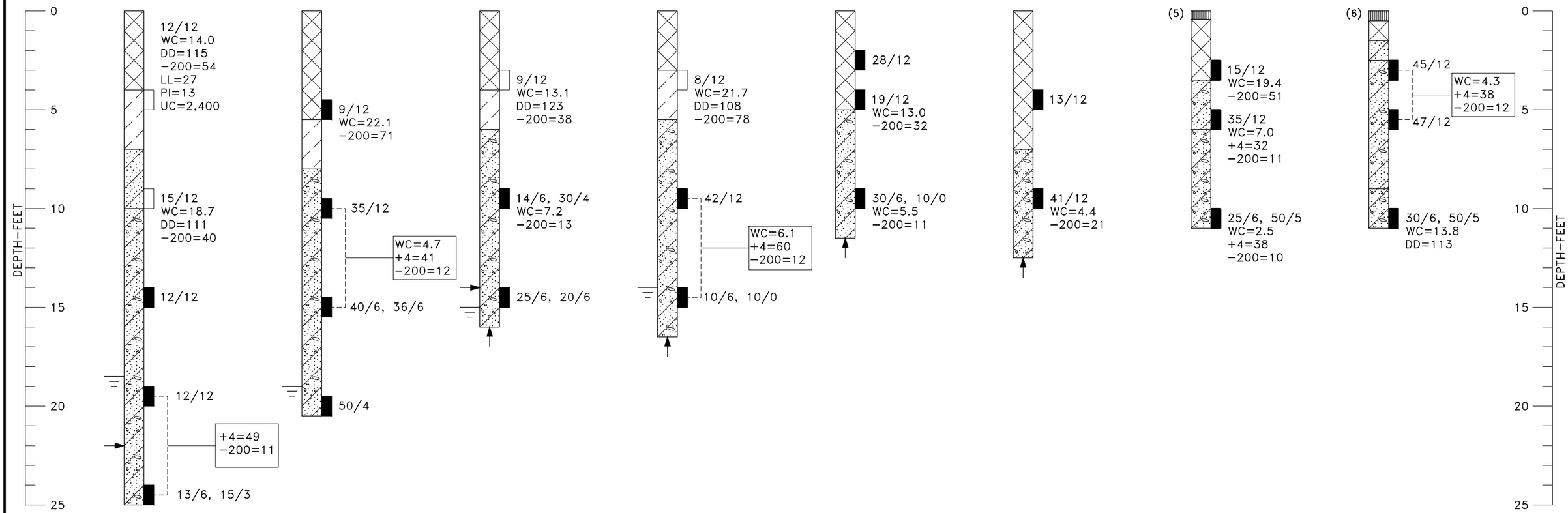
This study has been conducted to develop geotechnical related design and construction criteria for the project. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings at the locations indicated on Fig. 1 and the proposed type of construction. 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. 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.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted.



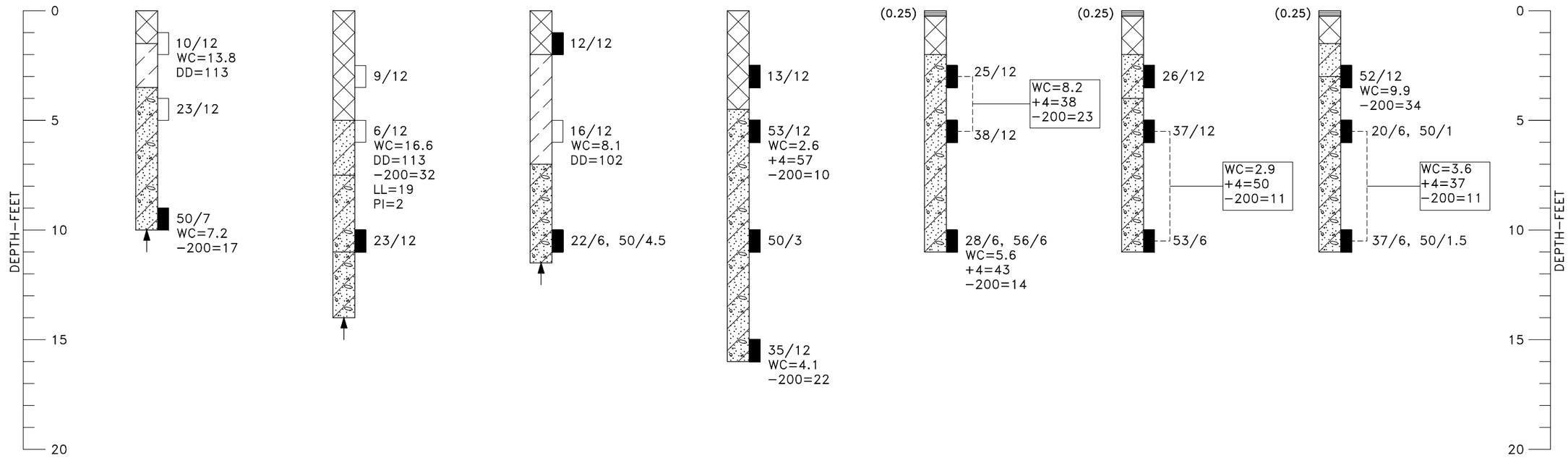
July 25, 2022 - 06:36am
C:\Users\mromero\AppData\Local\Temp\AcPublish_16764\227293 01.dwg

22–7–293	Kumar & Associates	MIDTOWN VILLAGE, MINTURN	LOCATION OF EXPLORATORY BORINGS	Fig. 1



Jul 25, 22Y - 6:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 02 to 04.dwg

22−7−293	Kumar & Associates	MIDTOWN VILLAGE, MINTURN	LOGS OF EXPLORATORY BORINGS	Fig. 2



22−7−293	Kumar & Associates	MIDTOWN VILLAGE, MINTURN	LOGS OF EXPLORATORY BORINGS	Fig. 3

Jul 25, 22Y − 6:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 02 to 04.dwg

LEGEND

(0.25) ASPHALT, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

(5) CONCRETE, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

FILL: SILTY TO CLAYEY SAND AND GRAVEL, COBBLES, SOME ORGANICS, LOOSE, MOIST, BROWN TO BLACK.

CLAY (CL); SILTY, SANDY, MEDIUM STIFF TO STIFF, MOIST, BROWN, LOW PLASTICITY.

SAND (SM); SILTY, SLIGHTLY CLAYEY, GRAVELLY, LOOSE TO MEDIUM DENSE, MOIST, BROWN.

SAND AND GRAVEL (SM–GM); SILTY, COBBLES WITH DEPTH, MEDIUM DENSE TO DENSE, MOIST TO WET WITH DEPTH, BROWN.

GRAVEL (GM); SILTY, SANDY, COBBLES, POSSIBLE BOULDERS, MEDIUM DENSE TO DENSE, MOIST TO WET WITH DEPTH, BROWN.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

10/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 10 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

DEPTH TO WATER LEVEL ENCOUNTERED AT THE TIME OF DRILLING.

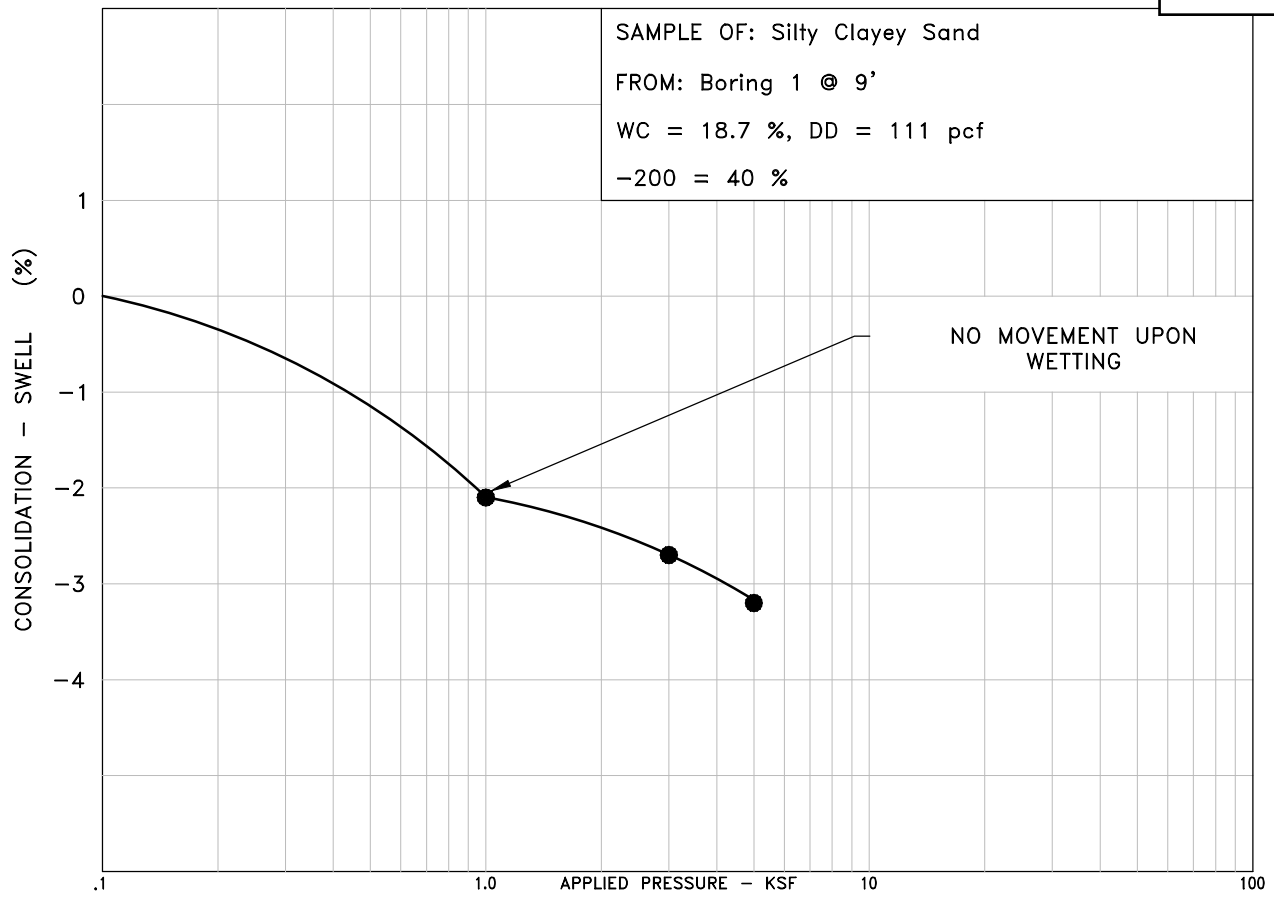
DEPTH AT WHICH BORING CAVED.

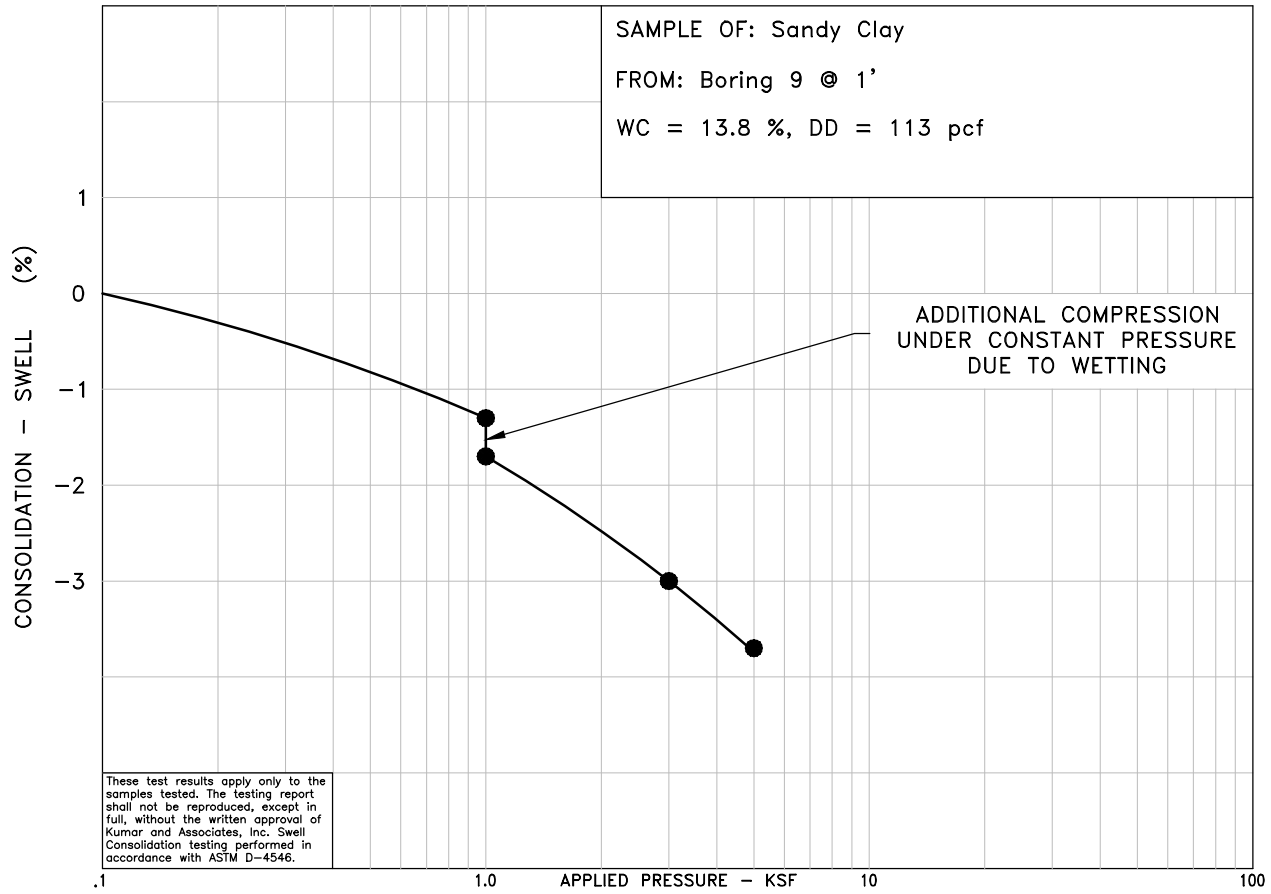
PRACTICAL AUGER REFUSAL.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON MAY 31, 2022 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 OBTAINED BY INTERPOLATION BETWEEN CONTOURS ON THE SITE PLAN PROVIDED.
4. THE EXPLORATORY BORING LOCATIONS AND ELEVATIONS 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 LEVELS SHOWN ON THE LOGS WERE MEASURED AT THE TIME AND UNDER CONDITIONS INDICATED. FLUCTUATIONS IN THE WATER LEVEL MAY OCCUR WITH TIME.
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);

Jul 25, 22Y – 6:37am
V:\Projects\2022\22–7–293 Proposed Midtown Village\Drafting\227293 02 to 04.dwg

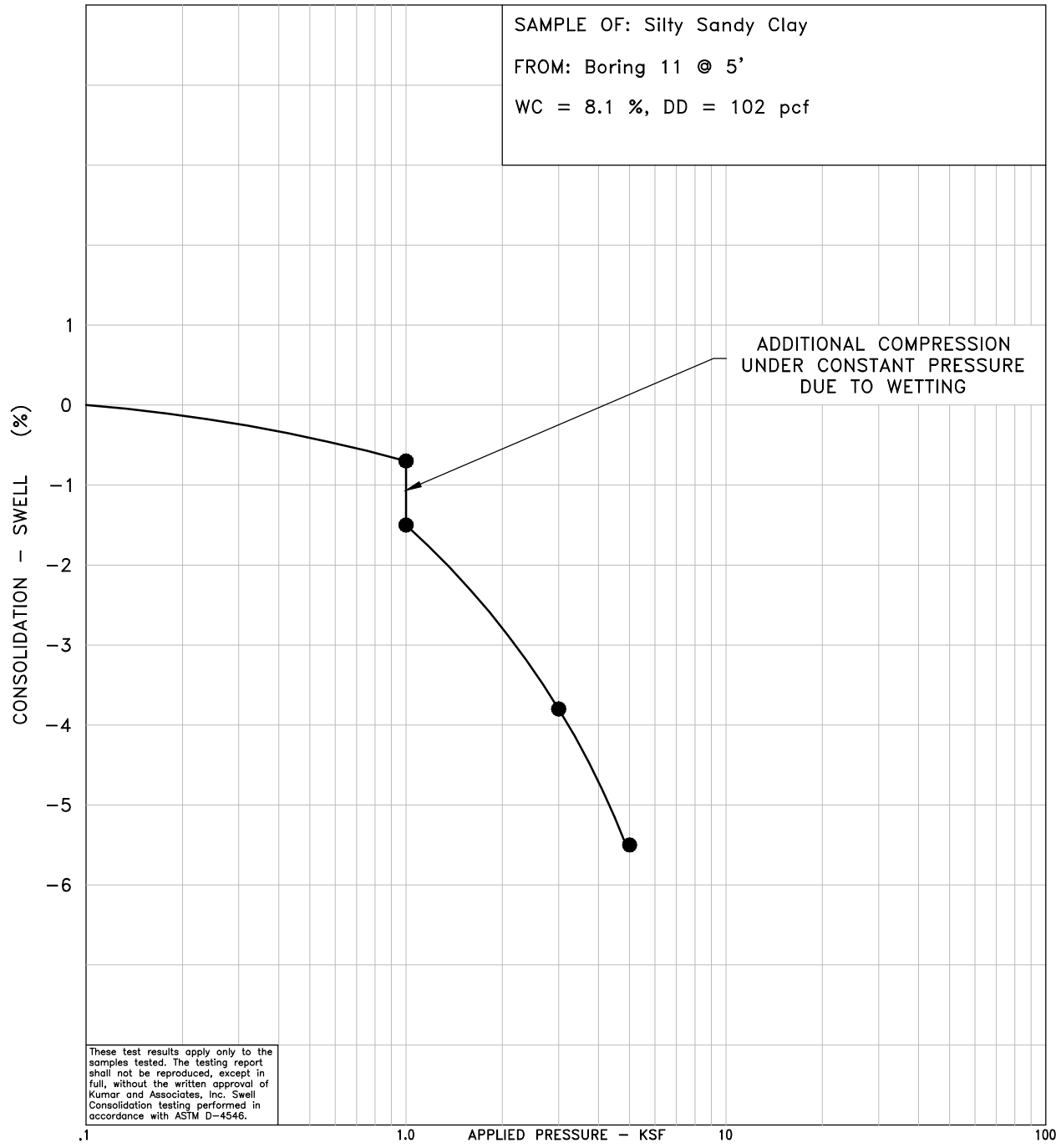




These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D−4546.

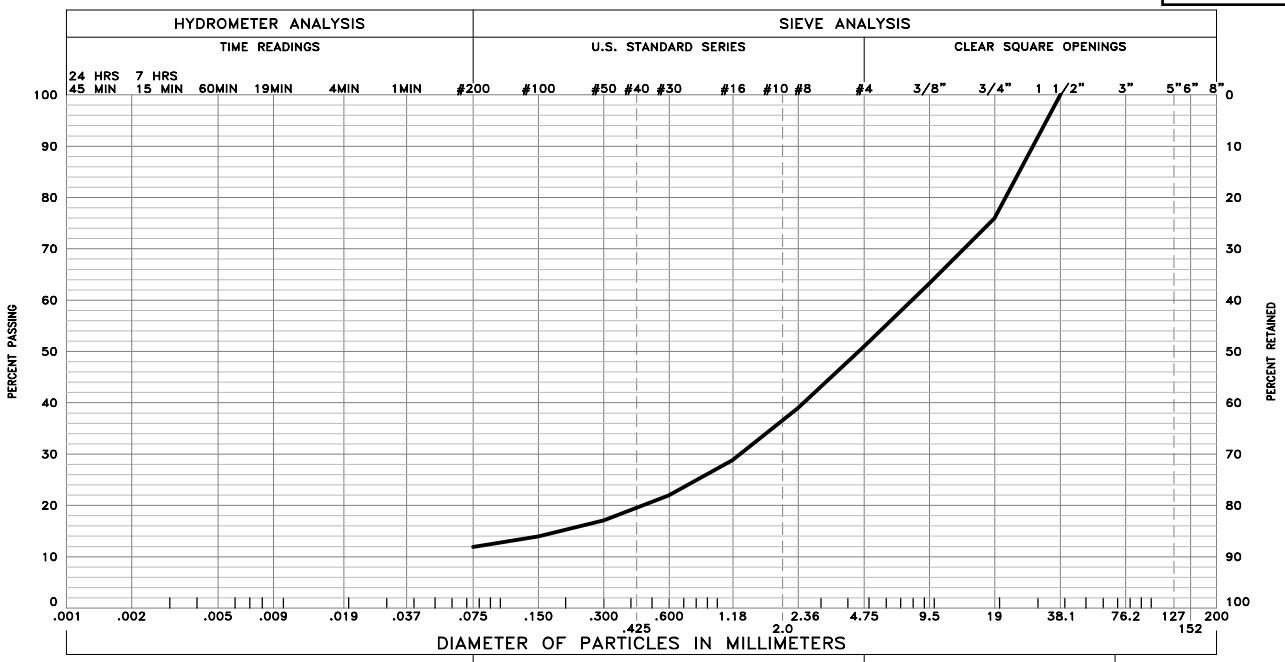
22−7−293	Kumar & Associates	SWELL−CONSOLIDATION TEST RESULTS	Fig. 5

July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 05 to 06.dwg



July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 05 to 06.dwg

22-7-293	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 6



GRAVEL 49 % SAND 40 % SILT AND CLAY 11 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 1 @ 19' & 24 (Combined)



GRAVEL 41 % SAND 47 % SILT AND CLAY 12 %

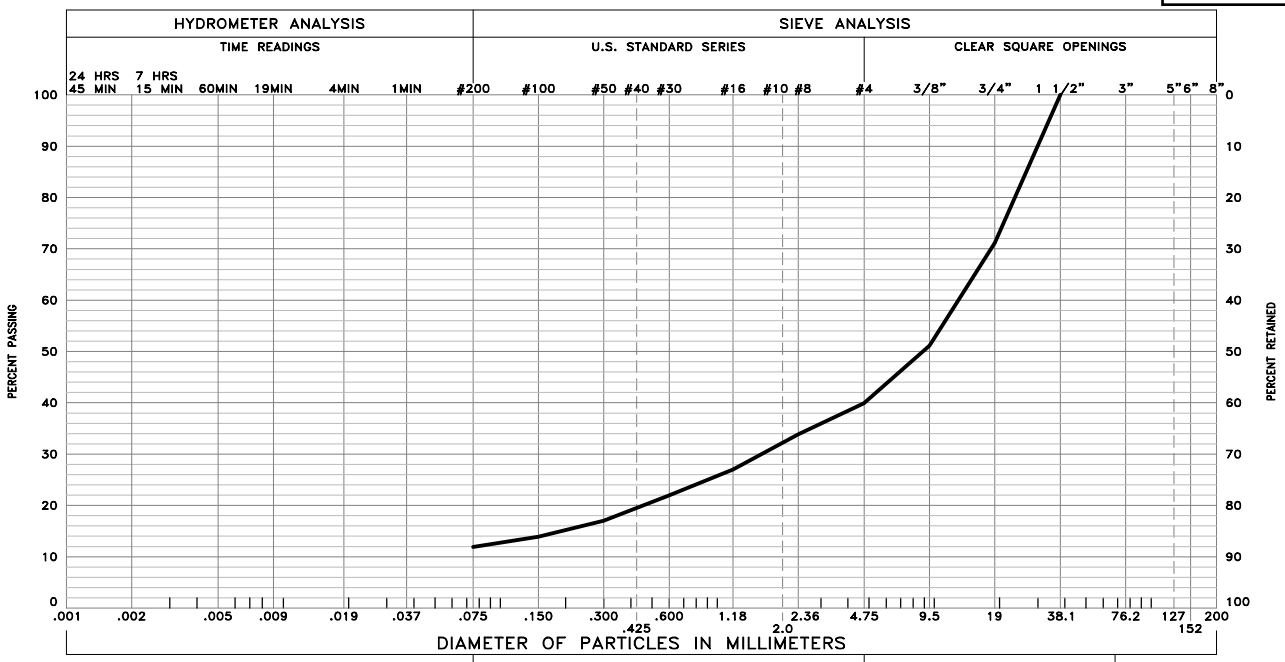
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 2 @ 9.5 & 14.5 (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.

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7

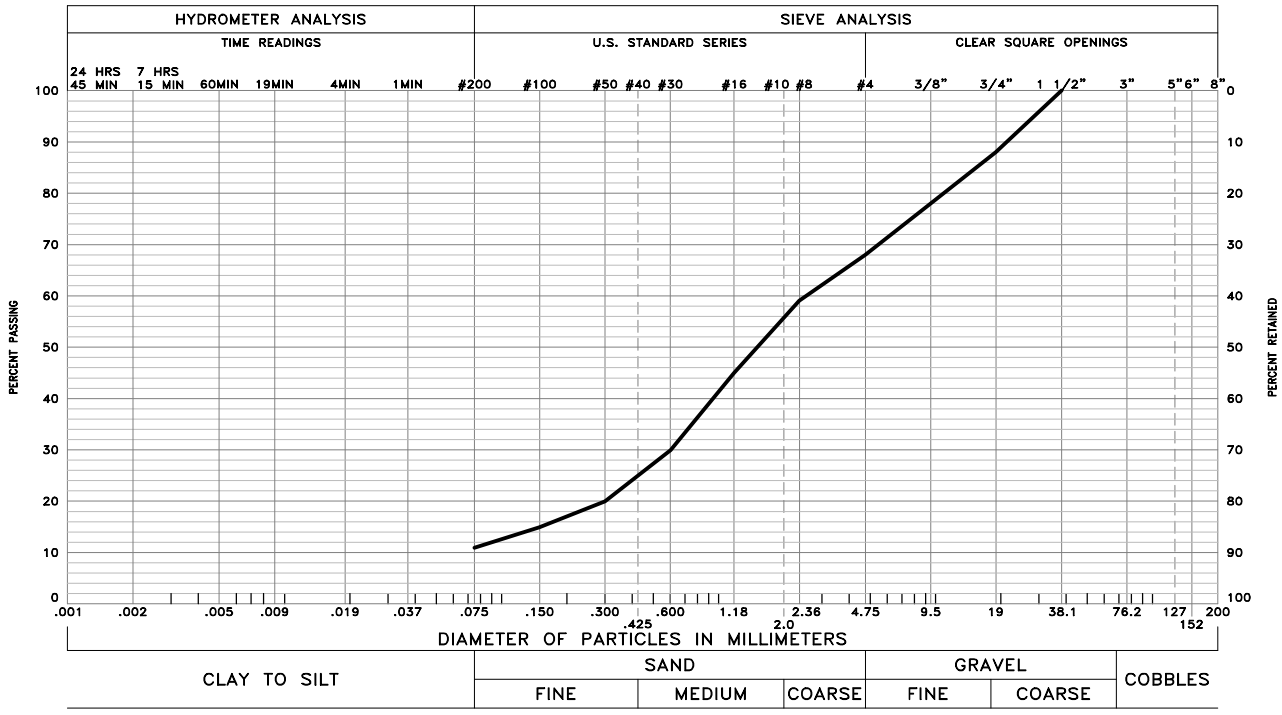
July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg



GRAVEL 60 % SAND 28 % SILT AND CLAY 12 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 4 @ 9' & 14' (Combined)



GRAVEL 32 % SAND 57 % SILT AND CLAY 11 %

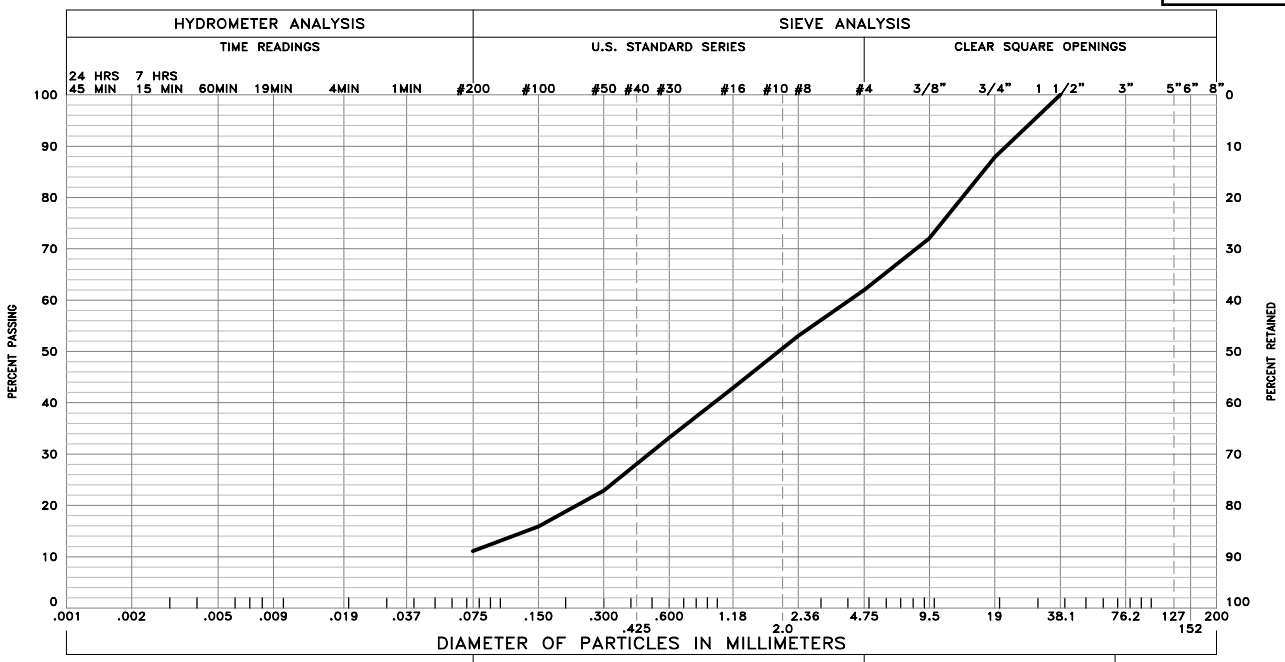
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand with Gravel FROM: Boring 7 @ 5'

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.

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

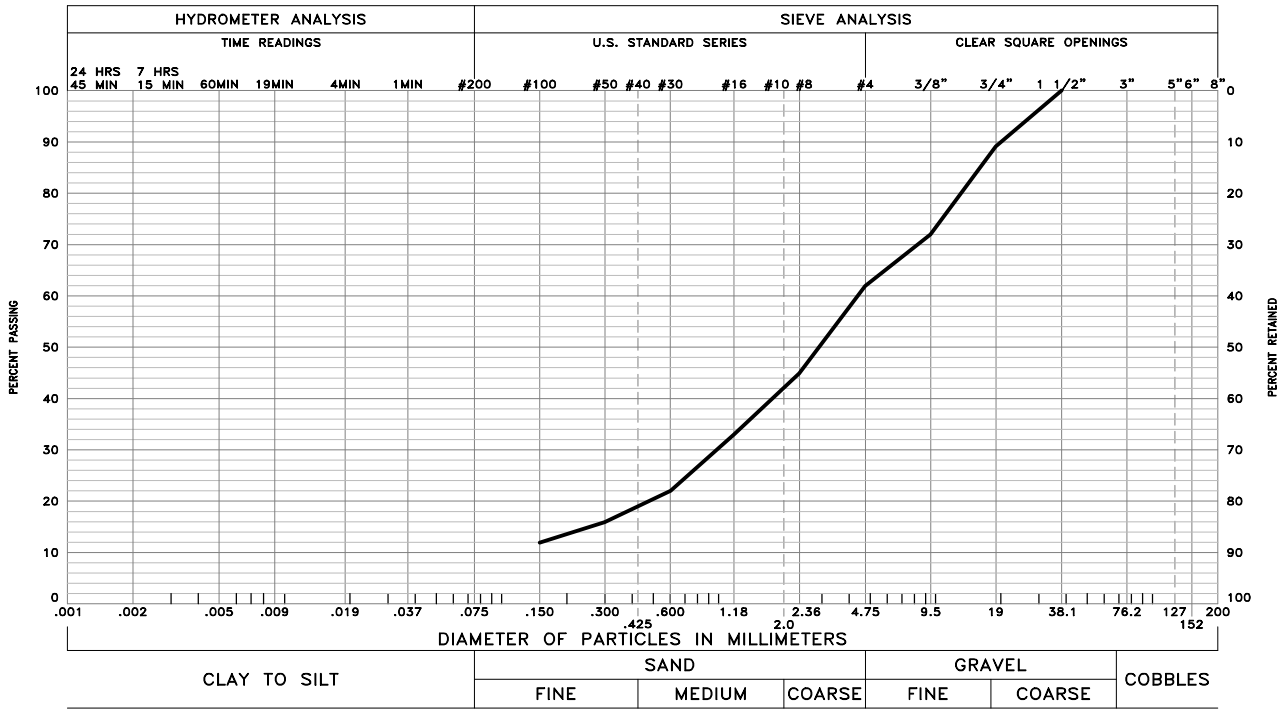
July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg



GRAVEL 38 % SAND 52 % SILT AND CLAY 10 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 7 @ 10'



GRAVEL 38 % SAND 50 % SILT AND CLAY 12 %

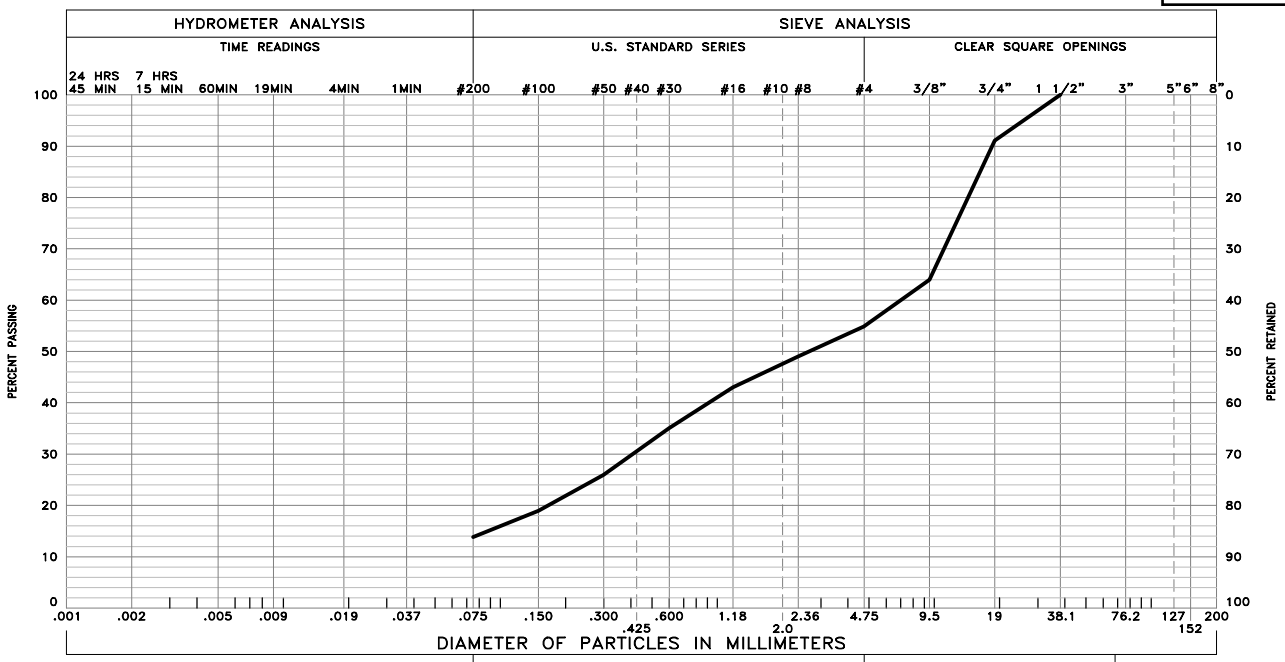
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand with Gravel FROM: Boring 8 @ 2.5' & 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.

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 9

July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg



GRAVEL 45 % SAND 42 % SILT AND CLAY 13 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 8 @ 10'



GRAVEL 57 % SAND 33 % SILT AND CLAY 10 %

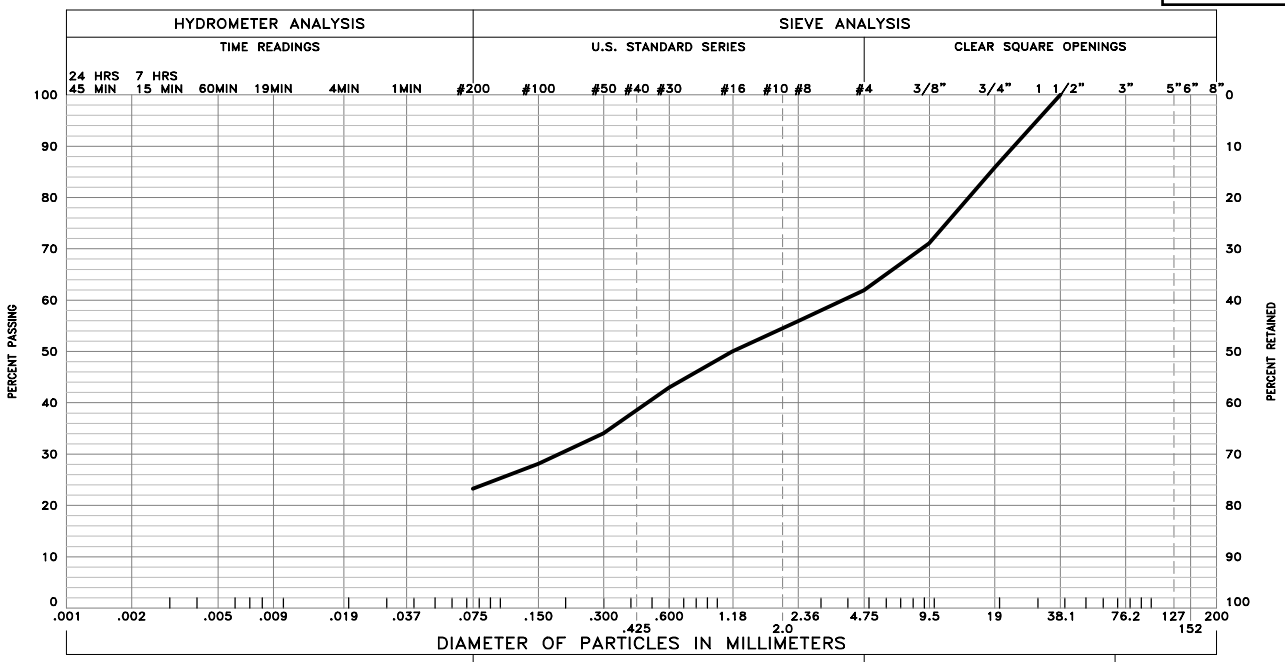
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Bring 12 @ 5'

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.

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 10

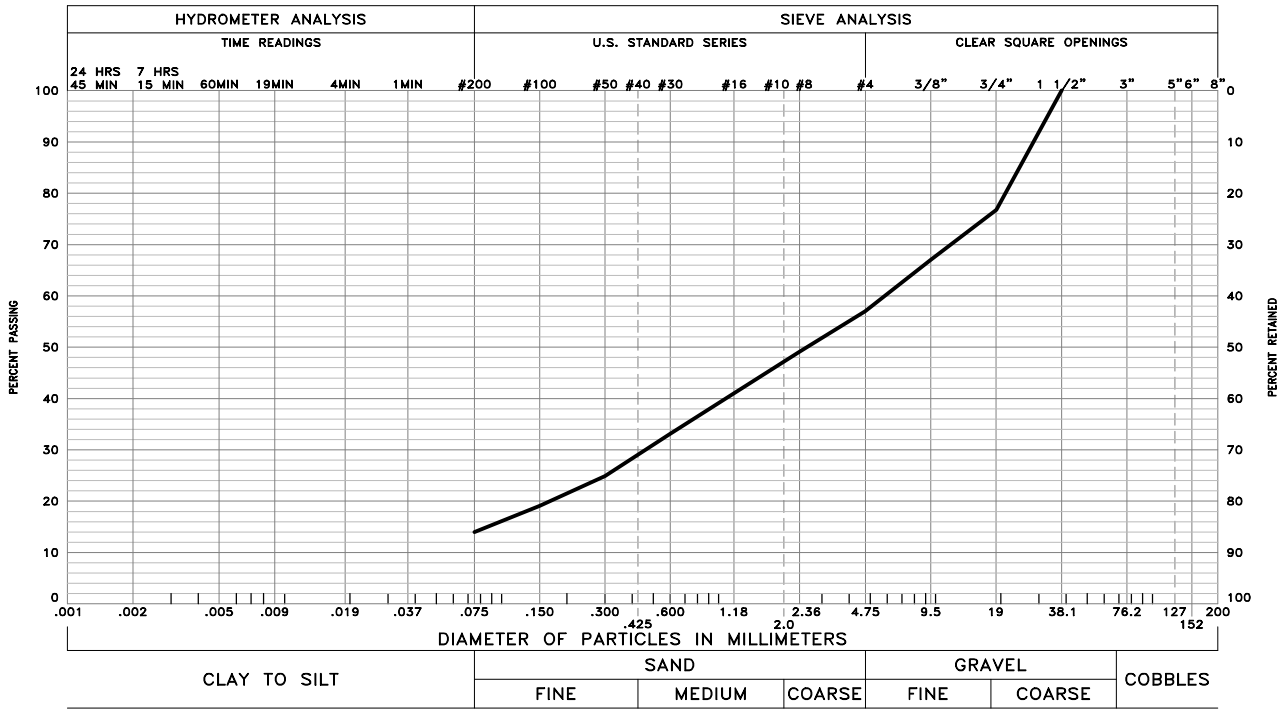
July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg



GRAVEL 38 % SAND 39 % SILT AND CLAY 23 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 13 @ 2.5' & 5' (Combined)



GRAVEL 43 % SAND 43 % SILT AND CLAY 14 %

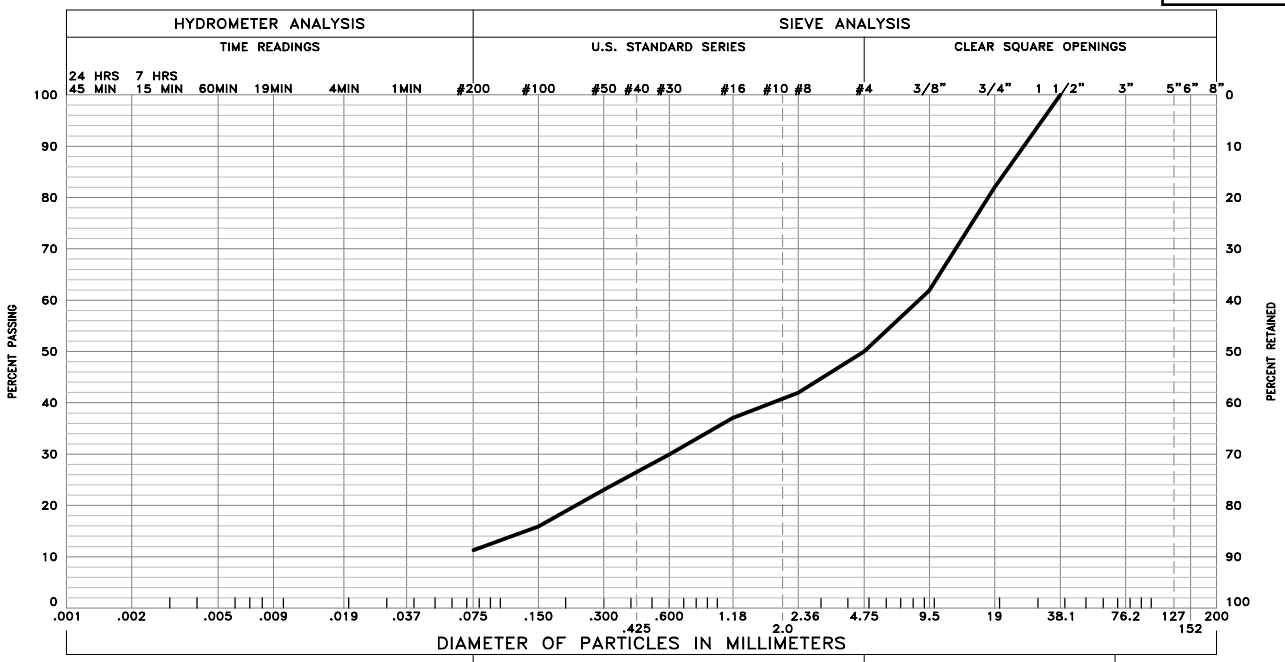
LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 13 @ 10'

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.

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 11

July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg



GRAVEL 50 % SAND 39 % SILT AND CLAY 11 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 14 @ 5' & 10' (Combined)



GRAVEL 37 % SAND 52 % SILT AND CLAY 11 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 15 @ 5' & 10' (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.

July 25, 2022 - 06:37am
V:\Projects\2022\22-7-293 Proposed Midtown Village\Drafting\227293 07 to 12.dwg

22-7-293	Kumar & Associates	GRADATION TEST RESULTS	Fig. 12

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 22-7-293

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	14.0	115			54	27	13	2,400		Sandy Silty Clay
	9	18.7	111			40					Silty Clayey Sand
	19 and 24 combined			49	40	11					Silty Sandy Gravel
2	4½	22.1				71					Sandy Silty Clay (Fill)
	9½ & 14½ combined	4.7		41	47	12					Silty Sand and Gravel
3	3	13.1	123			38					Clayey Sand and Gravel (Fill)
	9	7.2				13					Silty Sand and Gravel
4	3	21.7	108			78					Sandy Silty Clay
	9 and 14 combined	6.1		60	28	12					Silty Sandy Gravel

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

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)		
5	4	13.0				32					Silty Gravelly Sand (Fill)
	9	5.5				11					Silty Sand and Gravel
6	9	4.4				21					Silty Sand and Gravel
7	2½	19.4				51					Very Sandy Clay (Fill)
	5	7.0		32	57	11					Silty Sand with Gravel
	10	2.5		38	52	10					Silty Sand and Gravel
8	2½ and 5 combined	4.3		38	50	12					Silty Sand with Gravel
	10	4.2		45	42	13					Silty Sandy Gravel
9	1	13.8	113								Sandy Clay
	9	7.2				17					Silty Sand and Gravel

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 22-7-293

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)		
10	5	16.6	113			32	19	2			Silty Clayey Sand
11	5	8.1	102								Silty Sandy Clay
12	5	2.6		57	33	10					Silty Sandy Gravel
	15	4.1				22					Silty Sand and Gravel
13	2½ and 5 combined	8.2		38	39	23					Silty Sand and Gravel
	10	5.6		43	43	14					Silty Sand and Gravel
14	5 and 10 combined	2.9		50	39	11					Silty Sandy Gravel
15	2½	9.9				34					Silty Clayey Sand with Gravel
	5 and 10 combined	3.6		37	52	11					Silty Sand and Gravel

ENVIRONMENTAL IMPACT REPORT

MIDTOWN VILLAGE

MINTURN, COLORADO



prepared for:

10th MOUNTAIN BUILDERS

1632 S MAIN ST, MINTURN, CO 81645

prepared by:

BIRCH ECOLOGY, LLC

429 MAIN ST, LYONS, CO 80540

BIRCH ECOLOGY

NOVEMBER 2022

TABLE OF CONTENTS

Section / Title	Page
1.0 INTRODUCTION	1
2.0 ENVIRONMENTAL SETTING	1
3.0 EXISTING CONDITIONS	2
3.1 Hydrology	2
3.1.1 Surface Water	2
3.1.2 Groundwater	2
3.1.3 100-Year Floodplain	2
3.2 Atmospheric Conditions	2
3.3 Geologic Conditions	2
3.3.1 Geology	2
3.3.2 Soils	3
3.4 Biotic Conditions	3
3.4.1 Vegetation	3
3.4.2 Wildlife	3
3.5 Environmental Conditions	3
3.6 Noise & Odors	4
3.7 Visual Conditions	4
3.8 Land Uses	4
3.9 Population	4
3.10 Traffic	4
4.0 PROPOSED PROJECT	5
4.1 Commercial	5
4.2 Apartments	5
4.3 Townhomes	5
4.4 Single Family Homes	6
4.5 Access and Transportation	6
4.6 Utilities	6
4.7 Stormwater Management	6
5.0 IMPACTS & MITIGATION	7
5.1 Hydrology	7
5.1.1 Surface Water	7
5.1.2 Groundwater	7
5.1.3 100-Year Floodplain	7
5.2 Atmospheric Conditions	7
5.3 Geologic Conditions	7
5.3.1 Geology	7
5.3.2 Soils	7
5.4 Biotic Conditions	8
5.4.1 Vegetation	8
5.4.2 Wildlife	8
5.5 Environmental Impacts	8
5.6 Noise & Odors	8

5.7 Visual Impacts 8
5.8 Land Uses 9
5.9 Population 9
5.10 Traffic 9
5.11 Fiscal Impacts 9
5.12 Permits & Coordinating Agencies 10
6.0 SUMMARY OF ENVIRONMENTAL IMPACTS 10
7.0 FIGURES 12
8.0 TABLES 25
9.0 PHOTOS 28
10.0 REFERENCES 34
APPENDIX A. CDPHE AIR QUALITY DATA 35

LIST OF FIGURES

Number / Title **Page**

Figure 1. Project Location Map. 13
Figure 2. Aerial Photo. 14
Figure 3. Existing Drainage Plan. 15
Figure 4. Soil Boring Map by AEI Consultants. 16
Figure 5. 100-Year Floodplain. 17
Figure 6. Soil Boring Map by Kumar and Associates. 18
Figure 7. NRCS Soil Map. 19
Figure 8. Elk Winter Range. 20
Figure 9. Lynx Habitat. 21
Figure 10. Proposed Development Plan. 22
Figure 11. Preliminary Stormwater Management Plan. 23
Figure 12. Traffic Study. 24

LIST OF TABLES

Number / Title **Page**

TABLE 1. CDPHE Ambient Air Concentration Estimates 26

TABLE 2. Vascular Plant Species List 27

LIST OF PHOTOS

Number / Title **Page**

Photo 1. The site is adjacent to the White River National Forest. (5/10/22). 29

Photo 2. A panoramic view from the southeast corner of the site. (5/10/22) 29

Photo 3. The area on the northwest side of the sites. (5/10/22). 30

Photo 4. A vegetated strip dominated by weeds separates the parcel. (5/10/22). 30

Photo 5. A mixture of building types characterizes the southeast side. (5/10/22) 31

Photo 6. Construction materials along the boundary. (5/10/22). 31

Photo 7. Construction and miscellaneous materials are piled. (5/10/22). 32

Photo 8. Cracked pavement, old buildings, and piled construction supplies. (5/10/22). 32

Photo 9. An existing commercial building with loft apartments. (5/10/22). 33

1.0 INTRODUCTION

10th Mountain Builders is planning to redevelop six contiguous parcels into one comprehensive Plat with the vision to revive this section of Minturn into a thriving micro community. The proposed project would provide a diverse mix of affordable housing types and new commercial business space opportunities in the 900 Block of the South Town Commercial Zone of Minturn, Colorado, located in Section 35 of Township 5 South and Range 81 West in Eagle County (Figures 1 & 2). This site represents one of the remaining "infill" areas within the town of Minturn suitable for higher density redevelopment according to historical mixed uses.

To aid project planning, an Environmental Impact Report (EIR) was prepared for the Midtown Village project site. This report documents the existing and proposed conditions of the Midtown Village parcel in accordance with the EIR guidelines outlined in Article 20 of Minturn's Town Code; it discusses other required permits and coordinating agencies; and provides a summary and analysis of impacts. Please note, all figures are included in Section 7.0, tables are in Section 8.0, and Photos are in Section 9.0. Appendix A contains a discussion of air quality prepared by the Colorado Department of Public Health and Environment (CDPHE).

2.0 ENVIRONMENTAL SETTING

The EIR study area is in the South Town Commercial Zone of the town of Minturn, Colorado (Figures 1 & 2). The Midtown Village project would combine six contiguous properties into one parcel covering approximately 2.53 acres. The project site is currently characterized by residential and commercial structures, asphalt driveways and parking areas, and small areas of ornamental landscaping.

The site is bounded to the northeast by Highway 24, which provides three access points to the parcel. White River National Forest is located to the southwest (Photo 1), and Martin Creek Open Space lies to the southeast (Photo 2; Figure 2). Residential housing flanks the northwest and part of the east side of the project site (Photo 3).

Currently, the site supports a variety of land uses including residential and commercial space, parking, and storage. However, these existing structures are out-of-date and in poor condition. An approximately 40-foot-wide strip of weedy vegetation separates the parcel into two large sections (Photo 4). The northwestern section is predominately unpaved and housed nine mobile homes until they were removed in 2019 (Figure 2). This area now serves as a parking space for vehicles and contains a few small structures. The southeastern portion is primarily paved and features a commercial building with two second-story apartments, a garage/shop that is used for light industrial work (Photo 5), and several small homes and mobile homes. Piles of miscellaneous construction materials are scattered about the site (Photos 6 and 7).

The surrounding area in Minturn is developed with businesses, recreational amenities, and residences. The Eagle River is located approximately 300 feet to the northeast behind development across Highway 24. Elevations of the project area range from a high of

approximately 7,921 feet at the northeastern side of the parcel, to a low of 7,914 feet at the western extent of the study area.

3.0 EXISTING CONDITIONS

3.1 Hydrology

3.1.1 Surface Water

The project site does not contain any streams, ponds, or other surface water features. The Eagle River, a perennial stream, is located approximately 300 feet to the northeast. Both Highway 24 and additional development on the opposite side of Highway 24 separate the project site from Eagle River.

A drainage report prepared by Midwestern Consulting identified three basins that drain into the project area (Figure 3). A 38-acre basin is located to the southeast and drains directly onto the project site. Two drainage basins totaling 142 and 13.1 acres also contribute to stormwater runoff on the project area. Currently, no stormwater management infrastructure is in place.

3.1.2 Groundwater

Groundwater was evaluated as part of a Phase II Subsurface Analysis prepared by AEI Consultants. This study, which consisted of five borings, indicates that the groundwater exists at a depth of 10-12 feet below ground and flows northeast following the topographic gradient (Figure 4).

3.1.3 100-Year Floodplain

Figure 5 illustrates the 100-year floodplain of the Eagle River. The project site is located approximately 300 feet to the southwest of Eagle River, outside of the FEMA 100-year floodplain.

3.2 Atmospheric Conditions

The Colorado Department of Public Health and Environment (CDPHE) provided data on the estimated ambient air concentrations of six air pollutants for the Midtown Village project site (Table 1). Please note, local air monitoring data do not exist for Minturn, Colorado; therefore, CDPHE developed best estimates for the general geographic area using available CDPHE data. Eagle County is in an attainment area as summarized by Table 1. The estimated concentrations of each of the six air pollutants assessed for this region remained below the standard concentration. For further details, please refer to CDPHE's correspondence in Appendix A.

3.3 Geologic Conditions

3.3.1 Geology

The geology of the western portion of the site is described in the Phase I Environmental Report by Braun Environmental. The Town of Minturn is situated in a deep mountain valley between the two uplifted areas. Most of the Town of Minturn and all the Subject Property are located on locally deposited stream gravels sourced from the Eagle River. These gravels are made up of a mixture of Paleozoic sedimentary rock and metamorphosed Precambrian rock. The

bulk of this gravel is comprised of the Precambrian material as this older rock is more resistant to erosive conditions.

For further details on the geology of the surrounding areas, please refer to the geotechnical report by Braun Environmental, Inc. and the Subsoil Study report by Kumar and Associates, Inc.

3.3.2 Soils

Figure 7 illustrates the NRCS soil types for the project area. The study area is mapped as a combination of Forsey cobble loam at 3 to 12 percent slopes and Ansel-Anvik association at 25 to 45 percent slopes. Neither soil type has been rated as hydric by the NRCS.

A subsoil study was performed by Kumar and Associates, Inc. on the eastern portion of the site and completed on July 25th, 2022. A total of 15 soil borings were used to evaluate the subsoils on the site (Figure 6). Subsoils encountered in the borings consisted of approximately 1½ to 7 feet of mixed clayey silty sand, gravel, and cobble fill; 2 to 5 feet of natural sandy clay and silty sand down to about 3 to 10 feet; and were underlain by relatively dense, slightly silty to silty sand, gravel, and cobbles with possible boulders to the boring depths of 10 to 25 feet.

3.4 Biotic Conditions

3.4.1 Vegetation

The Midtown Village project site is highly disturbed and lacks any native plant communities (Photos 2 and 3). The southern edge borders U.S. Forest Service lands, where aspen *(Populus tremuloides)*, Engelmann spruce *(Picea engelmanii)*, Woods' rose *(Rosa woodsii)* and common juniper *(Juniperus communis)* extend out from the forest edge along the property line. The interior of the parcel has small areas of ornamental vegetation around existing buildings, but most of the vegetation consists of weedy, introduced species and noxious weeds. In particular, wild chamomile *(Matricaria perforata)* and plumeless thistle *(Carduus acanthoides)* are common in the disturbed soil. In addition, a few large choke cherry *(Prunus virginia var. melanocarpa)* shrubs occur in the northwestern corner and there are several planted blue spruce *(Picea pungens)* trees along the northern side near Main Street.

3.4.2 Wildlife

The project site is highly disturbed, lacks native plant communities, and does not provide significant wildlife habitat. Moreover, Highway 24, which is heavily trafficked, is directly adjacent to the property.

The project site is outside American Elk winter range mapped by CPW (Figure 8). In addition, it is not included in the areas that have been mapped as potential habitat for lynx (Figure 9). Likewise, the adjacent National Forest and Martin Creek Open Space land are outside the mapped elk winter range or potential lynx habitat.

3.5 Environmental Conditions

On June 1st, 2015 Braun Environmental, Inc. conducted a Phase 1 Environmental Investigation which revealed that some parking areas contained minor soil staining likely sourced from "drips" from vehicles. Their report stated that the stains appear to be limited to a few "drips,"

de minimis in nature, and do not represent a recognized environmental condition. Therefore, this investigation did not identify any significant environmental impacts on the property.

A Limited Phase II Subsurface Investigation of the project site prepared by AEI Consultants investigated the potential for petroleum and hazardous chemicals used for auto servicing in the green and brown buildings (Photo 5) to have infiltrated the subsurface via floor drains installed in each building. To further examine the extent of these substances in the subsurface, Site Services Drilling of Golden, Colorado drilled three borings for soil sampling and two groundwater monitoring wells (Figure 4). The results of their analysis indicate that TPH and petroleum compounds were present but remained below the limits of accepted concentrations following the US EPA Regional Screening Levels for industrial soil and protection for groundwater. Therefore, these compounds only generate low level impacts that do not require further action at this point.

3.6 Noise & Odors

The site is in the developed South Town Commercial Zone of Minturn Colorado and is directly adjacent to Highway 24 corridor. This road generates noise and odors from traffic. There are no significant sources of noise or odors from the existing land uses on the project site.

3.7 Visual Conditions

The project area is visible from Highway 24 and is currently occupied by a mix of housing, mobile homes, and commercial buildings. The existing structures are one or two stories high. The visual character is impacted by old buildings, cracked pavement, and piles of construction materials (Photo 8).

3.8 Land Uses

This area has been designated as mixed use. The existing site contains a fully occupied 3,000 sf commercial building with two apartments above (Photo 9). The site also contains four single family homes, two mobile homes, one industrial garage/shop and a large area of vacant land that formerly housed nine mobile homes (removed in 2019).

In addition, the property has been used to store miscellaneous items including vehicles, tools, and building materials.

3.9 Population

The existing population of the property is housed by the 3,000-sf commercial building with two apartments above, four single family homes, and two mobile homes.

3.10 Traffic

US Highway 24 serves as Main Street through Minturn and is the main road access to the site. Currently three entrances provide access from Highway 24.

McDowell Engineering, LLC of Eagle, Colorado prepared a Traffic Impact Study to analyze current and projected traffic along Highway 24 (Figure 12). Traffic data were documented from CDOT's Online Transportation Information System (OTIS) by assessing the nearest Traffic Counter Station (100776), which extends from Mile Marker 145.537 to Mile Marker 150.868. The most recent CDOT traffic counts at this station at the

time of analysis were taken on October 2-3, 2019. These values were adjusted based on a seasonal adjustment factor of 1.30 and an expected yearly growth rate of 0.05%.

Traffic for 2022 along Highway 24 was averaged as 302 vehicles per hour (vph) westbound and 55 vph eastbound during the morning peak hour (7:00 am), and 125 vph westbound and 303 vph eastbound during the evening peak hour (5:00 pm). By 2024, traffic along Highway 24 is projected to increase to 305 vehicles per hour westbound and 56 vph eastbound in the morning peak hour, and 126 vehicles per hour westbound and 306 vph eastbound at 5:00 pm.

The project site does not contain a sidewalk along Highway 24 or public paths/access to While River National Forest / Marin Creek Open Space.

4.0 PROPOSED PROJECT

This report describes the environmental impact of the PUD proposal for Midtown Village. The proposed project would enhance and redevelop one of the last infill areas remaining within Minturn designated for higher density redevelopment by uniting adjacent properties/addresses (947, 961, 981, 985 & 987 Main Street) into one 2.53-acre Plat.

The vision for the project is to provide a diverse mix of affordable housing types and new commercial business space opportunities with 64% of the project designated as Resident-Occupied Deed Restricted. The proposed commercial and residential spaces are designed to complement the existing residential properties and businesses surrounding the site and enhance the availability of affordable housing and commercial space within the town of Minturn. Figure 10 shows the proposed development plan.

4.1 Commercial

The existing commercial building (Photo 9) will be renovated to contain grade-level commercial space. A second commercial building will be constructed along Main Street and will occupy an area of 4,500 sf.

4.2 Apartments

Both the existing and proposed commercial buildings will contain second-story loft apartments. Two Resident-Occupied Deed Restricted Rental apartments will be located above the existing structure, and four rental apartments will be built within the new commercial building.

Construction of a sixteen-unit apartment building will be situated at the southeastern corner of the property. These units will be Resident-Occupied Deed Restricted Rentals. This structure will cover an area of 13,394 sf.

4.3 Townhomes

Two townhome buildings will contain a total of ten units available for sale. These structures will be located on the east side of the property and each cover 4,000 sf.

4.4 Single Family Homes

A total of ten single family homes situated on the west side of the property will help fulfill the vison of providing an affordable pathway to homeownership in Minturn. Eight of these homes will be Micro Homes that range from 600-1000 sf and cover an area of 500 sf. The proposed Micro Homes take inspiration from a group of houses constructed in the 1960s on the south side of town to provide schoolteacher housing.

The other two houses will be cottages each covering 920 sf of the project site.

4.5 Access and Transportation

Site access to the Midtown Village site will be provided by an existing access road at mile marker 146.16 on Highway 24. Currently, there are three access points for the six-parcels, two of which will be closed. Paved parking spaces and an underground parking garage situated beneath the apartment building will provide resident parking.

Additionally, the construction of an on-site ECO Bus shelter will provide direct public transportation to and from the site. A sidewalk will join existing sidewalks to enhance the connectivity of pedestrian infrastructure, and a trail system will facilitate access to Marin Creek Open Space and White River National Forest from Highway 24.

4.6 Utilities

Midtown Village anticipates that the Town water system would supply 100% of the domestic water and ERWSD would provide 100% of the sanitary sewer service. The developer has accounted for the current state of Minturn's water resources and the proposed improvements that are in process.

The capacity for both water and sewer resources is anticipated to be available and sufficient for the project by the time of buildout of each phase. Phase 1 of the development (which encompasses upgrading the current site infrastructure, renovating the existing commercial building, constructing the apartment building, and creating the ECO Bus shelter) will reallocate the water supply and number of taps currently used on this site. New water and sewer main and service lines will be installed. The existing overhead Xcel Power lines will be removed and replaced by buried power services.

Phase 2 (single family homes and townhomes) and Phase 3 (the new commercial building) will entail the purchase of 22.5 water taps and a Commercial tap after the town water system changes are in place, additional water capacity is available, and the moratorium is lifted. Sewer services for Phases 2 and 3 will be available after the completion of the ERWSD Dowd lift station project.

4.7 Stormwater Management

The stormwater management system will facilitate infiltration of stormwater into the subsurface to recharge the groundwater, aided by the highly infiltrative nature of on-site subsurface material. Stormwater runoff will be routed to StormTech SC-740 belowground detention chambers with a capacity of 1000 CF. The overflow outlet will tie into the Town's stormwater conveyance system, which was designed to take on the capacity of water

draining from the project site and surrounding National Forest / Martin Creek Open Space in the event of a significant storm (Figures 3 and 11). A forebay with separators at storm inlets will remove sediment which can be cleaned out for maintenance.

This stormwater system will be complemented by landscaping that improves infiltration. Xeriscape and native seed mix will increase green space by 40,000 sf.

5.0 IMPACTS & MITIGATION

5.1 Hydrology

5.1.1 Surface Water

The construction of Midtown Village is anticipated to have a positive impact on water quality by promoting infiltration of stormwater runoff. While the proposed project will increase the impervious surfaces, the existing site has no stormwater system and runoff sheet flows across the site. Stormwater will be routed to underground detention chambers where infiltration can occur. In addition, runoff from the three adjacent basins shown in Figure 3 will be integrated into the system. Designated sites for snow storage upon removal from streets, sidewalks, and parking areas will facilitate proper snowmelt drainage into the planned stormwater detention.

5.1.2 Groundwater

The proposed project will enhance groundwater recharge by utilizing the infiltrative properties of the on-site soil. Stormwater will recharge groundwater by infiltrating into the subsurface in the underground stormwater detention chambers, and additional surface water will infiltrate into the ground with the expansion of green space by 40,000 sf.

5.1.3 100-Year Floodplain

Figure 5 illustrates the extent of the 100-year floodplain. The project will not impact or be impacted by the 100-year floodplain.

5.2 Atmospheric Conditions

There would be a short-term increase in hydrocarbon pollutants and dust during the construction process. Over the long-term, the proposed project would have a small and unmeasurable impact on air quality due to a projected increase in traffic. Over time, increased use of multimodal transportation, encouraged by the installation of the ECO bus shelter and sidewalks, could reduce the effects of increased traffic. Eagle County is in an air quality attainment area (Table 1; Appendix A).

5.3 Geologic Conditions

5.3.1 Geology

No geologic hazards such as debris flows, avalanches, or rock falls have been documented for this site.

5.3.2 Soils

A subsoil investigation performed by Kumar and Associates, Inc., which focused on the eastern portion of the site, noted that the current substrate is not particularly suitable to support buildings or pavement. They proposed the use of lightly loaded spread footings to

rest upon the natural soils and structural fill, and moderately loaded spread footings to extend down to the denser sandy gravel and cobble soils beneath the less stable surface layers. If heavier loads are necessary, Kumar and Associates requested to be contacted for further guidance.

Erosion during site construction will be mitigated by the installation of BMPs including temporary geotextile silt fences, vehicle tracking control, and catch basin/inlet filters.

5.4 Biotic Conditions

5.4.1 Vegetation

The project will have no impact on existing native plant communities because none occur within the Midtown Village project site. The proposed landscape plan utilizes a mix of nonnative and native plant species. A native seed mix will be used to revegetate the portion of the property adjacent to White River National Forest. The project would increase green space by approximately 40,000 sf.

5.4.2 Wildlife

Both the current and proposed project area consist of housing and commercial developments that do not provide significant wildlife habitat (Figures 8 and 9). The surrounding parcels are occupied by a heavily traveled highway, housing, and business developments that limit the wildlife habitat potential. Redeveloping the site should not significantly alter wildlife behavior or habitat due to the existing low value of the site. However, increased recreational use of adjacent open space has the potential to generate an indirect impact on wildlife.

5.5 Environmental Impacts

The developer has taken into consideration that old buildings potentially contain asbestos and is coordinating with CDPHE to address this issue. One building that has been identified to contain asbestos will be mitigated in accordance with legal requirements. A CDPHE demo permit has been acquired for this structure.

5.6 Noise & Odors

A short-term increase in noise and odors will occur during the construction phase, but will subside following the completion of the project. The noise and odor level associated with the long-term change in residential and commercial use is anticipated to be minimal.

5.7 Visual Impacts

The proposed PUD will upgrade the existing old commercial and residential structures to contemporary structures, infrastructure, and landscaping. An HOA will maintain the grounds. While additional structures will be constructed, these buildings will not exceed 28 ft. in height, in accordance with code guidelines.

All aspects of architecture, design details and landscaping are controlled by the Midtown Village team and will not be left to an outside party. All proposed designs will be shared during the PUD approval process.

5.8 Land Uses

The project expands the historical use of this property for diverse land uses by providing commercial space and various types of residential units. 25,000 sf of are designated as open space in keeping with the vision of the Community Plan. Part of this open space will be allocated to residential community gathering areas. The open space will also contain an internal network of new sidewalks and trails which will not only connect directly to the new HWY 24 Sidewalk project, but will also extend the existing sidewalk, which currently ends at 997 Main Street, to 1041 Main Street. The proposed internal trail system will provide direct access to Martin Creek / National Forest open space safely away from Highway 24.

5.9 Population

The current residential site structures consist of four single family homes, two mobile homes, and two apartments above the commercial building. The planned PUD would support an increased population as there will be more occupiable structures. These include ten-single family townhouse units, two cottages, eight single family homes, sixteen rental apartments, and six lofts above the commercial buildings. The PUD would increase the residential capacity from eight to thirty-six units.

Commercial space will also expand upon the single existing commercial building to incorporate a second commercial structure. This new building is proposed to be used in part as a COWORK / Shared Community Workspace to facilitate affordable office space for local businesses.

5.10 Traffic

The completed project will have one main entrance and close the two additional existing driveways. McDowell Engineering, LLC of Eagle, Colorado prepared a traffic study projecting potential traffic conditions associated with the use of this single access. This study shows that at buildout, the proposed development may generate approximately 54 vehicles trips in the morning peak hour (7:00 am) and 75 vehicle trips in the evening peak hour (5:00 pm). Such traffic increase requires the construction of a right-turn deceleration lane. A State Highway Access Permit is necessary to approve the proposed traffic adjustments with a recommended design hour volume of 75 vehicles per hour.

Personal vehicle traffic impacts will be minimized by the construction of an ECO bus shelter and the connection and extension of the Minturn sidewalk system. The construction of a trail system will facilitate access to White River National Forest and Martin Creek Open Space from Highway 24.

5.11 Fiscal Impacts

This project is anticipated to generate revenue for the Town of Minturn. A fiscal impact analysis was developed by Stan Bernstein and Associates of Vail, Colorado on June 1st, 2021 based upon the construction of a total of 42 residential units and 3,000 sf of commercial space. This report anticipates that between 2021-2030, the General Fund will exceed expenditures by $817,000 and the Incremental Capital Fund will generate around $475,000. The installation of additional 23-25 SFE Residential Taps and a Commercial Water Tap will generate Incremental Water Tap fee revenues. Revenue for the Town of Minturn will likely also be generated from increased Cash in Lieu, Real Estate Transfer, Construction Use, and

Sales/Property Taxes. The developer envisions the new commercial space to be used in a way that would generate Sales Tax or Fees for the Town of Minturn and potentially serve as a COWORK space.

The Town of Minturn Public Works department is not anticipated to be significantly impacted because project site maintenance (including snow removal) will be managed by an HOA and property residents.

5.12 Permits & Coordinating Agencies

- McDowell Engineering's report states that a State Highway Access Permit will be required for the installation of a right-turn deceleration lane on Highway 24.
- Because site grading will disturb more than one acre, a stormwater permit may be required from the Colorado Department of Public Health and Environment (CDPHE).
- A CDPHE demo permit has been obtained for the demolition of the existing structures that contain asbestos.
- A water main easement, sanitary sewer easement, and the re-alignment of a sewer main will be coordinated with the Town of Minturn and ERWSD.
- The developer will coordinate with Xcel power to replace existing overhead power lines with buried power infrastructure.
- Ability-to-serve letters have been issued by emergency services.

6.0 SUMMARY OF ENVIRONMENTAL IMPACTS

The proposed project is an opportunity to provide significant upgrades over the existing condition.

- The construction of Midtown Village is anticipated to have a positive impact on water quality. The installation of an underground stormwater system and 40,000 sf of additional green space will facilitate infiltration and groundwater recharge of runoff that currently sheet flows across the site.
- The subsurface soil of the site is somewhat unstable and merits the use of spread footings of varying depths based upon the amount of loading.
- The proposed project will not impact native vegetation communities since none are present on the project site. Instead, the project will increase green space by 40,000 sf, including an area landscaped with a native seed mix.
- The project site does not provide quality wildlife habitat and is outside the areas mapped as elk winter range or potential habitat for Canada lynx. Increased recreation use of adjacent open spaces may generate indirect habitat impacts.

- A Phase I Environmental Report and Phase II Subsurface Investigation Report identified some soil staining from vehicle "drips" as well as TPH and petroleum compounds from automobile servicing. However, the concentrations of these hazards were below US EPA Regional Screening Levels such that no further action is necessary at this point.

- The presence of asbestos in existing buildings will be mitigated following legal guidelines. Necessary CDPHE demo permits will be obtained.

- A short-term increase in hydrocarbons, dust, noise, and odors is expected during construction activities. Over the long term, there will be a minimal impact from increased traffic.

- The visual character of the site will be upgraded from old buildings to modern structures. Weedy vegetation and stacked construction materials will be replaced by landscaping that includes xeriscaping and native seed mix revegetation.

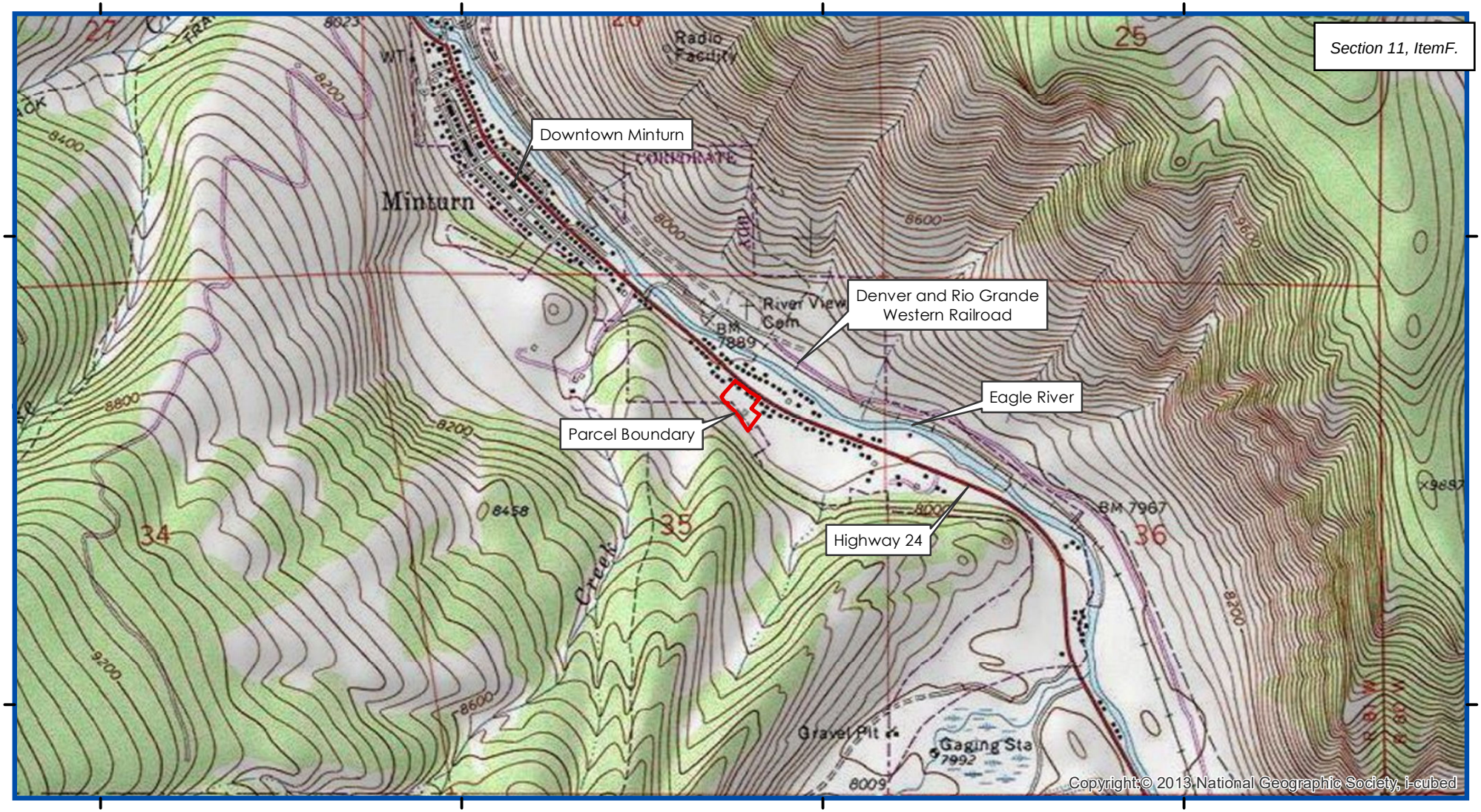
- The development is projected to increase traffic in the peak hours by 45 trips per hour at 7:00 am and 75 trips per hour at 5:00 pm. The remaining entrance warrants a right-turn deceleration lane.

- The historic designation of mixed residential and commercial use will be maintained, while also increasing the number of affordable housing and commercial spaces. A trail and sidewalk network will connect the sidewalk at 997 Main Street, to 1041 Main Street and provide access to Martin Creek / National Forest open space.

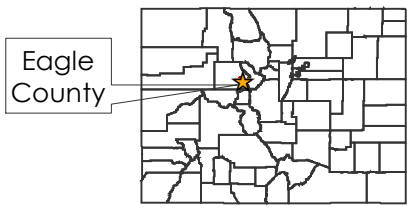
- The population capacity of the site will increase from 8 to 36 residential units with the vision of expanding available affordable housing for the local workforce. A renovated commercial space and new commercial building are anticipated to provide office space (possibly a COWORK space rental) and/or an area for lease.

- The PUD is predicted to generate positive fiscal impacts for the Minturn community. The local workforce will be provided with additional affordable housing and commercial space. The Town of Minturn will likely obtain revenue from increased Cash in Lieu, Real Estate Transfer, Construction Use, and Sales/Property Taxes.

7.0 FIGURES



BASE: USGS 7.5' Minturn Quadrangle, Colorado



Parcel Boundary

N

1:24,000

0 600 1,200 2,400
Feet

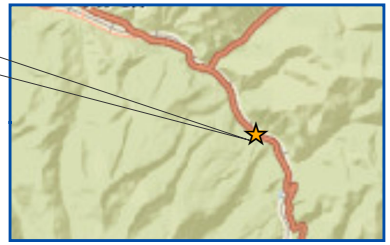
FIGURE 1. PROJECT LOCATION MAP
MIDTOWN VILLAGE

November 2022

Prepared by:
Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecolo

376





Credits: Esri World Imagery Basemap,
Esri World Street Map Basemap

LEGEND

Project Site

N

1:2,000

0 50 100 200

Feet

14

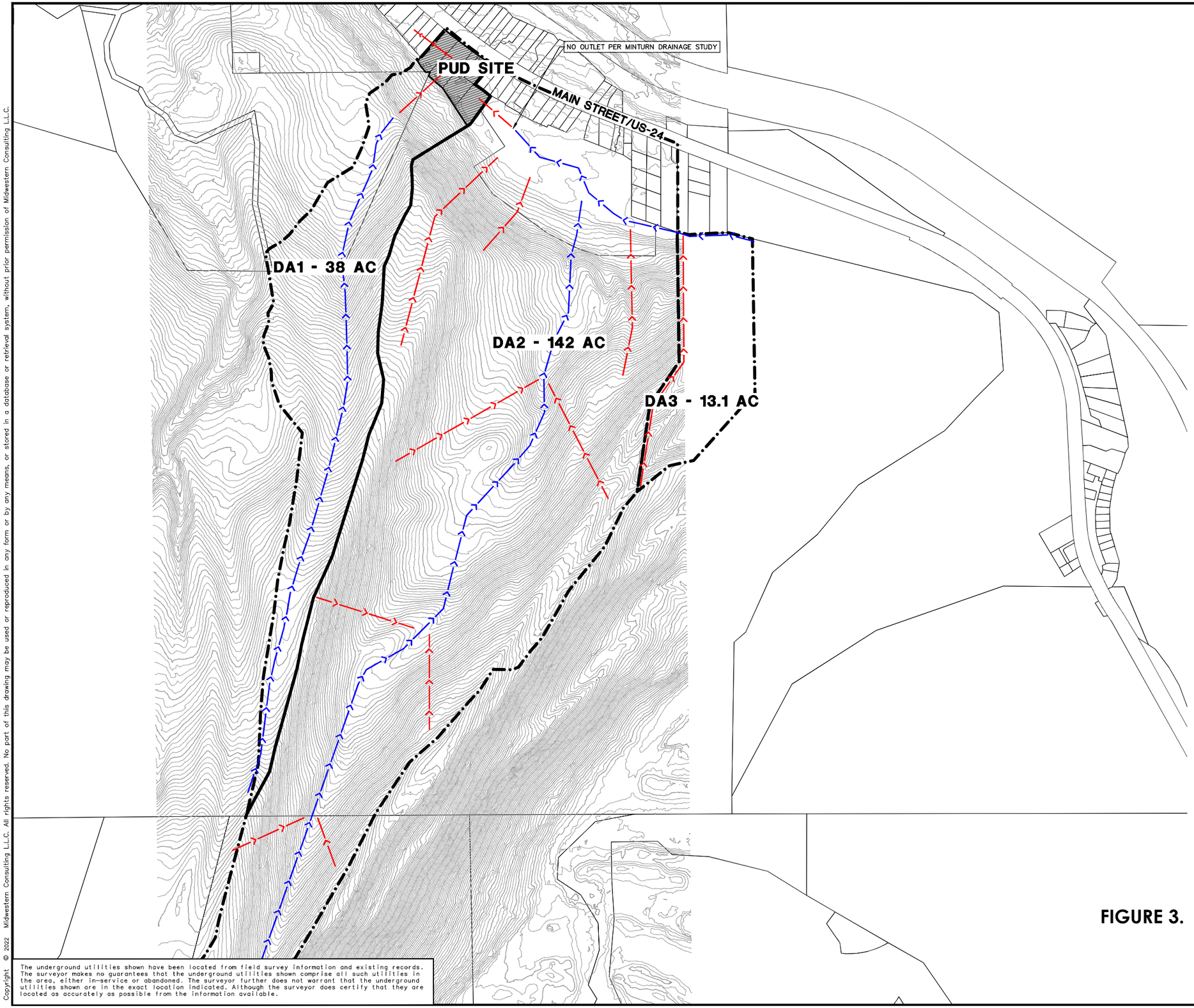
FIGURE 2. AERIAL PHOTO
MIDTOWN VILLAGE

November 2022

Prepared by:

Birch Ecology LLC

429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com



SCALE: 1" = 100'

0 100 200 300

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

NOTES

1. CONTOURS ARE NOT FIELD VERIFIED AND ARE INSERTED PER USGS GIS DATA
2. EXISTING DRAINAGE AREA PATTERNS AND AREAS ARE ESTIMATED.

LEGEND

838	EXIST. CONTOUR
	EXIST. DRAINAGE AREA BOUNDARY
	FLOW PATH CONCENTRATED FLOW
	FLOW PATH SHEET FLOW

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

FIGURE 3. EXISTING DRAINAGE PLAN
MIDTOWN VILLAGE
November 2022

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Mi
Wireless Communications • Transportation • Landfill

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD
EXISTING DRAINAGE PLAN

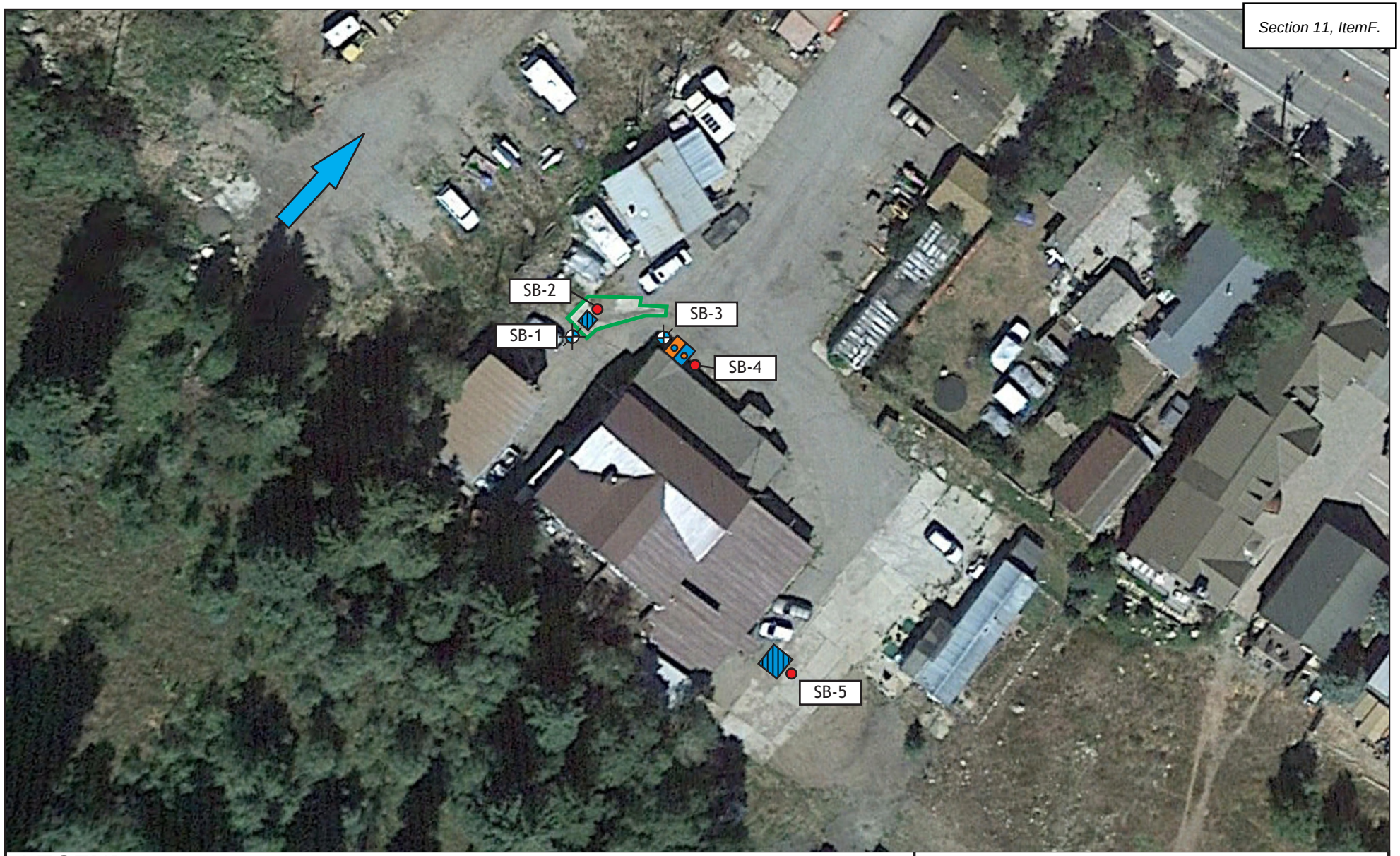
03

DATE: 8/24/22
SHEET 03 OF 27
CADD:
ENG: RCW
PM: KEB
TECH:
/20067DA1

JOB No. **20067**
REVISIONS:
REV. DATE

378

M:\Civil3d_Proj\20067\Site Plan\20067DA1.dwg, 10/13/2022 10:51 AM, Charity A. Richards, 03 EXISTING DRAINAGE PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND

- Approximate clean-out area
- Approximate Groundwater Flow Direction
- Drain
- Oil/Water Separator
- Soil Boring
- Soil Boring/Temporary Monitoring Well

N

0 33’ 66’

SCALE: 1” = 66’

SAMPLE LOCATION MAP

AEI

987 Main Street
Minturn, Colorado

FIGURE 3
Project No. 46852

FIGURE 4. SOIL BORINGS BY AEI CONSULTANTS
November 2022



LEGEND

- Parcel Boundary
- 100-Year Floodplain

N

0 125 250 500

Feet

FIGURE 5. 100-YEAR FLOODPLAIN
MIDTOWN VILLAGE

November 2022

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com

380

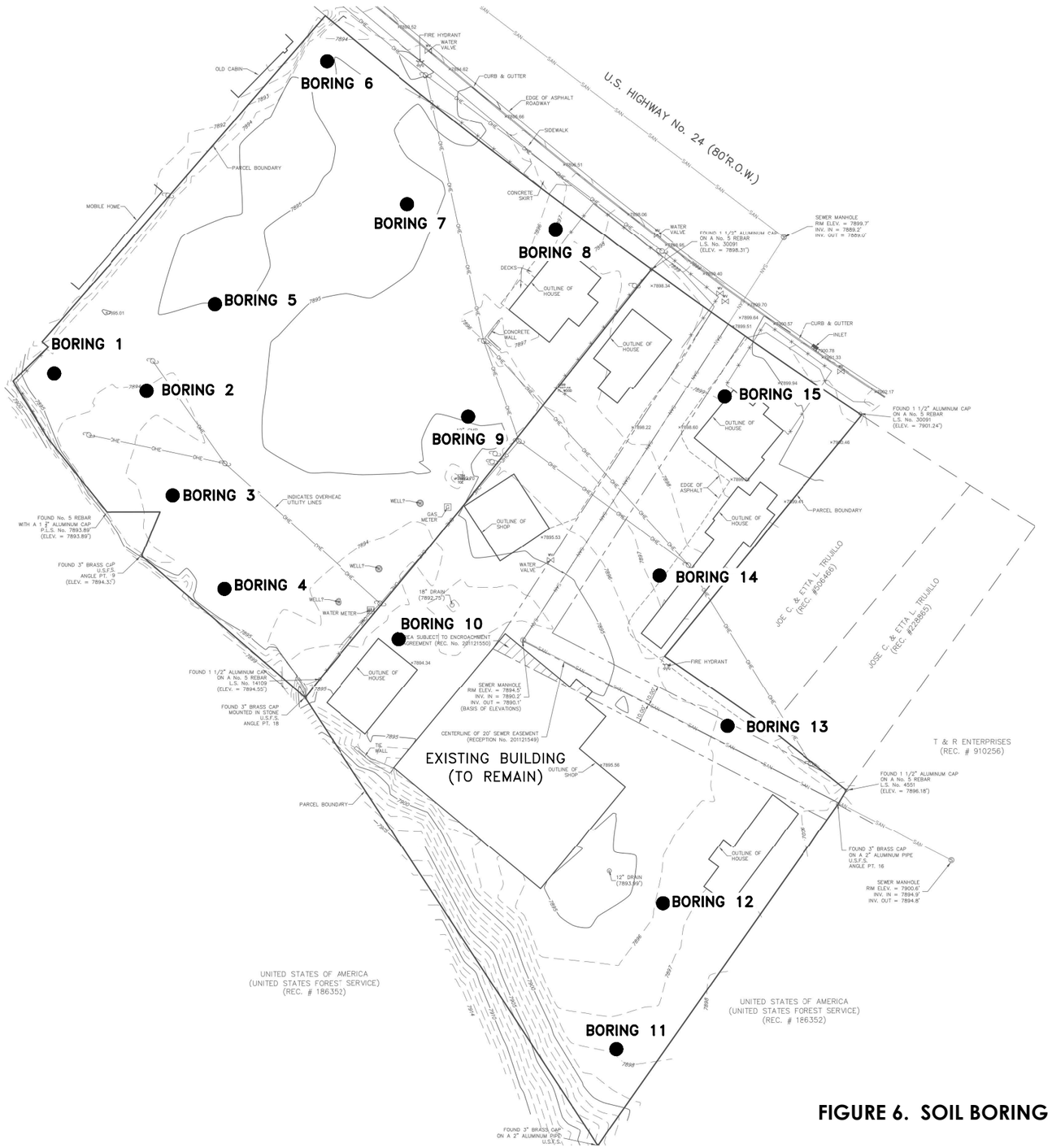


FIGURE 6. SOIL BORING MAP BY KUMAR AND ASSOCIATES INC.
MIDTOWN VILLAGE
November 2022

22–7–293	Kumar & Associates	MIDTOWN VILLAGE, MINTURN	LOCATION OF EXPLORATORY BORINGS	Fig. 1

July 25, 2022 – 06:36am
C:\Users\mromero\AppData\Local\Temp\AcPublish_16764\227293 01.dwg



FIGURE 7. NRCS SOIL MAP
MIDTOWN VILLAGE

November 2022

LEGEND

Parcel Boundary

NRCS Soil Types

45—Forsey cobbly loam, 3 to 12 % slopes

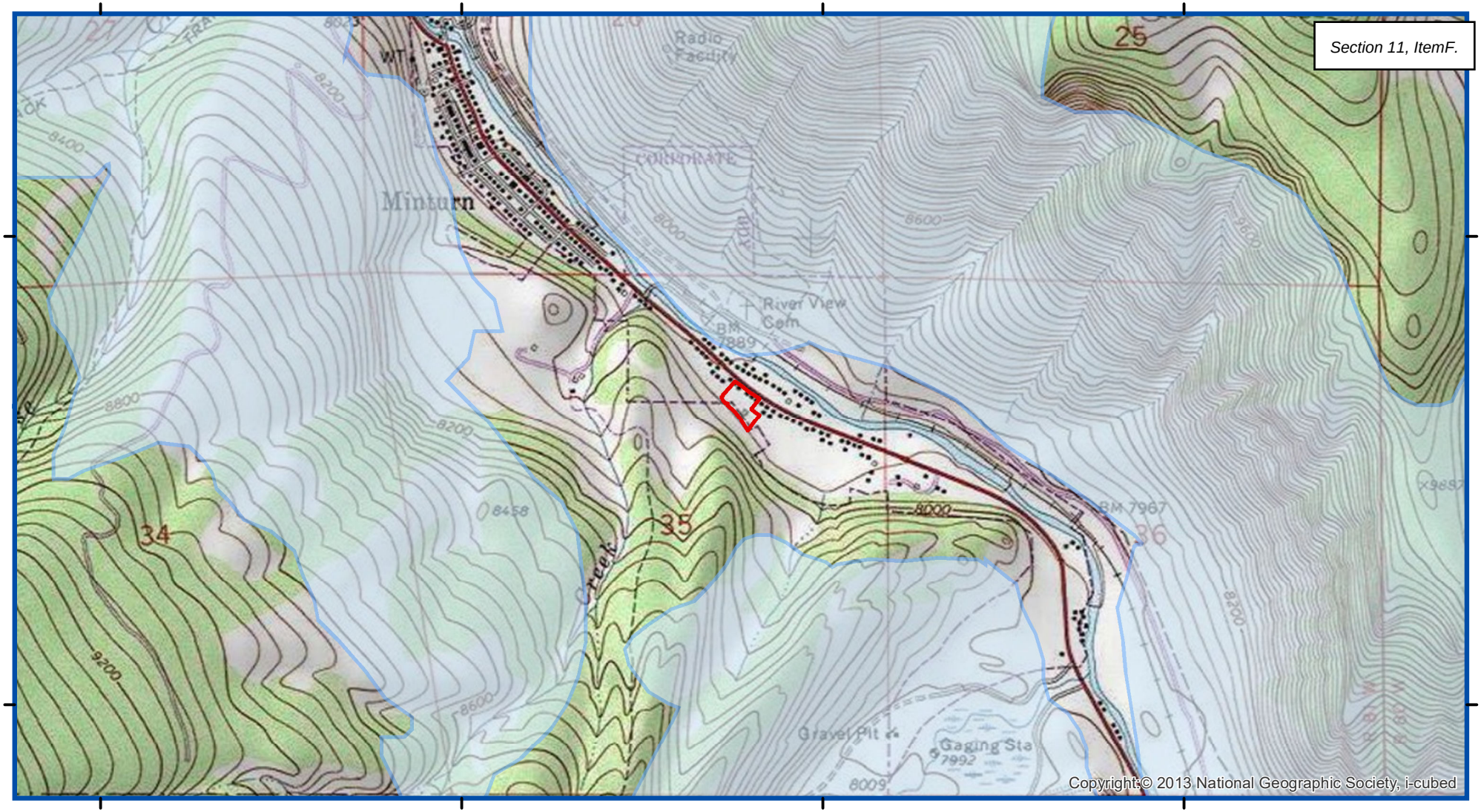
9—Ansel-Anvik association, 25 to 45 % slopes

N

0 50 100 200

Feet

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com



BASE: USGS 7.5' Minturn Quadrangle, Colorado

LEGEND

- Winter Range
- Parcel Boundary

N

1:24,000

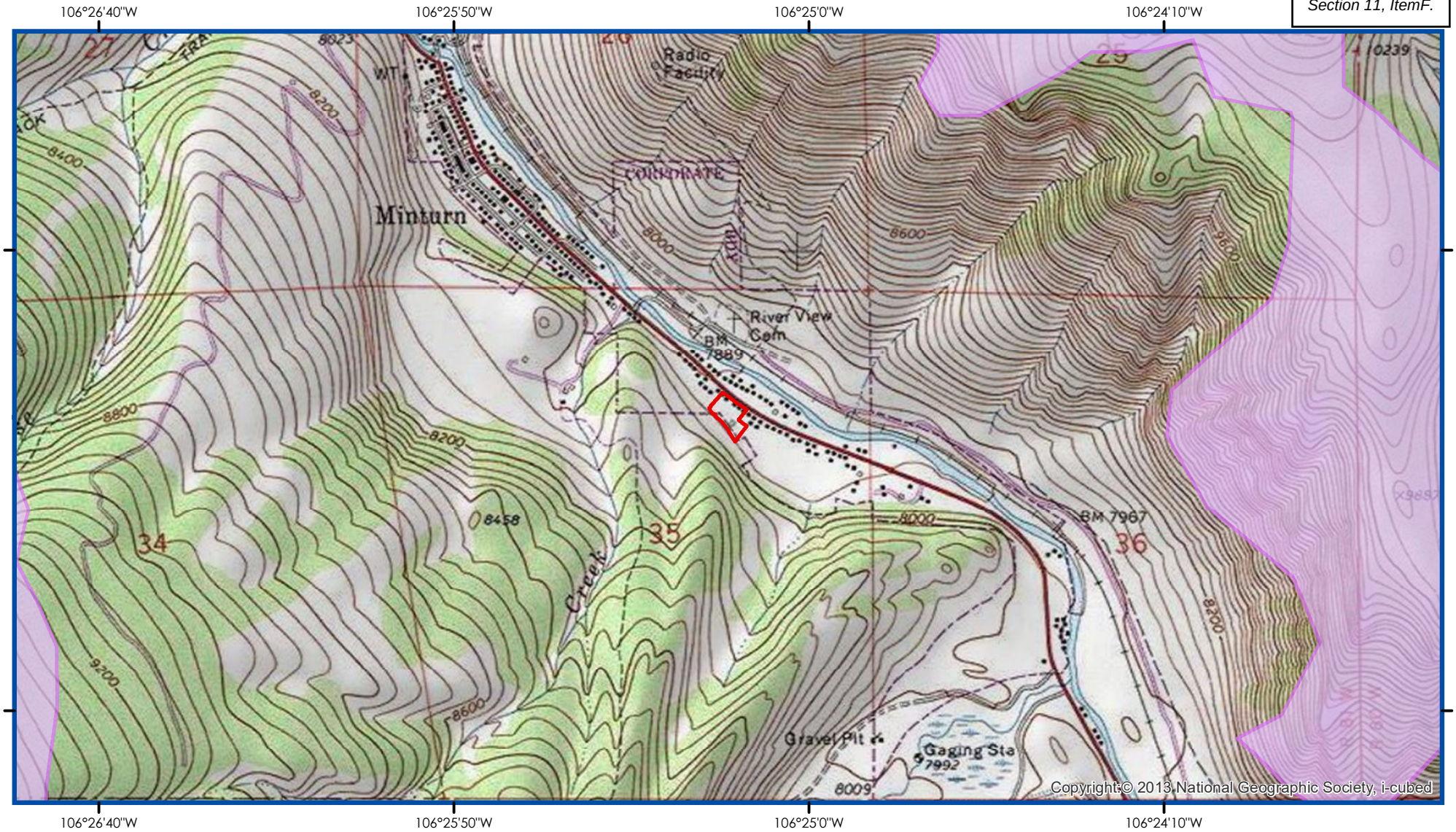
0 600 1,200 2,400
Feet

FIGURE 8. ELK WINTER RANGE
MIDOWN VILLAGE

November 2022

Prepared by:
Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecolo

383



BASE: USGS 7.5' Minturn Quadrangle, Colorado

LEGEND

- Potential Lynx Habitat
- Parcel Boundary

N

1:24,000

0 600 1,200 2,400
Feet

FIGURE 9. POTENTIAL LYNX HABITAT
MIDTOWN VILLAGE
November 2022

Prepared by:

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com

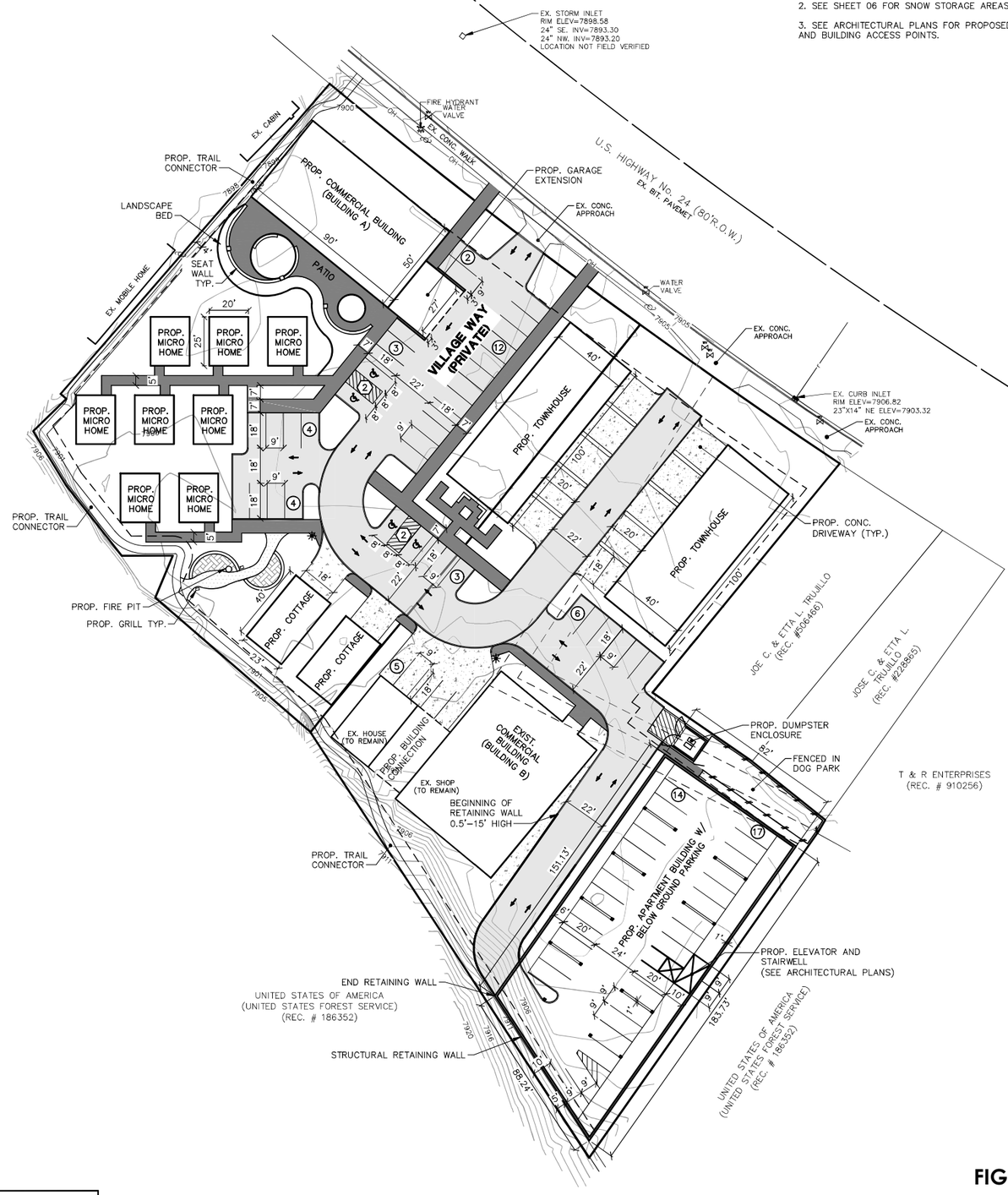
384

NOTES

1. ALL CONCRETE WALKS SHALL BE 5 FEET WIDE EXCEPT WHERE OTHERWISE DIMENSIONED ON THE PLANS.

2. SEE SHEET 06 FOR SNOW STORAGE AREAS.

3. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUTS AND BUILDING ACCESS POINTS.



SCALE: 1" = 30'

0 30 60 90

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

LEGEND

- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. HYDRANT
- EXIST. WATER VALVE
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- SIGN
- POST
- EXIST. GAS VALVE
- WELL
- FENCE
- PROPOSED CONC. WALK
- PROPOSED BIT. PAVEMENT
- PROPOSED CONC. PAVEMENT
- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- TRAFFIC DIRECTION ARROWS
- PROP. LIGHT POLE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

FIGURE 10. PROPOSED DEVELOPMENT PLAN
MIDTOWN VILLAGE
November 2022

MIDWESTERN CONSULTING
3851 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Planning • Water Resources
Wireless Communications • Transportation • Landfill

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

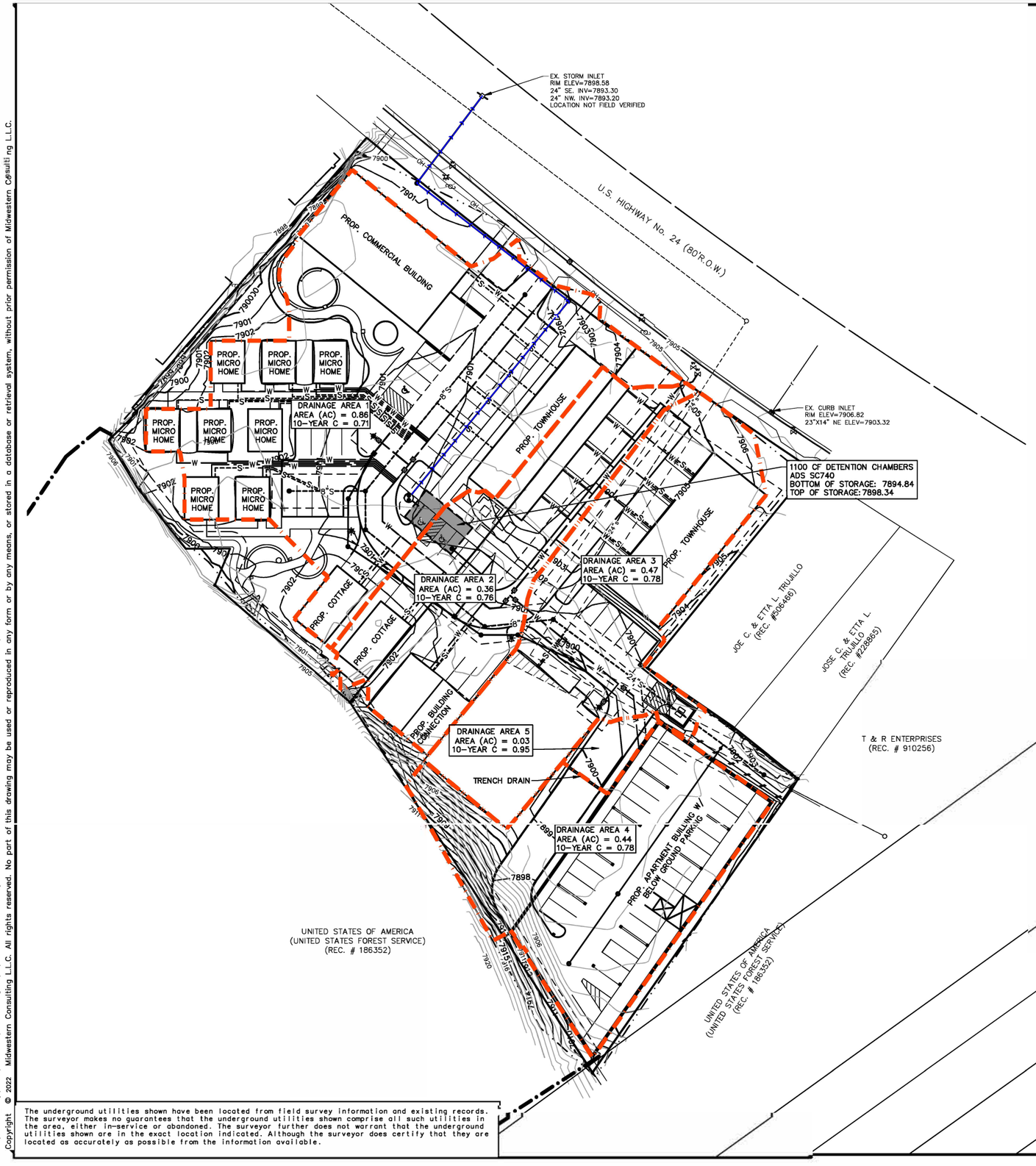
MIDTOWN VILLAGE PUD
SITE PLAN

05

DATE: 10/5/22
SHEET 05 OF 27
CADD:
ENG: ROW
PM: KEB
TECH:
Z0067SP1

JOB No. 20067
REVISIONS:
REV. DATE

M:\Civil3d_Proj\20067\Site Plan\20067SP1.dwg, 10/13/2022 11:09 AM, Charity A. Richards, 05 SITE PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND

- EXIST. UTILITY POLE
- EXIST. OVERHEAD UTILITY LINE
- EXIST. HYDRANT
- EXIST. WATER VALVE
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. SANITARY SEWER
- SIGN
- POST
- EXIST. GAS VALVE
- WELL
- FENCE
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. CATCH BASIN OR INLET
- PROP. DRAINAGE AREA
- PROP. UNDERGROUND STORM SEWER STORAGE
- EMERGENCY OVERFLOW ROUTING

SCALE: 1" = 30'

0 30 60 90

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

STORMWATER VOLUME CALCULATIONS

Subcatchment Name	Area (ac)	NRCS Hydrologic	Percent Impervio	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Existing Site	2.52	C	28.0	0.20	0.26	0.34	0.48	0.53	0.60	0.68
Proposed Site	2.52	C	72.0	0.58	0.62	0.66	0.72	0.75	0.78	0.81

SITE DRAINAGE AREA CHARACTARISTICS - EXISTING CONDITIONS

Tributary Area (A) = 2.52 Acres
Run-off Coefficient (C) = 0.34
Existing Constant (Ke) = 0.85
Allowable Outflow Rate (Qa)* = 0.50 cfs*

* Allowable outflow rate (Qa) is computed by one of the following equations:
Case 1 Qa = capacity of existing discharge conduit or channel
Case 2 Qa = q * A where q = Permissible discharge rate per acre of tributary area = N/A cfs / Acre

SITE DRAINAGE AREA CHARACTARISTICS - PROPOSED CONDITIONS

Tributary Area (A) = 2.52 Acres
Run-off Coefficient (C) = 0.66
Design Constant (Kd) = 1.67
Allowable Outflow Rate (Qa)* = 0.50 cfs*

* Allowable outflow rate Qa is computed by one of the following cases:
Case 1 Qa = capacity of existing discharge conduit or channel
Case 2 Qa = q * A where q = Permissible discharge rate per acre of tributary area = N/A cfs / Acre

1-HOUR RAINFALL DEPTH P1

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.53	0.69	0.83	1.06	1.26	1.47	2.05

DETENTION BASIN SIZING

10 YEAR STORM

1 Duration (Minutes)	2 Duration (Seconds)	3 Intensity (10- yr Storm) (In/Hr)	4 Col. #2 x Col. #3 (Inches)	5 Existing Peak Flow, Q (CFS)	6 Proposed Peak Flow, Q (CFS)	7 Net Peak Flow, Q (CFS) Col. #6 - Col. #5	8 Existing Volume Generated= Col. #4 x Kd	9 Proposed Volume Generated = Col. #4 x Kd	10 Net Volume Generated	11 Outflow Volume = Col. #2 x Qa (Cu. Ft.)	12 Storage Volume = Col. #10 - Col. #11 Cu
5	300	3.83	848	3.44	4.79	2.39	722	1,412	691	151	540
10	600	2.25	1,382	1.92	3.76	1.84	1151	2,253	1,102	302	800
15	900	1.69	1,702	1.61	3.15	1.54	1441	2,775	1,334	453	882
30	1,800	1.31	2,353	1.11	2.18	1.07	2003	3,920	1,917	907	1,010
40	2,400	1.10	2,632	0.93	1.83	0.89	2241	4,388	2,145	1,210	935
60	3,600	0.84	3,091	0.72	1.40	0.68	2586	5,050	2,470	1,814	656
90	5,400	0.64	3,435	0.54	1.06	0.52	2924	5,723	2,799	2,722	78

Note: > Figures in Columns (3) are computed by Equation 5-3 in the UDCSM per the Town of Minturn Ordinance

Eq. 5-3

$$I = \frac{28.5\,P_1}{(10 + T_d)^{0.786}}$$

1-HOUR RAINFALL DEPTH P1

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.53	0.69	0.83	1.06	1.26	1.47	2.05

DETENTION BASIN SIZING

5 YEAR STORM

1 Duration (Minutes)	2 Duration (Seconds)	3 Intensity (10- yr Storm) (In/Hr)	4 Col. #2 x Col. #3 (Inches)	5 Existing Peak Flow (CFS)	6 Proposed Peak Flow (CFS)	7 Net Peak Flow (CFS) Col. #6 -Col. #5	8 Existing Volume Generated= Col. #4 x Kd	9 Proposed Volume Generated = Col. #4 x Kd	10 Net Volume Generated	11 Outflow Volume = Col. #2 x Qa (Cu. Ft.)	12 Storage Volume = Col. #10 - Col. #11 (Cu
5	300	3.33	737	1.08	3.67	1.83	593	1,161	568	151	417
10	600	1.85	1,112	1.58	3.09	1.51	947	1,853	906	302	604
15	900	1.55	1,400	1.32	2.59	1.27	1121	2,332	1,141	454	687
30	1,800	1.07	1,935	0.91	1.79	0.88	1647	3,223	1,577	907	669
40	2,400	0.90	2,164	0.77	1.50	0.73	1843	3,607	1,764	1,210	554
60	3,600	0.69	2,462	0.60	1.15	0.56	2122	4,153	2,031	1,814	217

Note: > Figures in Columns (3) are computed by Equation 5-3 in the UDCSM per the Town of Minturn Ordinance

Eq. 5-3

$$I = \frac{28.5\,P_1}{(10 + T_d)^{0.786}}$$

FIGURE 11. STORMWATER MANAGEMENT PLAN
MIDTOWN VILLAGE
November 2022

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

W:\Civil\34_Pro\2006\Site Plan\20067SR1.dwg, 10/13/2022 10:53 AM, Charity A. Richards, 13 PRELIMINARY STORM WATER MANAGEMENT PLAN, MCLLC PDF.pc3
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Surveying • Water Resources
Wireless Communications • Transportation • Landfill

CLIENT
10TH MOUNTAIN BUILDERS
1632 MAIN STREET
MINTURN, CO 81645
JEFFREY D. ARMISTEAD
970-471-0618

MIDTOWN VILLAGE PUD

PRELIMINARY STORM WATER MANAGEMENT PLAN

13

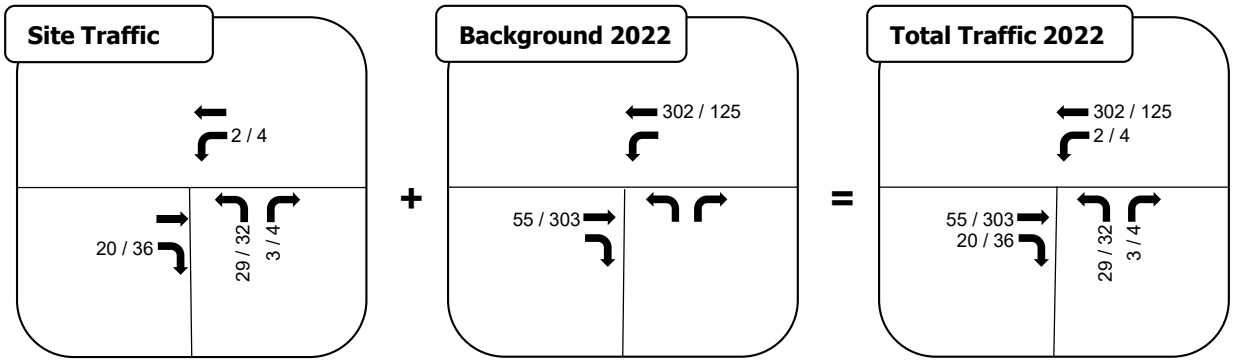
DATE: 10/7/22
SHEET 13 OF 27
CADD:
ENG: ROW
PM: KEB
FILE: 20067SR1

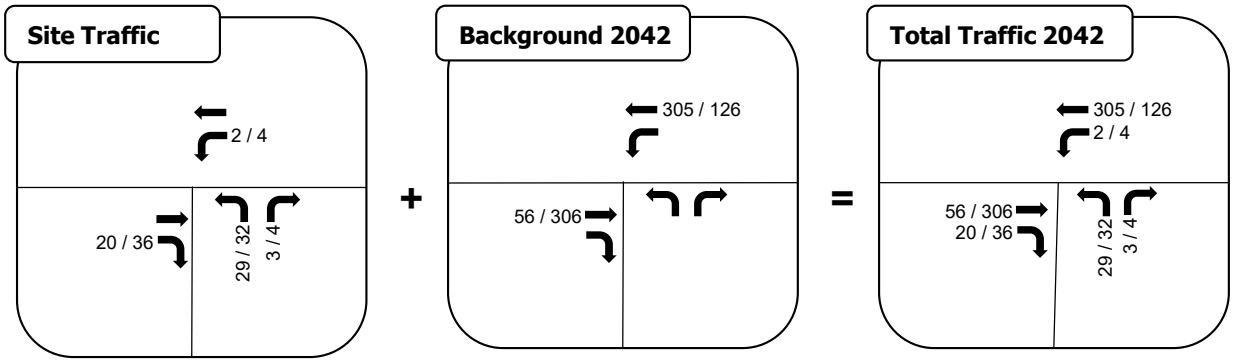
REV.	DATE

JOB No. 20067
REVISIONS:

FIGURE 12. TRAFFIC STUDY
MIDTOWN VILLAGE
November 2022







McDOWELL ENGINEERING LLC
TRANSPORTATION ENGINEERING CONSULTANTS

N
(NTS)

LEGEND
XX/XX = AM/PM Volumes (vph)
Turning Movements

Project Number: M1506
Prepared by: TKH

8.0 TABLES

TABLE 1
CDPHE Ambient Air Concentration Estimates
Midtown Village

POLLUTANT	AVERAGING TIME	STANDARD	ESTIMATED CONCENTRATION	BASIS FOR ESTIMATE
Carbon Monoxide (CO)	1-Hour Second Maximum	35 ppm	1 ppm	Grand Junction, 2016-2018
	8-Hour Second Maximum	9 ppm	1 ppm	
Ozone (O3)	8-Hour Fourth Maximum	0.070 ppm	0.06 ppm	Rifle, 2017-2019
Sulfur Dioxide (SO2)	1-Hour 99th Percentile	0.075 ppm	0.012 ppm	RM Steel, Print Shop, 2013-2018
	3-Hour Second Maximum	0.5 ppm	0.008 ppm	
Nitrogen Dioxide (NO2)	Annual Mean	0.053 ppm	0.005 ppm	Glenwood Springs, 2015
	1-Hour 98th Percentile	0.100 ppm	0.033 ppm	
PM10	24-Hour Second Maximum	150 (ug/m3)	37 (ug/m3)	Carbondale, 2014-2016
PM2.5	Annual Mean	12 (ug/m3)	5 (ug/m3)	Carbondale, 2014-2016
	24-Hour 98th Percentile	35 (ug/m3)	10 (ug/m3)	
Lead (Pb)	3-Month Average	0.15 (ug/m3)	0.006 (ug/m3)	Denver Municipal Animal Shelter, 2009

Additional details are included in Appendix A.

TABLE 2
Vascular Plant Species List
Midtown Village

Scientific Name	Common Name	Family	Origin*
Trees			
Picea engelmannii	Engelmann spruce	Pinaceae	N
Populus tremuloides	Aspen	Salicaceae	N
Shrubs			
Juniperus communis ssp. alpina	Common juniper	Cupressaceae	N
Prunus virginiana var. melanocarpa	Choke cherry	Rosaceae	N
Rosa woodsii	Woods' rose	Rosaceae	N
Perennial Graminoids			
Bromus inermis	Smooth brome	Poaceae	I
Mahonia repens	Oregon grape	Berberidaceae	N
Rumex crispus	Curly dock	Polygonaceae	I
Taraxacum officinale	Dandelion	Asteraceae	I
Annual/Biennial Forbs			
Carduus acanthoides	Plumeless thistle	Asteraceae	I+
Cynoglossum officinale	Houndstongue	Boraginaceae	I+
Matricaria perforata (Tripleurospermum)	Wild chamomile	Asteraceae	I+
Melilotus officinalis	Yellow sweet clover	Fabaceae	I
Verbascum thapsus	Great mullein	Scrophulariaceae	I+

*Origin:
N = Native
I = Introduced
I+ = Colorado State-Listed Noxious Weed

9.0 PHOTOS



Photo 1. The site is adjacent to the White River National Forest on the southwest property line. (5/10/22).



Photo 2. A panoramic view from the southeast corner of the site displays Martin Creek Open Space on the right, stacked construction materials on the property in the center of the picture, and National Forest land to the left. (5/10/22).



Photo 3. The area on the northwest side of the site that once housed trailer homes is now empty land. The northwest boundary with adjacent residential housing (a light pink trailer home) is visible to the left side of the picture. (5/10/22).



Photo 4. A vegetated strip dominated by weeds separates the parcel into two sections. (5/10/22).



Photo 5. A mixture of building types characterizes the southeast side of the project area. An existing commercial building which will be renovated in the proposed project is visible on the left. A blue apartment building and brown garage/shop are also currently located on the property. (5/10/22).



Photo 6. Construction materials are amassed along the White River National Forest boundary. (5/10/22).



Photo 7. Construction and miscellaneous materials are piled by the far north entrance. (5/10/22).



Photo 8. Cracked patchwork pavement, old buildings, and piled construction supplies (just visible behind the white van in the center of the photo) make this site not visually appealing in its current state. (5/10/22).



Photo 9. An existing commercial building with loft apartments will be renovated. (5/10/22).

10.0 REFERENCES

10th Mountain Builders, LLC. 2021. Midtown Village Conceptual PUD Application.

Ackerfield, J. 2015. The Flora of Colorado. BRIT Press, Ft. Worth, Texas. 818 p.

Advanced Drainage Systems Inc. 2022. SC-740 Stormtech Full Detail Sheet. https://www.adspipe.com/water-management-solutions/detention-infiltration/stormtech-sc740

AEI Consultants. 2022. Limited Phase II Subsurface Investigation Report. Report prepared for 10th Mountain Builders.

Armstrong D. M. Fitzgerald J. P. Meaney C. A. 2011. Mammals of Colorado, 2nd Edition. Denver Museum of Nature & Science and University Press of Colorado, Boulder.

CPW Species Activities Mapping. 2022. ArcGIS Online Basemap.

Kumar and Associates. 2022. Subsoil Study for Foundation Design Proposed Midtown Village US Highway 24 Minturn, Colorado. Report prepared for 10th Mountain Builders.

McDowell Engineering, LLC. 2021. Auxiliary Turn Lane Assessment Transportation Impact Study for Midtown Lofts Minturn, Colorado. 20 p.

Midwestern Consulting, LLC. 2022. Midtown Village PUD Minturn, Eagle County, Colorado Preliminary PUD Plan. Report prepared for 10th Mountain Builders.

NatureServe Explorer: An Online Encyclopedia of Life. http://www.natureserve.org/explorer/

USDA, NRCS. 2022. The PLANTS Database (http://plants.usda.gov). National Plant Data Team, Greensboro, NC 27401-4901 USA.

University of Colorado Herbarium (COLO). Specimen Database of Colorado Vascular Plants. http://cumuseum.colorado.edu/Research/Botany/Databases/search.php

Weber, W.A. & R.C. Wittmann, 1992. Catalog of the Colorado Flora: a Biodiversity Baseline. University Press of Colorado. Niwot, Colorado. Including most recent addenda available from CU Herbarium (COLO), Boulder, Colorado.

APPENDIX A. CDPHE AIR QUALITY DATA

COLORADO
Air Pollution Control Division
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Joe DiMaria
By email: joe@birchecology.com

May 6, 2022

Dear Mr. DiMaria,

You recently requested background estimates for air pollution in the area of the following project:

Midtown Village
10th Mountain Builders

County:		Eagle	
Latitude:	NAD83:	39.5784	AND / OR NAD27
Longitude:		-106.4198	

The estimates, and their bases, are given below.

Pollutant Standard	Standard	Estimated Concentration	Basis for Estimate
CO requested? **Yes**			
CO 1 Hour Second Maximum (ppm)	35	1	Grand Junction, 2016 - 2018.
CO 8 Hour Second Maximum (ppm)	9	1	
O3 requested? **Yes**			
O3 8 Hour Fourth Maximum (ppm)	0.070	0.06	Rifle, 2017 - 2019.
SO2 requested? **Yes**			
SO2 1 Hour 99th Percentile	0.075	0.012	RM Steel, Print Shop, 2013 - 2015.
SO2 3 Hour Second Maximum (ppm) (Secondary Standard)	0.5	0.008	
SO2 24 Hour Second Maximum (ppm)			
SO2 Annual Mean (ppm) .			
NO2 requested?) **Yes**			
NO2 Annual Mean (ppm)	0.053	0.005	Glenwood Springs, 2015.
NO2 1 Hour 98th Percentile (ppm)	0.100	0.033	
PM10 requested? **Yes**	150	37	Carbondale, 2014 - 2016.
PM10 24 Hour Second Maximum (ug/m3)			
PM2.5 requested? **Yes**			
PM2.5 Annual Mean (ug/m3)	12.0	5	Carbondale, 2014 - 2016.
PM2.5 24 Hour 98th Percentile (ug/m3)	35	10	
Pb requested? **Yes**			
Pb Rolling 3-Month Average (ug/m3)	0.15	0.006	Denver Municipal Animal Shelter, 2009.

Any ozone concentrations provided here are for informational purposes only. They are not for use in modeling. Ozone concentrations for use in modeling (AERMOD / OLM) should be requested separately.

Upon request, refinement of a single value background concentration listed above may be conducted by the modeling staff (email: emmett.malone@state.co.us), if applicable, appropriate, and justified.

These estimates are derived from ambient monitored concentrations that are available to the Division to represent background levels (added to the impacts of the project emissions and emissions from other nearby sources) in cumulative ambient air impacts for comparison to the NAAQS. They are not suitable for applications beyond that scope of use. The quantity of data is sometimes limited and may be of uncertain quality. The ambient background concentrations -

1. Do not necessarily substitute for on-site monitoring data; i.e., for permitting actions subject to PSD rules, pre-construction monitoring may be required.

2. Indicate the ambient levels in general geographic areas, not a specific location. This is particularly true for particulate concentration values.

3. Are subject to change without notice as new information is acquired.

Use of these background estimates should be accompanied by an appropriate citation that indicates their source and their limitations. Referencing this letter would be adequate, but an expanded explanation is suggested.

If you have questions, I can be reached at 303-692-3226, or email: nancy.chick@state.co.us.

Sincerely,



Nancy D. Chick
Environmental Protection Specialist
Air Pollution Control Division

C:\background concentration\request no. 241

ENVIRONMENTAL STUDY

TABLE OF CONTENTS

		Page
I	**Summary of Investigations**	1
II	**Introduction**	1
	II.1 Purpose	2
	II.2 Detailed Scope of Services	2
	II.3 Significant Assumptions	2
	II.4 Limitations and Exceptions	2
	II.5 Special Terms and Conditions	3
	II.6 User Reliance	3
III	**Site Description**	4
	III.1 Location and Legal Description	4
	III.2 Site Vicinity and General Characteristics	4
	III.3 Current Use of Property	4
	III.4 Description of Structures, Roads, Other Improvements on Site	5
	III.5 Current Uses of the Adjoining Properties	5
IV	**User Provided Information**	6
	IV.1 Title Records	6
	IV.2 Environmental Liens or Activity and Use Limitations	6
	IV.3 Specialized Knowledge	6
	IV.4 Commonly Known or Reasonably Ascertainable Information	7
	IV.5 Valuation Reduction for Environmental Issues	7
	IV.6 Owner, Property Manager, and Occupant Information	7
	IV.7 Reason for Performing Phase I	7
	IV.8 Other	7
V	**Records Review**	8
	V.1 Standard Environmental Record Sources, Federal and State	8
	V.1.1 Off-Site Facilities	8
	V.1.2 Water Well Information	12
	V.1.3 Aerial Photographs	14
	V.1.4 Historical Topographic Maps	15
	V.2 Additional Environmental Record Sources	16
	V.3 Physical Setting Sources	16
	V.3.1 Geology/Hydrology	16
	V.4 Historical Use Information on Property	17
	V.5 Historical Use Information on Adjoining Properties	17
VI	**Site Reconnaissance**	18
	VI.1 Methodology and Limiting Conditions	18
	VI.2 General Site Setting	18
	VI.3 Exterior Observations	18
	VI.4 Interior Observations	19
VII	**Interviews**	21
	VII.1 Interview with Owner	21
	VII.2 Interview with Site Manager	22
	VII.3 Interviews with Occupants	22
	VII.4 Interviews with Local Government Officials	22
	VII.5 Interviews with Others	22
VIII	**Findings, Opinions, and Conclusions**	23
IX	**Deviations**	25
X	**Additional Services**	25
XI	**References**	25
IX	**Signatures of Environmental Professionals**	25
XIII	**Qualifications of Environmental Professionals**	26

APPENDICES

Appendix A **Maps and Figures**

Figure 1 Location Map for Subject Property

Figure 2 Subject and Adjacent Property Map

Figure 3 Surveyor's Map – Reduced Scale

Appendix B **Historical Documentation**

Table A - List of Previous Property Owners

Deeds

Sanborn Report

City Directory- Historical

Appendix C **Governmental Database Information**

Appendix D **Historical Aerial Photographs and Topographic Maps**

Topographic Map, 1934

Topographic Map, 1950

Topographic Map, 1970-Rev 1987

Aerial Photograph, 1999

Aerial Photograph, 2004

Aerial Photograph, 2011

Appendix E **Select Site Photographs**

I Summary of Investigations

Braun Environmental, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13. The address of the Subject Property is 947 Main Street, Minturn, Colorado, 81645 (Figure 1, Appendix A) and known as the Quintana Property. Any exceptions to, or deletions from, this practice are described in Section II.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.

II Introduction

At the request of Mary Pope of Ascent Sothebys international Realty, Vail, Colorado, Braun Environmental, Inc. (Braun) performed a Phase I Environmental Site Assessment (ESA) of the Quintana Property, located at 947 Main Street in Minturn, Colorado. More specifically, the subject property described as part of the northeast quarter of Section 35, Township 5 South Range 81 West of the New Mexico Principle Meridian, also known Lot 10, part of the South Minturn Addition, including an area of 1.082 acres (Figure 2, Appendix A). The parcel is roughly rectangular in shape and is bounded on the east (northeast) by State Highway 24. It is bounded on the north, northwest and south by private property and on the southwest by US Forest service land. The lot contains a wood-frame construction house near its southeast corner. At the time of the site visit, the lot contained a total of 9 mobile homes, with six of them located to the west of the house along the south property line and three additional units located north of the central roadway, near the western boundary. The trailers are rented and occupied by tenants. The remainder of the open portion of the lot is used by the owner for parts storage. Various materials stored include structural and ornamental steel, wood products, parts for equipment, and several enclosed van-type trailers which are used to keep stored items inside and out of the weather.

Included in this report are descriptions of the purpose of the investigation, information obtained during the site reconnaissance, records information, and an evaluation of the information as it pertains to the environmental condition of the Subject Property along with our findings and conclusions. The site inspection was performed by C. A. Braun on June 1, 2015. A site map, provided by the client, along with recent survey stakes were used to locate the property boundaries. An adaptation of that map is included in this report as Figure 2 found in Appendix A. The figure shows the property boundaries and surface features including roads, major utilities, cultural and natural features.

II. 1 Purpose

The purpose of this assessment is to investigate and identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions in connection with the Subject Property. The assessment includes collection of evidence to indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface waters on the property. The assessment includes visual observations, evaluation of information obtained from the review of records and documents, and interviews with selected persons concerning environmentally hazardous substances or conditions that may have, or do, exist on the Subject Property. The site investigation includes, but is not limited to, surface topography, surface drainage, surface impoundments, soil staining, vegetation distress, current and past hazardous materials, potential soil, water and vapor pathways, and evidence of surface and underground storage tanks using non-invasive means.

II. 2 Detailed Scope of Services

Braun is providing an environmental site assessment conforming to ASTM Standard Practice E-1527-13.

II. 3 Significant Assumptions

It is assumed that data acquired from governmental databases and information derived as a result of personal interviews is correct. No independent verification of that information has been performed unless specifically addressed in this document. The conclusions and recommendations offered in this report are based on the findings of the requested assessment including site visits, interviews with persons knowledgeable about the Subject Property, reasonably ascertainable historical records, reviews of reports and other available documents, any previous field investigations, and Braun's understanding of current applicable environmental laws and regulations as per ASTM Standard E-1527-13.

II.4 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized

environmental conditions. The accuracy of the data obtained is only to the degree implied by the sources and methods used. Due to information that may become evident in the future, the current assessment does not result in a guarantee that the Subject Property is free and clear of hazardous materials.

II.5 Special Terms and Conditions

No special terms or conditions.

II.6 User Reliance

ASTM Practice 1527 is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability in that the practice constitutes an "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defense to 42 USC ξ 9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice. The chemical analysis of soils or groundwater is not within the scope of the basic practice, nor is testing for radon, asbestos, lead-based paint and PCBs, or identification and delineation of wetlands.

Braun's professional services were performed, findings obtained, and recommendations prepared in accordance with generally accepted engineering and geological principles and practices. Beyond this, no other warranty is either expressed or implied. The assessment was performed and this report was prepared for the sole use of Mary Pope and Acent Sothby's International Realty. Others who seek to rely on the findings contained in this report, do so at their own risk and have a duty to determine the adequacy of this report for their time, location and intended use.

III Site Description

III.1 Location and Legal Description

The Subject Property is known as Quintana Property and is located at 947 Main Street in Minturn, Colorado (Figure 2, Appendix A), totaling 1.082 acres. The property is at an elevation of approximately 7,900 feet above mean sea level. The parcel is roughly square with the dimensions in both the north-south and east-west directions being a little over 200 feet. More specifically, the subject property described as part of the northeast quarter of Section 35, Township 5 South Range 81 West of the New Mexico Principle Meridian, also known Lot 10, part of the South Minturn Addition. The boundary description can be found on the survey map, included as Figure 3, Appendix A in reduced size format.

III.2 Site Vicinity and General Characteristics

The United States Geological Survey (USGS), Minturn, Colorado, 7 1/2 Minute Topographic Quadrangle map shows the Subject Property, adjacent cultural features, and the topography (Figure 1, Appendix A). The Subject Property is located within a deep canyon that has been cut by the Eagle River. The topography along the valley bottom is relatively flat with the topographic and hydrologic down gradient direction generally to the north along the river. Both topographic and hydrologic gradients on both sides of the river are dominantly toward the river with some additional northward component. Groundwater flow on the Subject Property is most likely to the north, partially paralleling Main Street, also known as State Highway 24, with a a component moving toward the river . The Subject Property is located at an elevation of approximately 7,900 feet above mean sea level based on the USGS topographic quadranglemap. The town historically consisted of local farming and ranching, along with railroad transportation, and housing for people that worked at the old historic mine located a few miles south of town. The flavor of the town has changed somewhat over the last years, as mining was discontinued during the last century and the railroad was mothballed early in this century. The town now mostly supports tourism, recreation, and service people that maintain infrastructure in the general Eagle-Vail area.

III.3 Current Use of Property

The Subject Property serves as the residence for the Quintana family, and also as an income property through the renting mobile home units to others. Due to the need for housing in the area, the units are generally fully occupied. The family also operates a small excavation business, and

uses a portion of the land not occupied by the house or the mobile home units to store construction supplies and various parts. From time to time, they will park their equipment on the site when it is not on a project. (Figure 2, Appendix A).

III.4 Description of Structures, Roads, Other Improvements on Site

The Subject Property consists of a total area of approximately 1.082 acres. Main Street /State Highway 24 makes up the eastern boundary of the Subject Property. It consists of a two-lane asphalt surfaced road that serves as a north-south access leading from I-70 from a point near Vail, to Leadville, the next major town to the south. The house and mobile home units are accessed via a gravel road that runs through approximately the center of the property, perpendicular to the highway. The property immediately to the west rises steeply from the valley bottom and is undeveloped in the vicinity of the Subject Property.

The property contains one permanent building which is the residence of the Quintanas, along with 9 mobile home units that are rented out. The house is of wood frame construction and has an area of 1,285 square feet per to Eagle County records. The mobile homes are licensed with Motor Vehicle and are of standard widths with varying lengths up to 65 feet. A couple of the mobile homes have storage sheds or porches added that are used for that occupant's private belongings

The remainder of the Subject Property is used by the Quintanas to store various construction materials and parts. Some of the materials are stored outside, and others are stored in van-type trailers. The variety of materials can be seen in the photos (Appendix E), and include wood and steel products, and various parts for shop tools, cars, and construction equipment. There is a small mine car exhibit set up on the front of the property facing Main Street to remind the public of Colorado's mining heritage.

III.5 Current Uses of the Adjoining Properties

The physiographic features of the adjacent properties are similar to the Subject Property. The Subject Property and adjacent properties are bounded on the east by US Highway 24 (Figure 2, Appendix A) and on the west by steep hillsides. The Subject Property is bounded by private residences on the south, the north and across Main Street (Highway 24) to the east. The west end of the property to the south contains a commercial building which currently houses a carpet cleaning company. This is the only commercial building that is near to the site. Observations of these adjacent properties found no visible environmental issues.

IV User Provided Information

At the request of the client, Land Title Guarantee Company did a title search on the subject property and results are summarized in Appendix B. A survey map was provided to Braun by the client, prepared by Kipp Land Surveying Company of Englewood, Colorado as Figure 3 (Appendix A). The map shows the permanent buildings and mobile home units with respect to their location to property boundaries. As other items stored on the site are not considered permanent, they are not shown on that map.

IV.1 Title Records

A title search was completed by the client and the title information is summarized in Table A. The search included information from the Land Title Company. The oldest available records found by the Land Title Guarantee Company search were the 1891 and 1903 original patents from the US Government under the 1820 Sale of Public Lands Act. The sales were made to Benjamin Booco and John Kollnig (sp) respectively. According to the title company's search, the land making up the Subject Property shows up as a smaller tract in 1939 when a parcel was sold to Siegfried and Arthur Nelson by Ora and Martha Tipton. Another portion making up part of the Subject Property was sold in 1943 by William Bergquist to Elmer and Elsie Owen. Owens sold a portion of that parcel to Edward and Peggy Smith in 1965, and then the remaining portion to the Quintanas in 1968. The Qunitanas subsequently consolidate the parcels that make the total area contained within the current Subject Property, with current ownership as the Francis R. Quintana Declaration Trust (see documents in Appendix B).

IV.2 Environmental Liens or Activity and Use Limitations

Neither the client nor anyone additionally interviewed knew of any environmental liens or land use limitations that may be the result of environmental issues associated with the Subject Property. No environmental liens or limitations were found as a result of Braun's research.

IV.3 Specialized Knowledge

The client, nor anyone else interviewed has any other specialized knowledge concerning negative environmental issues associated with the Subject Property.

IV.4 Commonly Known or Reasonably Ascertainable Information

No commonly known or other reasonably ascertainable information was found to exist concerning any negative environmental issues associated with the Subject Property other than the standard sources used in this report.

IV.5 Valuation Reduction for Environmental Issues

No person interviewed had any knowledge of any value reductions for the Subject Property due to negative environmental issues.

IV.6 Owner, Property Manager, and Occupant Information

The property is owned by the Frances R. Quintana Declaration of Trust with the Quintana family as trustees, managing the property. The Qunitana family had owned the central portion of the property since 1968, and has operated it in a manner similar to how is being currently used today ever since. Randy Quintana was interviewed at the time of the walkthrough and pointed out the various details that they knew or recalled with respect to the property. They knew of no recognized environmental conditions associated with the property or of any associated with any of the adjacent properties.

IV.7 Reason for Performing Phase I

This Phase I was requested by Mary Pope of Acent Sotheby's International Realty to determine if negative environmental conditions exist with respect to the Subject Property per standard ASTM Practice E1527-13.

IV.8 Other

No additional information has been found regarding the Subject Property other than that contained within the other sections of this report.

V Records Review

V.1 Standard Environmental Record Sources, Federal and State

Braun has reviewed records, lists, and other available information on documented environmental impacts and cleanups up to one mile of the Subject Property. The lists and databases are contained in Appendix C. The maps showing search areas and results are contained within the database results. The Subject Property was not listed in any of the environmental databases searched that document environmental problems or concerns.

V.1.1 Off-Site Facilities

A survey of properties within a one-half mile radius of the site was conducted to obtain names and addresses of operations where present or former environmental problems or concerns, including leaking underground storage tanks and small quantity hazardous waste generators, are or may have been (Appendix C). Federal databases were searched to a radius of one mile, leaking underground storage tanks sites and water wells were searched to one mile radius. A list of available and researched databases are shown in this section with a specific listing of results in Appendix C.

Standard Environmental Records Researched
Proposed NPL - Proposed National Priority List Sites
NPL LIENS - Federal Superfund Liens
Delisted NPL - National Priority List Deletions
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY - Federal Facility Site Information listing
CERC-NFRAP CERCLIS - No Further Remedial Action Planned
CORRACTS - -Corrective Action Report
RCRA-TSDF RCRA - Treatment, Storage and Disposal
Federal RCRA - generators list
RCRA-LQG RCRA - Large Quantity Generators
RCRA-SQG RCRA - Small Quantity Generators
RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator
US ENG CONTROLS - Engineering Controls Sites List
US INST CONTROL - Sites with Institutional Controls
ERNS - Emergency Response Notification System
State- and tribal - equivalent CERCLIS
SWF/LF - Solid Waste Sites & Facilities
LUST - Leaking Underground Storage Tank List
LUST TRUST - RAP Site Listing
LAST - Leaking Aboveground Storage Tank Listing
INDIAN LUST - Leaking Underground Storage Tanks on Indian Land
INDIAN UST - Underground Storage Tank Database
INDIAN UST - Underground Storage Tanks on Indian Land
FEMA UST - Underground Storage Tank Listing

AUL - Environmental Covenants and Environmental Use Restrictions List
INDIAN VCP - Voluntary Cleanup Priority Listing

VCP - Voluntary Cleanup & Redevelopment Act Application Tracking Report
US BROWNFIELDS - A Listing of Brownfields Sites
ODI Open Dump Inventory
DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations
SWRCY - Registered Recyclers Listing
HIST LF - Historical Landfill List
INDIAN ODI - Report on the Status of Open Dumps on Indian Lands
US CDL - Clandestine Drug Labs
CDL - Meth Lab Locations
US HIST CDL - National Clandestine Laboratory Register
LIENS 2 CERCLA - Lien Information
HMIRS Hazardous Materials Information Reporting System
CO ERNS - Spills Database
SPILLS 90 - SPILLS 90 data from FirstSearch
RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
DOT OPS - Incident and Accident Data
DOD - Department of Defense Sites
FUDS - Formerly Used Defense Sites
CONSENT - Superfund (CERCLA) Consent Decrees
UMTRA - Uranium Mill Tailings Sites
US MINES - Mines Master Index File
TRIS - Toxic Chemical Release Inventory System
TSCA - Toxic Substances Control Act
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS FIFRA/TSCA - Tracking System Administrative Case Listing
SSTS - Section 7 Tracking Systems
ICIS - Integrated Compliance Information System
PADS PCB - Activity Database System
MLTS - Material Licensing Tracking System
RADINFO - Radiation Information Database
FINDS - Facility Index System/Facility Registry System
RAATS RCRA - Administrative Action Tracking System
RMP - Risk Management Plans
METHANE SITE - Methane Site Investigations - Jefferson County 1980
Methane Investigation Methane Gas & Swamp Findings
DRYCLEANERS - Drycleaner Facilities
NPDES - Permitted Facility Listing
AIRS - Permitted Facility & Emissions Listing
UMTRA - Uranium Mill Tailings Sites
ASBESTOS - Asbestos Abatement & Demolition Projects
INDIAN RESERV - Indian Reservations
SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing
LEAD SMELTERS - Lead Smelter Sites
US AIRS - Aerometric Information Retrieval System Facility Subsystem
EPA WATCH - LIST EPA WATCH LIST
US FIN ASSUR - Financial Assurance Information
COAL ASH EPA - Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB - Transformer Registration Database
COAL ASH DOE - Steam-Electric Plant Operation Data
2020 COR ACTION - 2020 Corrective Action Program List
PRP - Potentially Responsible Parties
EDR - HIGH RISK HISTORICAL RECORDS
EDR - Exclusive Records

EDR MGP EDR - Proprietary Manufactured Gas Plants
EDR US - Hist Auto Stat EDR Exclusive Historic Gas Stations
EDR US - Hist Cleaners EDR Exclusive Historic Dry Cleaners
RGA LUST -Recovered Government Archive Leaking Underground Storage Tank
RGA LF - Recovered Government Archive Solid Waste Facilities List

Database Search Results

The Subject Property is not listed in any of the searched databases. The search listed three mapped and listed sites with one half mile radius of the Subject Property. The first is an above ground tank located at Minturn RMC located just less than one quarter mile to the East of the Subject Property. The tank is reported to have capacity to hold 2,000 gallons of diesel. There are no reports of any leaks or releases associated with the tank, and since the site is located on the east side of the Eagle River, opposite of the Subject Property any release of diesel would have no negative affect on the Subject Property.

A second site is the Minturn Pit owned by Chadwick Construction. It is located approximately one quarter mile East-Northeast of the Subject Property, also on the opposite side of the Eagle River. It is listed in the data as being a mine, and shows no records indicating negative environmental conditions that might negatively affect the Subject Property.

A third listed and mapped site is located about greater than one half mile from the Subject Property. It is the tailings disposal area for the Eagle Mine. The site is located approximately 0.6 miles South Southeast of the Subject Property at a point where Cross Creek empties into the Eagle River. The area contained some level ground and was a place for the mining company to deposit the material. The site is on the National Priorities List and has been under the care and direction of the US EPA since before the turn of the century. The mine is reported to have moved iron manganese, copper, zinc, cadmium, lead compounds. The company closed the mine in 1977 actions began to be taken byEPA and the State of Colorado in 1983. The critical issue was that contaminants had potential to reach the Eagle River or had reached it. The site has been in the good hands of the government agencies since then and they say that they have stabilized the site. Based on the current understanding of local geologic conditions, if any releases might ever occur, they would be anticipated to flow to the Eagle River and not affect the Subject Property. Further information concerning this site is included in Appendix C. Based on data contained in that report and general familiarity with the site, no further research is deemed necessary for this site. . Based on the quality oversight by the government agencies associated with this site, and lack of any hydrologic conductivity, the Subject Property would not be anticipated to negatively affect

this site.

The following sites are listed in various databases as orphan sites, meaning that they have not been assigned locational positions in those databases.

ORPHAN SUMMARY

City	Site Name	Site Address	Database(s)
MINTURN	GILROY TRANSPORT SPILL	US HWY 24, MP 144	CERC-NFRAP
MINTURN	MINTURN N MAIN ST WATERLINE	N MAIN ST AND 4 ST	NPDES
MINTURN	MINTURN N MAIN ST WATERLINE	N MAIN ST AND 4 ST	FINDS
MINTURN	HIWAY 24 LIQUORS	996 MAIN ST P O BOX 353	LUST, LUST TRUST
MINTURN	BATTLE MOUNTAIN TRADING POST	1031 MAIN ST	LUST

Each sited has been reviewed individually and the following comments are made for each.

The Gilroy Transport Spill occurred about 45 miles south of the town of Minturn, so would have no negative affect on the subject property.

The address of 4th and Main is located nearly a mile north of the Subject Property and is topographically and hydrologically down-gradient so would not negatively affect the property.

The Hiway 24 Liquors site is the site of a leaking underground storage tank (LUST) located approximately a block south of the Subject Property at 966 Main, the east side of the street. The release was discovered in November of 2008 when the underground petroleum storage tanks were removed. The site is currently being remediated by the State of Colorado Division of Oil and Public Safety (DOPS). This site has been thoroughly investigated under the direction of DOPS personnel, and since it is hydrologically cross gradient to from the Subject Property, it poses no threat to the Subject Property. Any environmental reclassification that might reasonably be anticipated to occur with respect to that site would have no effect on the Subject Property.

The last site is the Battle Mountain Trading Post located at 1031 Main. This is also a LUST site located approximately a block and a half south of the Subject Property. The release was discovered in late 1994, with the release event being closed in April of 1995. Per the records, this site poses no threat to the Subject Property. Any reclassification, reasonably anticipated to that site would have no effect on the Subject Property.

In summary none of the sites that have been identified are be anticipated to negatively affect the Subject Property.

V.1.2 Water Well Information

Federal and State of Colorado Well Databases were accessed to determine water wells within one mile of the Subject Property (see Physical Settings, Source Map-3410228.2s in Appendix C for locations relative to subject property). A total of 5 wells were found within a one-half mile radius and 33 wells within a one mile radius. The wells, their depth and permitted use, and their relative locations with respect to the Subject Property are shown in the following Table 1.

Table 1

List of Recorded Water Wells Located Within One Mile of the Subject Property

WELL NUMBER	NAME	Use	DISTANCE AND DIRECTION	DEPTH TO WATER	WELL DEPTH
CO6000000325629	MEDINA FRANK	D	1/8 - 1/4 Mile WNW	180	300
CO6000000249167	LUCERO TONY	M	1/8 - 1/4 Mile ENE	--	--
CO6000000249778	LUCERO TONY	M	1/8 - 1/4 Mile ENE	--	--
CO6000000249822	MINITURN TOWN OF	M	1/8 - 1/4 Mile ENE	--	--
CO6000000175288	MINTURN CEMETERY DISTRICT	C	/8 - 1/4 Mile North	37	100
CO6000000297881	MCFARLANE WILLIS	D	1/8 - 1/4 Mile WSW	101	245
CO6000000249821	MINITURN TOWN OF	M	1/4 - 1/2 Mile NNW	--	--
CO6000000287231	MARSHALL JOHN	D	1/4 - 1/2 Mile WNW	--	--
CO6000000397297	POUCHER RALPH & ANN	D	1/4 - 1/2 Mile West	60	145
CO6000000356676	BECK CLAIRE K	D	1/4 - 1/2 Mile WNW	105	154
CO6000000452612	KEELER CLAIRE	D	1/4 - 1/2 Mile WNW	105	154
CO6000000150371	SPARKS LARRY	HO	1/2 - 1 Mile WNW	156	191
CO6000000450862	KEELER CLAIRE	HO	1/2 - 1 Mile WNW	90	170
CO6000000199287	BURNETT HAROLD P	D	1/2 - 1 Mile WNW	90	160
CO6000000431111	BURNETT HAROLD PETE	HO	1/2 - 1 Mile WNW	137	237
CO6000000220893	MINITURN TOWN OF	M	1/2 - 1 Mile SSE	--	--
CO6000000223775	MINITURN TOWN OF	M	1/2 - 1 Mile SSE	--	--
CO6000000150098	MINITURN TOWN OF	M	1/2 - 1 Mile SSE	3	105
CO6000000398855	MINITURN TOWN OF	C	1/2 - 1 Mile SSE	13	87
CO6000000338596	PARAMOUNT COMMUNICATIONS INC	M	1/2 - 1 Mile SE	--	--
CO6000000480938	GINN COMPANY	M	1/2 - 1 Mile SE	0	22
CO6000000480939	GINN COMPANY	M	1/2 - 1 Mile SE	0	34
CO6000000249819	MINITURN TOWN OF	M	1/2 - 1 Mile NW	--	--
CO6000000249820	MINITURN TOWN OF	M	1/2 - 1 Mile NW	--	--
CO6000000310407	ENG. SCIENCE	M	1/2 - 1 Mile SE	--	--
CO6000000310404	ENG. SCIENCE	M	1/2 - 1 Mile SE	--	--
CO6000000310405	ENG. SCIENCE	M	1/2 - 1 Mile SE	--	--
CO6000000245263	GINN COMPANY	M	1/2 - 1 Mile SE	--	--
CO6000000204914	FLEWELLING AL	C	1/2 - 1 Mile NNW	--	--
CO6000000310409	ENG. SCIENCE	M	1/2 - 1 Mile SE	--	--
CO6000000310406	ENG. SCIENCE	M	1/2 - 1 Mile SE	--	--
CO0319218	HOLY CROSS R D OFFICE	A	1/2 - 1 Mile NW	--	--
USGS40000208985	USGS	M	1/2 - 1 Mile SSE	20	80

** Note: Distances are approximate and based on database records. NR = Not Recorded C = Municipal
D = Domestic M= monitoring NA = Not Applicable
Additional records for wells up to 1 mile distant are in Appendix C

There are four wells located within ¼ of a mile of the Subject Property. Of the four, two of the wells are located on the east side of the Eagle River and would not be locally hydrological connected to groundwater within the Subject Property. Two additional wells are located on the mountainside to the west of the Subject Property; one at one-eight mile and one at one-quarter mile away. Both produce from deeper formations and would not be anticipated to be hydrologically connected. There is only one well that has notation referencing chemicals. The well (CO0319218) notes the use of chlorine, but is located nearly one mile to the north, and hydrologically and topographically down-gradient. It would not affect the Subject Property.

V.1.3 Aerial Photographs

The search found three historic aerial photographs that cover the Subject Property. Two are in color and one is black and white.

1999 Aerial Photo

The oldest aerial photo in the set was taken on October 11, 1999. The photo is black and white image with fairly poor resolution. Highway 24/Main Street can be seen running diagonally from the upper left-hand corner to the bottom right. The Eagle River is visible at the far upper left-hand corner. It is the dark area parallel to the road. The Subject Property looks very similar as it does in 2015. The house is shaded by a large tree, and the trees shadow points nearly due north. The mobile homes are visible along with stored materials, and what appears to be, van trailers in the north part of the yard.

2004 Aerial Photo

This photo was taken on August 31, 2004. It is a color image, at a similar scale and showing nearly identical features as the 1999 photo. The Subject Property is visible with its mobile homes and stored materials, trailers, along with other various pieces of equipment. It is obvious in the photo that the Subject Property is surrounded by houses. The single larger building visible to the south of the Subject Property housed the Alpine glass company for many years. The glass company moved a few years ago and a carpet cleaning company now used the building for offices and to store their equipment.

2011 Aerial Photo

This color photo was taken on September 23, 2011 and is of similar quality as the previous photo. The Subject Property is clearly visible and looks the same as in previous photographs. Both this photo and the 2004 allow counting of individual mobile homes. In this photo, there appears to be a fourth mobile home in the north row, but as the feature leaves no shadow, so is most likely that it is a flat-bed trailer or some parts from a one.

V.1.4 Historical Topographic Maps

Three USGS Topographic Quadrangle maps were found that show coverage of the Subject Property. All three are USGS 7.5 Minute Quadrangles. The Subject Property is identified on each of the maps.

1934 Map

The oldest map found is dated 1934 and shows no improvements on or nearby the Subject Property. The road adjacent to the Subject Property is named US Highway No.4 S. A railroad grade can be seen located on the east side of the Eagle River.

1950 Map

The next map in the set is dated 1950. That map shows the strip of land to the west (SW) of the road built up with houses (occupied buildings). The road and railroad track alignments both appear unchanged from the previous map. The road label has been changed to "24" from the original "No4 S" to update it to the new labeling convention.

1970-Rev1987 Map

The most recent map was produced in 1970 and then photo-revised in 1987, meaning that the original map and line work were produced in 1970 and any changes found in 1987 were added in purple ink. The Subject Property is labeled on the map to show its location, and the map shows two houses (occupied buildings). The mobile homes were on the property at the time of the map was made, but the mappers simplified the details somewhat. As can be seen, there are no physical changes recognized by the cartographers that made the map, and the only visible purple ink on the map, denoting a change, is the addition of the city boundary.

V.2 Additional Environmental Record Sources

No additional records were reviewed.

V.3 Physical Setting Sources

V.3.1 Geology/Hydrology

Minturn is located on the western flank of the Park Range, of which the more local Gore Range is part of. To the west is another uplifted area containing the Mount of the Holy Cross. Both features expose a Precambian core made up of metamorphosed sedimentary rocks with associated intrusives. The Town of Minturn is situated in a deep mountain valley between the two uplifted areas with it local bedrock made up of Paleozoic sedimentary units. The bedrock to the west of town is composed of the upper Devonian and Mississippian age Leadville limestone which has been cut off and faulted by the uplift to the west. To the east, the younger Pennsylvanian Minturn formation rises steeply to the east as it gains elevation toward the top the uplifted core. Most of the Town of Minturn and all of the Subject Property are located on locally deposited stream gravels sourced from the Eagle River. These gravels are made up of a mixture of Paleozoic sedimentary, and metamorphosed Precambrian rock. As the Precambrian rock is more resistant to erosive conditions than the sediments, it generally makes up the bulk of the gravels.

The arkosic Minturn formation generally makes a poor source of water for wells due to the high percentage of finer grained materials that make it up. The limestones have low permeabilities with dominant flows being restricted to fracture zones and areas of karsting. Thus, the majority of groundwater flow in the general vicinity of the Subject Property will be within the river gravels, as these gravels have the highest relative permeability of all of the local units. Based on this information, if some connection existed, it would be anticipated that the gravel unit would have the greatest chance of producing connectivity between water wells. Since the Paleozoic units are more hydrologically tight, individual wells would be anticipated to have less area of influence than in the gravels, thus less chance of any connectivity between wells. A review of the water well information shows no reported wells that would be anticipated to have any hydrologic connection with the Subject Property.

V.4 Historical Use Information on Property

The Land went was patented under the 1820 Sale of Public Lands Act in the late 1800's; one dated 1891, and a second a few years later. The property appears to have been used for agriculture prior to World War II. The historic USGS topographic map produced in 1934, showed no development in the area and the 1950 maps shows the area in the vicinity of the Subject Property similar to it appears today. Development, the area has been dominantly residential with few retail businesses located along the highway. The first deed found by the title company after the patents was a deed from Tipton and Nelson to Owen in1939. Owen purchased an additional portion of the current property in 1943 from William Bergquist. Owen then sold off a portion at the southwest corner to E.E Smith in 1965. The Quintana family purchased their first parcel in 1968 and assembled the other pieces over the next few years. In 2004, Mrs. Quintana deeded the properties to the Francis R. Quintana Declaration of Trust, where title currently resides today.

Following their original purchase of the property, the Quintanas moved in mobile homes and rented them out. Over the years, they acquired additional mobile homes and added them to the site. Also over time, they began to do local construction work in the area. Since they had extra space that was not being used, they took a portion and used it to store various building materials and parts. When the equipment was not working on a construction project would also be temporarily stored on the property.

V.5 Historical Use Information on Adjoining Properties

The Land went was patented under the 1820 Sale of Public Lands Act in the late 1800's; one dated 1891 and a second a few years later. The property appears to have been used for agriculture prior to World War II, with the dominant use of crops along the river and sheep run in the highlands. The historic USGS topographic map produced in 1934 showed no development in the area and the 1950 maps show the area in the vicinity of the Subject Property similar to as it appears today. Since development, the area has been dominantly residential with a few scattered retail businesses that along the highway. No businesses have been identified that would have eh potential of negatively affecting the Subject Property.

VI Site Reconnaissance

VI.1 Methodology and Limiting Conditions

The methods used to perform the site investigation are consistent with the methods outlined in ASTM Practice 1527-13.

VI.2 General Site Setting

The Subject Property consists of a total area of about 1.082 acres (based on survey maps). The property is bounded on the northeast (called east in this report to avoid confusion) by Colorado highway 24, and on the west by a steep hillside. The property is generally level. The Subject property contains one house used by the Quintanas as a residence, and by 9 mobile homes that are rented. The house is 2 stories and is of frame construction. Due to the need for affordable housing in the area, the units are usually fully occupied and have been a source of income for the family since they were placed on the site. The access to the site is via a gravel road that runs through approximately the center of the property perpendicular to the highway. The house is the first structure west of the highway (Main Street), and the mobile homes are located to its west. The north portion of the subject Property is generally used to store various supplies, including wood and steel products, tools, parts and equipment.

VI.3 Exterior Observations

Site inspection was completed on June 1, 2015, and found the following features on the Subject Property. The house is intact and in fair condition, and the trailers are all livable but do show their years. The remainder of the property is used for storage of various items including steel, wood products, various old collectable vehicles, tools for their business, and a variety of parts and supplies for repairs to the mobile homes, the vehicles and construction equipment. A close inspection of the soils found minor oil drips on the parking areas from vehicles that were parked at the mobile homes and in other areas around the site. The drips were found to be small and are considered to be de minimus in quantity. There is a small grate over a hole in the ground near the west end of the driveway. The owner said that he had been having a mud-hole that the tenants had to drive through and he made the hole a little larger and put a grate over it so it would not keep the road muddy. A careful inspection of the grate found standing water just below the bottom of the grate. Since it has been rainy, the standing water was the result of the wet weather.

The inspection found no evidence of any odors or sheen on the water, thus no negative environmental conditions were found associated with the grate.

Two old steel tanks are found near the northwest corner of the property. One tank is square and appears to have been designed to be mounted on the back of a truck. The second is a smaller round tank with the word "diesel" written on it. Both tanks had been used to transport and store water, and neither had any odor indicating anything other than water has been in them for a long time. Neither of the tanks would be subject to any environmental regulations.

Near the northwest corner of the property two plastic 50-gallon drums were observed that had had labels indicating they had once been used to store a product called Dowfrost. Dowfrost is an antifreezing product that is deemed safe for use in food products. The barrels appeared to only contain rain water at the time of the inspection and must have been collected somewhere to be used for another purpose. Neither water nor the compound listed on the label would present an environmental concern.

In summary, the inspection of the Subject Property found that the stored items were somewhat haphazardly placed, and the owner was in the process of tidying up the area by removing some of them. Although the site was messy due to the number of items stored, there was no indication of any negative environmental conditions as a result, including from spills or leaks of fuels or chemicals that would not be considered anything greater than de minimus volumes.

VI.4 Interior Observations

House and Mobil Homes

House and mobile homes are private residences and would not normally be considered to have any negative environmental conditions. Since the tenants were at work or out on other business, the units were not available for interior inspection. The outsides of the trailers were carefully observed and nothing was found that would indicate any negative condition inside. The owner was confident that no negative issues existed within the units, and since he lived on site, he has been watchful of the goings-on at the property. A couple of the mobile homes had small storage sheds for their tenants to store personal items, They were also inaccessible for the inspection, but inspection of their exteriors produced no evidence that any negative environmental conditions associated with them might exist.

The accessible van trailers were inspected, and found to contain parts and tools. In some, the items had been placed in order through the use of bins and shelving. In others, the items had been placed more haphazardly. No drums containing any fuels, lubricants, or chemicals that might result in a negative environmental condition were found inside any of the trailers during the site visit.

VII Interviews

VII.1 Interview with Owner

Randy Quintana, the person in charge for the family business, was interviewed during the field inspection. He lives on the property and manages the business. He said that the family moved onto the property after Mr. Quintana bought the property in the 1960's. They first lived in one of the mobile homes and then eventually moved into the house located as the southeast corner of the property when that parcel was later purchased. The parcel to the north of the southern lot originally had a small building he referred to as the Pool Hall. The Quintanas operated that business for a short period and then leased it out for a while longer. It was found to be uneconomic to continue its operation so it was closed and torn down leaving only the concrete floor, that can is still visible today.

When asked about any negative environmental conditions, he knew of none. He said that they have lived on the property since the 1960's and have used if for the same purpose for all those years. He said that there were never any environmental issues caused by the tenants, and the use of the north portion of the property had always been for storage of materials. Their construction equipment was stored on this site during times that they were not working on a construction project. He stated that at one time a few years ago he had a small above ground farm-type diesel tank on the site in approximately the area shown in Photo 6 (Appendix E). The tank had secondary containment and he said that they had always been careful about spills. They decided that it has been easier to buy fuel form at a station than use the tank, so he removed it. He pointed to the location where it had been, which was near the center of the property along the north edge of the road leading to the trailers. The inspection found no evidence of a tank or any indication that any spills had ever occurred.

The grate at the west end of the access road was discussed and he stated that the area always had a low spot that collected surface water and made mud. He said that he remedied the mud problem by deepening the pothole depression and placing a grate over it. He knew of no negative environmental issues associated with the grate or the hole, only that it gotten rid of his mud problem. When asked about septic tanks or leach fields, he said that he thought that the site was on town water and sewer since they owned the property so none existed that he knew of.

VII.2 Interview with Site Manager

Randy Quintana is also the site manager.

VII.3 Interviews with Occupants

There are no occupants that would be familiar with the environmental site conditions.

VII.4 Interviews with Local Government Officials

Janet Hawkingson, the Planning Director for the Town of Minturn was contacted concerning the Subject Property. She was aware that people have concerns with sites that have construction materials, and also knew of the removed underground storage sites that are located within the town to the south of the Subject Property. However, she knew of no negative environmental associated with the Subject Property or of any concerns that nearby properties could generate.

VII.5 Interviews with Others

Tom Dunn of Ascend Sotheby's International Reality, as the requestor of the Phase I, was interviewed concerning if he knew of any recognized environmental conditions. He mentioned that he was told by the owner the location of a fuel tank that had been on the site for a couple of years, but of nothing else. He knew of no negative environmental conditions.

VIII Findings, Opinions, and Conclusions

Based on information obtained during the site reconnaissance and the records and information gathered during Braun's investigation, the following points are summarized for the Subject Property:

- The June 1, 2015 site visit revealed no evidence of any significant spills of chemicals or petroleum products, any chemically distressed vegetation, stained surface water, or any anomalous odors on, or adjacent to the Subject Property with one exception. Minor soil staining was found in the parking areas that appeared to have been sourced from drips from vehicles. The stains found are considered to be limited to a few drips, and de minimis in nature. These do not produce a recognized environmental condition.

- A low area in the west end of the main driveway leading to the mobile homes had been deepened to a depth of about a foot and a steel grate was placed over it. The owner stated that the intent of the deepening of the depression and installing a grate was to keep a mud hole drained so cars and pedestrians would not get mud on them. It had been rainy prior to the site visit and the depression below the grate contained some water at the time of the inspection. That inspection found the water to be clean with no odors or sheens, nor was there any evidence of any stained soils or spills located nearby that could provide a source of impacts. Thus, it is concluded that the depression is, from an environmental perspective, equivalent to the previous pothole that existed in the driveway. Where the water had been originally collected in the shallow pothole above the current level of the grate, it now instead collects in a slightly deeper pothole below the grate. As the deepened pothole had no chemical odors, nor any visible indications that any contaminants existed, it is not considered to be a recognized environmental condition.

- The environmental database/records search found no listings for the Subject Property. There are two nearby properties listed in the Leaking Underground Storage Tank (LUST) database within 2 blocks. One was issued a no further action letter in 1995 and the second is undergoing remediation under the direction of the Colorado Division of Oil and Public Safety (DOPS). Both sites are deemed

cross gradient of the Subject Property, thus not considered to negatively affect the Subject Property, or present a recognized environmental condition.

- The database/records search found one mining property on multiple databases including the National Priorities List. The site has been remediated under the direction of the State of Colorado and the Environmental Protections Agency. Since it had been stabilized by these government agencies and has no apparent hydrological connection to the Subject Property, it is not considered to cause any negative risk the Subject Property thus is not a recognized environmental condition.

- Since a Phase I investigation is non-invasive, and as the soils below some stored items was not visible at the time of inspection, it is recommended that the owner when moving materials, watch carefully to make certain that no undiscovered stained soils exist. It is our professional opinion that there is little chance that the soils below the stored items will be any different that the soils that were visible, so this observation does not constitute a recognized environment condition. However, we do advise property owners to always be watchful and proactive in the event something now hidden might be discovered.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Quintana property, located at 947. Main Street, Minturn, Colorado. Thus, subject to the limitations of the standard, the assessment has revealed no evidence of any recognized environmental conditions in connection with Subject Property.

IX Deviations

There are no known deviations from ASTM Practice E1527-05

X Additional Services

No additional services have been performed.

XI References

No additional sources were used or quoted other than as stated in this report

XII Signatures of Environmental Professionals

Phase I Assessment Performed by:



C. A. Braun, PE, CPG
BRAUN ENVIRONMENTAL, INC.

XIII Qualifications of Environmental Professionals

CHARLES A. BRAUN, P.E., CPG

Colorado School of Mines: B.S., Geological Engineering (1978)
Registered Professional Engineer - Colorado and Kansas
Certified Professional Geologist CPG

SUMMARY OF EXPERIENCE

Mr. Braun has extensive experience in environmental assessments, design, and restoration of impacted sites such as petroleum, mining and commercial industrial sites. His background includes experience in construction- and mining-related engineering and geological services. He has performed environmental site assessments, hydrogeologic studies, dam and reservoir site evaluations and developed mine plans and on permitting and environmental impact statements including hazardous waste sites. He has evaluated base metal, industrial mineral and precious metal deposits using geologic, geophysical and geochemical data throughout the western United States. He has operating familiarity with most types of heavy equipment and mining machinery. This professional engineering experience has been invaluable in the practical design and evaluation of environmental issues, for process facilities and structures. He has experience through many districts within the United States.

PROFESSIONAL EXPERIENCE

Braun Environmental, Inc., Lakewood, Colorado
(1996 - present)

Mr. Braun owns and manages Braun Environmental, Inc. The firm specializes in all aspects of environmental issues including: underground and above ground storage tanks; investigation of chemical spills, clean ups of spills in both soils and groundwater medias, and providing proper reporting of required information to governmental oversight agencies. As a licensed engineer, Mr. Braun is responsible for the design of systems and programs developed to clean up contaminated sites and to design and write Spill Containment and Countermeasure plans (SPCC Plans). The firm performs environmental investigations including Phase I assessments and site audits. It has developed procedures and programs to assist clients in the prevention of spills and issues that would require cleanups. It does the design and implementation of remediation systems to remove pollutants from soil and aquifers at leaking petroleum tank sites. A variety of clients are served which include individuals, retail facilities, ski areas, cities and counties and Federal Agencies. The types of investigations performed include Phase I environmental evaluations, initial and follow-up site assessments, corrective action plans (CAP), Spill Prevention, Containment and

Countermeasure (SPCC), Plans and design and remediation of impacted sites. Braun is currently performs work throughout the State of Colorado.

Mr. Braun currently is working on and overseeing approximately twenty sites located in Colorado and Wyoming. The phases of cleanup of petroleum storage tank sites vary in progress from initial discovery to active remediation, to groundwater monitoring, to closure. Mr. Braun has obtained closure of four sites during approximately the last year. He knows and has good working relationships with all regulatory agencies involved in the cleanup of the petroleum storage tanks including the Colorado Division of Oil and Public Safety, the Colorado Department of Public Health and Environment, and various contractors and drilling firms required to perform the work. As an engineer, Mr. Braun normally personally supervises any removal of underground storage tanks. He provides the remediation designs and supervises installation of these systems

Braun Consulting Engineers, Idledale, Colorado
(1983 - Present)

As the company principal, Mr. Braun provided diverse engineering services to mining and construction companies for property evaluation and development. He is familiar with the design, operation, utilization and maintenance of various types of mining and construction equipment, and has operating experience on most types of heavy machinery. This experience has been invaluable in the practical design of facilities, access roads and structures. He has performed services including the layout and design of buildings, surface and subsurface structures and impoundments and environmental considerations. He has performed structural design work for a variety of building types including residential and commercial buildings, mining structures such as warehouses, headframes and underground facilities. He has experience on hazardous materials sites including environmental assessment, design and regulatory negotiations. The sites include above and under ground storage tank facilities, high level waste and chemical and mining waste sites. Mr. Braun's managerial experience includes project supervision, organizing and negotiating contracts, impact statements, mining-related permits and detailed development plans for mining operations. His extensive mining background allowed him to make economic decisions on these projects based on the available facts.

On one of Mr. Braun's current projects , he recently served as chief engineer for a company that is mining a gold deposit in Cripple Creek, Colorado. His functions included: guiding the exploration drilling program, calculating ore reserves that have been defined, developing access to the ore body, and designing the extraction method. This project used a short decline using rubber tired equipment. Ore was transported to a company controlled flotation mill, with the concentrates then being sold to a refiner.

He is currently participating in a joint venture project with a company that locates utilities to map features

so that the clients will have maps and databases showing the locations of their equipment. The work is being performed for the private needs of the clients and to also meet Federal Department of Transportation (DOT) regulations.

Mr. Braun has experience throughout the western United States on base metal, industrial mineral and precious metal deposits. He has worked in Arizona, California, Colorado, Idaho Montana, New Mexico, Nevada, Oregon, South Dakota, Utah, Washington, and Wyoming. He evaluated vein, disseminated, precious metal and base metal, massive sulfide, and placer deposits. He currently has interests in precious properties located in Colorado. He has led projects including the generation of exploration stage properties, evaluation of existing prospects using geologic, geophysical, and geochemical data and the planning and development of production stage mineral properties. He maintains an extensive database listing of properties that are located throughout the western United States.

Mr. Braun is the co-owner of a patent involving mineral processing, which is currently being applied in the environmental and sanitary field. Equipment based on the patent is currently being manufactured and sold for use in fresh and wastewater treatment processes.

Science Applications International Corporation, Golden, Colorado
(1991 - Present)

Mr Braun assists the Chevron Texaco on fuel spills at retail sites, and the U.S. Forest Service on engineering issues for a Environmental Impact Statement (EIS) for underground and surface mines and on remediation and site closure issues. These issues included facilities designs, hydrological considerations, natural and site generated hazards including fuel and hazardous materials spills. He has performed work for the EPA and the Department of Justice on other issues including providing written input for remediation procedures and providing solutions to specific engineering issues. He provided engineering input to the EPA on the Summitville mine in Colorado and on projects in other states. He has supported resolution of a legal case involving structural damage to buildings and property located over an operating underground mine. He is currently working on environmental related projects for the US Forest Service in California, Colorado, Idaho, and South Dakota. These projects include mine evaluations for cleanups of soils and water, for closures, chemical spills, and environmental engineering/cost analysis studies. He serves as the lead engineer on most of the projects. Remediation methods include both underground and surface including water diversions, plugs, and transport of mine wastes.

Mr. Braun worked on the Site Safety Analysis Reports (SAR) for the Rocky Flats Environmental Technology Site. He has contributed to portions of the SAR related to the hazards to the structural failure of individual facilities from weather phenomena, including heavy rain and snow loads. This analysis was done in order to evaluated the possibility of hazardous materials including petroleum and radioactive

substances escaping if a building containing them were to collapse. He was also responsible for reviewing potential hazards to the site from a coal mine that is being used to store natural gas. This evaluation included determining the result of an underground explosion and the resulting stress that might affect the mine and its openings. His experience and familiarity with the site's geology have been valuable in reviewing past geological studies and performing detailed geologic assessments.

Mr. Braun reviewed and coded technical data into an integrated computer database, which he helped to design on a project involving flooding at a deep potash mine in Saskatchewan, Canada. The database incorporated over 30 years of mine operation records and included water, hydrologic (including pump draw-down and tracer tests), drill holes (including lithological and geophysical logs), surface and underground geophysics, surface and underground geology, tectonics, earthquakes, micro earthquakes, faults, subsidence, rock mechanics, computer generated models and mine geometries. In addition, the database included mine and mechanical engineering, civil engineering and legal documents. Mr. Braun was one of two licensed engineers working on the project for SAIC. The sources for this information were field books, mining and consultants reports, laboratory results and published articles. Mr. Braun incorporated the completed databases with field observations to develop new solutions to key problems at the mine.

Mr. Braun managed field teams undertaking detailed engineering geologic mapping at Yucca Mountain in support of the U.S. Geological Survey. These teams have mapped the Ghost Dance fault and discovered the existence of several new faults. Mr. Braun has developed a database, which includes the attributes (including nothing, easting, elevation, strike, dip, fillings, roughness and aperture) for more than 1,500 surface fractures. These data are being used to calibrate hydrogeologic models and provide stress-strain data for the underground engineers and other kinds of statistical analyses. The data have resulted in development of a new micro-stratigraphy for the Yucca Mountain site. All surface geologic information has been recorded at a scale of 1 inch equals 20 feet based on the Nevada State Coordinate System. Standard-of-the-industry survey techniques were used to accurately locate this information on maps. This information was then input to a large-scale two-dimensional AutoCAD model of the surface and a three-dimensional model at the scale of the site. Mr. Braun's managerial duties include responsibility for implementing quality assurance procedures connected with this work.

Apex Envirotech, Inc., Lakewood, Colorado
(1995 - 1996)

Mr. Braun managed the Apex Envirotech Inc. office in Lakewood Colorado. He was involved with all phases of analysis and remediation of above ground (AST) and underground storage tank (UST) sites. As a licensed engineer he was responsible for the engineering designs and certified reports required by government agencies. He was responsible for all aspects of testing and remediation projects for locations

in that state. He assisted on technical and engineering issues for Apex offices located in other states.

Tierra Consultants, Inc., Lakewood, Colorado
(1982 - 1983)

As co-owner and geological engineer, Mr. Braun provided consulting engineering services for groups requiring geological property evaluation. He evaluated properties in the western United States for gold/silver potential, performed hydrogeological studies, dam and reservoir site evaluations and developed mine plans and environmental permitting. His responsibilities included devising sampling programs, mining plans, and geophysical studies; setting up and supervising drilling/trenching programs; and negotiating with property owners for contracts. His decisions and recommendations affected the generation of venture capital for mining projects. An example of one such sampling program was designed to test for heavy metals in alluvium located on a gravel bench on the south side of Rocky Flats, Colorado. A series of trenches were dug and samples of gravel taken. The material was then processed using gravity separation techniques.

Apache Energy and Minerals Co., Lakewood, Colorado
(1978 - 1982)

As a geologist/project engineer, Mr. Braun was involved in the assessment and acquisition of properties, which became the company's original property holdings. His responsibilities included evaluation of properties using exploration techniques such as photo geologic interpretation, geochemical sampling, field mapping, and geophysical surveys. After a property was acquired, his duties included property boundary surveying, development and execution of drilling and sampling programs, mine feasibility studies and reserve estimates. He determined property ownership, made lease/purchase arrangements, negotiated with landowners, acquired properties by claim staking, and participated in the marketing of properties. He evaluated properties for gold/silver, tin, copper, fluorite, barite, molybdenum, uranium, coal, oil shale, and oil and gas in Colorado, New Mexico, Wyoming Montana, Idaho, Nevada, Arizona, Utah, and California. He managed the re-opening of the Gold King Underground Mine in Silverton, Colorado. This mine contained a portal that has been caved. In order to gain access, equipment needed to be purchased, crews hired and permits acquired.

PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS

Professional Engineer, Colorado
Professional Engineer, Kansas
Certified Professional Geologist
Colorado Mining Association
Society for Mining, Metallurgy, and Exploration, Inc. (SME)

Who's Who in Environmental Registry for 1992

PUBLICATIONS

Braun, C.A., Martin, L.G., Blackburn, R.L., Fahy, M.F. and Spengler, R.W. 1995. Geologic and Fracture maps for the ARP-1 Study Area at Antler Ridge, Nye County, Nevada U.S. Geological Survey Open File Report.

Braun, C.A., Martin, L.G., Spengler, R.W. , Linden, R.M. , Blackburn, R.L., and Ross-Brown, D.M.. 1995. Detailed Geologic Mapping Along the Ghost Dance Fault, Yucca Mountain, Nevada. U.S. Geological Survey Open File Report.

Spengler, R.W., Braun, C.A., Martin, L.G., and Weisenberg, C.W., 1994. The Sundance Fault: A Newly Recognized Sheer Zone at Yucca Mountain, Nevada. U.S. Geological Survey Open-File Report 94-49.

Spengler, R.W., Braun, C.A., R.M. Linden, Martin, L.G., Ross-Brown, D.M., and Blackburn, R.L.. 1993. Structural Character of the Ghost Dance Fault, Yucca Mountain, Nevada. Proceedings of the Fourth International Conference, High-Level Radioactive Waste Management. American Nuclear Society, v. 1, pp. 653-659.

Braun, C.A., McEldowney, R.C., and Sherman, G., 1982. The New Mexico Gold Belt: Regional Structural Implications, Colorado Mining Association 1982 Yearbook, p. 136-151.

Note: List excludes numerous confidential reports that have been prepared for clients.

Appendix A

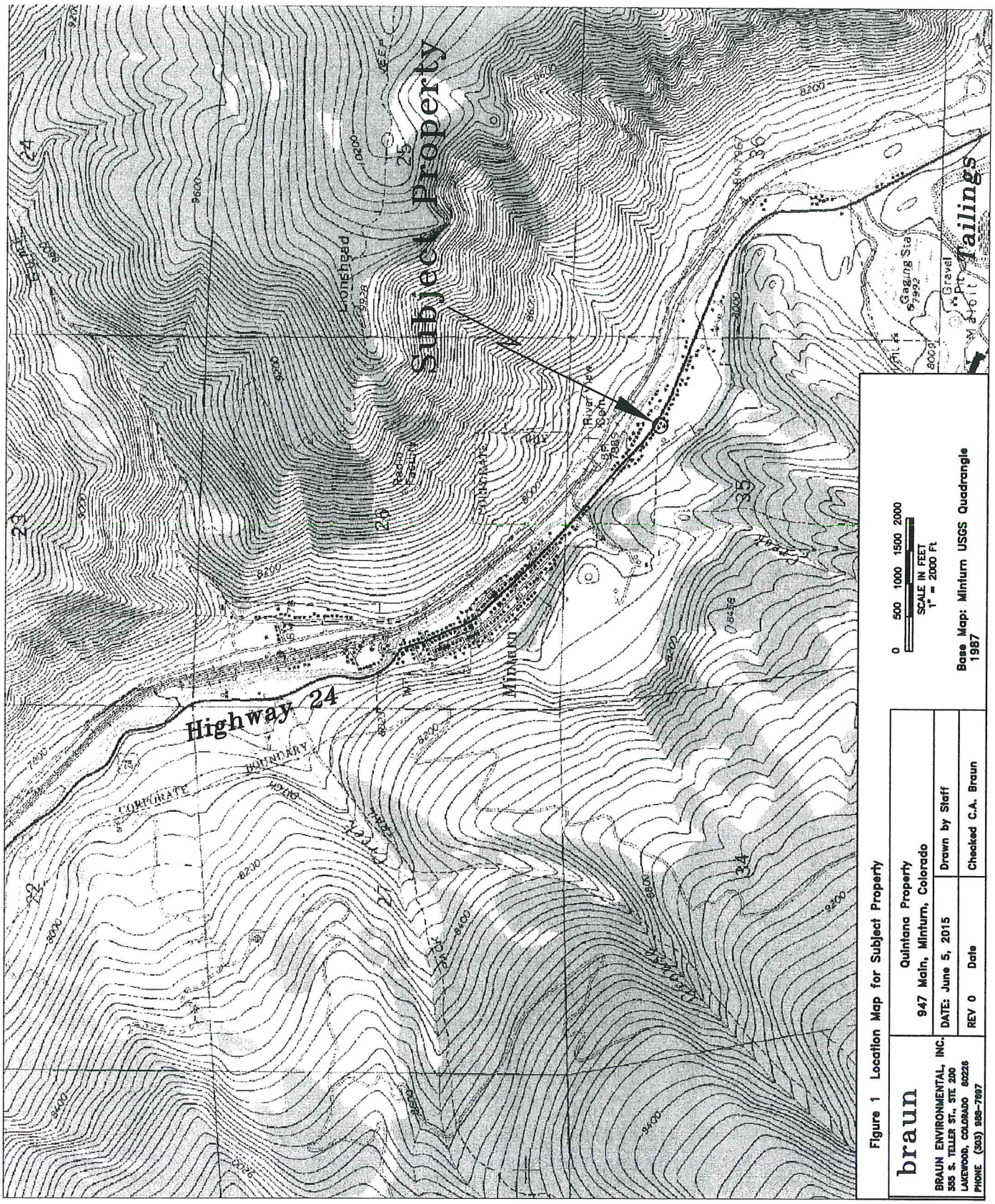


Figure 1 Location Map for Subject Property

braun	Quintana Property 947 Main, Minturn, Colorado	
BRAUN ENVIRONMENTAL, INC. 355 S. TELLER ST., STE 200 LAKEWOOD, COLORADO 80226 PHONE (303) 988-7697	DATE: June 5, 2015	Drawn by Staff
	REV 0 Date	Checked C.A. Braun

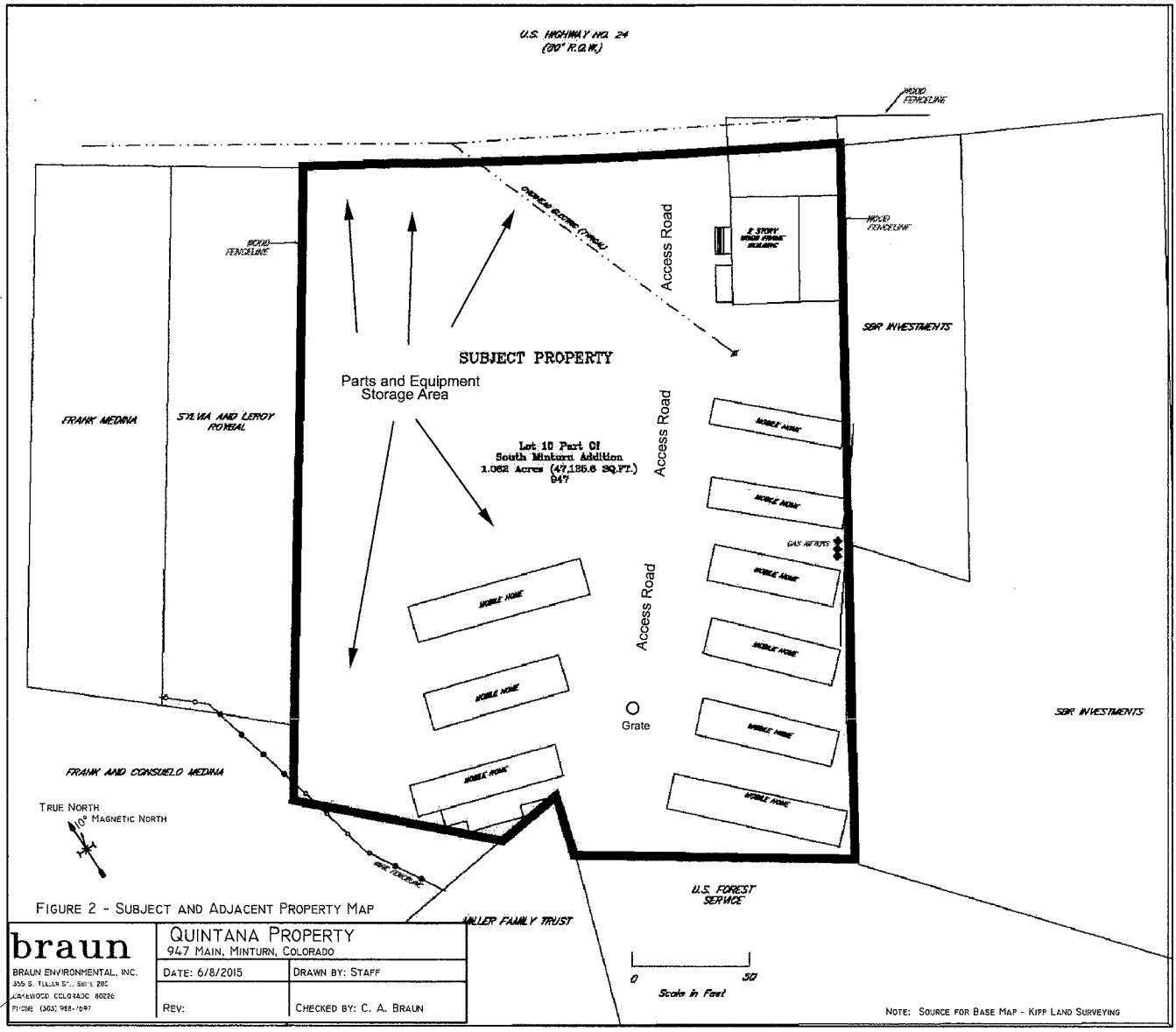
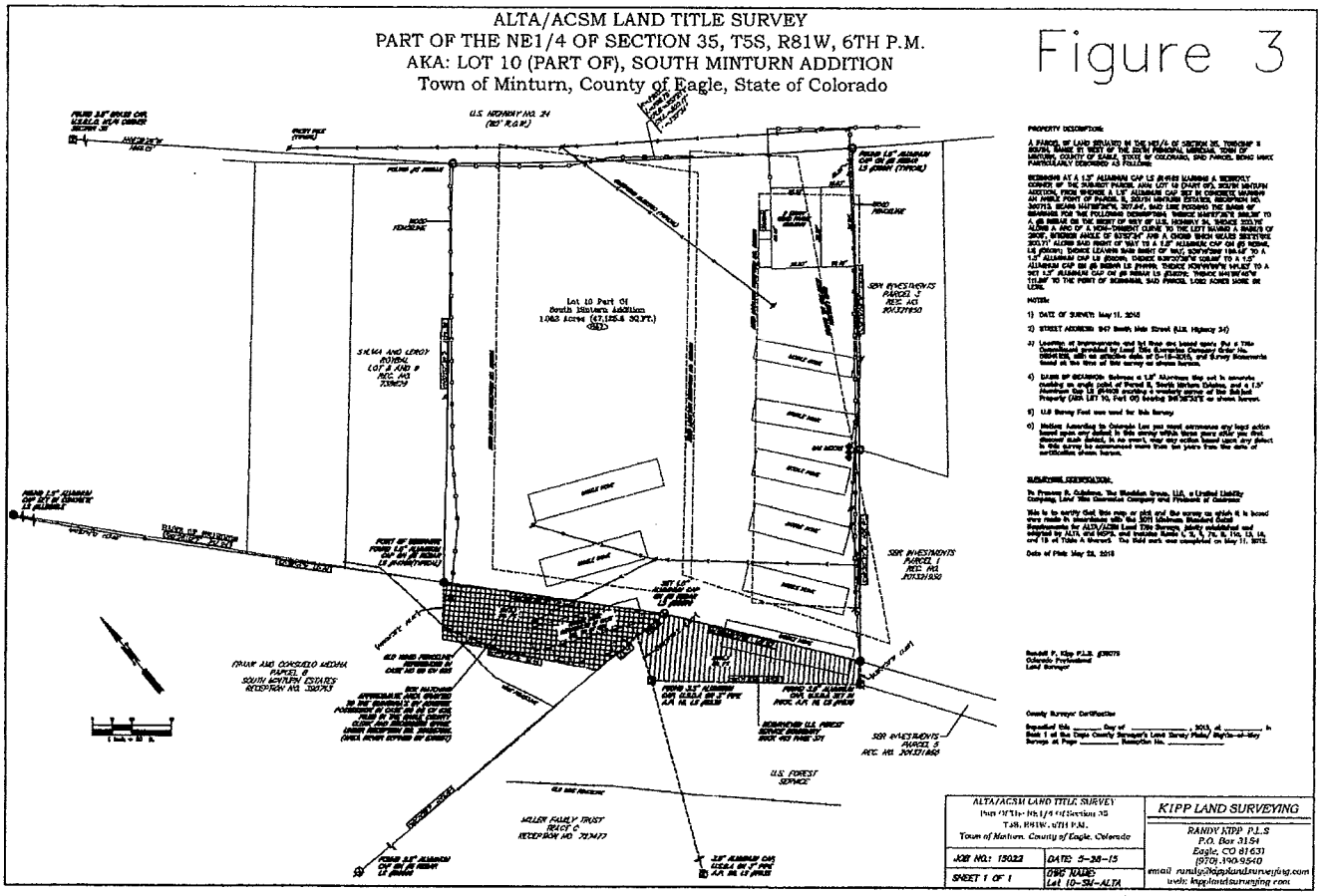


FIGURE 2 - SUBJECT AND ADJACENT PROPERTY MAP

braun	QUINTANA PROPERTY 947 MAIN, MINTURN, COLORADO	
BRAUN ENVIRONMENTAL, INC. 355 S. TELLER ST., SUITE 205 LAKEWOOD, COLORADO 80226 PHONE (303) 988-7697	DATE: 6/8/2015	DRAWN BY: STAFF
	REV:	CHECKED BY: C. A. BRAUN


ALTA/ACSM LAND TITLE SURVEY
PART OF THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
AKA: LOT 10 (PART OF), SOUTH MINTURN ADDITION
Town of Minturn, County of Eagle, State of Colorado
Figure 3
U.S. HIGHWAY NO. 24
Lot 10 Part Of
South Minturn Addition
1.063 Acres (47,125.6 SQ.FT.)
SHUMA AND LEROY
ROYBAL
LOT 8 AND 9
REC. NO.
SBR INVESTMENTS
PARCEL 1
REC. NO.
SBR INVESTMENTS
PARCEL 2
REC. NO.
SBR INVESTMENTS
PARCEL 5
REC. NO.
FRANK AND CONSUELO MEDINA
PARCEL B
SOUTH MINTURN ESTATES
RECEPTION NO. 390713
U.S. FOREST
SERVICE
MILLER FAMILY TRUST
TRACT C
RECEPTION NO. 737477
ALTA/ACSM LAND TITLE SURVEY
Part Of The NE1/4 Of Section 35
T5S, R81W, 6TH P.M.
Town of Minturn, County of Eagle, Colorado
JOB NO.: 15022
DATE: 5-28-15
SHEET 1 OF 1
DWG NAME:
Lot 10-SM-ALTA
KIPP LAND SURVEYING
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

Appendix B

Table A - List of Previous Property Owners
Title Research for Quintana Property - 947 Main, Minturn Colorado
Summary of Title Search Completed by Land Title
June 9, 2015

Date	Instrument	Book-Page	Grantor	Grantee	Description
8/11/1903 (?)	Patent	B48 P502	US Government	John Kollnig (sp	Portions Sec 35
7/28/1891	Patent	B106 P517	US Government	Benjanin Booco	Portions Sec 35
4/21/1939	W Deed	B131 P 30	Tipton	Nelson	Portion of Subject Property
6/30/1943	W Deed	B133 P179	Bergquist	Owen	Portion of Subject Property
6/30/1965	W Deed	B188 P345	Owen	Smith	Portion of south parcel
9/25/1968	W Deed	B213 P815	Owen	Quintana	Portion of Subject Property
2/28/1978	Annexation	B267 P397-397		Town of Minturn	Annexation of South Part of Town
12/14/1981	Annexation	B333 P351		Town of Minturn	Annexation of South Part of Town
5/7/1987	Survey	B469 P371	US Forest Service	NA	Subject Property Boundary
12/7/2009	Survey	26003	Fire Protection District		Map of District
5/24/2002	Court Order	799500	Fire Protection District		Court Order for District

STATE OF OHIO,)
)ss.
County of Guernsey,)

I, Samuel D Ross, a Notary Public within and for said County in the State aforesaid, do hereby certify that Geo. M. Wilso who is personally known to me to be the same person whose name is subscribed to the within Quit Claim Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of October, A. D. 1928.
My commission expires September 7th, 1930.

(NOTARIAL)
(SEAL)

Samuel D Ross
Notary Public.

State of Ohio,)
)ss.
County of Franklin.)

I. W. S. Freshwater, a Notary Public within and for said County in the State aforesaid, do hereby certify that Blanche L. Walters nee Wilson, appeared before me this day in person and acknowledged that she signed, sealed and delivered, the within Quit Claim Deed which bears her signature as she avers and is known to me, as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of October, A.D.1928.
My commission expires Dec. 1930

(NOTARIAL)
(SEAL)

W. S. Freshwater
Notary Public.
Franklin Co Ohio

Filed for record February 4, 1929 at 11:55 o'clock A.M., Nettie M. Cave, Recorder.
By Forrest M. Cave, Deputy.

No. 49906

THE UNITED STATES OF AMERICA,
To all to whom these Presents shall come, Greeting:

Certificate)
No. 713) WHEREAS Benjamin G. Booco of Eagle County Colorado has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Central City Colorado whereby it appears that full payment has been made by the said Benjamin G. Booco

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled, "An Act making further provision for the sale of the Public Lands" and the Acts supplemental thereto, for the South West quarter of the South East quarter of Section Twenty six and the North half of the North West quarter and the North West quarter of the North East quarter of Section thirty five in Township five South of Range eighty one West of the Sixth Principal Meridian in Colorado containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract has been purchased by the said Benjamin G. Booco

NOW KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, Have given and granted, and by these presents do give and grant unto the said Benjamin G. Booco
and to his heirs, the said Tract above described. To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Benjamin G. Booco
and to his heirs and assigns
forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF I, Benjamin Harrison
President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.
Given under my hand, at the City of Washington, the twenty eighth day of July, in the year of our Lord one thousand eight hundred and Ninety one, and of the Independence of the United States the One hundred and sixteenth

L.S.

By THE PRESIDENT: Benjamin Harrison
By Ellen Macfarland Asst, Secretary
I R. Conwell, Recorder, of the General Land Office,
Ad Interim

1328156

over

STATE OF COLORADO,)
County of Eagle)ss.

The foregoing instrument was acknowledged before me this 15th day of June, 1945 by Mrs. Pearl Kincaid
Witness my hand and official seal.
My commission expires My Commission expires November 29, 1947

(Notarial Seal) Charles S Merrill
Notary Public.

Filed for record the 20 day of June A. D. 1945 at 2:45 O'clock P. M. Mae Cox, Recorder.

No. 73193 WARRANTY DEED

Know all Men by these Presents, That I, ORA J. TIPTON and MARTHA TIPTON and SIGFRED NELSON AND ARTHUR NELSON of the County of Eagle and State of Colorado for the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION - - - Dollars, in hand paid, hereby sell and convey to E. E. OWEN of the County of Eagle and State of Colorado, the following real property situate in the County of Eagle and State of Colorado, to-wit:

The following tract or parcel of land situate in the NW¼ of the NE¼ of Section 35 in Township Five (5) South of Range Eighty-one (81) West of the Sixth (6th) Principal Meridian, and more particularly described as follows, to-wit:

Beginning at a point whence the Northwest corner of the NW¼ of the NE¼ of said Section 35, said Township and Range bears North 46° 26' West 1808.8 feet distant; thence South 41° 00' West 212 feet; North 41° 53' West 100 feet; thence North 41° 00' East 212 feet; thence South 49° 00' East 100 feet; to the point of beginning, being a tract of land approximately 212 feet by 100 feet wide.

with all its appurtenances and warrant the title to the same.

Signed and delivered this _____ day of April, A. D. 19 39.

IN THE PRESENCE OF)
_____)
_____)

Arthur Nelson
Sigfred Nelson
Martha Tipton
O J Tipton.

STATE OF COLORADO,)
County of Eagle)ss.

I, Helen Joxen, a Notary Public in and for said Eagle County, in the State aforesaid, do hereby certify that ORA J. TIPTON and MARTHA TIPTON and SIGFRED NELSON and ARTHUR NELSON, who are personally known to me to be the persons whose names, are subscribed to the foregoing deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, for the uses and purposes therein set forth.
Given under my hand and notarial seal, this 21st day of April, A. D. 1939.
My commission expires February 15, A. D. 1943.

(Notarial Seal) HELEN JOXEN, Notary Public
Eagle County, Colorado
My Commission expires Feb. 15, 1943

Helen Joxen
NOTARY PUBLIC.

Filed for record the 4 day of October, A. D. 1945 at 8:10 o'clock A. M. Mae Cox, Recorder

No. 75173 500-B—Revised WARRANTY DEED TO JOINT TENANTS—Out West Printing and Stationery Co., Colorado Springs, Colo. G1137

This Deed, Made this nineteenth day of June, in the year of our Lord one thousand nine hundred and forty-three between William Bergquist of the County of Los Angeles and State of ~~Colorado~~ California of the first part, and ELMER OWEN and ELSIE OWEN, of the County of Eagle and State of Colorado, of the second part;

Witnesseth, That the said part y of the first part, for and in consideration of the sum of ----One thousand one hundred and No/100---- Dollars, to the said part y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot s or parcel s of land, situate, lying and being in the County of Eagle and State of Colorado, to-wit:

That part or parcel of land lying and being Southerly of and adjacent to Colorado-U.S.Highway No. 24 in the Southeast Quarter of the Northeast Quarter (SE¼ of NE¼) of Section Thirty-five (35), in Township Five (5) South of Range Eighty-one (81) West of the Sixth (6th) Principal Meridian, in Eagle County, Colorado, and more particularly described as follows, to-wit:

Beginning at a point on the Southerly Right-of-Way boundary of Colorado-U.S. Highway No. 24 from which the North one quarter/ corner of Section 35, Twp. 5 S., R. 81 W., of the 6th P.M., bears North 46°46' West 1858.5 feet; thence South 29°11' West 248.0 feet; thence North 31°36' West 110.0 feet; thence North 41°00' East 212.0 feet to the Southerly Right-of-Way boundary of Colorado-U.S. Highway No. 24; thence along said Southerly Right-of-Way boundary of Colorado-U.S. Highway No. 24 on a 1°58' curve left 50.1 feet to the point of beginning.

Containing 16, 935 square feet, more or less.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said part y of the first part, for himself, his heirs, executors, and administrators, do es covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensealing and delivery of these presents, is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha s good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

William Bergquist (Seal)

Ruth Bergquist (Seal)

(Seal)

STATE OF ~~COLORADO~~ California, Los Angeles ss.
County of ~~Eagle~~

The foregoing instrument was acknowledged before me this 30th day of June, 19 43, by William Bergquist and Ruth Bergquist

Witness my hand and official seal.
My commission expires My Commission Expires January 29, 1946.
Mittie Thagard
Notary Public.

Notarial Seal

STATE OF COLORADO, County of Eagle } ss.

I, ... a Notary Public in and for said County, in the State aforesaid, do hereby certify that ..... who ..... personally known to me to be the person ..... whose name ..... subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that ..... signed, sealed and delivered the said instrument of writing as ..... free and voluntary act and deed, for the uses and purposes therein specified.

My notarial commission expires ....., A. D. 19....

Given under my hand and notarial seal, this ..... day of ....., A. D. 19....

Notary Public.

Filed for record the 29 day of April, A. D. 1947, at 3:10 o'clock P M.

Thomas F. McBreen Recorder.

By ..... Deputy.

345

330 Revised 1939. WARRANTY DEED TO JOINT TENANTS—The C. P. Hoskal Blank Book & Litho. Co. Denver, Colo.

This Deed, Made this 30th day of June in the year of our Lord one thousand nine hundred and sixty five between

ELMER OWEN and ELSIE OWEN

of the County of Eagle and State of Colorado, of the first part, and

EDWARD E. SMITH and PEGGY B. SMITH

of the County of Eagle and State of Colorado, of the second part;

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Thousand Nine Hundred Fifty Dollars---------- DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Eagle and State of Colorado, to-wit:

A portion of the Lot conveyed to Sellers by William Bergquist, described in a Deed recorded in Book 133, at Page 179, of the records in the Office of the Clerk and Recorder of Eagle County, Colorado, located in the SE ¼ of the NE ¼ of Sec. 35, T. 5 S, R. 81 W, of the 6th P. M.; the portion to be conveyed lying southerly and westerly of a line extended from side line to side line along and parallel to a rock wall presently located on the premises.

Reserving, however, to the Grantors herein, their heirs and assigns, an easement and right to use the sewer tanks and leaching fields located on the premises conveyed, for the use and benefit of the retained portion of said Lot, so long as said premises are occupied as a one-family residence.

DOCUMENTARY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except taxes for the year 1965 payable in 1966, which second parties assume and agree to pay.

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Elmer Owen (SEAL)

Harriet A. Trust Elsie Owen (SEAL)

(SEAL)

CERTIFICATE

State of Oregon

OFFICE OF THE SECRETARY OF STATE

I, CLAY MYERS, Secretary of State of the State of Oregon, and Custodian of the Seal of said State, do hereby certify:

THAT Janice Frank, a Notary Public in and for the State of Oregon was on the 19th day of August, 19 65, duly commissioned as such by the Governor of the State of Oregon for the term ending at midnight on the 18th day of August, 19 69 and that ~~he~~ she is a duly qualified Notary Public with full power and authority to take acknowledgments of all instruments in writing and to administer oaths, and that full faith and credit should be given to ~~his~~ her official acts as Notary Public aforesaid.

I FURTHER CERTIFY THAT I have carefully compared the signature and seal of this Notary Public as it appears on the annexed document, with ~~his~~ her official signature and seal on file in this office and believe them to be genuine.

AND I FURTHER CERTIFY THAT the office of the Secretary of State is an office of record and that the Secretary of State is the custodian of the records and files showing the appointment of Notaries Public by the Governor of the State of Oregon and the qualifications of such appointees thereunder, and duly qualified by law to make certifications of said appointments and qualifications of Notaries Public of the State of Oregon.

In Testimony Whereof, I have hereunto set my hand and affixed hereto the Seal of the State of Oregon.

Done at the Capitol at Salem, Oregon, this 25th day of September, A. D. 19 68.

CLAY MYERS, Secretary of State

By _____ Assistant Secretary of State

Recorded at ..... o'clock ..... M., ...

Reception No. ..... Recorder.

RECORDER'S STAMP

THIS DEED, Made this 17th day of September, 19 , between

ELSIE J. OWEN and ELMER E. OWEN

of the County of Eagle and State of Colorado, of the first part, and

ISIDORE QUINTANA and FRANCES QUINTANA

of the County of Eagle and State of Colorado, of the second part:

WITNESSETH, that the said part of the first part, for and in consideration of the sum of

TEN DOLLARS and other valuable consideration---------- DOLLARS,

to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lots or parcels of land, situate, lying and being in the County of Eagle and State of Colorado, to wit:

That portion of the following described tract of land which lies within the SE¼NE¼ Section 35 Tp. 5 S., R81 W.,6th P.M.:

That portion or parcel of land lying and being Southerly of and adjacent to Colorado U.S. Highway No. 24 in the SE¼NE¼ of Section 35, in Tp. 5 S., R. 81 W., 6th P.M., in Eagle County, Colorado, and more particularly described as follows, to-wit:

Beginning at a point on the Southerly right of way boundary of Colorado U.S. Highway No. 24 from which the N¼ corner of Section 35, Tp. 5 S., R. 81 W., 6th P.M., bears North 46°46' West 1858.5 feet; thence South 29°11' West 248.0 feet; thence North 31°36' West 110.0 feet; thence North 41°00' East 212.0 feet to the Southerly right of way boundary of Colorado U.S. Highway No. 24; thence along said Southerly right of way boundary of Colorado U.S. Highway No. 24 on a 1°58' curve left 50.1 feet to the point of beginning.

EXCEPT all entries pertaining to Document No. 73193.

STATE DOCUMENTARY FEE

OCT 09 1968

0.52

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

No. 768. WARRANTY DEED—To Joint Tenants.—Bradford Publishing Co., 1624-48 Stout Street, Denver, Colorado

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said part ies of the first part, for them sel ves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and ha ve good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature, soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Elsie J. Owen [SEAL]

Elmer E Owen [SEAL]

[SEAL]

STATE OF ~~COLORADO~~, OREGON
County of Marion } ss.

The foregoing instrument was acknowledged before me this 25th day of September 19 68, by ELSIE J. OWEN AND ELMER E. OWEN

My commission expires August 19, 1969. Witness my hand and official seal.

JANICE FRANK NOTARY PUBLIC

Janice Frank
Notary Public.

If by natural person or persons here insert name or names; if by persons acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

No.

WARRANTY DEED
JOINT TENANTS

TO

STATE OF COLORADO, } ss.
County of

I hereby certify that this instrument was filed for record in my office this day of , 19 , at o'clock M., and duly recorded in Book Page

Recorder.

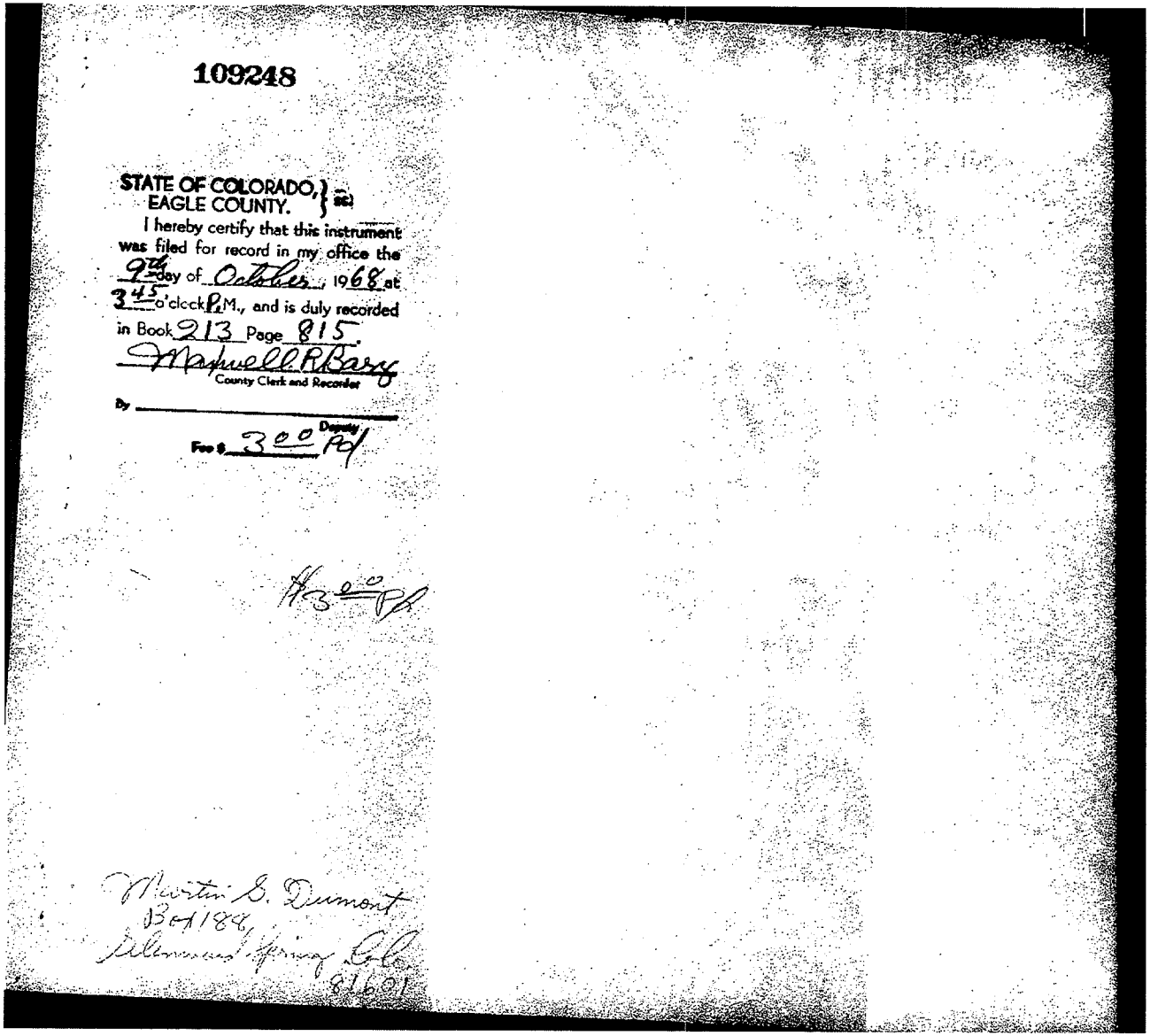
By Deputy.

Fees, $

Mail to: (or return to)

Send future tax statements to:

11-67 BANCROFT PUBLISHING CO., DENVER



109248

STATE OF COLORADO, }
EAGLE COUNTY. } ss:

I hereby certify that this instrument was filed for record in my office the 9th day of October, 1968 at 3:45 o'clock P.M., and is duly recorded in Book 213 Page 815.

Maxwell R. Barry
County Clerk and Recorder

By _____ Deputy

Fee $ 3.00 Pd

#3.00 Pd

Martin D. Dumont
Box 188,
Glenwood Springs, Colo.
81601

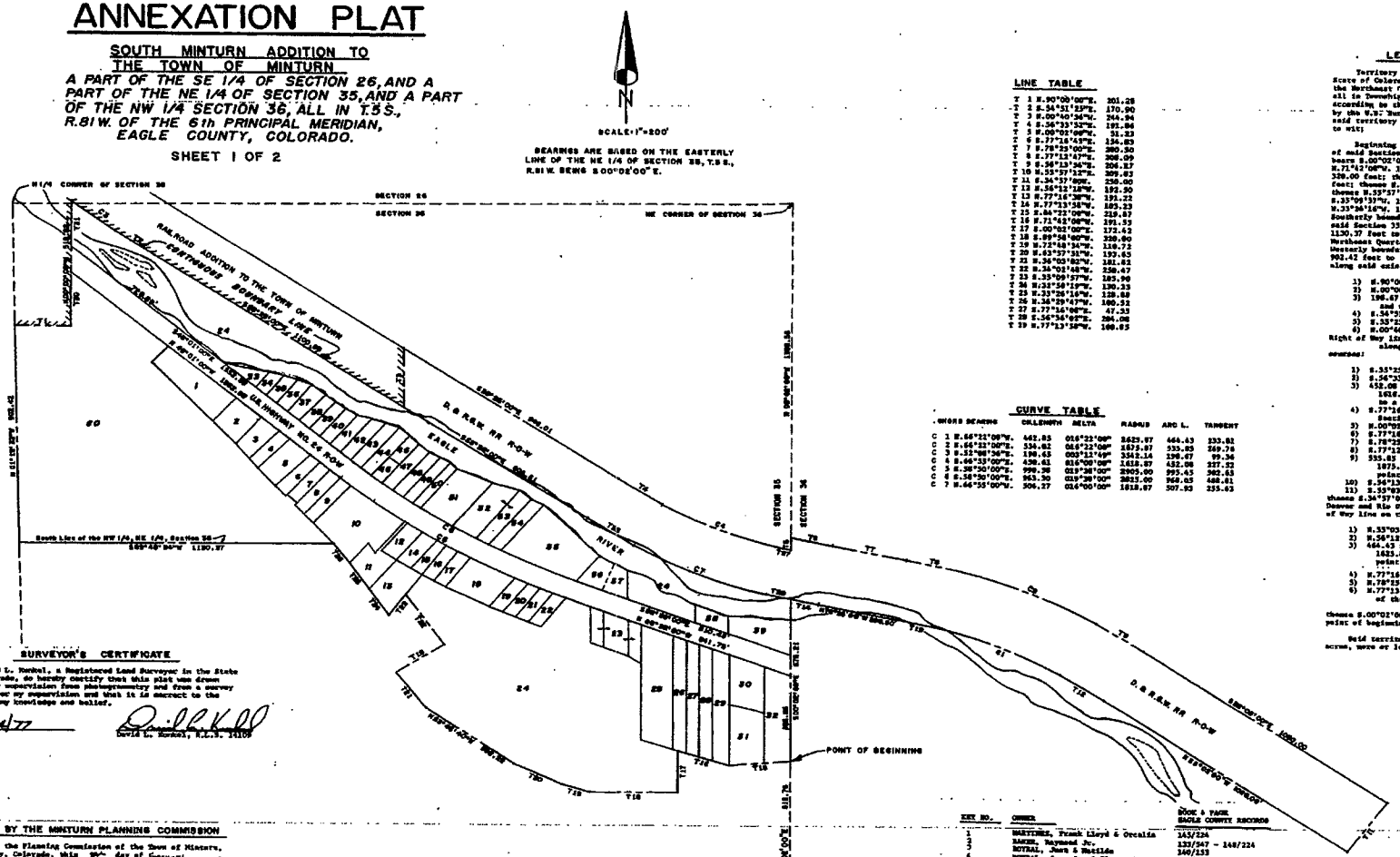
ANNEXATION PLAT

SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN

A PART OF THE SE 1/4 OF SECTION 26, AND A PART OF THE NE 1/4 OF SECTION 35, AND A PART OF THE NW 1/4 SECTION 36, ALL IN T.5 S., R.81 W. OF THE 6th PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO.

SHEET 1 OF 2

267/397



LINE TABLE

T 1	N.90°00'00"E.	201.28
T 2	S.34°31'13"E.	170.90
T 3	N.00°40'34"W.	244.84
T 4	S.25°33'52"E.	191.84
T 5	N.00°02'00"E.	31.83
T 6	S.77°16'43"E.	134.83
T 7	S.78°25'00"E.	280.50
T 8	S.77°12'47"E.	208.09
T 9	S.56°13'56"E.	306.17
T 10	N.33°57'17"E.	309.83
T 11	S.34°57'00"E.	230.00
T 12	N.56°13'18"E.	192.50
T 13	N.77°16'38"W.	191.22
T 14	N.77°13'38"W.	185.23
T 15	S.84°31'13"E.	219.87
T 16	N.71°42'00"W.	191.53
T 17	S.00°02'00"E.	172.62
T 18	S.89°58'00"W.	208.00
T 19	N.77°48'34"W.	110.72
T 20	N.63°57'31"W.	193.65
T 21	N.26°03'02"W.	181.82
T 22	N.34°03'48"W.	258.47
T 23	S.33°09'19"W.	185.90
T 24	N.33°58'19"W.	130.33
T 25	S.33°25'16"W.	128.58
T 26	N.34°59'47"W.	100.51
T 27	S.77°16'08"E.	47.35
T 28	S.56°34'00"E.	384.08
T 29	N.77°13'38"W.	160.85

CURVE TABLE

	CHORD BEARING	CHLENGTH	DELTA	RADIUS	ARC L.	TANGENT
C 1	N.66°22'08"W.	442.85	016°22'08"	1625.87	444.43	223.81
C 2	N.66°33'00"E.	334.62	016°32'08"	1673.87	335.85	169.78
C 3	N.52°48'56"E.	190.43	030°13'49"	3342.14	196.87	99.36
C 4	S.66°33'00"E.	430.61	016°00'08"	1618.87	432.08	217.52
C 5	N.58°30'00"E.	990.38	019°38'00"	2905.00	995.45	502.63
C 6	S.58°30'00"E.	963.50	019°38'00"	2825.00	968.05	488.81
C 7	N.66°55'00"W.	306.27	016°00'00"	1618.87	307.83	155.43

LEGAL DESCRIPTION

Territory to be annexed in the Town of Minturn, in the County of Eagle, State of Colorado, located within the Southeast Quarter of Section 26, and the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 5 South, Range 81 West of the Sixth Principal Meridian according to the Dependent Resurvey of said Township and Range as approved by the U.S. Surveyor General in Denver, Colorado, on September 13, 1943, said territory to be annexed being more particularly described as follows, to wit;

Beginning at a point on the East boundary line of the Northeast Quarter of said Section 35, whence the Northeast Corner of said Northeast Quarter bears S.00°02'00"E. 315.76 feet; thence S.84°31'00"W. 319.87 feet; thence N.71°42'00"W. 191.53 feet; thence S.00°02'00"E. 172.62 feet; thence S.89°58'00"W. 328.00 feet; thence N.77°48'34"W. 110.72 feet; thence N.63°57'31"W. 193.65 feet; thence S.33°46'40"W. 369.22 feet; thence N.26°03'02"W. 181.82 feet; thence N.33°57'17"E. 309.83 feet; thence N.34°03'48"W. 258.34 feet; thence N.33°09'19"W. 185.90 feet; thence N.33°58'19"W. 130.33 feet; thence N.33°36'16"W. 128.86 feet; thence N.34°59'47"W. 100.51 feet to a point on the Southerly boundary line of the Northwest Quarter of the Northeast Quarter of said Section 35; thence S.89°58'34"W. and along said Southerly boundary line 1130.37 feet to the Southwesterly Corner of the Northeast Quarter of the Northwest Quarter of said Section 35; thence N.01°19'32"W. and along the Westerly boundary line of said Northeast Quarter of the Northwest Quarter, 902.42 feet to the existing boundary line of the Town of Minturn; thence along said existing boundary line on the following six courses:

1) S.90°00'00"E. 201.28 feet;
2) N.00°00'00"E. 313.83 feet to a point on a curve;
3) 196.47 feet along a curve to the left whose radius is 3343.14 feet and whose chord bears S.32°08'36"E. 196.65 feet;
4) S.34°31'13"E. 170.90 feet;
5) S.33°25'00"E. 1190.89 feet;
6) S.00°48'39"W. 344.96 feet to the Northeasterly Right of Way line of Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Northeasterly Right of Way line on the following eleven courses:

1) S.33°25'00"E. 946.01 feet;
2) S.56°35'52"W. 191.88 feet;
3) 452.08 feet along a non-tangent curve to the left whose radius is 1616.87 feet and whose long chord bears S.66°55'00"E. 450.61 feet to a point of non-tangency;
4) S.77°16'08"E. 47.35 feet to the Easterly boundary line of said Section 35;
5) N.00°02'00"E. and along said Easterly boundary line 31.25 feet;
6) S.77°16'43"E. 134.83 feet;
7) S.78°25'00"E. 280.50 feet;
8) S.77°12'47"E. 208.09 feet;
9) 535.85 feet along a non-tangent curve to the right whose radius is 1875.87 feet and whose chord bears S.66°22'00"E. 534.02 feet to a point of non-tangency;
10) S.56°13'56"E. 306.17 feet;
11) S.33°57'00"E. 1090.00 feet;

thence S.34°57'00"W. 230.00 feet to the Southwesterly Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Southwesterly Right of Way line on the following six courses:

1) N.33°03'00"W. 1090.00 feet;
2) N.56°13'18"E. 192.50 feet;
3) 464.43 feet along a non-tangent curve to the left whose radius is 1625.87 feet and whose chord bears S.66°22'00"E. 462.85 feet to a point of non-tangency;
4) N.77°16'38"W. 191.22 feet;
5) N.78°25'00"W. 280.50 feet;
6) N.77°13'38"W. 103.23 feet to a point on the Easterly boundary line of the Northeast Quarter of said Section 35;

thence S.00°02'00"E. and along said Easterly boundary line 676.21 feet to the point of beginning.

Said territory to be annexed contains 3,731,372 square feet or 85.661 acres, more or less.

Prepared By
JOHNSON AND KUNKEL
LAND SURVEYING CO.

SURVEYOR'S CERTIFICATE

I, David L. Kunkel, a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was drawn under my supervision from photogrammetry and from a survey done under my supervision and that it is correct to the best of my knowledge and belief.

10/4/77
Date

David L. Kunkel, L.S. 24109

APPROVAL BY THE MINTURN PLANNING COMMISSION

Approved by the Planning Commission of the Town of Minturn, Eagle County, Colorado, this 26th day of October, A.D., 1978.

Chairman

APPROVAL BY THE TOWN OF MINTURN

Approved by the Council of the Town of Minturn, Eagle County, Colorado, by Ordinance No. 4/77 Witness My Hand and the Corporate Seal of the Town of Minturn, County of Eagle, Colorado, this 2nd day of November, A.D., 1978.

Mayor

Clerk of the Town of Minturn

163774 CCC

CLERK & RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record in the office of the Clerk and Recorder of Eagle County, Colorado, at 10 o'clock, A.M., this 1st day of March, A.D., 1978. Recorded in Book 327 at Page 497 Map Case ___, Drawer M Reception Number 163774.

Clerk and Recorder of Eagle County

By Deputy

#26.00

KEY NO.	OWNER	BOOK & PAGE EAGLE COUNTY RECORDS
1	MARTINEZ, Frank Lloyd & Orcalia	145/224
2	BAKER, Raymond Jr.	133/547 - 148/224
3	ROYBAL, Juan & Matilda	140/153
4	ROYBAL, Juan Jr. & Eleana R.	224/329
5	RENDON, Isaac & Francis P.	183/183
6	CASADA, Joe F & Hallie	181/447
7	GUSTAFSON, W.E. & Lois	161/435
8	MEDINA, Silas & Olympia	213/536
9	ROYBAL, Sylvia	168/571
10	QUINTANA, Isidore O. & Francis R.	229/773 - 213/815
11	FISHER, Martin S. & Rose	
12	RIVERA, Jesse F.	126/456
13	TORRES, Marvin O. & Barbara	211/542
14	GALLEGOS, Glen & Diana	245/525
15	TRUJILLO, Juan C. & Rita L.	213/537
16	SALAZAR, Floyd Dennis & Florence	168/237
17	SALAZAR, George R. & Elsie	214/445
18	TROUP, Marvin C. & Barbara	211/542
19	RIVERA, Ginto & Virginia	165/625
20	MEDINA, Bonnie Arlene	230/783
21	MEDINA, Tobias & Beatrice C.	230/781
22	MARTINEZ, Emily M.	240/566 - 230/782
23	ESPARZA, Pat F. & Placida M.	190/918
24	VAIL ASSOCIATES	229/94
25	MEDINA, Esteve	140/99
26	VIGIL, Firstwer & Adenelia	140/305
27	GORDON, Ortmon & Betty L.	121/373
28	GORDON, Ortmon & Betty L. and	243/21
	MORELAND, Dorothy J.	
29	HANSON, Arthur R.	199/409
30	SMILEN, Homer F. & Dorothy	115/193
31	GATES, Walter J.	131/337
32	VAIL ASSOCIATES	229/94
33	CLARK, Eugene	144/323
34	PINKOSKY, Vernie & Mary E.	222/371
35	VALDEZ, Alvaro R. & Rosalie J.	232/89
36	MEDINA, Frank & Velma	240/927
37	ANDERSON, A.	126/372
38	MONTOYA, Don & Cesaria F.	115/581
39	GIBSON, Ronald & Mabel C.	221/343 - 126/28
40	MONTOYA, Tito & Viola	177/19
41	SALAS, Oswaldo & Dulcinea	186/193
42	GALLEGOS, Anastacio & Carmen	199/181
43	SIERRENOS, Napolito, Eleanor, George	245/900
44	SIERRENOS, Napolito & Clarevera	145/383
45	VASQUEZ, Ursula & Emilio	145/311
46	VARNEZ, Joe D. & Mercy R.	199/493
47	MARTINEZ, Agapiando G., et al	197/545
48	TRUJILLO, Edward & Rosela	139/381
49	LOPEZ, Estevan & Bernie	165/539
50	VASQUEZ, Majorie & Emilio	145/545
51	LUCERO, Tony & Rosela	145/99
52	MANZANARES, M.	151/49
53	MANZANARES, M.	148/543
54	BARELA, Patricio	108/65
55	MARTEZ, Joseph S. & Charlene	248/367
56	SANDOVAL, Ismael & Flora C.	215/525
57	VIGIL, Patricio	146/331
58	VALDEZ, Walter F. & Lucille M.	225/612
59	VAIL ASS, Dorothy	223/548
60	HERNANDEZ, Ramon	108/449

ANNEXATION PLAT

SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN

A PART OF THE SE 1/4 OF SECTION 26 AND A PART OF THE NE 1/4 OF SECTION 35, AND A PART OF THE NW 1/4 OF SECTION 36, ALL IN T.5S., R.81W. OF THE 6th PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO.

SHEET 2 OF 2

SCALE: 1"=100'
EAGLE RIVER
U.S. HIGHWAY NO. 24 R.O.W
D. & R.G.W. R.R. R.O.W
POINT OF BEGINNING
SE COR., NE 1/4, SEC. 35 T5S, R.81W.
S89°55'30"E 388.01'
S89°55'30"E 388.01'
S89°55'30"E 388.01'

ORDINANCE NO. 159

Series of 1978

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE TOWN OF MINTURN

WHEREAS, there was heretofore filed with the Town Clerk of the Town of Minturn, a Petition for annexation of certain property hereinbelow described; and

WHEREAS, the Board of Trustees has heretofore reviewed the Petition, held a public hearing thereon, and adopted a resolution with respect to the annexation of said property and further the Board of Trustees has determined that said property meets the statutory requirements and is eligible for annexation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MINTURN, COLORADO:

Section 1. The following described property be and the same hereby is annexed to the Town of Minturn:

Section 2. Adopted as an emergency ordinance effective March 2, 1978.

See Exhibit "A" attached hereto and made a part hereof.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 28th day of February, 1978.

TOWN OF MINTURN

Harold R Bellm
Mayor

ATTEST:

Pauline Lee Unger
Town Clerk

Territory to be annexed to the Town of Minturn in the County of Eagle, State of Colorado, located within the Southeast Quarter of Section 26, and the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 5 South, Range 81 West of the Sixth Principal Meridan according to the Dependent Resurvey of said Township and Range as approved by the U. S. Surveyor General in Denver, Colorado, on September 13, 1943, said territory to be annexed being more particularly described as follows, to wit;

Beginning at a point on the East boundary line of the Northeast Quarter of said Section 35, whence the Southeast Corner of said Northeast Quarter bears S.00°02'00"E. 515.76 feet; thence S.84°22'00"W. 219.87. feet; thence N.71°42'08"W. 191.53 feet; thence S.00°02'00"E. 172.42 feet; thence S.89°58'00"W. 320.00 feet; thence N.72°48'34"W. 110.72 feet; thence N.63°57'51"W. 193.65 feet; thence N.53°46'40"W. 389.22 feet; thence N.36°03'02"W. 181.82 feet; thence N.55°57'12"E 209.83 feet; thence N.34°02'48"W. 250.24 feet; thence S.35°09'57"W. 105.90 feet; thence N.32°58'19"W. 130.33 feet; thence N.33°26'16"W. 128.88 feet; thence N.36°29'47"W. 100.52 feet to a point on the Southerly boundary line of the Northwest Quarter of the Northeast Quarter of said Section 35; thence S.89°49'34"W. and along said Southerly boundary line 1130.37 feet to the Southwesterly Corner of the Northwest Quarter of the Northeast Quarter of said Section 35; thence N.01°19'32"W. and along the Westerly boundary line of said Northwest Quarter of the Northeast Quarter, 902.42 feet to the existing boundary line of the Town Minturn; thence along said existing boundary line of the following courses:

1) N.90°00'00"E. 201.28 feet;
2) N.00°00'00"W. 515.83 feet to a point on a curve;
3) 198.67 feet along a curve to the left whose radius is 3542.14 feet and whose chord bears S.52°08'36"E. 198.65 feet;
4) S.54°51'25"E. 170.90 feet;
5) S.55°25'00"E. 1100.89 feet;
6) N.00°40'36"W. 244.94 feet to the Northeasterly Right of Way line of Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Northeaste Right of Way line on the following eleven courses:

1) S.55°25'00"E. 946.01 feet;
2) S.56°33'52"E. 191.86 feet;
3) 452.08 feet along a non-tangent curve to the left whos radius is 1618.87 feet and whose long chord bears S.66°55'00"E. 450.61 feet to a point of non-tangency,
4) S.77°16'08"E. 47.35 feet to the Easterly boundary lin of said Section 35;
5) N.00°02'00"W. and along said Easterly boundary line 51.23 feet;
6) S.77°16'43"E. 154.83 feet;
7) S.78°25'00"E. 280.50 feet;
8) S.77°12'47"E. 208.09 feet;
9) 535.85 feet along a non-tangent curve to the right whos radius is 1875.87 feet and whose chord bears S.66°22'0 534.02 feet to a point of non-tangency;
10) S.56°13'56"E. 206.17 feet;
11) S.55°03'00"E. 1090.00 feet; thence S.34°57'00"W. 250.0 feet to the Southwesterly Right of Way line of the Den and Rio Grande Western Railroad; thence along said Sou westerly Right of Way line on the following six cours

ORDINANCE NO. 159

Series of 1978

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE TOWN OF MINTURN

WHEREAS, there was heretofore filed with the Town Clerk of the Town of Minturn, a Petition for annexation of certain property hereinbelow described; and

WHEREAS, the Board of Trustees has heretofore reviewed the Petition, held ~~at~~ a public hearing thereon, and adopted a resolution with respect to the annexation of said property and further the Board of Trustees has determined that said property meets the statutory requirements and is eligible for annexation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MINTURN, COLORADO:

Section 1. The following described property be and the same hereby is annexed to the Town of Minturn:

Section 2. Adopted as an emergency ordinance effective March 2, 1978.

See Exhibit "A" attached hereto and made a part hereof.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 28th day of February, 1978.

TOWN OF MINTURN

Harold R Bullen
Mayor

ATTEST:

Debbie Lee Unger
Town Clerk

LEGAL DESCRIPTION

Territory to be annexed to the Town of Minturn in the County of Eagle, State of Colorado, including parts of the Southeast Quarter of Section 25, and the Northeast Quarter of Section 36, and the Northwest Quarter of Section 36, all in Township 5 South, Range 81 West of the Sixth Principal Meridan according to the Dependent Resurvey of said Township and Range as approved by the U. S. Surveyor General in Denver, Colorado, on September 13, 1943, said territory to be annexed being more particularly described as follows, to wit;

Beginning at a point on the East boundary line of the Northeast Quarter of said Section 35, whence the Southeast Corner of said Northeast Quarter bears S.00°02'00"E. 515.76 feet; thence S.84°22'00"W. 219.87. feet; thence N.71°42'08"W. 191.53 feet; thence S.00°02'00"E. 172.42 feet; thence S.89°58'00"W. 320.00 feet; thence N.72°48'34"W. 110.72 feet; thence N.63°57'51"W. 193.65 feet; thence N.53°46'40"W. 389.22 feet; thence N.36°03'02"W. 181.82 feet; thence N.55°57'12"E. 209.83 feet; thence N.34°02'48"W. 250.24 feet; thence S.35°09'57"W. 105.90 feet; thence N.32°58'19"W. 130.33 feet; thence N.33°26'16"W. 128.88 feet; thence N.36°29'47"W. 100.52 feet to a point on the Southerly boundary line of the Northwest Quarter of the Northeast Quarter of said Section 35; thence S.89°49'34"W. and along said Southerly boundary line 1130.37 feet to the Southwesterly Corner of the Northwest Quarter of the Northeast Quarter of said Section 35; thence N.01°19'32"W. and along the Westerly boundary line of said Northwest Quarter of the Northeast Quarter, 902.42 feet to the existing boundary line of the Town of Minturn; thence along said existing boundary line of the following six courses:

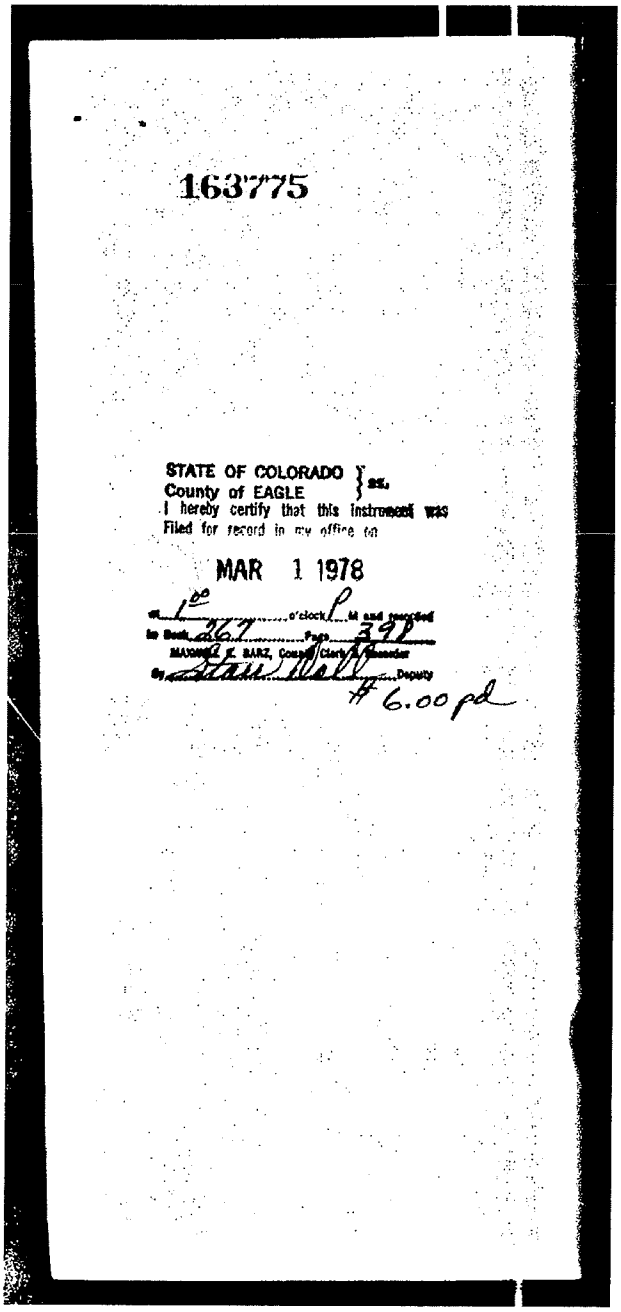
1) N.90°00'00"E. 201.28 feet;
2) N.00°00'00"W. 515.83 feet to a point on a curve;
3) 198.67 feet along a curve to the left whose radius is 3542.14 feet and whose chord bears S.52°08'36"E. 198.65 feet;
4) S.54°51'25"E. 170.90 feet;
5) S.55°25'00"E. 1100.89 feet;
6) N.00°40'36"W. 244.94 feet to the Northeasterly Right of Way line of Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Northeaste Right of Way line on the following eleven courses:

1) S.55°25'00"E. 946.01 feet;
2) S.56°33'52"E. 191.86 feet;
3) 452.08 feet along a non-tangent curve to the left whos radius is 1618.87 feet and whose long chord bears S.66°55'00"E. 450.61 feet to a point of non-tangency;
4) S.77°16'08"E. 47.35 feet to the Easterly boundary lin of said Section 35;
5) N.00°02'00"W. and along said Easterly boundary line 51.23 feet;
6) S.77°16'43"E. 154.83 feet;
7) S.78°25'00"E. 280.50 feet;
8) S.77°12'47"E. 208.09 feet;
9) 535.85 feet along a non-tangent curve to the right whos radius is 1875.87 feet and whose chord bears S.66°22'00 534.02 feet to a point of non-tangency;
10) S.56°13'56"E. 206.17 feet;
11) S.55°03'00"E. 1090.00 feet; thence S.34°57'00"W. 250.00 feet to the Southwesterly Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Southwesterly Right of Way line on the following six courses:

Legal Description (continued)

1) S.55°03'00"W. 3000.00 feet;
2) N.56°12'18"W. 192.90 feet;
3) 464.43 feet along a non-tangent curve to the left whose radius is 1629.87 feet and whose chord bears N.66°22'00"W. 462.85 feet to a point of non-tangency;
4) N.77°16'38"W. 191.22 feet;
5) N.78°25'00"W. 280.50 feet;
6) N.77°13'58"W. 103.23 feet to a point on the Easterly boundary line of the Northeast Quarter of said Section 35; thence S.00°02'00"E. and along said Easterly boundary line 676.21 feet to the point of beginning.

Said territory to be annexed contains 3,731,372 square feet or 85.661 acres, more or less.



163775

STATE OF COLORADO }
County of EAGLE } ss.
I hereby certify that this instrument was
Filed for record in my office on

MAR 1 1978

at 1:00 o'clock P M and recorded
in Book 267 Page 398
MAXWELL E. BARZ, County Clerk & Recorder
By Stan Wall Deputy
#6.00 pd

Book 333
Page 351
229707 Recorded at 11:00 AM Dec 14 1981 Fee:$9.00pd
Recorder Johnnette Phillips Eagle County

ORDINANCE NO. 159

Series of 1978

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE TOWN OF MINTURN

WHEREAS, there was heretofore filed with the Town Clerk of the Town of Minturn, a Petition for annexation of certain property hereinbelow described; and

WHEREAS, the Board of Trustees has heretofore reviewed the Petition, held a public hearing thereon, and adopted a resolution with respect to the annexation of said property and further the Board of Trustees has determined that said property meets the statutory requirements and is eligible for annexation;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MINTURN, COLORADO:

Section 1. The following described property be and the same hereby is annexed to the Town of Minturn:

See Exhibit "A" attached hereto and made a part hereof.

Section 2. Adopted as an amergency ordinance effective March 2, 1978.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 28th day of February, 1978.

TOWN OF MINTURN

Harold R Bellm
Mayor

ATTEST:

Darlene Lee Unger
Town Clerk

Legal Description (Continued)

1) N.55°03'00"W. 1090.00 feet;
2) N.56°12'18"W. 192.50 feet;
3) 464.43 feet along a non-tangent curve to the left wh
radius is 1625.87 feet and whose chord bears N.66°2
462.85 feet to a point of non-tangency;
4) N.77°16'38"W. 191.22 feet;
5) N.79°25'00"W. 280.50 feet;
6) N.77°13'58"W. 103.23 feet to a point on the Easterly
boundary line of the Northeast Quarter of said Sect
thence S.00°02'00"E. and along said Easterly bounda
line 676.21 feet to the point of beginning.

Said territory to be annexed contains 3,731,372 square
85.661 acres, more or less.

EXHIBIT A
LEGAL DESCRIPTION

Territory to be annexed to the Town of Minturn in the Cou Eagle, State of Colorado, located within the Southeast Quarter of S. 26, and the Northeast Quarter of Section 35, and the Northwest Quart Section 36, all in Township 5 South, Range 81 West of the Sixth Prin Meridan according to the Dependent Resurvey of said Township and Ran approved by the U. S. Surveyor General in Denver, Colorado, on Septe 13, 1943, said territory to be annexed being more particularly descri as follows, to wit;

Beginning at a point on the East boundary line of the North- east Quarter of said Section 35, whence the Southeast Corner of said Northeast Quarter bears S.00°02'00"E. 515.76 feet; thence S.84°22'00" 219.87. feet; thence N.71°42'08"W. 191.53 feet; thence S.00°02'00"E. 172.42 feet; thence S.89°58'00"W. 320.00 feet; thence N.72°48'34"W. 110.72 feet; thence N.63°57'51"W. 193.65 feet; thence N.53°46'40"W. 389.22 feet; thence N.36°03'02"W. 181.82 feet; thence N.55°57'12"E. 209.83 feet; thence N.34°02'48"W. 250.24 feet; thence S.35°09'57"W. 105.90 feet; thence N.32°58'19"W. 130.33 feet; thence N.33°26'16"W. 128.88 feet; thence N.36°29'47"W. 100.52 feet to a point on the Sou- erly boundary line of the Northwest Quarter of the Northeast Quarter said Section 35; thence S.89°49'34"W. and along said Southerly bound- line 1130.37 feet to the Southwesterly Corner of the Northwest Quarte of the Northeast Quarter of said Section 35; thence N.01°19'32"W. and along the Westerly boundary line of said Northwest Quarter of the Nor east Quarter, 902.42 feet to the existing boundary line of the Town o Minturn; thence along said existing boundary line of the following fi courses:

1) N.90°00'00"E. 201.28 feet;
2) N.00°00'00"W. 515.83 feet to a point on a curve;
3) 198.67 feet along a curve to the left whose radius is 3542.14 feet and whose chord bears S.52°08'36"E. 198.65 feet;
4) S.54°51'25"E. 170.90 feet;
5) S.55°25'00"E. 1100.89 feet;
6) N.00°40'36"W. 244.94 feet to the Northeasterly Right of Way line of Right of Way line of the Denver and Rio Grande Western Railroad; thence along said Northeaster Right of Way line on the following eleven courses:

1) S.55°25'00"E. 946.01 feet;
2) S.56°33'52"E. 191.86 feet;
3) 452.08 feet along a non-tangent curve to the left whos radius is 1618.87 feet and whose long chord bears S.66°55'00"E. 450.61 feet to a point of non-tangency;
4) S.77°16'08"E. 47.35 feet to the Easterly boundary line of said Section 35;
5) N.00°02'00"W. and along said Easterly boundary line 51.23 feet;
6) S.77°16'43"E. 154.83 feet;
7) S.78°25'00"E. 280.50 feet;
8) S.77°12'47"E. 208.09 feet;
9) 535.85 feet along a non-tangent curve to the right whos radius is 1875.37 feet and whose chord bears S.66°22'0 534.02 feet to a point of non-tangency;
10) S.56°13'56"E. 206.17 feet;
11) S.55°03'00"E. 1090.00 feet; thence S.34°57'00"W. 250.0 feet to the Southwesterly Right of Way line of the Den and Rio Grande Western Railroad; thence along said Sou westerly Right of Way line on the following six course

THE UNITED STATES OF AMERIC

48/502

Homestead Certificate No. 5741 } [illegible], There has been deposited in the General Land Office of the
[illegible] 6499 }
United States a Certificate of the Register of the Land Office at Denver, Colorado whereby
it appears that, pursuant to the Act of Congress approved 20th May, 1862, "TO SECURE HOMESTEADS TO
ACTUAL SETTLERS ON THE PUBLIC DOMAIN," and the acts supplemental thereto, the claim of
John Kollnig has been established and duly consummated, in conformity
to law, for the North East Quarter of the North East Quarter and the South Half
of the North East Quarter of Section thirty-five in Township [illegible]
Range Eighty-one West of the Sixth Principal Meridian in Colorado [illegible]
One hundred and twenty acres.

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the
Surveyor General:

Now Know Ye, That there is, therefore, granted by the UNITED STATES unto the said
John Kollnig the tract of land above described.
To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said
John Kollnig and to his heirs and assigns forever: subject
to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights
to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged
by the local regulations, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode
to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises
hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of
way thereon for ditches or canals constructed by the authority of the United States.

In Testimony Whereof, I, Theodore Roosevelt President of the United States of America
have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the Eleventh
day of September, in the year of our Lord one thousand eight
hundred and three, and of the Independence of the United
States the one hundred and twenty-eighth

BY THE PRESIDENT: T. Roosevelt

By F. M. McKean Secretary.

C. N. Brush Recorder of the General Land Office

Colorado
Recorded, Vol. 74 Page 492

Filed for Record the 2nd day of May A. D. 1904, at 1:00 [illegible]

James L. Cooper
County Clerk and Recorder
By [illegible] Deputy

Section 11, ItemF.

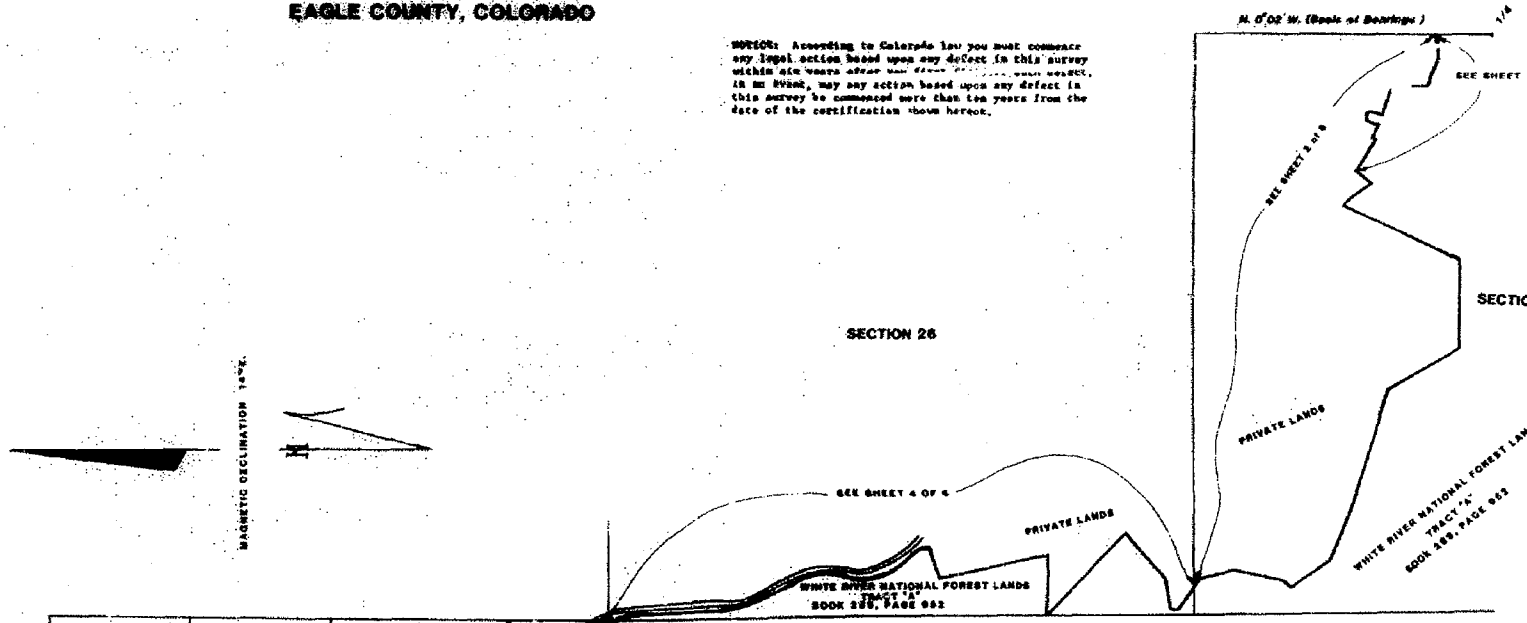
Johnnette Phillips, Eagle County Clerk &

Reception #365591 Book 469 Page 371 September 8, 1977 3:09 P.M.

TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

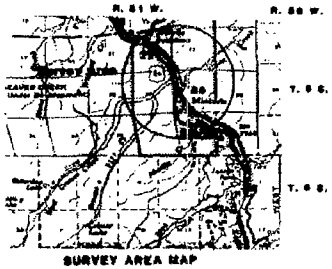
EAGLE COUNTY, COLORADO

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you 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.



HISTORY of SURVEY

Original Survey of Township 5 South, Range 81 West, 6th. Principal Meridian was surveyed October 6-19, 1881 by John W. Irons and approved by Surveyor General Albert Johnson, July 20, 1882. A Dependent Resurvey was surveyed by Leo Petersen and John Knowles October 1, 1941 to September 2, 1942 under Special Instructions dated April 8, 1941 and under Group No. 237 approved September 13, 1943 by Francis M. Johnson, Supervisor of Surveys.



SURVEY AREA MAP
No Scale

BASIS of BEARINGS

The bearings were determined by the record bearing between the East 1/4 corner of section 35 and the section corner common to sections 26, 25, 35, 36. The bearing is North 0°02' West and was taken from the General Land Office Dependent Re-survey Plat approved September 13, 1943. Bearings were transferred by direct angles.

This legally recorded RECORD OF SURVEY serves as constructive notice to the surveyor, Individual Landowners, Title Companies, Local Government and others of this occupancy of lands owned by the United States of America. This occupancy may result in appropriate civil or criminal actions by the United States to resolve this matter.

CERTIFICATE of SURVEY

I, Robert E. Houser, Registered Land Surveyor No. 7235, State of Colorado, do hereby certify that this plat correctly represents a survey made by me or under my direction in conformation with the laws of the State of Colorado and at the request of the U.S. Department of Agriculture, Forest Service.

ROBERT E. HOUSER REGISTERED 7235 LAND SURVEYOR STATE OF COLORADO

NATIONAL FOREST REVIEW AND ACCEPTANCE

Reviewed And Accepted: [signature] Forest Supervisor Date: 5/4/81

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION 2 WHITE RIVER NATIONAL FOREST

FOREST PROPERTY BOUNDARY SURVEY
Portions of Sections 22, 26 and 35
T. 5 S., R. 81 W., 6th. P.M.
Eagle County, Colorado

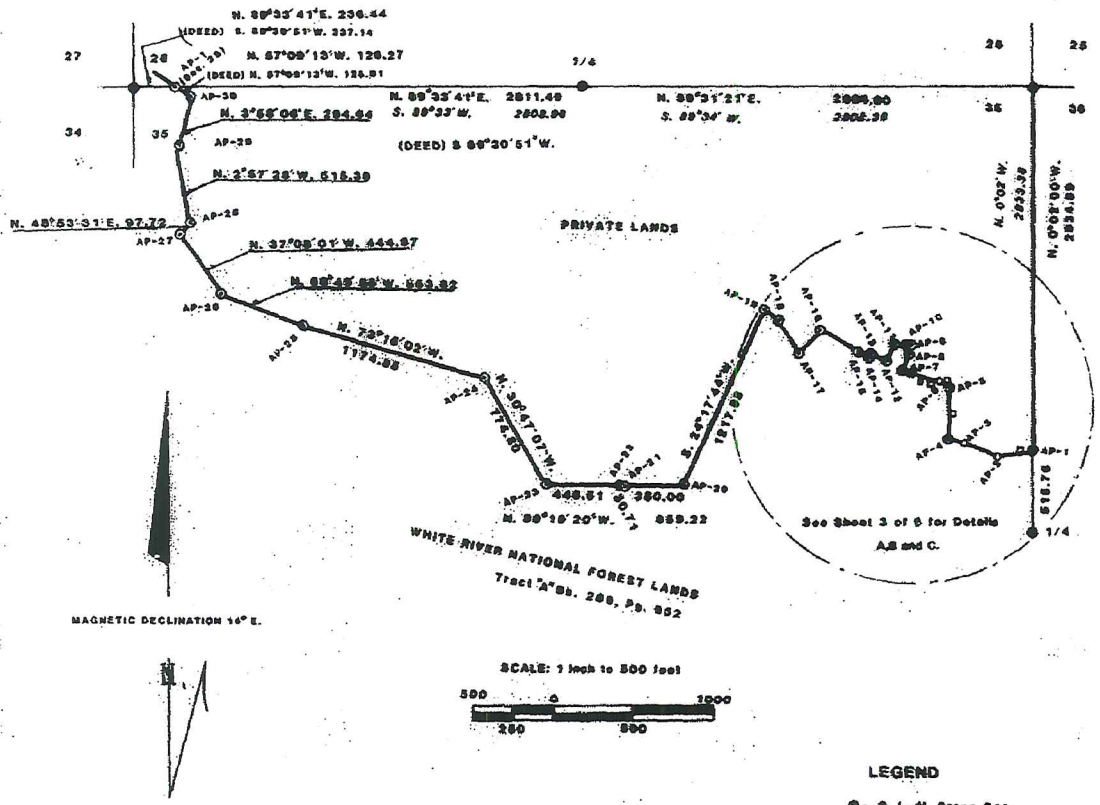
SURVEYED BY W. Bontrager	DATE 7-22-80	DRAWN W.B.
FOREST APPROVAL [signature] FOREST ENGINEER	DATE 5/4/81	CHECKED R.H.
REVIEWED [signature] REGIONAL LAND SURVEYOR	7-25-80	SHEET 1 of 6

Johnnette Phillips, Eagle County Clerk & Recorder

Reception # 365592 Book 449 Pg 372 Sept. 8, 1987 3:09 P.M.

TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6TH P. M.

EAGLE COUNTY, COLORADO



LEGEND

- ● - B. L. M. Brass Cap
- ⊙ - U. S. F. S. Aluminum Cap
- ○ - L. S. Cap No. 5441 set in concrete (AP-2, AP-3, AP-8) See sheet 3 of 6

(DEED) - Tract "A" Bk. 288, Pg. 952

NOTE: All bearings and distances represent both deed and measured bearings and distances unless otherwise shown.

NOTE: Slant Lettering Denotes B. L. M. Record Bearings and Distances.

CERTIFICATE of SURVEY

I, Robert E. Howarf, Registered Land Surveyor No. 7235, State of Colorado, do hereby certify that this plat correctly represents a survey made by me or under my direction in conformation with the laws of the State of Colorado and at the request of the U.S. Department of Agriculture, Forest Service.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

For BASIS OF BEARINGS, HISTORY OF SURVEY, and SURVEY AREA MAP see sheet 1 of 6.

This legally recorded RECORD OF SURVEY serves as constructive notice to the Surveyor, Individual Landowners, Title Companies, Local Government and others of this occupancy of lands owned by the United States of America. This occupancy may result in appropriate civil or criminal actions by the United States to resolve this matter.

This legally recorded RECORD OF SURVEY serves as constructive notice to the Surveyor, Individual Landowners, Title Companies, Local Government and others of this occupancy of lands owned by the United States of America. This occupancy may result in appropriate civil or criminal actions by the United States to resolve this matter.

ROBERT E. HOWARF REGISTERED 7235 LAND SURVEYOR STATE OF COLORADO

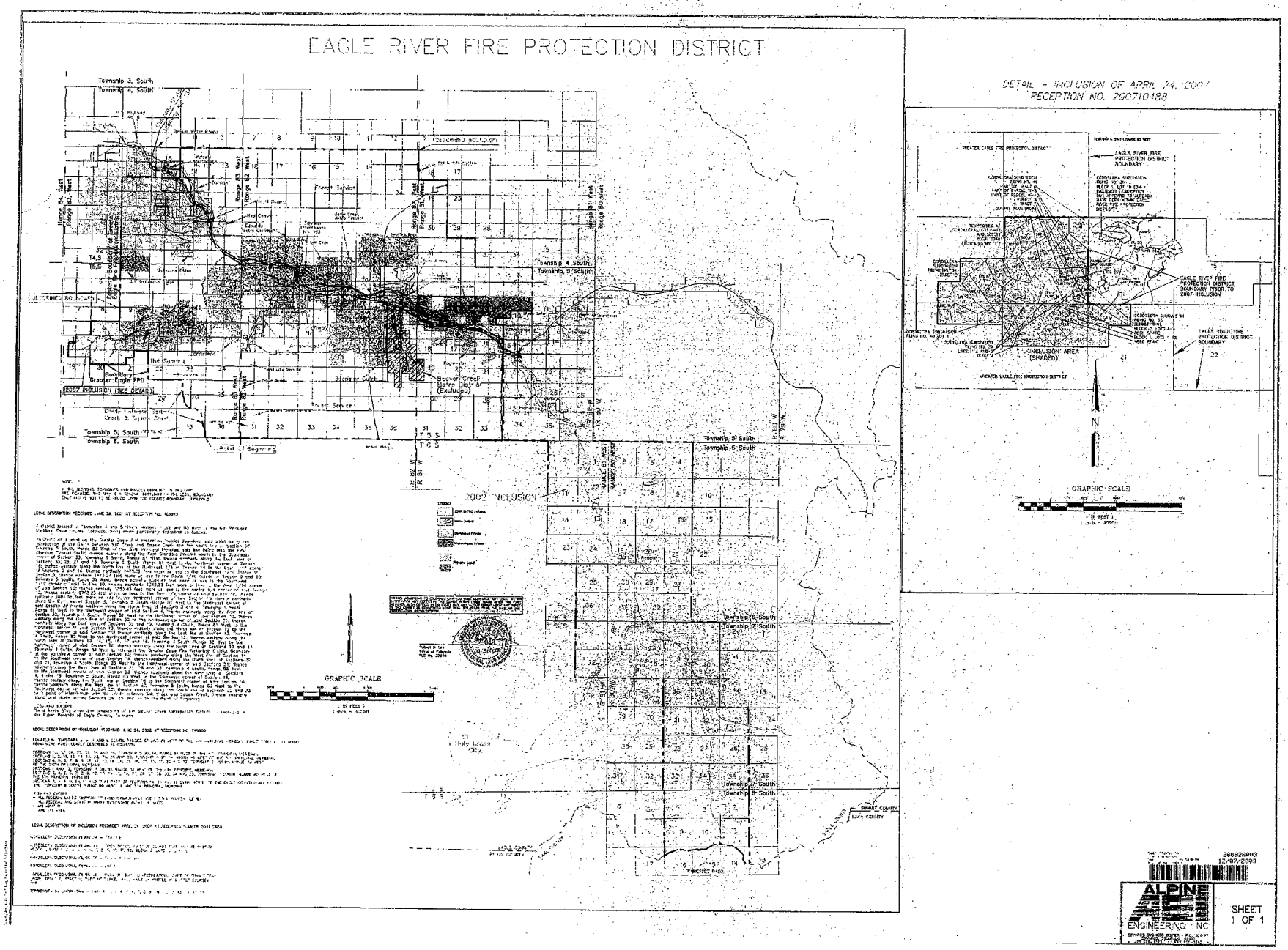
NATIONAL FOREST REVIEW AND ACCEPTANCE

Reviewed And Accepted: _____ Forest Supervisor Date: 7-6-87

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
REGION 2 WHITE RIVER NATIONAL FOREST

FOREST PROPERTY BOUNDARY SURVEY
Portion of Section 35
T. 5 S.,R. 81 W. ,6th. P.M.
Eagle County, Colorado

SURVEYED BY W. BONTRAGER	DATE 11-25-86	DRAWN W.B.
FOREST APPROVAL [signature] FOREST SUPERVISOR	DATE 5/19/87	CHECKED R.H.
REVIEWED [signature] REGIONAL LAND SURVEYOR	DATE 7-2-87	SHEET 2 of 6


EAGLE RIVER FIRE PROTECTION DISTRICT
DETAIL - INCLUSION OF APRIL 24, 2007
RECEPTION NO. 200710488
2002 INCLUSION
GRAPHIC SCALE
INCLUSION AREA (SHADED)
EAGLE RIVER FIRE PROTECTION DISTRICT BOUNDARY PRIOR TO 2007 INCLUSION
EAGLE RIVER FIRE PROTECTION DISTRICT BOUNDARY
Township 3, South
Township 4, South
Township 5, South
Township 6, South
Township 7, South
Township 8, South
Beaver Creek Metro District (Excluded)
Holy Cross City
SUMMIT COUNTY
EAGLE COUNTY
ALPINE ENGINEERING INC
SHEET 1 OF 1
12/07/2009

3/15

DISTRICT COURT, EAGLE COUNTY, STATE OF COLORADO Court Address: 885 Chambers Avenue Eagle, CO 81631 Phone Number: (970) 328-6373	FILED IN THE COMBINED CLERKS OFFICE MAY 30 2002 EAGLE COUNTY, COLORADO BY _____ ▲ COURT USE ONLY ▲
IN RE THE MATTER OF EAGLE RIVER FIRE PROTECTION DISTRICT	
Attorney: James P. Collins Collins Cockrel & Cole, a Professional Corporation 390 Union Boulevard, Suite 400 Denver, Colorado 80228 Phone Number: (303) 986-1551 Fax Number: (303) 986-1755 E-mail: ccandcpc@ccandcpc.com Atty. Reg. #: 7958	Case Number: 00CV35 Div.: Ctrm.:

ORDER OF INCLUSION

THIS MATTER coming before the Court upon the filing of a Motion for Entry of Order of Inclusion and Resolution Initiating Inclusion Election by the Board of Directors of the Eagle River Fire Protection District for inclusion of certain additional real property into the District; and it appearing to the Court that the question of inclusion of such property was presented to the qualified electors of the area to be included at a public election held on May 7, 2002, after duly publishing notice of the date, place and time of, and the question to be submitted at such election, in a newspaper of general circulation in the District and the area to be included, in accordance with all statutory requirements, and such election was conducted in substantial compliance with the provisions of Article 1 through 13, Title 1, C.R.S., and Part 8, Article 1, Title 32, C.R.S., and no election contest has been commenced in accordance with statutory requirements; and it further appearing to the Court that two hundred forty-one (241) votes were cast in favor of inclusion and twenty-nine (29) votes were cast against inclusion, as set forth in the Board of Canvassers Certificate of Election Results, which has been filed with the Clerk of this Court.

799500
Page: 1 of 3
06/24/2002 02:08P
Sara J Fisher Eagle, CO 274 R 15.00 D 0.00

IT IS THEREFORE ORDERED that the real property described in Exhibit A attached hereto and incorporated herein by this reference be included into the Eagle River Fire Protection District, in accordance with the terms and conditions of the District's Resolution Initiating Inclusion Election.

DATED this 30th day of May, 2002.

BY THE COURT:

District Court Judge

799500
Page: 2 of 3
06/24/2002 02:08P
Sara J Fisher Eagle, CO 274 R 15.00 D 0.00

DISTRICT COURT
Eagle County, Colorado
Certified to be full, true and correct copy of the original in my custody
Date 5/31/02
By Deputy Clerk

COPIES MAILED: 1
5-31-02

EXHIBIT A

(Legal Description)

Located in Townships 5, 6, 7 and 8 South, Ranges 80 and 81 West of the 6th Principal Meridian, Eagle County, Colorado, being more particularly described as follows:

Sections 22, 23, 26, 27, 34, 35 and 36, Township 5 South, Range 81 West of the 6th Principal Meridian;

Sections 1, 2, 11, 12, 13, 14, 23, 24, 25 and 36, Township 6 South, Range 81 West of the 6th Principal Meridian;

Sections 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33, Township 6 South, Range 80 West of the 6th Principal Meridian;

Sections 1 and 12, Township 7 South, Range 81 West of the 6th Principal Meridian;

Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 21, 22, 23, 26, 27, 28, 33, 34 and 35, Township 7 South, Range 80 West of the 6th Principal Meridian; and

Sections 2, 3, 4, 9, 10, 11 and that part of Sections 14, 15 and 16 lying North of the Eagle County-Lake County line, Township 8 South, Range 80 West of the 6th Principal Meridian.

LESS AND EXCEPT:
- All Federal lands (Bureau of Land Management and United States Forest Service)
- All Federal and State Highway/Interstate right-of-ways
- Ski Cooper
- Vail Ski Area

799500
Page: 3 of 3
06/24/2002 02:08P
Sara J Fisher Eagle, CO 274 R 15.00 D 0.00

890104
Page: 1 of 2
09/07/2004 02:37P
Teak J Simonton Eagle, CO 319 R 11.00 D 0.00

QUITCLAIM DEED

FRANCES R. QUINTANA, whose address is P.O. Box 281, Minturn, Colorado 81645, the Grantor, for a good, sufficient and valuable consideration, the receipt of which is hereby acknowledged, hereby transfers and quitclaims to FRANCES R. QUINTANA, or her successor, as TRUSTEE under the FRANCES R. QUINTANA DECLARATION OF TRUST, dated August 28, 2004, the Grantee, whose address is P.O. Box 281, Minturn, Colorado 81645, the following-described parcels of real property, situated in Eagle County, and State of Colorado, to wit:

See attached Exhibit A of Parcels A through F

Parcels A-D also known by street and number as 947 Main St., Minturn, Colorado.

Parcels E-F also known by street and number as 1973 U.S. Highway 24, Minturn, Colorado.

with all appurtenances.

Signed this 28th day of August, 2004.

Frances R. Quintana
Frances R. Quintana

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 28TH day of AUGUST, 2004, by Frances R. Quintana.

WITNESS my hand and official seal.

My commission expires: MAY 24, 2006.

Lawrence D. Gill
Notary Public

(No Documentary Fee Required)

890104
Page: 2 of 2
09/07/2004 02:37P
Teak J Simonton Eagle, CO 319 R 11.00 D 0.00

EXHIBIT "A" – QUINTANA

Parcel A:
A portion of the lot conveyed to Elmer Owen and Elsie Owen by William Bergquist described in a Deed recorded in Book 133 at Page 179, of the records in the Office of the Clerk and Recorder of Eagle County, Colorado located in the SE¼ of the NE¼ of Sec. 35, T 5 S., R 81 W. of the 6th P.M.; the portion being that part lying southerly and westerly of a line extended from side line to side line along and parallel to a rock wall presently located on the premises.

Parcel B.
A part of the Northwest Quarter of the Northeast Quarter of section 35, Township 5 South, Range 81 West of the 6th P.M., more particularly described as follows, to wit; Beginning at a point whence the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 35, in said Township and Range, bears North 46°26' West 1908.8 feet distant; thence South 41°00' West 212 feet; thence North 41°53' West 100 feet; thence North 41°00' East 212 feet; thence South 49°East 100 feet to the point of beginning.

Parcel C:
Beginning at a point being 46.80 feet south 89°33' West, 1770.10 feet south 48°54.5' East, and 34.63 feet South 42°02' West from the North Quarter Corner Section 35, Township 5 South, Range 81 West of the 6th P.M.; thence South 40°05' West 206.60 feet; thence North 46°54' West 53.78 feet; thence North 41°03' East 204.67 feet; thence South 48°54' East 50.28 feet; to the point of beginning.

Parcel D:
A parcel of land lying Southerly of and adjacent to the Southerly boundary line of the right of way of U.S. Highway no. 24, in the NE¼ of Section 35, Township 5 South, Range 81 West of the 6th P.M. described as follows:

Beginning at a point on the Southerly boundary line of the right of way of said highway from which the North Quarter Corner of said Section bears N46°46' West, 1858.5 feet;
Thence South 29°11' West 148 feet to the Northerly Corner of parcel of land conveyed to the Colorado State Highway Department by deed recorded in Book 126 at page 421, Eagle County, Colorado Recorder's Records;
Thence South 31°35' East along the Northeasterly boundary line of said last mentioned parcel of land 57.3 feet, to the most Easterly corner of said parcel, which corner is located on the Northwesterly line of parcel of land described in the Deed recorded in Book 126 at Page 232 of said records;
thence North 29°11' East, along said Northwesterly line of last mentioned parcel of land 168 feet to the Southerly boundary line of the right of way of said Highway; thence Westerly along said Southerly right of way line on a 1°58' curve to the right 50.1 feet to the point of beginning.

Parcel E:
A tract of land designated the "Country Club Tract" located in Section 36, Township 5 South, Range 81 West of the 6th P.M. according to the Dependent Resurvey of said Township and Range approved by the U.S. Department of the Interior General Land Office in Denver, Colorado on September 13, 1943; said tract of land being more particularly described as follows, to wit:
Beginning at Corner No. 1, located on the Westerly right of way boundary line of U.S. Highway No. 24, from which the South Quarter Corner of Section 36 bears S. 27°37'50" E. 1568.35 feet distant; and also an iron pin Witness Corner for Corner No. 1 with an aluminum cap marked "W.C." bears No. 56°24'30" E. 9.45 feet distant from Corner No. 1; thence continuing along said highway right of way boundary line 151.58 feet on a curve to the right having a radius of 756.30 feet, the chord of which bears N. 13°35'10" W. 151.33 feet to Corner No. 2, from which an iron pin Witness Corner for Corner No. 2 with an aluminum cap marked "W.C" bears N. 61°04'40" E.2.26 feet distant; thence departing from said highway right of way boundary line and following an existing fence line, S.61°04'40" W. 150.74 feet to Corner No. 3, an iron pin monument with an aluminum cap marked "PROP. COR"; thence S.29°55'30" E. 150.86 feet to Corner No. 4, an iron pin monument with an aluminum cap marked "PROP.COR."; thence, following an existing fence line, N.56°24'30" E. 108.54 feet to Corner No. 1, the place of beginning.

PARCEL F:

Beginning at a point on the Westerly Right-of-Way boundary of Colorado - US Highway No. 24 from which the South ¼ corner of Sec. 36 in Tp. 5 S. of R. 81 W. of the 6th P.M., bears South 27°53' East 1648.7 feet; thence South 62°30' West 100.0 feet; thence North 18°03' West 100.0 feet; thence North 62°30' East 100.0 feet to the westerly Right-of-Way Boundary of Colorado - US Highway No. 24; thence Southerly along the Westerly Right-of-Way Boundary of Colorado - US Highway No. 24 on a 7°35' curve left (the long chord of which bears South 18°03' East 100.0 feet) 100.0 feet through a central angle of 8° to the point of beginning.

Containing 10,000 square feet more or less

Clerk's Note: This document is a poor copy and will not photograph well. This is not the fault of this office.

Certified Sanborn® Map Report

5/29/15

Site Name:
947 Main
947 Main Street
Minturn, CO 81645

Client Name:
Braun Environmental Inc.
355 S. Teller Suite
Lakewood, CO 80226

EDR Inquiry # 4309297.3

Contact: Art Braun

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Braun Environmental Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 947 Main
Address: 947 Main Street
City, State, Zip: Minturn, CO 81645
Cross Street:
P.O. # NA
Project: AS-01
Certification # 4091-47A5-BE7F

Sanborn® Library search results
Certification # 4091-47A5-BE7F

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Braun Environmental Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

947 Main
947 Main Street
Minturn, CO 81645

Inquiry Number: 4309297.5
June 01, 2015

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☐	☐	Cole Information Services
1999	☐	☐	Cole Information Services
1995	☑	☐	Cole Information Services
1992	☑	☐	Cole Information Services

RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

947 Main Street
Minturn, CO 81645

Year	*CD Image*	*Source*	
MAIN ST			
2013	pg A1	Cole Information Services	
2008	pg A2	Cole Information Services	
2003	-	Cole Information Services	Target and Adjoining not listed in Source
1999	-	Cole Information Services	Target and Adjoining not listed in Source
1995	pg A3	Cole Information Services	
1992	pg A4	Cole Information Services	

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

MAIN ST 2013

446	ALFREDO CERVANTES
451	PAULA TURNER
532	JON HIGHTER
591	ANTHONY AIELLO
601	JINGER PURVIS
656	DAVID GIBBS
741	JESSICA ACEVES
871	DONNA CHAVEZ
974	BARRY CLARK
987	ERIC MOSCA
989	SUSAN MARTINEZ
1003	FLOYD SALAZAR
1182	WALTER VALDEZ
1251	MELLY DOMINGUEZ
1351	WHITE RIVER RECREATION
1800	BENJAMIN RESER

MAIN ST 2008

511	MATTHEW SCHERR
751	MARIE CARTER
832	ROSALIE VALDEZ
1003	FLOYD SALAZAR

MAIN ST 1995

461	NEW LIFE ASSEMBLEY
976	LOPEZ, BERNIE
1040	BOB SONTAG WOODWORKING
	MICHAEL K ARNETT & SON WOODWRK

MAIN ST 1992

451	DAVIS, CHARLES E
501	MIX, DAVID
976	LOPEZ, BERNIE
1051	SALAZAR, ROBERT E

Appendix C

947 Main
947 Main Street
Minturn, CO 81645

Inquiry Number: 4309297.2s
May 29, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	36
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

947 MAIN STREET
MINTURN, CO 81645

COORDINATES

Latitude (North):	39.5787000 - 39° 34' 43.32"
Longitude (West):	106.4197000 - 106° 25' 10.92"
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	378067.8
UTM Y (Meters):	4381752.0
Elevation:	7901 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	39106-E4 MINTURN, CO
Most Recent Revision:	1987

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20110920
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
947 MAIN STREET
MINTURN, CO 81657

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	EAGLE MINE	W OF US HWY 24	NPL, CERCLIS, RCRA NonGen / NLR, US ENG CONTROLS,...	Same	3373, 0.639, SSE
1	MINTURN RMC	1120 CEMETERY RD	AST	Higher	1055, 0.200, East
2	MINTURN PIT		MINES	Higher	1121, 0.212, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL---------- Proposed National Priority List Sites
NPL LIENS---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG---------- RCRA - Large Quantity Generators
RCRA-SQG---------- RCRA - Small Quantity Generators
RCRA-CESQG---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS---------- Engineering Controls Sites List
US INST CONTROL---------- Sites with Institutional Controls
LUCIS---------- Land Use Control Information System

EXECUTIVE SUMMARY

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Sites & Facilities

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tank List
LUST TRUST..... RAP Site Listing
LAST..... Leaking Aboveground Storage Tank Listing
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Underground Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

AUL..... Environmental Covenants and Environmental Use Restrictions List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup & Redevelopment Act Application Tracking Report

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWRCY..... Registered Recyclers Listing
HIST LF..... Historical Landfill List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
CDL..... Meth Lab Locations

EXECUTIVE SUMMARY

US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CO ERNS..... Spills Database
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System
RMP..... Risk Management Plans
METHANE SITE..... Methane Site Investigations - Jefferson County 1980
Methane Investigation..... Methane Gas & Swamp Findings
DRYCLEANERS..... Drycleaner Facilities
NPDES..... Permitted Facility Listing
AIRS..... Permitted Facility & Emissions Listing
UMTRA..... Uranium Mill Tailings Sites
ASBESTOS..... Asbestos Abatement & Demolition Projects
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
Financial Assurance..... Financial Assurance Information Listing
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
EPA WATCH LIST..... EPA WATCH LIST
US FIN ASSUR..... Financial Assurance Information
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
COAL ASH DOE..... Steam-Electric Plant Operation Data
2020 COR ACTION..... 2020 Corrective Action Program List
PRP..... Potentially Responsible Parties

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

EDR US Hist Auto Stat_____. EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners_____ EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST_____ Recovered Government Archive Leaking Underground Storage Tank
RGA LF_____ Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 12/16/2014 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
EAGLE MINE	***W OF US HWY 24***	***SSE 1/2 - 1 (0.639 mi.)***	***0***	***8***

State and tribal registered storage tank lists

AST: The Aboveground Storage Tank database contains registered ASTs. The source is the State Oil Inspector's Office's Tank List.

A review of the AST list, as provided by EDR, and dated 03/10/2015 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MINTURN RMC Tank Status: Currently In Use Facility Id: 19186	1120 CEMETERY RD	E 1/8 - 1/4 (0.200 mi.)	1	34

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
EAGLE MINE	***W OF US HWY 24***	***SSE 1/2 - 1 (0.639 mi.)***	***0***	***8***

MINES: This dataset represents permitted mines in the State of Colorado

A review of the MINES list, as provided by EDR, and dated 09/19/2011 has revealed that there is 1 MINES site within approximately 0.25 miles of the target property.

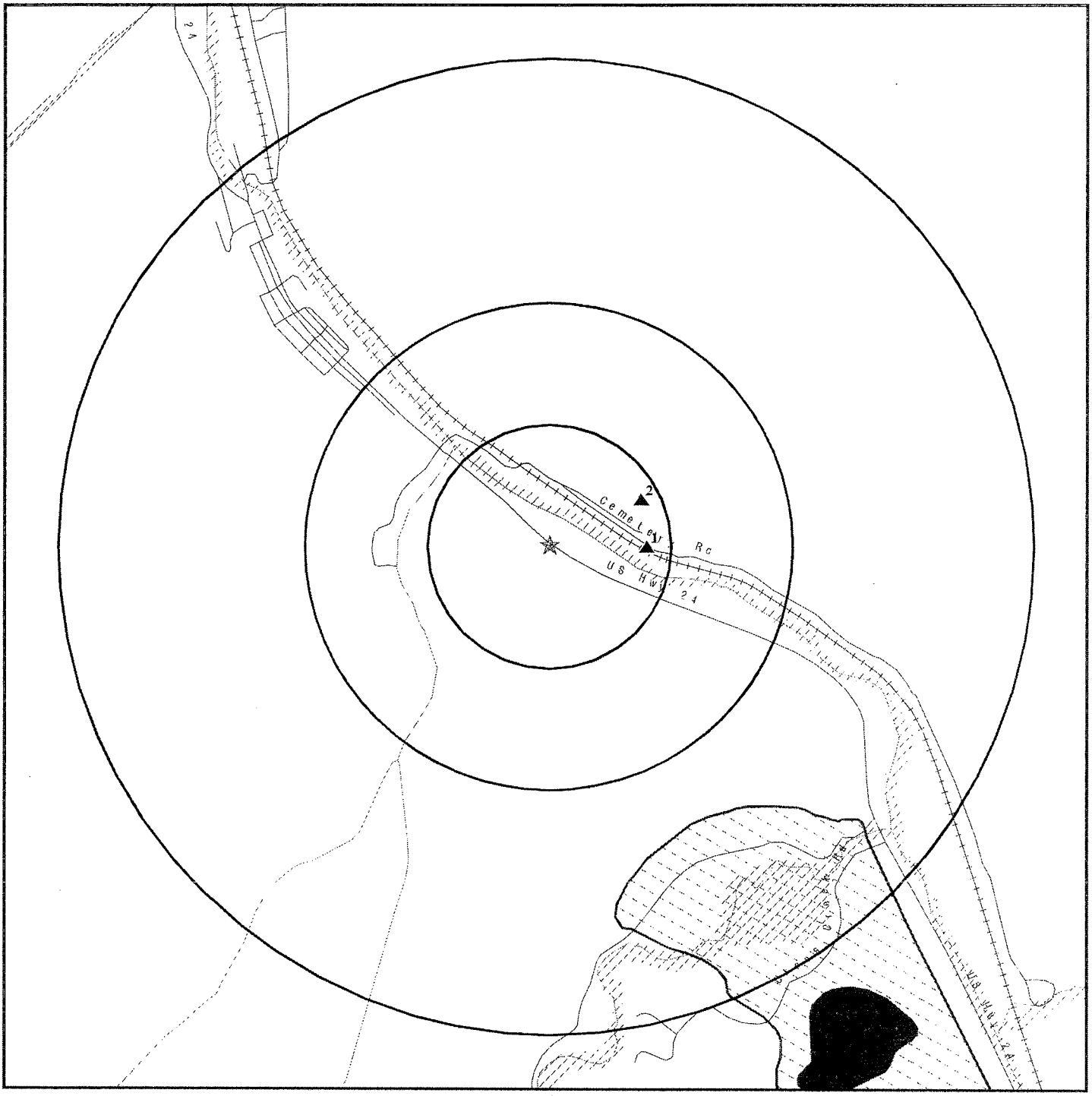
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MINTURN PIT Facility Id: M1996010		ENE 1/8 - 1/4 (0.212 mi.)	2	34

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
GILROY TRANSPORT SPILL	CERC-NFRAP
HIWAY 24 LIQUORS	LUST, LUST TRUST
BATTLE MOUNTAIN TRADING POST	LUST
MINTURN N MAIN ST WATERLINE	FINDS
MINTURN N MAIN ST WATERLINE	NPDES

OVERVIEW MAP - 4309297.2S



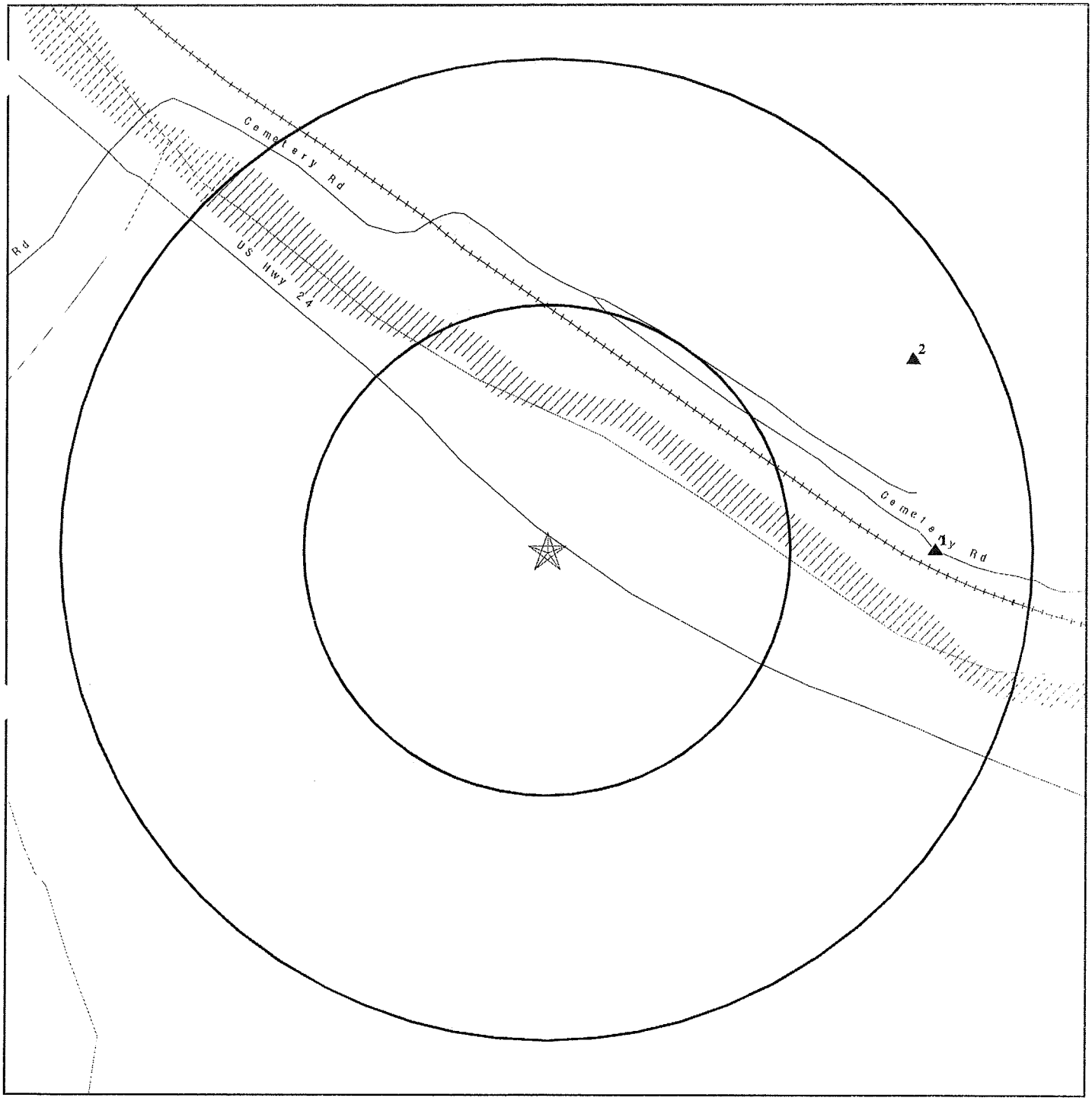
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 947 Main	CLIENT: Braun Environmental Inc.
ADDRESS: 947 Main Street Minturn CO 81645	CONTACT: Art Braun
LAT/LONG: 39.5787 / 106.4197	INQUIRY #: 4309297.2s DATE: May 29, 2015 11:32 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

DETAIL MAP - 4309297.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 947 Main ADDRESS: 947 Main Street Minturn CO 81645 LAT/LONG: 39.5787 / 106.4197	CLIENT: Braun Environmental Inc. CONTACT: Art Braun INQUIRY #: 4309297.2s DATE: May 29, 2015 11:33 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LUST TRUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CO ERNS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	1	NR	1
UMTRA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
METHANE SITE	TP		NR	NR	NR	NR	NR	0
Methane Investigation	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MINES	0.250		0	1	NR	NR	NR	1
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LUST	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	2	0	7	0	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
NPL Region SSE 1/2-1 3373 ft.	**EAGLE MINE W OF US HWY 24 MINTURN, CO 81645**	**NPL CERCLIS RCRA NonGen / NLR US ENG CONTROLS US INST CONTROL ROD PRP**	**1014922314 COD081961518**

NPL:

EPA ID:	COD081961518
EPA Region:	08
Federal:	N
Final Date:	1986-06-10 00:00:00

Category Details:

NPL Status:	Currently on the Final NPL
Category Description:	Depth To Aquifer-<= 10 Feet
Category Value:	5

NPL Status:	Currently on the Final NPL
Category Description:	Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value:	1320

Site Details:

Site Name:	EAGLE MINE
Site Status:	Final
Site Zip:	81657
Site City:	MINTURN/REDCLIFF
Site State:	CO
Federal Site:	No
Site County:	EAGLE
EPA Region:	08
Date Proposed:	10/15/84
Date Deleted:	Not reported
Date Finalized:	06/10/86

Substance Details:

NPL Status:	Currently on the Final NPL
Substance ID:	Not reported
Substance:	Not reported
CAS #:	Not reported
Pathway:	Not reported
Scoring:	Not reported

NPL Status:	Currently on the Final NPL
Substance ID:	C151
Substance:	IRON AND COMPOUNDS
CAS #:	Not reported
Pathway:	GROUND WATER PATHWAY
Scoring:	2

NPL Status:	Currently on the Final NPL
Substance ID:	C151
Substance:	IRON AND COMPOUNDS
CAS #:	Not reported
Pathway:	SURFACE WATER PATHWAY
Scoring:	2

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

NPL Status: Currently on the Final NPL
Substance ID: C178
Substance: COPPER AND COMPOUNDS
CAS #: Not reported
Pathway: NO PATHWAY INDICATED
Scoring: 1

NPL Status: Currently on the Final NPL
Substance ID: C201
Substance: MANGANESE AND COMPOUNDS
CAS #: Not reported
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: C201
Substance: MANGANESE AND COMPOUNDS
CAS #: Not reported
Pathway: SURFACE WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: C247
Substance: ZINC AND COMPOUNDS
CAS #: Not reported
Pathway: GROUND WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: C247
Substance: ZINC AND COMPOUNDS
CAS #: Not reported
Pathway: SURFACE WATER PATHWAY
Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: D006
Substance: CADMIUM (CD)
CAS #: 7440-43-9
Pathway: GROUND WATER PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: D006
Substance: CADMIUM (CD)
CAS #: 7440-43-9
Pathway: SURFACE WATER PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: D008
Substance: LEAD (PB)
CAS #: 7439-92-1
Pathway: NO PATHWAY INDICATED
Scoring: 1

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Summary Details:

Conditions at proposal October 15, l984): The Eagle Mine and its tailings piles, previously owned by the New Jersey Zinc Co. and Gulf and Western Industries, cover ll0 acres in Eagle County, Colorado, between the towns of Minturn and Redcliff. About 1,300 people live within 3 miles of the tailings. The company s predecessors began purchasing mines in the area in l9l2 and immediately began production. After a merger in 1938, New Jersey Zinc owned the mine. Zinc mining andmilling operations ceased on December 30, l977. Silver mining continued intermittently thereafter. The mine is now shut down completely and owned by Miller Enterprises. Two major tailings piles exist on the site. The old tailings pondwas abandoned in l946 when it reached capacity. A new tailings pond was constructed about 0.5 mile south where Cross Creek and Eagle River meet. Approximately 7 million tons of tailings remaining in the disposal areas are owned by Battlemountain Corp. Several other smaller tailings piles are located on National Forest land nearby, and tailings have been dumped in areas in the Eagle River floodplain. In the summer of 1984, EPA used CERCLA emergency funds to remove transformerscontaining PCBs that had been placed in the mine. The transformers were threatened by rising water levels in the mine after dewatering pumps were turned off. Status January l986): The mine is now filling with water, and acidic metal-laden mine water may overflow into the river in the near future. Gulf and Western has begun studies to determine concentrations of various metals in surface water and ground water, as well as to gather data on whether leachate from the tailings can reach the Minturn drinking water wells. The State has filed a natural resource damage suit under CERCLA against the site owner. As part of the litigation, the State has collected data on water quality impacts of the various sources andhas developed a remedial investigation/feasibility study to determine the type and extent of contamination at the site and identify alternatives for remedial action. The trial is scheduled for April 1986. Status June 10, 1986):This mining site is being placed on the NPL at this time because it is a noncoal site with mining operations that occurred after August 3, 1977, the enactment date of the Surface Mining Control and Reclamation Act SMCRA). Thus, it is neitherregulated by SMCRA nor eligible for funds from the SMCRA Abandoned Mine Land Reclamation Program.

Site Status Details:

NPL Status:	Final
Proposed Date:	10/15/1984
Final Date:	06/10/1986
Deleted Date:	Not reported

Narratives Details:

NPL Name:	EAGLE MINE
City:	MINTURN/REDCLIFF
State:	CO

CERCLIS:

Site ID:	0800159
EPA ID:	COD081961518
Facility County:	EAGLE
Short Name:	EAGLE MINE
Congressional District:	02
IFMS ID:	0845
SMSA Number:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

USGC Hydro Unit:	14010001
Federal Facility:	Not a Federal Facility
DMNSN Number:	235.00000
Site Orphan Flag:	N
RCRA ID:	Not reported
USGS Quadrangle:	Not reported
Site Init By Prog:	Not reported
NFRAP Flag:	Not reported
Parent ID:	Not reported
RST Code:	O
EPA Region:	08
Classification:	Mines/Tailings
Site Settings Code:	RU
NPL Status:	Currently on the Final NPL
DMNSN Unit Code:	ACRE
RBRAC Code:	Not reported
RResp Fed Agency Code:	Not reported
Non NPL Status:	Not reported
Non NPL Status Date:	/ /
Site Fips Code:	08037
CC Concurrence Date:	09/17/01
CC Concurrence FY:	2001
Alias EPA ID:	Not reported
Site FUDS Flag:	Not reported

CERCLIS Site Contact Name(s):

Contact ID:	13000436.00000
Contact Name:	Jennifer Chergo
Contact Tel:	(303) 312-6601
Contact Title:	Community Involvement Coordinator
Contact Email:	chergo.jennifer@epa.gov
Contact ID:	13004525.00000
Contact Name:	Leslie Sims
Contact Tel:	(303) 312-6224
Contact Title:	Remedial Project Manager (RPM)
Contact Email:	sims.leslie@epa.gov

CERCLIS Site Alias Name(s):

Alias ID:	101
Alias Name:	GILMAN
Alias Address:	Not reported CO
Alias ID:	201
Alias Name:	NEW JERSEY ZINC, CO-EAGLE MINE
Alias Address:	.5 MI NE OF GILMAN TOWNSITE GILMAN, CO 81634
Alias ID:	202
Alias Name:	EAGLE MINE
Alias Address:	3 1/2 MI SE OF GILMAN GILMAN, CO 81645
Alias ID:	203
Alias Name:	EAGLE MINE
Alias Address:	W OF US HWY 24 MINTURN/REDCLIFF, CO 81657
Alias ID:	101

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Alias ID: 201
Alias Comments: ROCKY FLATS PLATEAU BETWEEN GOLDEN & BOULDER EAST OF COLO HWY 93.AKA EAGLE MINE(CERCLIS)

Site Description: The Eagle Mine Site is a large abandoned mining and milling facility located along the banks of the Eagle River near Minturn, Colorado. The boundaries of the Site are defined by the areas of past mining activity between the towns of Red Cliff and Minturn. There are associated impacts from Site contaminants which extend downstream in the Eagle River, possibly as far as Gypsum, Colorado. The 235-acre Eagle Mine Site, referred to in this document as the "Site", includes the Eagle Mine Workings, the town of Oilman, the mine tailings pond areas, Rex Flats, Rock Creek Canyon, and waste rock and roaster pile areas. The Site is bordered on the south and west by the White River National Forest which includes the Holy Cross Wilderness Area. Access to the wilderness area runs through the Site and next to the historic location of the Old Tailings Pile (OTP). The Eagle River is the major surface water resource affected by the metals contamination from the Site. The headwaters of the Eagle River originate about 15 miles above Red Cliff. The Eagle River flows north-northwest through the Site to the town of Avon where it turns generally westward until it joins the Colorado River at Dotsero. The Eagle Mine workings were developed in the lower levels of Battle Mountain to the east of the Eagle River and just south of Rock Creek. Several wetland and former wetland areas border the Eagle River between Red Cliff and Minturn. Rex Flats, a low lying area which was once a wetland, is located on the east side of the Eagle River across from the OTP area about three miles north of the mine. The OTP area was a hay meadow prior to the advent of mining operations. Another tailings disposal unit, the New Tailings Pile is called the Consolidated Tailing Pile (CTP) in this Record of Decision (ROD). The CTP is located about a mile north of the OTP just west of the Eagle River and south of Cross Creek. The Maloit Park Wetland along Cross Creek has been affected by surface water and ground water flowing from this pile. The Eagle River is used as a water supply and for recreation (rafting and kayaking). Fishing also occurs on the Eagle River from the headwaters to the Colorado River. There are numerous diversions from the Eagle River for municipal supply, stock watering, and irrigation downstream from the confluence with Gore Creek, The closest residence to the Site is 1,000 feet to the northeast along Highway 24. Minturn, the closest population center, with 1,500 people, has filter ponds and municipal wells located northwest of the CTP and across Cross Creek. Minturn draws its public water supply both from area wells and from Cross Creek. The Eagle Mine Superfund Site is located near Minturn in Eagle County, Colorado. The Eagle Mine area ore deposits, a large body of zinc and lead ores, along with some precious metals, were first mined in the 1870's. Early in the 1900's, the New Jersey Zinc Company consolidated a number of these workings and operated them as the Eagle Mine until 1966 at which time the company was merged with Gulf Western, Inc. The Eagle Mine workings are underground. At the turn of this century, ores were processed by "roasting." Residues from this process were left in five "roaster piles," three on the west side of the Eagle River and two on the east side. Later, a mill was constructed underground to process ores. Mill tailings were slurried down valley and deposited at the OTP. Tailings were also deposited in the Rex Flats area and some were left under the slurry line, probably through accidental spillage. When the OTP area was "full" the slurry line was extended further to the north and the New Tailings Pile, now called the CTP, was created. Tailings and polluted water ran off the New Tailings Pile depositing metals in adjacent Maloit Park Wetlands. Ground water in the Rex Flats, Old and New Tailings Pile, and Maloit Park Wetlands area became polluted. Impacts to the Eagle River from Site contaminants have been noted downstream, possibly as far as Gypsum, Colorado. Gulf Western, which has since changed its name to Paramount Communications, Inc., operated the Eagle Mine until 1979. In 1983,

MAP FINDINGS

Map ID
Direction
Distance
Elevation | Site | Database(s) | EDR ID Number
EPA ID Number

EAGLE MINE (Continued) **1014922314**

Gulf Western sold the property to Mr. Glenn Miller. Mr. Miller immediately sold portions of the surface property to the Battle Mountain Corporation and also attempted to operate the mine for a short period of time. The mining operation was abandoned in 1984. Battle Mountain Corporation obtained a loan from a Texas savings and loan and later defaulted. The savings and loan has since become insolvent and has been taken over by the Federal Deposit Insurance Corporation (FDIC). The FDIC has not yet foreclosed on the property and holds the notes to the Battle Mountain property. In 1983, the State of Colorado filed a complaint against Gulf Western and the New Jersey Zinc Company for natural resource damages under the Superfund statute. In 1986, the State amended their complaint to seek injunctive relief against Gulf Western. In 1986, the EPA placed the Eagle Mine Site on the National Priority List, making it a designated Superfund Site. EPA and the State entered into a Memorandum of Agreement (MOA) in 1986 which designated the State as "lead" agency for the Site cleanup. The State and Paramount resolved their lawsuit in 1988 when the two parties entered into a Consent Decree/Remedial Action Plan (RAP). This agreement included the following major provisions 1) plugging the mine audits and grouting fracture zones to flood the mine workings to stop the generation of acid mine drainage; 2) removal of roaster piles; removal of tailings from Rex Flats, the pipeline corridor, the toes of CTP, and the Old Tailings Pile, and removal of contaminated Maloit Park wetland soils with consolidation of those materials at the CTP; 3) capping and temporary ground water pumping at the CTP, and; 4) setting compliance objectives and long term monitoring of surface water, ground water, mine water, vegetation, soils, CTP settlement and erosion. Compliance standards were set for dissolved zinc concentrations in the Eagle River, for soils cleanup (lead and pH standards), and for revegetation criteria. The RAP also required run-on diversion ditches at the waste rock piles; site-wide treatment of underlying soils for pH adjustment, removal or isolation of soil with high lead levels and revegetation of disturbed areas. Temporary surface runoff and run-on control at Rex Flats, OTP, and CTP were required as were an upgradient ground water diversion ditch and two ground water extraction trenches at the CTP, removal of historic pond on top of CTP and construction of lined surge pond at CTP. Other RAP provisions included diversion of lower Rock Creek, disposal of contaminated water at the site, regrading and stabilizing the CTP, dust control during construction, installing an Eagle River gauging station and connecting the Pierson house to the municipal water supply. The RAP included a Construction QA/QC plan, construction element approvals by State inspectors, final construction reports and a State inspection and certification program. EPA reviewed the Consent Decree/Remedial Action Plan and found it generally "environmentally acceptable," but expressed reservations about its ultimate success. EPA believed this success would have to be demonstrated by continued monitoring of Site conditions. Although significant progress has been made at the Site, concerns about the effectiveness of the cleanup and evidence of difficulties in its accomplishment appeared in late 1989 and early 1990 when metals concentrations in the Eagle River were extremely high. In May 1990 the State and Paramount amended the Remedial Action Plan and added: a chemical water treatment plant, a second lined surge pond, a mine seepage collection system, expanded ground/surface water monitoring, annual contaminant loading report, temporary sludge disposal at CTP, Rock Creek grouting and evaluation, and OTP ground water reduction. Operation of this treatment plant which presently treats mine seep water and ground water and surface water from the CTP has improved the water quality of the Eagle River. The State continues to pursue additional cleanup measures under its Consent Decree including improvement of mine seep collection, removal of additional roaster material, and revegetation of disturbed areas. One notable aspect of the RAP relates to how Paramount was to achieve compliance with the water quality goals set in the Eagle River.

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

The Eagle River water quality goals were set at 150 micrograms per liter (ug/l) dissolved zinc below the mine and 250 ug/l dissolved zinc immediately above the confluence with Cross Creek. The goals were to be met in September of an average flow year and were to be averaged over 30 days. In contrast, EPA believes that the critical time of year for meeting in-stream standards that will lead to re-establishing the aquatic community including a viable fishery may be during the low-flow period in late winter. Another aspect of the RAP that EPA has noted is the absence of consideration of possible ground water problems in the CTP/Maloit Park Wetlands area. Minturn operates municipal wells that draw water from an aquifer that could potentially be impacted by leachate from the CTP. This problem has been alleviated by a recent agreement whereby Paramount will provide Minturn with new drinking water wells which are currently under development In addition, because of the upstream location of the surface water compliance points adopted in the RAP, the full impact of the contaminated CTP Maloit Park ground water on Eagle River water quality is not reflected in the data. On April 4, 1991, the Water Management Division at EPA issued a Notice of Violation (NOV) to the Colorado Department of Health (CDH) for alleged violations of Section 301 of the Clean Water Act by Paramount. These alleged violations included discharges from various mine seeps and discharge from the Roaster Pile area, The Water Division action was coordinated with the Superfund program with EPA viewing the NOV as an opportunity to compel additional clean-up actions at the Site. The Colorado Department of Health responded to the NOV on November 1, 1991. In lieu of further NOV action, CDH and Paramount agreed that Paramount would do additional work in the Roaster Pile area, collect additional mine seepage, and explore the possibility of collection of subsurface mine seepage in the colluvial material in Rock Creek. CDH also was to pursue Paramount for payment of fines for several of the alleged violations. EPA accepted this proposal. In the fall of 1990, EPA announced it would conduct a Feasibility Study Addendum (FSA). The purpose of the FSA was to help solve Site problems using Federal authorities. It was called an "Addendum" because it was being done "in addition" to, and consistent with, the large effort already underway by the State of Colorado. The FSA was released to the public on June 17, 1992, and serves as the technical and analytical basis for the Proposed Plan, and this Record of Decision (ROD). The Proposed Plan for OU1 was released to the public on June 30, 1992. The public comment period was first extended to August 30, 1992 and again to September 14, 1992. The extension was specifically to allow complete comments on the water quality standards. EPA has recently concluded that additional risk assessment must be conducted at the Site due to possible wind-blown deposition of metals into populated areas of Minturn and the nearby Minturn Middle School. A screening of soils was initiated in September 1992. In order to expedite the ROD process, this additional soils work has been separated from the remainder of the Site and classified as Operable Unit 2. If no significant risk is found, EPA will document a "no action decision" on OU-2. If significant risk is found to exist, OU-2 will be the subject of a complete Remedial Investigation/Feasibility Study (RI/FS), Proposed Plan, and a Record of Decision. In 1981, Gulf Western personnel entered the mine and drained fluid containing polychlorinated biphenyls (PCBs) out of three transformers located in an abandoned portion of the mine. These three transformers were drained and flushed but an estimated 28 pounds of PCB remained. EPA has determined that there is very low risk associated with the limited amount of PCBs remaining in the mine. In 1984 the Colorado Public Service Company notified EPA that it planned to shut off electric power to the mine due to unpaid bills. If power was shut off the mine would flood and a quantity of other electrical equipment containing PCBs would be under water. Accordingly, EPA conducted an Emergency Response Action in June 1984 and removed all but the three previously noted transformers from the mine. In 1991, EPA became aware

EAGLE MINE (Continued) **1014922314**

that hazardous substances may have been abandoned at the Eagle Mine Site, including the company town of Oilman. A confused ownership situation and apparent lack of day-to-day control of access to the property heightened EPA concern. Accordingly, EPA decided to conduct a Site inspection and assessment of the entire property. This decision was discussed with personnel from the Colorado Department of Health, who decided to participate in the inspection and possible removal. EPA and CDH representatives conducted the inspection over several days beginning on October 8, 1991. A quantity of hazardous substances were found including explosives, laboratory chemicals, PCBs, and one radioactive vial. Cleanup negotiations were concluded on November 21, 1991, when Paramount and the State signed an amendment to the RAP that allowed Paramount to conduct a removal action. Paramount began the removal action immediately after the signing of the agreement. Although various problems arose that kept Paramount from meeting the target date of June 1992, the removal was essentially completed by September 1, 1992. A ROD Amendment addressing OU 01 at the Eagle Mine site was completed in March 1993. Surface soil sampling for OU2 occurred in 1993, and a risk assessment for OU2 was completed in February 1997. The focused FS for OU2 was completed in June 1997, and the proposed plan was issued September 1997. The final ROD for OU2 was completed in September 1998.

CERCLIS Assessment History:

Action Code:	001
Action:	DISCOVERY
Date Started:	/ /
Date Completed:	08/01/80
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	SITE INSPECTION
Date Started:	/ /
Date Completed:	02/27/84
Priority Level:	Higher priority for further assessment
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	HAZARD RANKING SYSTEM PACKAGE
Date Started:	/ /
Date Completed:	04/15/84
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMOVAL NEGOTIATIONS
Date Started: 05/15/84
Date Completed: 05/15/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 06/07/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMOVAL
Date Started: 06/15/84
Date Completed: 06/15/84
Priority Level: Stabilized
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Time Critical
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 10/15/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Action Code:	001
Action:	PRELIMINARY ASSESSMENT
Date Started:	/ /
Date Completed:	12/01/84
Priority Level:	Low priority for further assessment
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started:	02/15/85
Date Completed:	02/15/85
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	FINAL LISTING ON NATIONAL PRIORITIES LIST
Date Started:	/ /
Date Completed:	06/10/86
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started:	11/01/84
Date Completed:	05/20/88
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Lead Under State
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
Date Started:	02/15/86
Date Completed:	05/20/88

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	State Enforcement
Planning Status:	Alternate
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	RECORD OF DECISION
Date Started:	/ /
Date Completed:	05/20/88
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Lead Under State
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	ADMINISTRATIVE RECORDS
Date Started:	07/01/88
Date Completed:	07/01/88
Priority Level:	Admin Record Compiled for a Remedial Event
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Lead Under State
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	HEALTH ASSESSMENT
Date Started:	07/30/88
Date Completed:	02/04/89
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	REMOVAL ASSESSMENT
Date Started:	08/30/90
Date Completed:	08/30/90
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	PREPARATION OF COST DOCUMENT PACKAGE
Date Started:	01/25/90
Date Completed:	07/31/91
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	COMMUNITY INVOLVEMENT
Date Started:	05/20/88
Date Completed:	09/30/91
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Lead Under State
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	REMOVAL
Date Started:	06/01/90
Date Completed:	11/25/91
Priority Level:	Stabilized
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Time Critical
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	RISK/HEALTH ASSESSMENT
Date Started:	/ /
Date Completed:	12/15/91
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	ISSUE REQUEST LETTERS (104E)
Date Started:	/ /
Date Completed:	03/27/92
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	ISSUE REQUEST LETTERS (104E)
Date Started:	/ /
Date Completed:	03/27/92
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	REMOVAL ASSESSMENT
Date Started:	02/18/92
Date Completed:	09/30/92
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started:	06/03/92
Date Completed:	10/06/92
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Action Code:	001
Action:	FEASIBILITY STUDY
Date Started:	09/25/90
Date Completed:	03/29/93
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Alternate
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started:	12/31/91
Date Completed:	03/29/93
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	ADMINISTRATIVE RECORDS
Date Started:	12/31/91
Date Completed:	03/29/93
Priority Level:	Admin Record Compiled for a Remedial Event
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	RECORD OF DECISION AMENDMENT
Date Started:	/ /
Date Completed:	03/29/93
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	CONSENT DECREE
Date Started:	05/13/93
Date Completed:	07/23/93
Priority Level:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Operable Unit: SITEWIDE
Primary Responsibility: State Enforcement
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 07/07/94
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 11/08/93
Date Completed: 08/23/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: CONSENT DECREE
Date Started: 08/23/95
Date Completed: 08/23/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Lodged By DOJ
Date Started: / /
Date Completed: 09/14/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

EAGLE MINE (Continued) **1014922314**

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 05/20/88
Date Completed: 09/30/95
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility: PRP Response Under State
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 02/22/96
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: FEASIBILITY STUDY
Date Started: 09/01/92
Date Completed: 06/09/97
Priority Level: Not reported
Operable Unit: SOILS
Primary Responsibility: EPA Fund-Financed
Planning Status: Alternate
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: TECHNICAL ASSISTANCE
Date Started: 09/06/90
Date Completed: 06/30/97
Priority Level: Not reported
Operable Unit: SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: PREPARATION OF COST DOCUMENT PACKAGE

MAP FINDINGS

Map ID
Direction
Distance
Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

EAGLE MINE (Continued) **1014922314**

Date Started:	06/30/94
Date Completed:	06/23/98
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	TECHNICAL ASSISTANCE
Date Started:	07/01/97
Date Completed:	07/01/98
Priority Level:	Not reported
Operable Unit:	SOILS
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	003
Action:	ADMINISTRATIVE RECORDS
Date Started:	09/01/92
Date Completed:	09/03/98
Priority Level:	Admin Record Compiled for a Remedial Event
Operable Unit:	SOILS
Primary Responsibility:	Federal Enforcement
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	003
Action:	RECORD OF DECISION
Date Started:	/ /
Date Completed:	09/03/98
Priority Level:	Final Remedy Selected at Site
Operable Unit:	SOILS
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started:	09/01/88
Date Completed:	03/01/99
Priority Level:	Higher priority for further assessment

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Response Under State
Planning Status:	Primary
Urgency Indicator:	Long Term Action
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started:	06/08/94
Date Completed:	07/01/99
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Responsible Party
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started:	08/01/99
Date Completed:	09/30/99
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	PRP Response Under State
Planning Status:	Primary
Urgency Indicator:	Long Term Action
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	FIVE-YEAR REVIEW
Date Started:	06/01/99
Date Completed:	09/21/00
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	TECHNICAL ASSISTANCE GRANT
Date Started:	09/20/91
Date Completed:	12/14/00
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	PRELIMINARY CLOSE-OUT REPORT PREPARED
Date Started:	/ /
Date Completed:	09/17/01
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	003
Action:	FIVE-YEAR REVIEW
Date Started:	10/01/04
Date Completed:	09/27/05
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	003
Action:	TECHNICAL ASSISTANCE
Date Started:	08/16/05
Date Completed:	06/21/06
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	002
Action:	RISK/HEALTH ASSESSMENT
Date Started:	08/01/06
Date Completed:	02/02/07
Priority Level:	Not reported
Operable Unit:	NORTH PROPERTY REDEVELOPMENT
Primary Responsibility:	Responsible Party
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	003
Action:	NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH

EAGLE MINE (Continued) **1014922314**

Date Started:	05/10/07
Date Completed:	01/28/08
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	004
Action:	FIVE-YEAR REVIEW
Date Started:	01/25/08
Date Completed:	09/30/08
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	SECTION 107 LITIGATION
Date Started:	08/28/06
Date Completed:	09/28/12
Priority Level:	Not reported
Operable Unit:	SITEWIDE(EXCLUDE N. PROPERTY)
Primary Responsibility:	Federal Enforcement
Planning Status:	Not reported
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	005
Action:	FIVE-YEAR REVIEW
Date Started:	02/01/13
Date Completed:	09/27/13
Priority Level:	Not reported
Operable Unit:	SITEWIDE
Primary Responsibility:	EPA Fund-Financed
Planning Status:	Primary
Urgency Indicator:	Not reported
Action Anomaly:	Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code:	001
Action:	POTENTIALLY RESPONSIBLE PARTY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started:	02/16/07
Date Completed:	/ /
Priority Level:	Not reported
Operable Unit:	NORTH PROPERTY REDEVELOPMENT
Primary Responsibility:	Responsible Party
Planning Status:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: TECHNICAL ASSISTANCE GRANT
Date Started: 12/20/07
Date Completed: / /
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: TECHNICAL ASSISTANCE
Date Started: 07/15/10
Date Completed: / /
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Federal Register Details:
Fed Register Date: 06/10/86
Fed Register Volume: 51
Page Number: 21054

Fed Register Date: 10/15/84
Fed Register Volume: 49
Page Number: 40320

Click this hyperlink while viewing on your computer to access
315 additional US CERCLIS Financial: record(s) in the EDR Site Report.

RCRA NonGen / NLR:
Date form received by agency: 08/18/1980
Facility name: NEW JERSEY ZINK CO-EAGLE MINE
Facility address: .5 MI NE OF GILMAN TOWNSITE
GILMAN, CO 81634
EPA ID: COD081961518
Mailing address: PO BOX 118
GILMAN, CO 81634
Contact: DURBIN MCILNAY
Contact address: PO BOX 118
GILMAN, CO 81634
Contact country: US
Contact telephone: (303) 827-5761
Contact email: Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

EPA Region: 08
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: GULF & WESTERN INDUSTRIES
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: GULF & WESTERN INDUSTRIES INC
Owner/operator address: DATA NOT REQUESTED
DATA NOT REQUESTED, CO 99999
Owner/operator country: Not reported
Owner/operator telephone: (999) 999-9999
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D000
. Waste name: Not Defined

. Waste code: D002
. Waste name: CORROSIVE WASTE

Violation Status: No violations found

US ENG CONTROLS:
EPA ID: COD081961518
Site ID: 0800159
Name: EAGLE MINE
Address: W OF US HWY 24
MINTURN, CO 81645
EPA Region: 08

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

County: EAGLE
Event Code: Not reported
Actual Date: 03/29/1993

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Discharge

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Pump And Treat

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: Cap

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Sediment
Engineering Control: Disposal

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Soil
Engineering Control: Cap

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Soil
Engineering Control: Disposal

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Contaminated Media : Surface Water
Engineering Control: Discharge

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Surface Water
Engineering Control: Monitoring

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 05/20/1988
Operable Unit: 01
Contaminated Media : Surface Water
Engineering Control: Other, (N.O.S.)

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Buildings/Structures
Engineering Control: Operations & Maintenance (O&M)

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Pump And Treat

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Leachate
Engineering Control: Leachate Control

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Leachate
Engineering Control: Monitoring

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Sludge

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Engineering Control: Other, (N.O.S.)

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Soil
Engineering Control: Excavation

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Soil
Engineering Control: Revegetation

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Solid Waste
Engineering Control: Cap

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Solid Waste
Engineering Control: Monitoring

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Solid Waste
Engineering Control: Sampling

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Surface Water
Engineering Control: Other, (N.O.S.)

Action ID: 001
Action Name: ROD Amendment
Action Completion date: 03/29/1993
Operable Unit: 01
Contaminated Media : Surface Water
Engineering Control: Surface Water Control

US INST CONTROL:
EPA ID: COD081961518
Site ID: 0800159
Name: EAGLE MINE
Action Name: RECORD OF DECISION

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

EAGLE MINE (Continued) **1014922314**

Address: W OF US HWY 24
MINTURN, CO 81645
EPA Region: 08
County: EAGLE
Event Code: Not reported
Inst. Control: Institutional Controls, (N.O.S.)
Actual Date: 09/30/1998
Complet. Date: 09/03/1998
Operable Unit: 02
Contaminated Media : Debris

EPA ID: COD081961518
Site ID: 0800159
Name: EAGLE MINE
Action Name: RECORD OF DECISION
Address: W OF US HWY 24
MINTURN, CO 81645
EPA Region: 08
County: EAGLE
Event Code: Not reported
Inst. Control: Institutional Controls, (N.O.S.)
Actual Date: 09/30/1998
Complet. Date: 09/03/1998
Operable Unit: 02
Contaminated Media : Soil

EPA ID: COD081961518
Site ID: 0800159
Name: EAGLE MINE
Action Name: ROD Amendment
Address: W OF US HWY 24
MINTURN, CO 81645
EPA Region: 08
County: EAGLE
Event Code: Not reported
Inst. Control: Groundwater use/well drilling regulation
Actual Date: 03/29/1993
Complet. Date: 03/29/1993
Operable Unit: 01
Contaminated Media : Groundwater

ROD:
Full-text of USEPA Record of Decision(s) is available from EDR.

PRP:
PRP name: MILLER, GLEN T.
PARAMOUNT COMMUNICATIONS INC
PARAMOUNT COMMUNICATIONS INC.
VIACOM INTERNATIONAL INCORPORATED
VIACOM INTERNATIONAL INCORPORATED

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 **East** **1/8-1/4** **0.200 mi.** **1055 ft.**	**MINTURN RMC** **1120 CEMETERY RD** **MINTURN, CO 81645**	**AST**	**A100359373** **N/A**

Relative: Higher

Actual: 7920 ft.

AST:

Facility ID:	19186

Owner:

Owner Id:	22457
Owner Name:	OLDCASTLE SW GROUP INC
Owner Address:	PO BOX 3609
Owner City/State/Zip:	GRAND JUNCTION, CO 81502
Owner County:	MESA

Tank Tag:	19186-1
Tank Status:	Currently In Use
Date Tank Installed:	03/01/2007
Tank Age:	8.03131148528666
Tank Contents:	Diesel
Tank Type:	AST

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
2 **ENE** **1/8-1/4** **0.212 mi.** **1121 ft.**	**MINTURN PIT** **EAGLE (County), CO**	**MINES**	**S112331429** **N/A**

Relative: Higher

Actual: 7971 ft.

MINES:

Facility Id:	M1996010
Mine Type:	Surface
Status Description:	Terminated
Date Status:	05/10/2005
Permittee:	Chadwick Construction
Permit Type:	110c
Date Permit Issued:	06/04/1997
Permit Acreage:	8.6999999999999993
Commodity 2:	Not reported
Annual Fee:	281
Required Surety:	64800
Required I:	48
Actual Surety:	0
Township:	5
North or South:	S
Range:	81
Range Direction:	W
Prime Meridian:	06
Section:	35
Quarter:	NE
Quarter Quarter:	NE
Quarter1:	Not reported
UTM X:	378373.5
UTM Y:	4381905
PS X UTM:	378373.5
PS Y UTM:	4381905
Latitutde:	39.580120000000001
Longitude:	-106.41616999999999
Post Mining:	Mining
Pre Mining:	Recreation

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site | Database(s) | EDR ID Number / EPA ID Number

MINTURN PIT (Continued) **S112331429**

Max Allowed Disturbed Acres: 8.6999999999999993
Affected Acres: 8
Date Last Inspection: 05/05/2005
Mineral Owner: State
Surface Owner: State
Permit Specialist Assigned: TAS

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MINTURN	1014409525	GILROY TRANSPORT SPILL	US HWY 24, MP 144	81657	CERC-NFRAP
MINTURN	S110597519	MINTURN N MAIN ST WATERLINE	N MAIN ST AND 4 ST	81645	NPDES
MINTURN	1014683006	MINTURN N MAIN ST WATERLINE	N MAIN ST AND 4 ST	81645	FINDS
MINTURN	S109351142	HIWAY 24 LIQUORS	996 MAIN ST P O BOX 353	81645	LUST, LUST TRUST
MINTURN	S102052949	BATTLE MOUNTAIN TRADING POST	1031 MAIN ST	81645	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 04/08/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 04/08/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 04/08/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/21/2014
Date Data Arrived at EDR: 10/07/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/08/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/03/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 09/30/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 37

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/04/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 19

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/12/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 4

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

TRUST: Lust Trust Sites

Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

Date of Government Version: 04/08/2015
Date Data Arrived at EDR: 04/10/2015
Date Made Active in Reports: 04/15/2015
Number of Days to Update: 5

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

LAST: Leaking Aboveground Storage Tank Listing

A listing of leaking aboveground storage tank sites.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/12/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 4

Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 01/28/2015
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 42

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 01/30/2015
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 32

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/03/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/10/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 31

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal registered storage tank lists

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/12/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 4

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

AST: Aboveground Tank List
Aboveground storage tank locations.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/12/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 4

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/28/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/30/2015
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 36

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 01/29/2015
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 42

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Environmental Real Covenants List
Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 05/05/2015
Date Data Arrived at EDR: 05/07/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 6

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 05/04/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report
The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 02/06/2015
Date Data Arrived at EDR: 04/15/2015
Date Made Active in Reports: 05/08/2015
Number of Days to Update: 23

Source: Department of Public Health and Environmental
Telephone: 303-692-3331
Last EDR Contact: 04/15/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Semi-Annually

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/02/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2014
Date Data Arrived at EDR: 12/22/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 38

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/24/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/23/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: No Update Planned

SWRCY: Registered Recyclers Listing
A listing of registered recycler locations in the state of Colorado.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 04/09/2015
Number of Days to Update: 9

Source: Department of Public Health & Environment
Telephone: 303-692-3337
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Varies

HISTORICAL LANDFILL: Historical Landfill List
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993
Date Data Arrived at EDR: 04/24/1994
Date Made Active in Reports: 05/30/1994
Number of Days to Update: 36

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 09/05/1996
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Quarterly

CDL: Meth Lab Locations
Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 04/05/2015
Date Data Arrived at EDR: 04/07/2015
Date Made Active in Reports: 04/09/2015
Number of Days to Update: 2

Source: Department of Public Health and Environment
Telephone: 303-692-3023
Last EDR Contact: 04/06/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/29/2014
Date Data Arrived at EDR: 12/30/2014
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 69

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

CO ERNS: Spills Database

State reported spills.

Date of Government Version: 04/05/2015
Date Data Arrived at EDR: 04/07/2015
Date Made Active in Reports: 04/09/2015
Number of Days to Update: 2

Source: Department of Public Health and Environmental
Telephone: 303-692-2000
Last EDR Contact: 04/06/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/06/2013
Number of Days to Update: 34

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/31/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/05/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/14/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 24

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/10/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/06/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/27/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/10/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 04/09/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/17/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/29/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 21

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 02/27/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/09/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/27/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/24/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Biennially

METHANE SITE: Methane Site Investigations - Jefferson County 1980

The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Jefferson County Health Department
Telephone: 303-239-7175
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

METHANE INVESTIGATION: Methane Gas & Swamp Findings

The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

Date of Government Version: 03/15/1979
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Department of Health
Telephone: 303-640-3335
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRYCLEANERS: Drycleaner Facilities

A listing of drycleaning facilities.

Date of Government Version: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 6

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

NPDES: Permitted Facility Listing

A listing of permitted facilities from the Water Quality Control Division.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/05/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 8

Source: Department of Public Health & Environment
Telephone: 303-692-3611
Last EDR Contact: 05/04/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing
A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/16/2015
Number of Days to Update: 6

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 03/09/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites
There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going.

Date of Government Version: 11/23/2004
Date Data Arrived at EDR: 03/21/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 42

Source: Department of Public Health & Environment
Telephone: 970-248-7164
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

ASBESTOS: Asbestos Abatement & Demolition Projects
Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/26/2015
Date Made Active in Reports: 03/05/2015
Number of Days to Update: 7

Source: Department of Public Health & Environment
Telephone: 303-692-3100
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Semi-Annually

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/14/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/10/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

MINES: Permitted Mines Listing

This dataset represents permitted mines in the State of Colorado

Date of Government Version: 09/19/2011
Date Data Arrived at EDR: 12/26/2012
Date Made Active in Reports: 02/01/2013
Number of Days to Update: 37

Source: Division of Reclamation Mining and safety
Telephone: 303-866-3567
Last EDR Contact: 12/26/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/14/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/30/2015
Next Scheduled EDR Contact: 07/13/2015
Data Release Frequency: Annually

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/20/2015
Date Data Arrived at EDR: 01/22/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 18

Source: Department of Public Health & Environment
Telephone: 303-392-3350
Last EDR Contact: 04/06/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/22/2015
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 08/10/2015
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/15/2015
Next Scheduled EDR Contact: 07/27/2015
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/20/2015
Date Data Arrived at EDR: 01/22/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 18

Source: Department of Public Health & Environment
Telephone: 303-692-3350
Last EDR Contact: 04/06/2015
Next Scheduled EDR Contact: 07/20/2015
Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST
EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/07/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Public Health & Environment
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ADAMS COUNTY:

Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County

As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

ARAPAHOE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

A Survey of Landfills in Arapahoe County

A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

BOULDER COUNTY:

Old Landfill Sites

Landfill sites in Boulder county.

Date of Government Version: 05/01/1986
Date Data Arrived at EDR: 11/14/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 23

Source: Boulder County Health Department
Telephone: 303-441-1182
Last EDR Contact: 01/30/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DENVER COUNTY:

Landfills in Denver County

Landfill sites in the city and county of Denver.

Date of Government Version: 02/13/2014
Date Data Arrived at EDR: 05/16/2014
Date Made Active in Reports: 06/13/2014
Number of Days to Update: 28

Source: City and County of Denver
Telephone: 303-436-7300
Last EDR Contact: 03/27/2015
Next Scheduled EDR Contact: 07/06/2015
Data Release Frequency: No Update Planned

Investigation of Methane Gas Hazards

The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981
Date Data Arrived at EDR: 01/29/2013
Date Made Active in Reports: 03/08/2013
Number of Days to Update: 38

Source: City and County of Denver Department of Environmental Health
Telephone: 720-865-5522
Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DOUGLAS COUNTY:

Douglas County Landfill Key

Landfill sites in Douglas county.

Date of Government Version: 06/12/1991
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

PUEBLO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Designated Disposal & Landfill Sites
Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990
Date Data Arrived at EDR: 11/16/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 21

Source: Pueblo City-County Health Department
Telephone: 719-583-4300
Last EDR Contact: 11/13/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRI COUNTY:

Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)
Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WELD COUNTY:

Solid Waste Facilities in Weld County
Solid Waste Facilities in Weld County.

Date of Government Version: 12/05/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 26

Source: Weld County Department of Public Health
Telephone: 970-304-6415
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/06/2015
Date Made Active in Reports: 05/20/2015
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/06/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/16/2015
Next Scheduled EDR Contact: 08/03/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/13/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Listing
Source: Department of Human Services
Telephone: 303-866-5958

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

947 MAIN
947 MAIN STREET
MINTURN, CO 81645

TARGET PROPERTY COORDINATES

Latitude (North):	39.5787 - 39° 34' 43.32"
Longitude (West):	106.4197 - 106° 25' 10.92"
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	378067.8
UTM Y (Meters):	4381752.0
Elevation:	7901 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	39106-E4 MINTURN, CO
Most Recent Revision:	1987

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

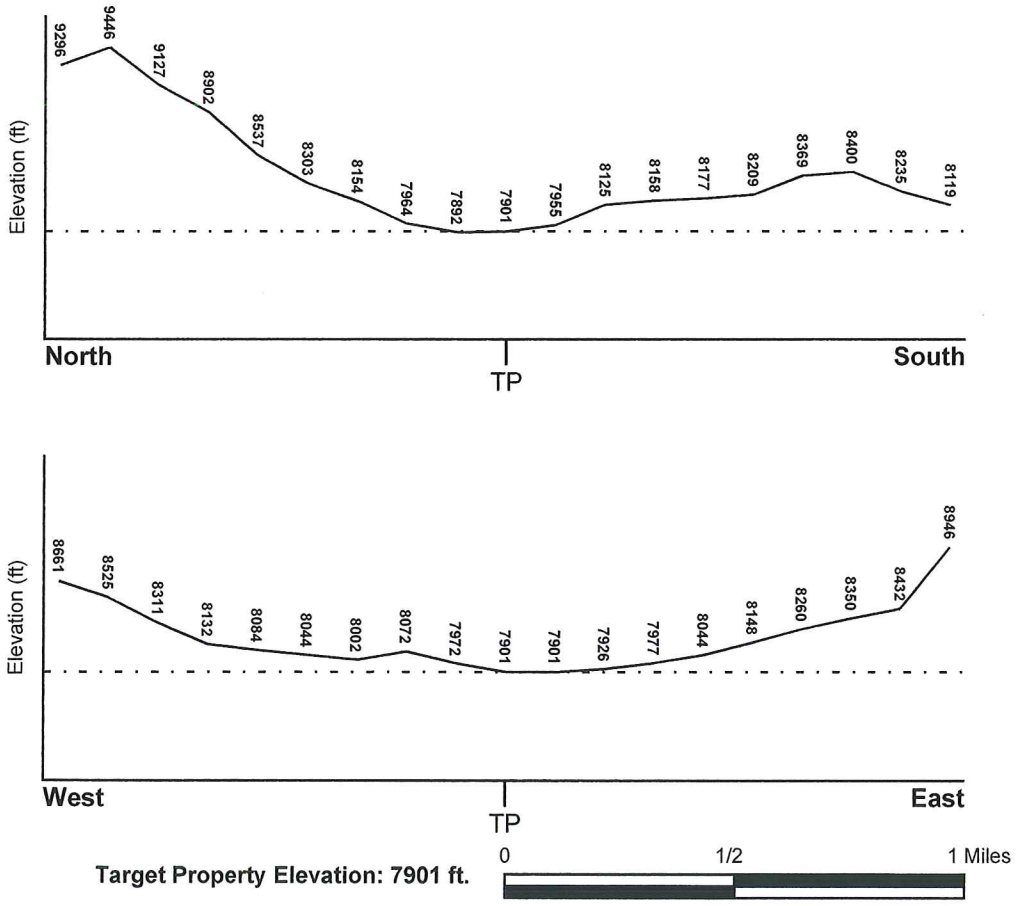
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
EAGLE, CO	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 08037C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

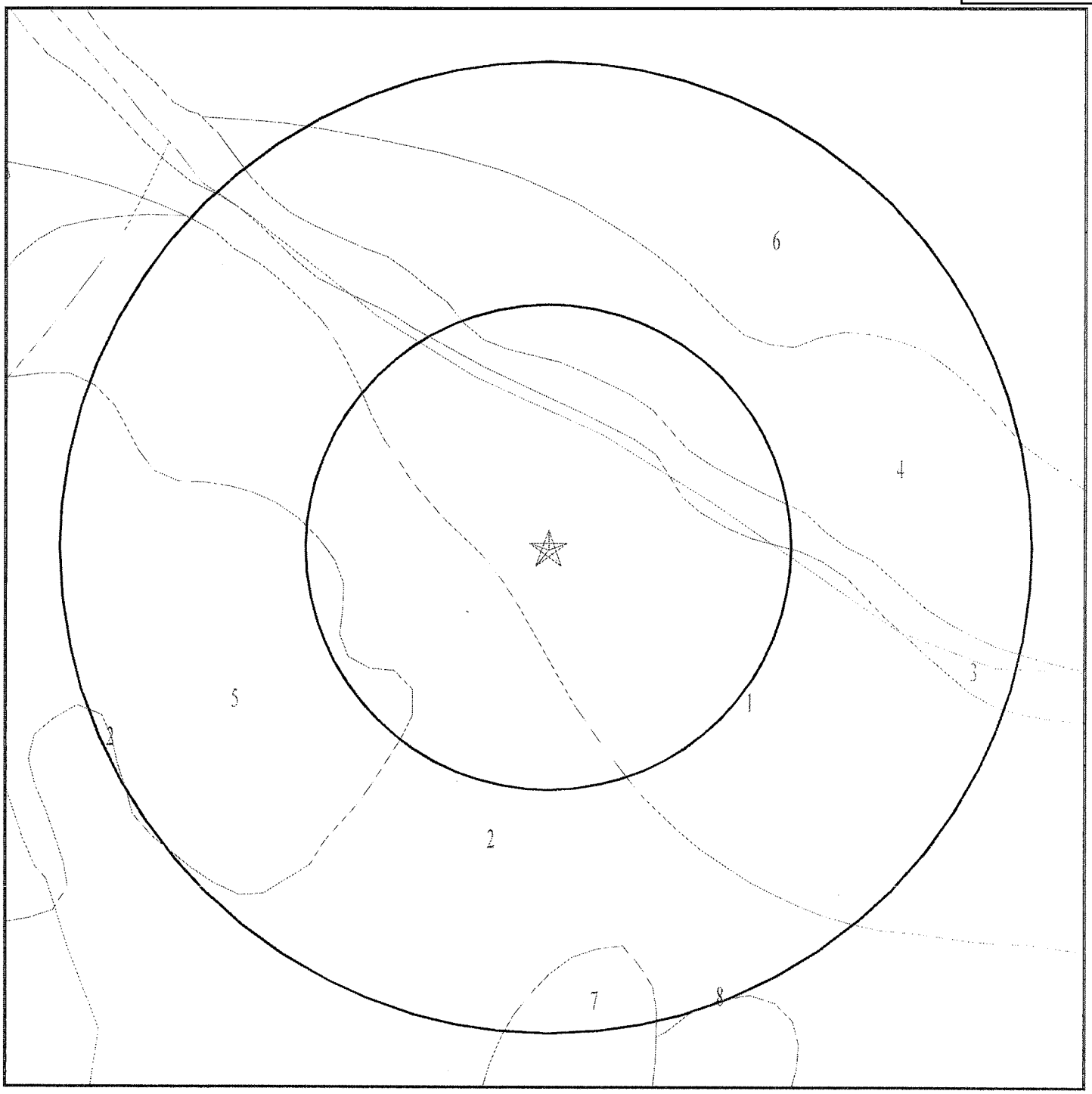
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic
Code:	uPz *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4309297.2s



Target Property
SSURGO Soil
Water

SITE NAME:	947 Main	CLIENT:	Braun Environmental Inc.
ADDRESS:	947 Main Street Minturn CO 81645	CONTACT:	Art Braun
LAT/LONG:	39.5787 / 106.4197	INQUIRY #:	4309297.2s
		DATE:	May 29, 2015 11:33 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel 07/2009.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Forsey

Soil Surface Texture: cobbly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42.34 Min: 4.23	Max: 7.8 Min: 6.6
2	9 inches	22 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
3	22 inches	59 inches	very cobbly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 1.41	Max: 8.4 Min: 7.9

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Ansel

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42.34 Min: 4.23	Max: 7.3 Min: 6.1
2	22 inches	48 inches	stony clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.3 Min: 6.1
3	48 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.3 Min: 6.1

Soil Map ID: 3

Soil Component Name: Water

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 4

Soil Component Name: Forsey

Soil Surface Texture: cobbly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 4.23	Max: 7.8 Min: 6.6
2	9 inches	22 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	22 inches	59 inches	very cobbly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 1.41	Max: 8.4 Min: 7.9

Soil Map ID: 5

Soil Component Name: Cochetopa

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14.11 Min: 4.23	Max: 7.3 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	3 inches	38 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.3 Min: 6.6
3	38 inches	59 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4.23 Min: 1.41	Max: 7.3 Min: 6.6

Soil Map ID: 6

Soil Component Name: Torriorthents

Soil Surface Texture: variable

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	variable	Not reported	Not reported	Max: 14.1 Min: 4.23	Max: 8.4 Min: 6.1
2	3 inches	29 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	29 inches	33 inches	unweathered bedrock	Not reported	Not reported	Max: 1.41 Min: 0.42	Max: Min:

Soil Map ID: 7

Soil Component Name: Forsey

Soil Surface Texture: cobbly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42.34 Min: 4.23	Max: 7.8 Min: 6.6
2	9 inches	22 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	22 inches	59 inches	very cobbly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14.11 Min: 1.41	Max: 8.4 Min: 7.9

Soil Map ID: 8

Soil Component Name: Jerry

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42.34 Min: 4.23	Max: 7.8 Min: 7.4
2	11 inches	33 inches	channery clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	33 inches	59 inches	very channery clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 4.23 Min: 1.41	Max: 8.4 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
E20	USGS40000208985	1/2 - 1 Mile SSE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
19	CO0319218	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

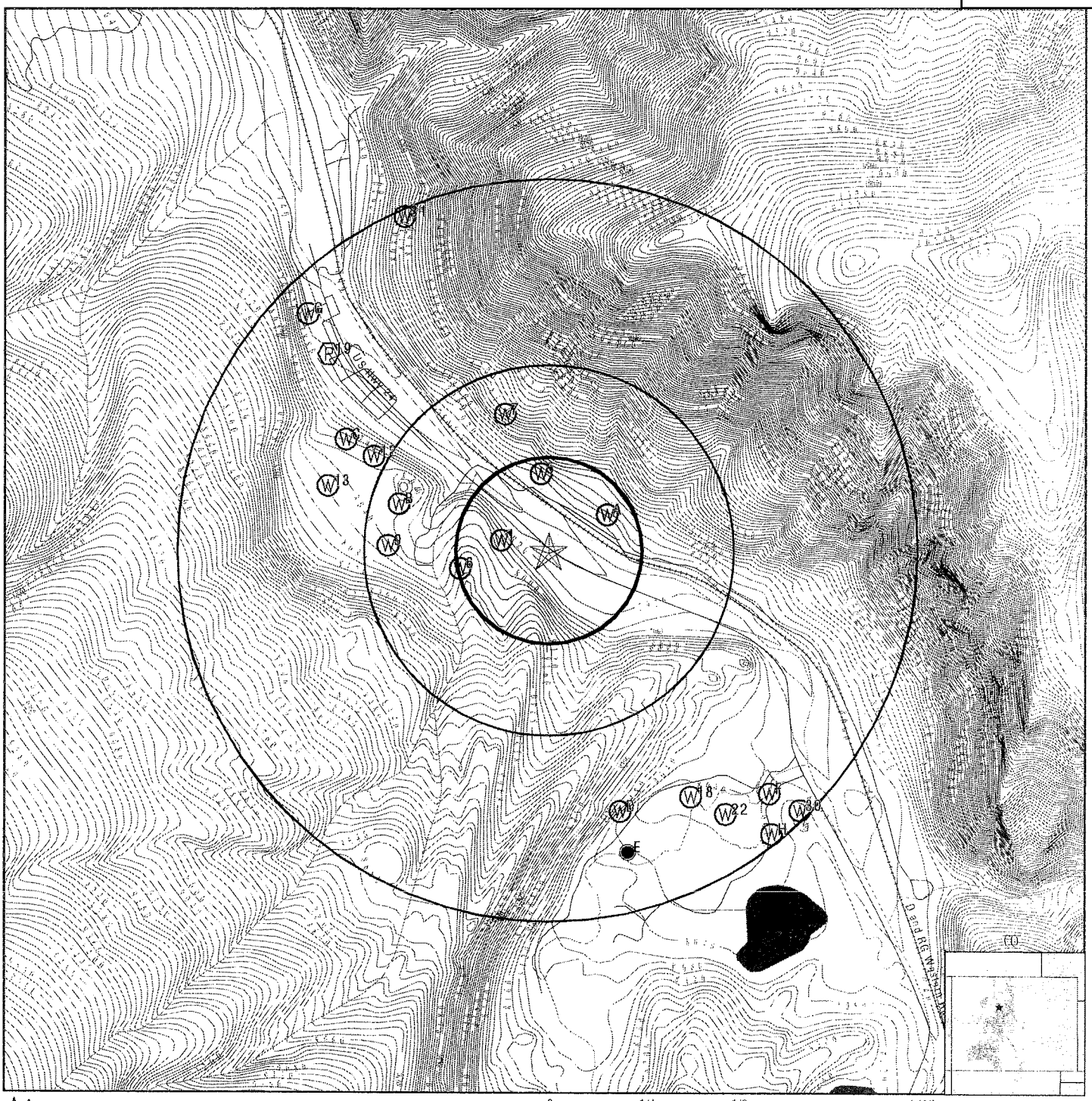
MAP ID	WELL ID	LOCATION FROM TP
1	CO6000000325629	1/8 - 1/4 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	CO6000000249167	1/8 - 1/4 Mile ENE
A3	CO6000000249778	1/8 - 1/4 Mile ENE
A4	CO6000000249822	1/8 - 1/4 Mile ENE
5	CO6000000175288	1/8 - 1/4 Mile North
6	CO6000000297881	1/8 - 1/4 Mile WSW
7	CO6000000249821	1/4 - 1/2 Mile NNW
B8	CO6000000287231	1/4 - 1/2 Mile WNW
9	CO6000000397297	1/4 - 1/2 Mile West
B10	CO6000000356676	1/4 - 1/2 Mile WNW
B11	CO6000000452612	1/4 - 1/2 Mile WNW
12	CO6000000150371	1/2 - 1 Mile WNW
13	CO6000000450862	1/2 - 1 Mile WNW
C14	CO6000000199287	1/2 - 1 Mile WNW
C15	CO6000000431111	1/2 - 1 Mile WNW
D16	CO6000000220893	1/2 - 1 Mile SSE
D17	CO6000000223775	1/2 - 1 Mile SSE
18	CO6000000150098	1/2 - 1 Mile SSE
E21	CO6000000398855	1/2 - 1 Mile SSE
22	CO6000000338596	1/2 - 1 Mile SE
F23	CO6000000480938	1/2 - 1 Mile SE
F24	CO6000000480939	1/2 - 1 Mile SE
G25	CO6000000249819	1/2 - 1 Mile NW
G26	CO6000000249820	1/2 - 1 Mile NW
H27	CO6000000310407	1/2 - 1 Mile SE
H28	CO6000000310404	1/2 - 1 Mile SE
H29	CO6000000310405	1/2 - 1 Mile SE
30	CO6000000245263	1/2 - 1 Mile SE
31	CO6000000204914	1/2 - 1 Mile NNW
H32	CO6000000310409	1/2 - 1 Mile SE
H33	CO6000000310406	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 4309297.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME:	947 Main	CLIENT:	Braun Environmental Inc.
ADDRESS:	947 Main Street Minturn CO 81645	CONTACT:	Art Braun
		INQUIRY #:	4309297.2s
LAT/LONG:	39.5787 / 106.4197	DATE:	May 29, 2015 11:33 am

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000325629**

1
WNW
1/8 - 1/4 Mile
Higher

Fid:	325628	Objectid:	325629
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0293182		
Receipt:	0293182	Permit:	152970-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	19-2103-351-09-003
Parcelsize:	12.2		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NE	Q40:	NW
Q10:	Not Reported	Coordew:	2200
Coordewdir:	E	Coordns:	1100
Coordnsdir:	N		
Utmx:	377866.3		
Utmy:	4382010.4		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.579113		
Longdecdeg:	-106.422092		
Use1:	HOUSEHOLD USE ONLY	Use2:	Not Reported
Specialuse:	HUO PRIOR TO HB1111 AMENDATORY	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1988-11-23		
Permexpire:	1990-11-23		
Wellconstr:	1990-07-28		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Only well on 12.2 acre tract. Limit use to HUO, being 1 SFD & water non-commercial domestic animals. Tax #R043549. dmw		
Elev:	0	Welldepth:	300
Topperfcas:	180	Botperfcas:	300
Yield:	4		
Staticwl:	180		
Applicantn:	MEDINA FRANK		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377866.3		
Disputmy:	4382010.4		
Latitude:	39.5791130064		
Longitude:	-106.422091733		
Site id:	CO6000000325629		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
A2 ENE 1/8 - 1/4 Mile Higher	**CO WELLS**	**CO6000000249167**

Fid:	249166	Objectid:	249167
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048485		
Receipt:	0048485	Permit:	48485-MH
Wdid:	Not Reported	Currstatus:	Permit Expired
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NE	Q40:	NE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	378326.3		
Utmy:	4382113.5		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.58011		
Longdecdeg:	-106.41676		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-04-08		
Permexpire:	2009-07-07		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	EXPIRED NOTICE! Drillers log NOT submitted. 3 holes - 996 S Main St - Hwy 24 - Miniturn 81645. Monitor ground water, unc		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	LUCERO TONY		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378326		
Disputmy:	4382113		
Latitude:	39.5801071161		
Longitude:	-106.416756069		
Site id:	CO6000000249167		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000249778**

A3
ENE
1/8 - 1/4 Mile
Higher

Fid:	249777	Objectid:	249778
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048857		
Receipt:	0048857	Permit:	48857-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NE	Q40:	NE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	378326.3		
Utmy:	4382113.5		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.580107		
Longdecdeg:	-106.416756		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-09-29		
Permexpire:	2009-12-28		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	EXPIRED NOTICE! Drillers log NOT submitted. 3 holes - 996 S Main St - Hwy 24 - Miniturn 81645. Monitor ground water, un		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	LUCERO TONY		
Completewe:	2	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378336.3		
Disputmy:	4382141.2		
Latitude:	39.5801071161		
Longitude:	-106.416756069		
Site id:	CO6000000249778		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000249822**

A4
ENE
1/8 - 1/4 Mile
Higher

Fid:	249821	Objectid:	249822
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048883		
Receipt:	0048883	Permit:	48883-MH
Wdid:	Not Reported	Currstatus:	Permit Expired
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NE	Q40:	NE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	378326.3		
Utmy:	4382113.5		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.580107		
Longdecdeg:	-106.416756		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-10-14		
Permexpire:	2010-01-12		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	EXPIRED NOTICE! Drillers log NOT submitted. Slug testing for hydraulic conductivity data. dmw 06/02/11		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINITURN TOWN OF		
Completewe:	2	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378345.3		
Disputmy:	4382136		
Latitude:	39.5801071161		
Longitude:	-106.416756069		
Site id:	CO6000000249822		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000175288**

5
North
1/8 - 1/4 Mile
Higher

Fid:	175287	Objectid:	175288
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9503461		
Receipt:	9503461	Permit:	285851-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	RIVER VIEW CEMETERY		
Filing:	Not Reported	Lot:	2
Block:	Not Reported	Ctyparclid:	19-2103-351-10-002
Parcelsize:	2.3699999		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NE	Q40:	NW
Q10:	Not Reported	Coordew:	1609
Coordewdir:	E	Coordns:	144
Coordnsdir:	N		
Utmx:	378043.3		
Utmy:	4382295.5		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.581706		
Longdecdeg:	-106.420084		
Use1:	COMMERCIAL	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2011-06-02		
Permexpire:	2013-06-02		
Wellconstr:	2011-10-12		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	RULE 6.2.3 = LOCATION! Only well on 2.37 acre tract. Limit use to exempt commercial, being, drinking and sanitary facilities		
Elev:	0	Welldepth:	100
Topperfcas:	60	Botperfcas:	100
Yield:	15		
Staticwl:	37		
Applicantn:	MINTURN CEMETERY DISTRICT		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378043.3		
Disputmy:	4382295.5		
Latitude:	39.5817062968		
Longitude:	-106.420083807		
Site id:	CO6000000175288		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
6 **WSW** **1/8 - 1/4 Mile** **Higher**	**CO WELLS**	**CO6000000297881**

Fid:	297880	Objectid:	297881
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0240323		
Receipt:	0240323	Permit:	133478-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	MCFARLANE WELL NO. 1	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	45.139999		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	SE
Q10:	Not Reported	Coordew:	2800
Coordewdir:	E	Coordns:	1500
Coordnsdir:	N		
Utmx:	377684.5		
Utmy:	4381890.3		
Locaccurac:	User supplied		
Latdecdeg:	39.578005		
Longdecdeg:	-106.424185		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	ISSUED UNDER PRESUMPTION OF BENEFIT	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	1		
Permitunit:	ACRES		
Annappropr:	0		
Permissued:	1983-11-04		
Permexpire:	Not Reported		
Wellconstr:	1984-02-21		
Firstbenef:	Not Reported		
Pumpinstal:	1984-04-19		
Wellplugge:	Not Reported		
Comment :	Only well on 45.14 acre tract. Permit should be amended for full use per SE policy 93-4. Limit use to 1 SFD, 1 acre lawn & ga		
Elev:	0	Welldepth:	245
Topperfcas:	120	Botperfcas:	245
Yield:	8		
Staticwl:	101		
Applicantn:	MCFARLANE WILLIS		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377684.5		
Disputmy:	4381890.3		
Latitude:	39.5780052637		
Longitude:	-106.424185805		
Site id:	CO6000000297881		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
7		
NNW	**CO WELLS**	**CO6000000249821**
1/4 - 1/2 Mile		
Higher		

Fid:	249820	Objectid:	249821
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048882		
Receipt:	0048882	Permit:	48882-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SE	Q40:	SW
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	377891.3		
Utmy:	4382555.5		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.584026		
Longdecdeg:	-106.421901		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-10-14		
Permexpire:	2010-01-12		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINITURN TOWN OF		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377891.3		
Disputmy:	4382555.5		
Latitude:	39.5840266511		
Longitude:	-106.421901079		
Site id:	CO6000000249821		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
B8 WNW 1/4 - 1/2 Mile Higher	**CO WELLS**	**CO6000000287231**

Fid:	287230	Objectid:	287231
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0221387		
Receipt:	0221387	Permit:	106691-
Wdid:	Not Reported	Currstatus:	Permit Expired
Wellname:	MARSHALL WELL NO. 1	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	49.59		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	NE
Q10:	Not Reported	Coordew:	2000
Coordewdir:	W	Coordns:	600
Coordnsdir:	N		
Utmx:	377462		
Utmy:	4382171.9		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.58051		
Longdecdeg:	-106.426828		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	ISSUED UNDER PRESUMPTIVE DILIGENCE	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	1		
Permitunit:	ACRES		
Annappropr:	0		
Permissued:	1981-12-01		
Permexpire:	1984-12-01		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	EXPIRED PERMIT! Drillers log NOT submitted. Reapplication & Reinstatement of #106691 (EP, 05/22/81). Only well on 49.5		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MARSHALL JOHN		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377462		
Disputmy:	4382171.9		
Latitude:	39.5805100447		
Longitude:	-106.426827759		
Site id:	CO6000000287231		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
9		
West	**CO WELLS**	**CO6000000397297**
1/4 - 1/2 Mile		
Higher		

Fid:	397296	Objectid:	397297
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0409377		
Receipt:	0409377	Permit:	200892-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	KING RANCH		
Filing:	Not Reported	Lot:	A
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	35.709999		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	NE
Q10:	Not Reported	Coordew:	1600
Coordewdir:	W	Coordns:	1200
Coordnsdir:	N		
Utmx:	377370.8		
Utmy:	4381993.9		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.578894		
Longdecdeg:	-106.427856		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	ISSUED UNDER PRESUMPTIVE RIGHT	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1997-02-06		
Permexpire:	1999-02-06		
Wellconstr:	1997-05-09		
Firstbenef:	Not Reported		
Pumpinstal:	1997-07-23		
Wellplugge:	Not Reported		
Comment :	3SFD, 1AC IRR, ANIMALS, ONLY WELL ON 35.7 AC		
Elev:	0	Welldepth:	145
Topperfcas:	105	Botperfcas:	145
Yield:	15		
Staticwl:	60		
Applicantn:	POUCHER RALPH & ANN		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377370.8		
Disputmy:	4381993.9		
Latitude:	39.5788936401		
Longitude:	-106.427856472		
Site id:	CO6000000397297		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000356676**

B10
WNW
1/4 - 1/2 Mile
Higher

Fid:	356675	Objectid:	356676
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0352172		
Receipt:	0352172	Permit:	171014-
Wdid:	Not Reported	Currstatus:	Permit Canceled
Wellname:	#1	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	NE
Q10:	Not Reported	Coordew:	1800
Coordewdir:	W	Coordns:	600
Coordnsdir:	N		
Utmx:	377401.1		
Utmy:	4382173.4		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.580515		
Longdecdeg:	-106.427537		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	ISSUED UNDER PRESUMPTIVE DOMESTIC	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1993-07-12		
Permexpire:	1995-07-12		
Wellconstr:	1993-08-23		
Firstbenef:	Not Reported		
Pumpinstal:	1993-09-15		
Wellplugge:	Not Reported		
Comment :	3SF, 1 AC IRR, DOM ANIMALS, ONLY WELL ON 50 ACRES		
Elev:	0	Welldepth:	154
Topperfcas:	100	Botperfcas:	154
Yield:	12		
Staticwl:	105		
Applicantn:	BECK CLAIRE K		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377401		
Disputmy:	4382173		
Latitude:	39.580514848		
Longitude:	-106.427536946		
Site id:	CO6000000356676		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
B11		
WNW	**CO WELLS**	**CO6000000452612**
1/4 - 1/2 Mile		
Higher		

Fid:	452611	Objectid:	452612
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0493917		
Receipt:	0493917	Permit:	241890-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	39
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	GROUSE BAR RANCH		
Filing:	Not Reported	Lot:	1
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	35.689999		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	NE
Q10:	Not Reported	Coordew:	1800
Coordewdir:	W	Coordns:	600
Coordnsdir:	N		
Utmx:	377401.1		
Utmy:	4382173.4		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.580515		
Longdecdeg:	-106.427537		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	ISSUED UNDER PRESUMPTIVE DOMESTIC	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	1		
Permitunit:	ACRES		
Annappropr:	0		
Permissued:	2002-06-25		
Permexpire:	2004-06-25		
Wellconstr:	1993-08-23		
Firstbenef:	Not Reported		
Pumpinstal:	1993-09-15		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	154
Topperfcas:	100	Botperfcas:	154
Yield:	12		
Staticwl:	105		
Applicantn:	KEELER CLAIRE		
Completewe:	3	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377411.3		
Disputmy:	4382201.2		
Latitude:	39.580514848		
Longitude:	-106.427536946		
Site id:	CO6000000452612		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000150371**

12
WNW
1/2 - 1 Mile
Higher

Fid:	150370	Objectid:	150371
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9113460		
Receipt:	9113460	Permit:	134975-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1620
Coordewdir:	W	Coordns:	80
Coordnsdir:	S		
Utmx:	377315.6		
Utmy:	4382380.9		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.582372		
Longdecdeg:	-106.428571		
Use1:	HOUSEHOLD USE ONLY	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	Not Reported		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	1984-07-07		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	191
Topperfcas:	0	Botperfcas:	0
Yield:	10		
Staticwl:	156		
Applicantn:	SPARKS LARRY		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377315.6		
Disputmy:	4382380.9		
Latitude:	39.5823717016		
Longitude:	-106.428570597		
Site id:	CO6000000150371		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
13		
WNW	**CO WELLS**	**CO6000000450862**
1/2 - 1 Mile		
Higher		

Fid:	450861	Objectid:	450862
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0490759		
Receipt:	0490759	Permit:	241889-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	GROUSE BAR RANCH		
Filing:	Not Reported	Lot:	2
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	13.9		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	NW	Q40:	NW
Q10:	Not Reported	Coordew:	900
Coordewdir:	W	Coordns:	350
Coordnsdir:	N		
Utmx:	377113.9		
Utmy:	4382255.9		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.581217		
Longdecdeg:	-106.430895		
Use1:	HOUSEHOLD USE ONLY	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2002-06-25		
Permexpire:	2004-06-25		
Wellconstr:	2002-07-19		
Firstbenef:	Not Reported		
Pumpinstal:	2002-07-24		
Wellplugge:	Not Reported		
Comment :	ISSUED PER SEO LETTER DATED 12-24-1985 SENT TO EAGLE COUNTY.		
Elev:	0	Welldepth:	170
Topperfcas:	130	Botperfcas:	170
Yield:	15		
Staticwl:	90		
Applicantn:	KEELER CLAIRE		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377113.9		
Disputmy:	4382255.9		
Latitude:	39.5812168534		
Longitude:	-106.4308954		
Site id:	CO6000000450862		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000199287**

C14
WNW
1/2 - 1 Mile
Higher

Fid:	199286	Objectid:	199287
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0008657		
Receipt:	0008657	Permit:	130255-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SW	Q40:	SW
Q10:	Not Reported	Coordew:	1225
Coordewdir:	W	Coordns:	315
Coordnsdir:	S		
Utmx:	377195.7		
Utmy:	4382455		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.583022		
Longdecdeg:	-106.42998		
Use1:	DOMESTIC	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1983-05-06		
Permexpire:	1985-05-06		
Wellconstr:	1983-07-09		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	160
Topperfcas:	90	Botperfcas:	150
Yield:	7		
Staticwl:	90		
Applicantn:	BURNETT HAROLD P		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377195		
Disputmy:	4382455		
Latitude:	39.5830219978		
Longitude:	-106.429980057		
Site id:	CO6000000199287		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
C15		
WNW	**CO WELLS**	**CO6000000431111**
1/2 - 1 Mile		
Higher		

Fid:	431110	Objectid:	431111
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0457646		
Receipt:	0457646	Permit:	130255--A
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	20		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SW	Q40:	SW
Q10:	Not Reported	Coordew:	1225
Coordewdir:	W	Coordns:	315
Coordnsdir:	S		
Utmx:	377195.7		
Utmy:	4382455.4		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.583026		
Longdecdeg:	-106.42998		
Use1:	HOUSEHOLD USE ONLY	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2000-03-03		
Permexpire:	2002-03-03		
Wellconstr:	2000-04-12		
Firstbenef:	Not Reported		
Pumpinstal:	2000-04-18		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	237
Topperfcas:	157	Botperfcas:	237
Yield:	5		
Staticwl:	137		
Applicantn:	BURNETT HAROLD PETE		
Completewe:	3	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377205.3		
Disputmy:	4382483.2		
Latitude:	39.5830256005		
Longitude:	-106.429980131		
Site id:	CO6000000431111		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000220893**

D16
SSE
1/2 - 1 Mile
Higher

Fid:	220892	Objectid:	220893
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0026195		
Receipt:	0026195	Permit:	26195-MH
Wdid:	Not Reported	Currstatus:	Permit Expired
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	SE	Q40:	SE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	378364.8		
Utmy:	4380825.8		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.568513		
Longdecdeg:	-106.416072		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1995-07-25		
Permexpire:	1995-10-25		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	EXPIRED NOTICE! Drillers log not submitted. X-refer file no. 28616-MH. dmw 06/02/11		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINTURN TOWN OF		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378364		
Disputmy:	4380825		
Latitude:	39.5685133557		
Longitude:	-106.416071842		
Site id:	CO6000000220893		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
D17		
SSE	**CO WELLS**	**CO6000000223775**
1/2 - 1 Mile		
Higher		

Fid:	223774	Objectid:	223775
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0028616		
Receipt:	0028616	Permit:	28616-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	SE	Q40:	SE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	378364.8		
Utmy:	4380825.8		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.568513		
Longdecdeg:	-106.416072		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1996-07-11		
Permexpire:	1996-10-11		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	X-refer file no. 13700-F-R. dmw 06/02/11		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINTURN TOWN OF/US FOREST SERVICE		
Completewe:	2	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378374.3		
Disputmy:	4380853.2		
Latitude:	39.5685133557		
Longitude:	-106.416071842		
Site id:	CO6000000223775		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	CO6000000150098

18
SSE
1/2 - 1 Mile
Higher

Fid:	150097	Objectid:	150098
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=9113172		
Receipt:	9113172	Permit:	13700-F
Wdid:	Not Reported	Currstatus:	Well Abandoned
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SW
Q10:	Not Reported	Coordew:	410
Coordewdir:	W	Coordns:	890
Coordnsdir:	S		
Utmx:	378673.9		
Utmy:	4380883.3		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.569075		
Longdecdeg:	-106.412485		
Use1:	MUNICIPAL	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	Not Reported		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	105
Topperfcas:	0	Botperfcas:	0
Yield:	88		
Staticwl:	3		
Applicantn:	MINTURN TOWN OF		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378673.9		
Disputmy:	4380883.3		
Latitude:	39.5690750884		
Longitude:	-106.412484852		
Site id:	CO6000000150098		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
FRDS PWS	**CO0319218**

19
NW
1/2 - 1 Mile
Lower

Epa region:	08	State:	CO
Pwsid:	CO0319218		
Pwsname:	HOLY CROSS R D OFFICE		
City served:	Not Reported	State served:	CO
Zip served:	Not Reported	Fips county:	08037
Status:	Active	Pop srvd:	160
Pwssvcconn:	1	Source:	Groundwater
Pws type:	TNCWS	Owner:	Fed_Govt
Contact:	BOAZ, HEATHER		
Contactor gname:	BOAZ, HEATHER		
Contact phone:	970-945-3240	Contact address1:	7940 HORIZON DR
Contact address2:	Not Reported	Contact city:	GLENWOOD SPRINGS
Contact state:	CO	Contact zip:	81601
Activity code:	A		

Facid:	6115		
Facname:	CHLORINATOR FOR WELL		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Location Information:

Name:	HOLY CROSS R D OFFICE		
Pwstypcd:	TNCWS	Primsrccd:	GW
Popserved:	183		
Add1:	120 MIDLAND AVE, STE 140		
Add2:	Not Reported		
City:	GLENWOOD SPRINGS	State:	CO
Zip:	81602	Phone:	970-945-3240
Cityserv:	Not Reported	Cntyserv:	Eagle
Stateserv:	CO	Zipserv:	Not Reported

Enforcement Information:

Violation id:	Not Reported	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Not Reported

Enforcement Information:

Violation id:	3542214	Orig cd:	S
Enf fy:	2014	Enf act date:	02/10/2014
Enf act detail:	St Violation/Reminder Notice	Enf act cat:	Informal

Enforcement Information:

Violation id:	3542214	Orig cd:	S
Enf fy:	2014	Enf act date:	02/10/2014
Enf act detail:	St Public Notif requested	Enf act cat:	Informal

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Information:
Violation id: 3542212 Orig cd: S
Enf fy: 2013 Enf act date: 09/12/2013
Enf act detail: St Public Notif requested Enf act cat: Informal

Enforcement Information:
Violation id: 3542212 Orig cd: S
Enf fy: 2013 Enf act date: 09/12/2013
Enf act detail: St Violation/Reminder Notice Enf act cat: Informal

Enforcement Information:
Violation id: 3542210 Orig cd: S
Enf fy: 2013 Enf act date: 06/07/2013
Enf act detail: St Public Notif requested Enf act cat: Informal

Enforcement Information:
Violation id: 3542210 Orig cd: S
Enf fy: 2013 Enf act date: 06/07/2013
Enf act detail: St Violation/Reminder Notice Enf act cat: Informal

Enforcement Information:
Violation id: 3542208 Orig cd: S
Enf fy: 2012 Enf act date: 12/07/2011
Enf act detail: St Public Notif requested Enf act cat: Informal

Enforcement Information:
Violation id: 3542208 Orig cd: S
Enf fy: 2012 Enf act date: 12/07/2011
Enf act detail: St Violation/Reminder Notice Enf act cat: Informal

Enforcement Information:
Violation id: 3542206 Orig cd: S
Enf fy: 2009 Enf act date: 01/29/2009
Enf act detail: St Violation/Reminder Notice Enf act cat: Informal

Enforcement Information:
Violation id: 3542206 Orig cd: S
Enf fy: 2009 Enf act date: 02/11/2009
Enf act detail: St Compliance achieved Enf act cat: Resolving

Enforcement Information:
Violation id: 3542206 Orig cd: S
Enf fy: 2009 Enf act date: 01/29/2009
Enf act detail: St Public Notif requested Enf act cat: Informal

Enforcement Information:
Violation id: 3542205 Orig cd: S
Enf fy: 2008 Enf act date: 04/25/2008
Enf act detail: St Compliance achieved Enf act cat: Resolving

Enforcement Information:
Violation id: 3542205 Orig cd: S
Enf fy: 2005 Enf act date: 06/21/2005
Enf act detail: St Public Notif received Enf act cat: Informal

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Information:			
Violation id:	3542205	Orig cd:	S
Enf fy:	2005	Enf act date:	06/10/2005
Enf act detail:	St Public Notif requested	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542205	Orig cd:	S
Enf fy:	2005	Enf act date:	06/10/2005
Enf act detail:	St Violation/Reminder Notice	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542104	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving
Enforcement Information:			
Violation id:	3542104	Orig cd:	S
Enf fy:	2004	Enf act date:	06/30/2004
Enf act detail:	St Public Notif requested	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542104	Orig cd:	S
Enf fy:	2004	Enf act date:	06/30/2004
Enf act detail:	St Violation/Reminder Notice	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542004	Orig cd:	S
Enf fy:	2004	Enf act date:	04/01/2004
Enf act detail:	St Public Notif requested	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542004	Orig cd:	S
Enf fy:	2004	Enf act date:	04/01/2004
Enf act detail:	St Violation/Reminder Notice	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3542004	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving
Enforcement Information:			
Violation id:	3019902	Orig cd:	S
Enf fy:	2002	Enf act date:	07/31/2002
Enf act detail:	St Formal NOV issued	Enf act cat:	Informal
Enforcement Information:			
Violation id:	3019902	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving
Enforcement Information:			
Violation id:	3019902	Orig cd:	S
Enf fy:	2002	Enf act date:	07/31/2002
Enf act detail:	St Public Notif requested	Enf act cat:	Informal

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Information:

Violation id:	1018496	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1013193	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1012401	Orig cd:	S
Enf fy:	2001	Enf act date:	01/31/2001
Enf act detail:	St Formal NOV issued	Enf act cat:	Informal

Enforcement Information:

Violation id:	1012401	Orig cd:	S
Enf fy:	2001	Enf act date:	01/31/2001
Enf act detail:	St Public Notif requested	Enf act cat:	Informal

Enforcement Information:

Violation id:	1012401	Orig cd:	S
Enf fy:	2008	Enf act date:	04/25/2008
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Violations Information:

Violoation id:	3542214	Orig cd:	S
State:	CO	Viol fy:	2013
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	12/01/2013
Cmpedt:	12/31/2013		

Violations Information:

Violoation id:	3542212	Orig cd:	S
State:	CO	Viol fy:	2013
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	07/01/2013
Cmpedt:	07/31/2013		

Violations Information:

Violoation id:	3542210	Orig cd:	S
State:	CO	Viol fy:	2013
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

State mcl:	Not Reported	Cmpbdt:	04/01/2013
Cmpedt:	04/30/2013		

Violations Information:

Violoation id:	3542208	Orig cd:	S
State:	CO	Viol fy:	2011
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	10/01/2011
Cmpedt:	10/31/2011		

Violations Information:

Violoation id:	3542206	Orig cd:	S
State:	CO	Viol fy:	2008
Contamcd:	1040		
Contamnm:	Nitrate		
Viol code:	03		
Viol name:	Monitoring, Regular		
Rule code:	331		
Rule name:	Nitrates		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	01/01/2008
Cmpedt:	12/31/2008		

Violations Information:

Violoation id:	3542205	Orig cd:	S
State:	CO	Viol fy:	2005
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	04/01/2005
Cmpedt:	04/30/2005		

Violations Information:

Violoation id:	3542104	Orig cd:	S
State:	CO	Viol fy:	2004
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	05/01/2004
Cmpedt:	05/31/2004		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violations Information:

Violoation id:	3542004	Orig cd:	S
State:	CO	Viol fy:	2004
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	02/01/2004
Cmpedt:	02/29/2004		

Violations Information:

Violoation id:	3019902	Orig cd:	S
State:	CO	Viol fy:	2002
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	04/01/2002
Cmpedt:	06/30/2002		

Violations Information:

Violoation id:	1012401	Orig cd:	S
State:	CO	Viol fy:	2000
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	23		
Viol name:	Monitoring, Routine Major (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	10/01/2000
Cmpedt:	12/31/2000		

PWS ID: CO0319218
Date Initiated: Not Reported Date Deactivated: Not Reported
PWS Name: USFS, HOLY CROSS R.D. OFFICE
HOLY CROSS RANGER DISTRICT
P.O. BOX 190, 24747 US HWY 24
MINTURN, CO 81645

Addressee / Facility: Not Reported

Facility Latitude:	39 35 11	Facility Longitude:	106 25 49
City Served:	Not Reported		
Treatment Class:	Treated	Population:	00000120

Violations information not reported.

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Violid:	1012401	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	10/1/2000 0:00:00		
Complperen:	12/31/2000 0:00:00	Enfdate:	1/31/2001 0:00:00
Enf action:	State Formal NOV Issued		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	1012401	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	10/1/2000 0:00:00		
Complperen:	12/31/2000 0:00:00	Enfdate:	1/31/2001 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	1012401	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	10/1/2000 0:00:00		
Complperen:	12/31/2000 0:00:00	Enfdate:	4/25/2008 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3019902	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2002 0:00:00		
Complperen:	6/30/2002 0:00:00	Enfdate:	4/25/2008 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3019902	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2002 0:00:00		
Complperen:	6/30/2002 0:00:00	Enfdate:	7/31/2002 0:00:00
Enf action:	State Formal NOV Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3019902	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2002 0:00:00		
Complperen:	6/30/2002 0:00:00	Enfdate:	7/31/2002 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542004	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	2/1/2004 0:00:00		
Complperen:	2/29/2004 0:00:00	Enfdate:	4/1/2004 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542004	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	2/1/2004 0:00:00		
Complperen:	2/29/2004 0:00:00	Enfdate:	4/1/2004 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542004	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	2/1/2004 0:00:00		
Complperen:	2/29/2004 0:00:00	Enfdate:	4/25/2008 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542104	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	5/1/2004 0:00:00		
Complperen:	5/31/2004 0:00:00	Enfdate:	4/25/2008 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542104	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	5/1/2004 0:00:00		
Complperen:	5/31/2004 0:00:00	Enfdate:	6/30/2004 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542104	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	5/1/2004 0:00:00		
Complperen:	5/31/2004 0:00:00	Enfdate:	6/30/2004 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542205	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2005 0:00:00		
Complperen:	4/30/2005 0:00:00	Enfdate:	4/25/2008 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542205	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2005 0:00:00		
Complperen:	4/30/2005 0:00:00	Enfdate:	6/10/2005 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542205	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2005 0:00:00		
Complperen:	4/30/2005 0:00:00	Enfdate:	6/10/2005 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542205	Contaminant:	COLIFORM (TCR)
Viol. Type:	Monitoring, Routine Major (TCR)		
Complperbe:	4/1/2005 0:00:00		
Complperen:	4/30/2005 0:00:00	Enfdate:	6/21/2005 0:00:00
Enf action:	State Public Notif Received		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542206	Contaminant:	NITRATE
Viol. Type:	3		
Complperbe:	1/1/2008 0:00:00		
Complperen:	12/31/2008 0:00:00	Enfdate:	1/29/2009 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542206	Contaminant:	NITRATE
Viol. Type:	3		
Complperbe:	1/1/2008 0:00:00		
Complperen:	12/31/2008 0:00:00	Enfdate:	1/29/2009 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CO0319218
Pwsname:	HOLY CROSS R D OFFICE		
Retpopsrvd:	160	Pwstypecod:	NC
Vioid:	3542206	Contaminant:	NITRATE
Viol. Type:	3		
Complperbe:	1/1/2008 0:00:00		
Complperen:	12/31/2008 0:00:00	Enfdate:	2/11/2009 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-10-01 - 1999-12-31		
Violation ID:	0010167		
Enforcement Date:	2000-01-28	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-10-01 - 1999-12-31		
Violation ID:	0010167		
Enforcement Date:	2000-01-28	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	10/01/00 - 12/31/00		
Violation ID:	1012401		
Enforcement Date:	01/31/01	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	10/1/2000 0:00:00 - 12/31/2000 0:00:00		
Violation ID:	1012401		
Enforcement Date:	1/31/2001 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	10/01/00 - 12/31/00		
Violation ID:	1012401		
Enforcement Date:	01/31/01	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	10/1/2000 0:00:00 - 12/31/2000 0:00:00		
Violation ID:	1012401		
Enforcement Date:	1/31/2001 0:00:00	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2002 0:00:00 - 6/30/2002 0:00:00		
Violation ID:	3019902		
Enforcement Date:	7/31/2002 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2002 0:00:00 - 6/30/2002 0:00:00		
Violation ID:	3019902		
Enforcement Date:	7/31/2002 0:00:00	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/02 - 06/30/02		
Violation ID:	3019902		
Enforcement Date:	07/31/02	Enf. Action:	State Formal NOV Issued

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/02 - 06/30/02		
Violation ID:	3019902		
Enforcement Date:	07/31/02	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	02/01/04 - 02/29/04		
Violation ID:	3542004		
Enforcement Date:	04/01/04	Enf. Action:	State Violation/Reminder Notice
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	02/01/04 - 02/29/04		
Violation ID:	3542004		
Enforcement Date:	04/01/04	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2/1/2004 0:00:00 - 2/29/2004 0:00:00		
Violation ID:	3542004		
Enforcement Date:	4/1/2004 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	2/1/2004 0:00:00 - 2/29/2004 0:00:00		
Violation ID:	3542004		
Enforcement Date:	4/1/2004 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	5/1/2004 0:00:00 - 5/31/2004 0:00:00		
Violation ID:	3542104		
Enforcement Date:	6/30/2004 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	05/01/04 - 05/31/04		
Violation ID:	3542104		
Enforcement Date:	06/30/04	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	05/01/04 - 05/31/04		
Violation ID:	3542104		
Enforcement Date:	06/30/04	Enf. Action:	State Violation/Reminder Notice
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	5/1/2004 0:00:00 - 5/31/2004 0:00:00		
Violation ID:	3542104		
Enforcement Date:	6/30/2004 0:00:00	Enf. Action:	State Violation/Reminder Notice

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/05 - 04/30/05		
Violation ID:	3542205		
Enforcement Date:	06/21/05	Enf. Action:	State Public Notif Received
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/05 - 04/30/05		
Violation ID:	3542205		
Enforcement Date:	06/10/05	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2005 0:00:00 - 4/30/2005 0:00:00		
Violation ID:	3542205		
Enforcement Date:	6/21/2005 0:00:00	Enf. Action:	State Public Notif Received
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	04/01/05 - 04/30/05		
Violation ID:	3542205		
Enforcement Date:	06/10/05	Enf. Action:	State Violation/Reminder Notice
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2005 0:00:00 - 4/30/2005 0:00:00		
Violation ID:	3542205		
Enforcement Date:	6/10/2005 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	4/1/2005 0:00:00 - 4/30/2005 0:00:00		
Violation ID:	3542205		
Enforcement Date:	6/10/2005 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Regular		
Contaminant:	NITRATE		
Compliance Period:	1994-01-01 - 1994-12-31		
Violation ID:	9529734		
Enforcement Date:	1995-03-06	Enf. Action:	State Intentional no-action
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-10-01 - 1995-12-31		
Violation ID:	9610184		
Enforcement Date:	1996-01-25	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1995-10-01 - 1995-12-31		
Violation ID:	9610184		
Enforcement Date:	1996-01-25	Enf. Action:	State Public Notif Requested

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Regular		
Contaminant:	NITRATE-NITRITE		
Compliance Period:	1995-01-01 - 1995-12-31		
Violation ID:	9629283		
Enforcement Date:	1996-01-03	Enf. Action:	State Formal NOV Issued
System Name:	HOLY CROSS R D OFFICE		
Violation Type:	Monitoring, Regular		
Contaminant:	NITRATE-NITRITE		
Compliance Period:	1995-01-01 - 1995-12-31		
Violation ID:	9629283		
Enforcement Date:	1996-01-03	Enf. Action:	State Public Notif Requested

CONTACT INFORMATION:

Name:	HOLY CROSS R D OFFICE	Population:	160
Contact:	WHITE RIVER NF HOLY CROSS RANGER DISTRIC	Phone:	970-945-3236
Address:	JO IVES		
Address 2:	PO BOX 948 GLENWOOD SPRINGS, CO 81602		

E20
SSE
1/2 - 1 Mile
Higher

FED USGS **USGS40000208985**

Org. Identifier:	USGS-CO		
Formal name:	USGS Colorado Water Science Center		
Monloc Identifier:	USGS-393334106250300		
Monloc name:	SC00608102BBD00		
Monloc type:	Well		
Monloc desc:	UCOL NAWQA SUS2 GWSI VERIFIED 7/27/99 CMS		
Huc code:	14010003	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	39.5670722
Longitude:	-106.4159778	Sourcemap scale:	24000
Horiz Acc measure:	.1	Horiz Acc measure units:	seconds
Horiz Collection method:	Differentially corrected Global Positioning System (DGPS)		
Horiz coord refsys:	NAD83	Vert measure val:	8040
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Alluvial aquifers		
Formation type:	Valley-Fill Deposits		
Aquifer type:	Unconfined single aquifer		
Construction date:	19930118	Welldepth:	80
Welldepth units:	ft	Wellholedepth:	86
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1993-01-18	20.00	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000398855**

E21
SSE
1/2 - 1 Mile
Higher

Fid:	398854	Objectid:	398855
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0411874		
Receipt:	0411874	Permit:	13700-F-R
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	WELL #2	Caseno:	W1101
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	35
Q160:	SE	Q40:	SE
Q10:	Not Reported	Coordew:	430
Coordewdir:	E	Coordns:	60
Coordnsdir:	S		
Utmx:	378420.7		
Utmy:	4380632.8		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.566783		
Longdecdeg:	-106.415386		
Use1:	MUNICIPAL	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1997-02-27		
Permexpire:	1998-02-27		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	1997-03-25		
Wellplugge:	Not Reported		
Comment :	REPL FOR TOWN S MUNICIPAL SUPPLY. X-refer file no. 28616-MH. dmw 06/02/11		
Elev:	0	Welldepth:	87
Topperfcas:	0	Botperfcas:	0
Yield:	85		
Staticwl:	13		
Applicantn:	MINTURN TOWN OF		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378420.7		
Disputmy:	4380632.8		
Latitude:	39.566782793		
Longitude:	-106.41538589		
Site id:	CO6000000398855		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
22 SE 1/2 - 1 Mile Higher		**CO WELLS**	**CO6000000338596**

Fid:	338595	Objectid:	338596
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0319061C		
Receipt:	0319061C	Permit:	167676-
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	NTP-MW7	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SW
Q10:	Not Reported	Coordew:	900
Coordewdir:	W	Coordns:	640
Coordnsdir:	S		
Utmx:	378824.1		
Utmy:	4380806.8		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.568407		
Longdecdeg:	-106.410723		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1992-12-08		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	PARAMOUNT COMMUNICATIONS INC		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378824.1		
Disputmy:	4380806.8		
Latitude:	39.5684072339		
Longitude:	-106.410722747		
Site id:	CO6000000338596		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000480938**

F23
SE
1/2 - 1 Mile
Higher

Fid:	480937	Objectid:	480938
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0544753N		
Receipt:	0544753N	Permit:	266791-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	CCMW1S	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1566
Coordewdir:	W	Coordns:	969
Coordnsdir:	S		
Utmx:	379026		
Utmy:	4380906		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.569329		
Longdecdeg:	-106.40839		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2005-11-29		
Permexpire:	Not Reported		
Wellconstr:	2005-09-24		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	22
Topperfcas:	12	Botperfcas:	22
Yield:	0		
Staticwl:	0		
Applicantn:	GINN COMPANY		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379026		
Disputmy:	4380906		
Latitude:	39.5693293088		
Longitude:	-106.408390987		
Site id:	CO6000000480938		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
F24 SE 1/2 - 1 Mile Higher		**CO WELLS**	**CO6000000480939**

Fid:	480938	Objectid:	480939
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0544753O		
Receipt:	0544753O	Permit:	266792-
Wdid:	Not Reported	Currstatus:	Well Constructed
Wellname:	CCMW1D	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1509
Coordewdir:	W	Coordns:	880
Coordnsdir:	S		
Utmx:	379008.9		
Utmy:	4380879		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.569083		
Longdecdeg:	-106.408585		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2005-11-29		
Permexpire:	Not Reported		
Wellconstr:	2005-09-23		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	34
Topperfcas:	26	Botperfcas:	31
Yield:	0		
Staticwl:	0		
Applicantn:	GINN COMPANY		
Completewe:	1	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379008.9		
Disputmy:	4380879		
Latitude:	39.5690836869		
Longitude:	-106.408585089		
Site id:	CO6000000480939		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000249819**

G25
NW
1/2 - 1 Mile
Lower

Fid:	249818	Objectid:	249819
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048880		
Receipt:	0048880	Permit:	48880-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SW	Q40:	NW
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	377039.3		
Utmy:	4383004		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.587944		
Longdecdeg:	-106.431902		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-10-14		
Permexpire:	2010-01-12		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	East of 210 Eagle St, Miniturn 81645		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINITURN TOWN OF		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377039		
Disputmy:	4383004		
Latitude:	39.5879447625		
Longitude:	-106.431902503		
Site id:	CO6000000249819		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000249820**

G26
NW
1/2 - 1 Mile
Lower

Fid:	249819	Objectid:	249820
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0048881		
Receipt:	0048881	Permit:	48881-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	SW	Q40:	NW
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	377039.3		
Utmy:	4383004		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.587944		
Longdecdeg:	-106.431902		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2009-10-14		
Permexpire:	2010-01-12		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	243 Boulder St. Miniturn 81645		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	MINITURN TOWN OF		
Completewe:	2	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377049.3		
Disputmy:	4383032.2		
Latitude:	39.5879447625		
Longitude:	-106.431902503		
Site id:	CO6000000249820		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000310407**

H27
SE
1/2 - 1 Mile
Higher

Fid:	310406	Objectid:	310407
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0261206D		
Receipt:	0261206D	Permit:	29643-M
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1450
Coordewdir:	W	Coordns:	420
Coordnsdir:	S		
Utmx:	378992.5		
Utmy:	4380739		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.56782		
Longdecdeg:	-106.40875		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1986-01-15		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	ENG. SCIENCE		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	378992.5		
Disputmy:	4380739		
Latitude:	39.5678202887		
Longitude:	-106.408750439		
Site id:	CO6000000310407		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000310404**

H28
SE
1/2 - 1 Mile
Higher

Fid:	310403	Objectid:	310404
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0261206A		
Receipt:	0261206A	Permit:	29640-M
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1580
Coordewdir:	W	Coordns:	400
Coordnsdir:	S		
Utmx:	379032.2		
Utmy:	4380733		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.567772		
Longdecdeg:	-106.408287		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1986-01-15		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	ENG. SCIENCE		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379032.2		
Disputmy:	4380733		
Latitude:	39.5677718431		
Longitude:	-106.408287295		
Site id:	CO6000000310404		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000310405**

H29
SE
1/2 - 1 Mile
Higher

Fid:	310404	Objectid:	310405
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0261206B		
Receipt:	0261206B	Permit:	29641-M
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1585
Coordewdir:	W	Coordns:	400
Coordnsdir:	S		
Utmx:	379033.8		
Utmy:	4380733		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.567772		
Longdecdeg:	-106.408269		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1986-01-15		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	ENG. SCIENCE		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379033.8		
Disputmy:	4380733		
Latitude:	39.5677720688		
Longitude:	-106.408268673		
Site id:	CO6000000310405		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000245263**

30
SE
1/2 - 1 Mile
Higher

Fid:	245262	Objectid:	245263
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0045333		
Receipt:	0045333	Permit:	45333-MH
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	379150.9		
Utmy:	4380818.5		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.568558		
Longdecdeg:	-106.406921		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	Not Reported		
Annappropr:	0		
Permissued:	2005-07-21		
Permexpire:	2005-10-19		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	17 holes - 266779, 266781, 266791-266792		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	GINN COMPANY		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379150.9		
Disputmy:	4380818.5		
Latitude:	39.5685587418		
Longitude:	-106.406921368		
Site id:	CO6000000245263		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000204914**

31
NNW
1/2 - 1 Mile
Higher

Fid:	204913	Objectid:	204914
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0013879		
Receipt:	0013879	Permit:	11115-F
Wdid:	Not Reported	Currstatus:	Permit Expired
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	26
Q160:	NW	Q40:	SE
Q10:	Not Reported	Coordew:	0
Coordewdir:	Not Reported	Coordns:	0
Coordnsdir:	Not Reported		
Utmx:	377465.4		
Utmy:	4383417.4		
Locaccurac:	Spotted from quarters		
Latdecdeg:	39.59173		
Longdecdeg:	-106.427018		
Use1:	COMMERCIAL	Use2:	Not Reported
Specialuse:	Not Reported	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1966-08-12		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	FLEWELLING AL		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	377465.4		
Disputmy:	4383417.4		
Latitude:	39.5917295549		
Longitude:	-106.427018334		
Site id:	CO6000000204914		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000310409**

H32
SE
1/2 - 1 Mile
Higher

Fid:	310408	Objectid:	310409
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0261206F		
Receipt:	0261206F	Permit:	29645-M
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1580
Coordewdir:	W	Coordns:	260
Coordnsdir:	S		
Utmx:	379032.7		
Utmy:	4380690		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.567385		
Longdecdeg:	-106.408274		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1986-01-15		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	ENG. SCIENCE		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379032.7		
Disputmy:	4380690		
Latitude:	39.5673845806		
Longitude:	-106.408273638		
Site id:	CO6000000310409		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database	EDR ID Number
CO WELLS	**CO6000000310406**

H33
SE
1/2 - 1 Mile
Higher

Fid:	310405	Objectid:	310406
Moreinfo:	http://www.dwr.state.co.us/WellPermitSearch/View.aspx?receipt=0261206C		
Receipt:	0261206C	Permit:	29642-M
Wdid:	Not Reported	Currstatus:	Permit Issued; Completion Status Unknown
Wellname:	Not Reported	Caseno:	Not Reported
Div:	5	Wd:	37
County:	EAGLE	Mgmtdist:	Not Reported
Desigbasin:	Not Reported		
Subdivname:	Not Reported		
Filing:	Not Reported	Lot:	Not Reported
Block:	Not Reported	Ctyparclid:	Not Reported
Parcelsize:	0		
Pm:	S	Township:	5.0 S
Range:	81.0 W	Section :	36
Q160:	SW	Q40:	SE
Q10:	Not Reported	Coordew:	1585
Coordewdir:	W	Coordns:	260
Coordnsdir:	S		
Utmx:	379034.3		
Utmy:	4380690		
Locaccurac:	Spotted from section lines		
Latdecdeg:	39.567385		
Longdecdeg:	-106.408255		
Use1:	OTHER	Use2:	Not Reported
Specialuse:	MONITORING WELL	Aquifer1:	ALL UNNAMED AQUIFERS
Aquifer2:	Not Reported		
Permitarea:	0		
Permitunit:	acres		
Annappropr:	0		
Permissued:	1986-01-15		
Permexpire:	Not Reported		
Wellconstr:	Not Reported		
Firstbenef:	Not Reported		
Pumpinstal:	Not Reported		
Wellplugge:	Not Reported		
Comment :	Not Reported		
Elev:	0	Welldepth:	0
Topperfcas:	0	Botperfcas:	0
Yield:	0		
Staticwl:	0		
Applicantn:	ENG. SCIENCE		
Completewe:	0	Ogcc api:	Not Reported
Ogjobbatch:	0		
Disputmx:	379034.3		
Disputmy:	4380690		
Latitude:	39.5673848064		
Longitude:	-106.408255017		
Site id:	CO6000000310406		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CO Radon

Radon Test Results

Zip	Total Sites	Avg	% sites<=4 pCi/L	% sites>4&<10 pCi/L	% sites>=10&<20 pCi/L	% sites>20 pCi/L
81657	9	5.71	55.56	11.11	33.33	0.00

Federal EPA Radon Zone for EAGLE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 81657

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.800 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

State Database: CO Radon
Source: Department of Public Health & Environment
Telephone: 303-692-3090
Radon Study in Colorado

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

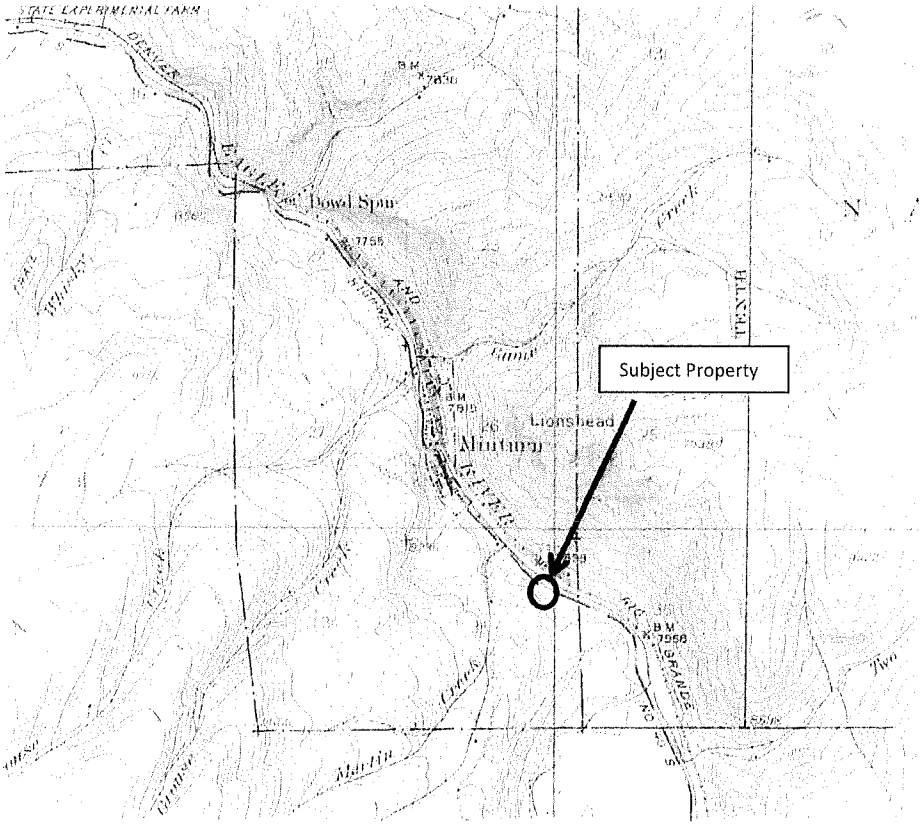
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

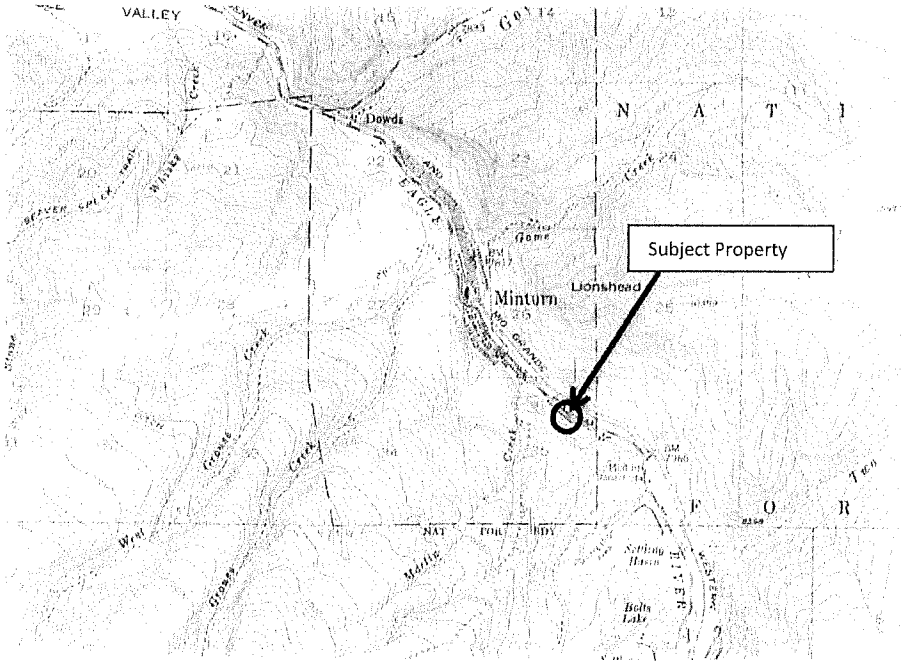
STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

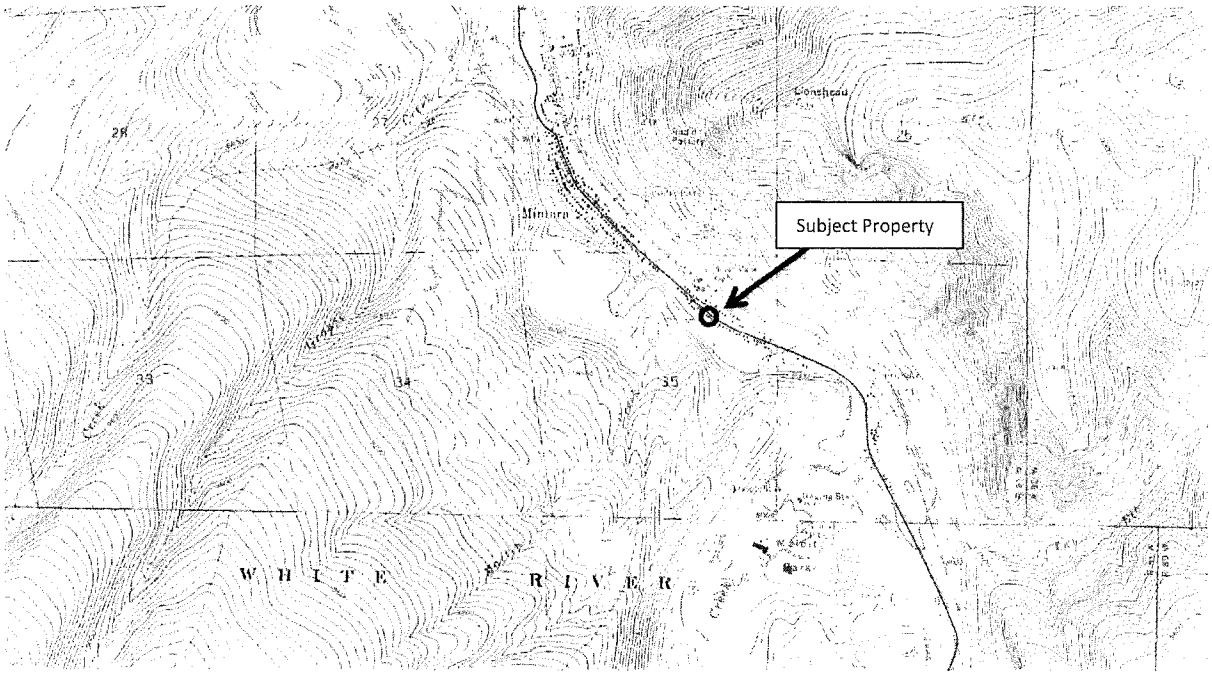
Appendix D



USGS Topographic Map – Date 1934



USGS Topographic Map – Date 1950



USGS Topographic Map – 1970 Photo-revised – 1987

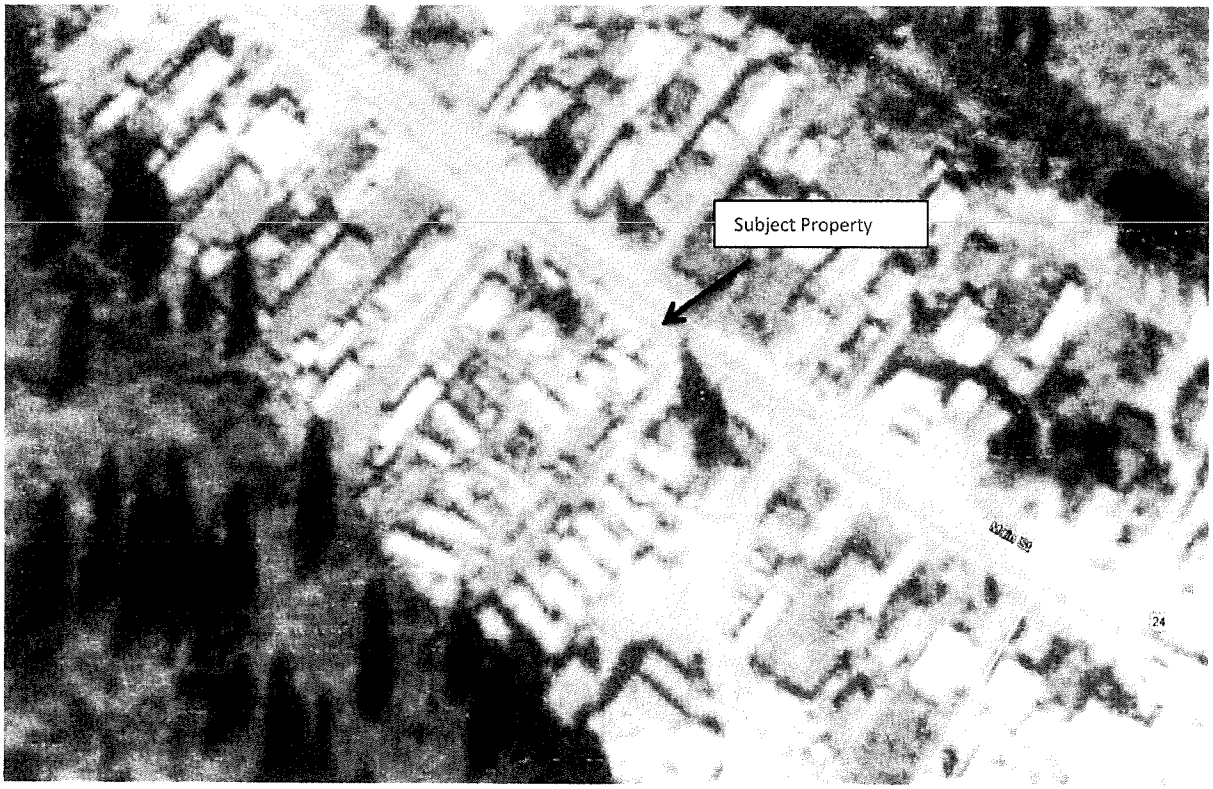


Photo - 1999

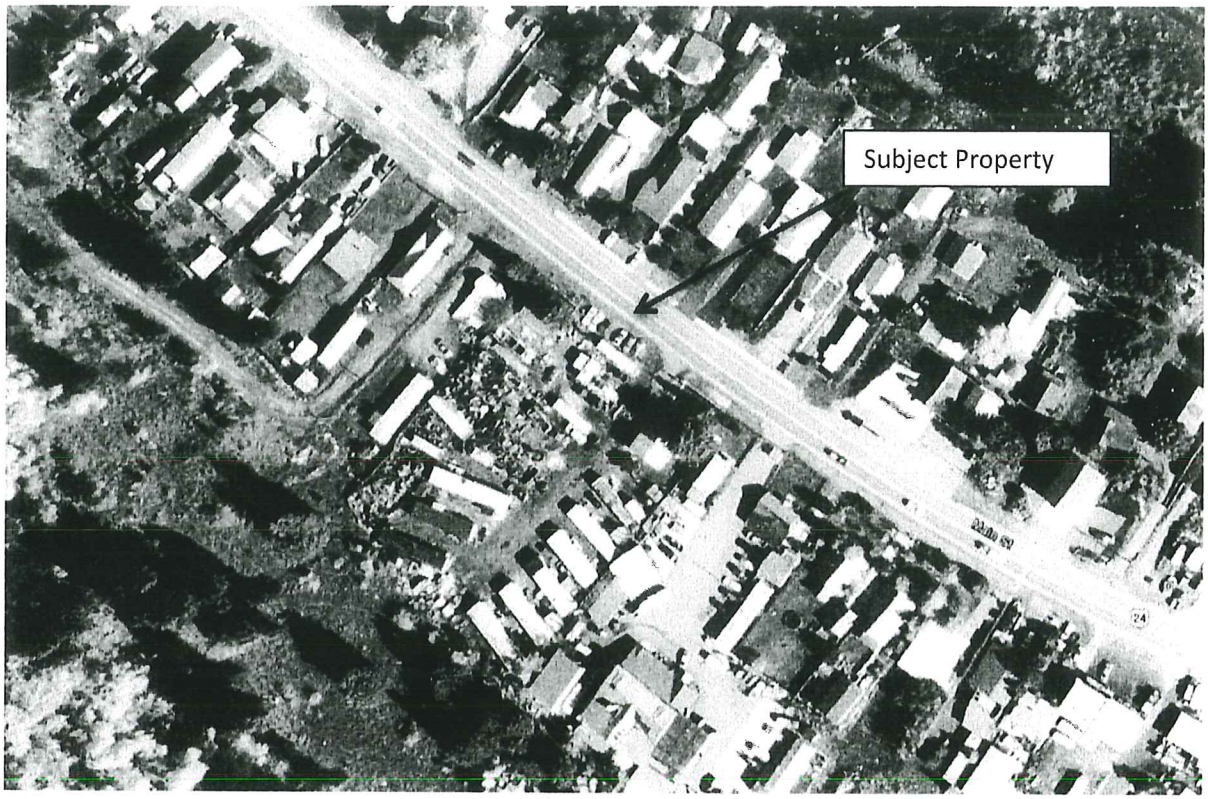


Photo – 2004



Photo - 2011

Appendix E

Southwest West Northwest

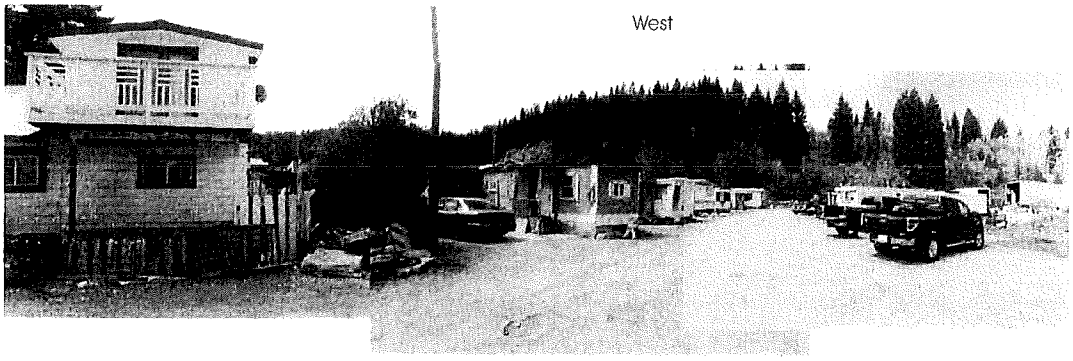


Photo 1 Panorama of Subject Property from Entrance

East Southeast South



Photo 2 Panorama of Subject Property from Northwest Corner



Photo 3 View to East of Residence, and Entrance Driveway – Gravel Surfaced Road



Photo 4 View to South of Typical Mobil Homes on Site – Steep Hillside is Visible in Upper Right of Photo – Building that once Housed Alpine Glass is Visible at Center Top

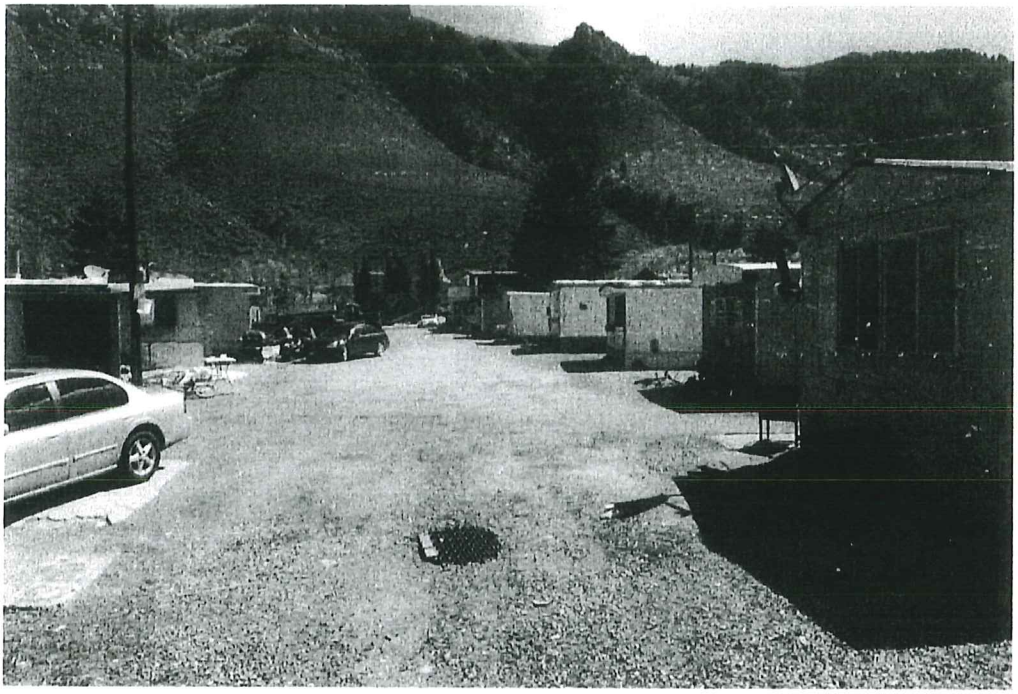


Photo 5 View to East of Main Driveway Showing Gravel Surface and Mobile Homes – The Grate in Driveway in the Foreground Covers a Pothole – Road Surface is Clean and Well Kept



Photo 6 View North of Working Part of Storage Area with Water in Low Area from Recent Rains – Note Water is Clean and Shows no Evidence of any Contaminants or Sheen- A Small Above Ground Fuel Storage Tank Had Been at this Location For a Short Time a Few Years Ago



Photo 7 Inside of Storage Trailer- Unorganized

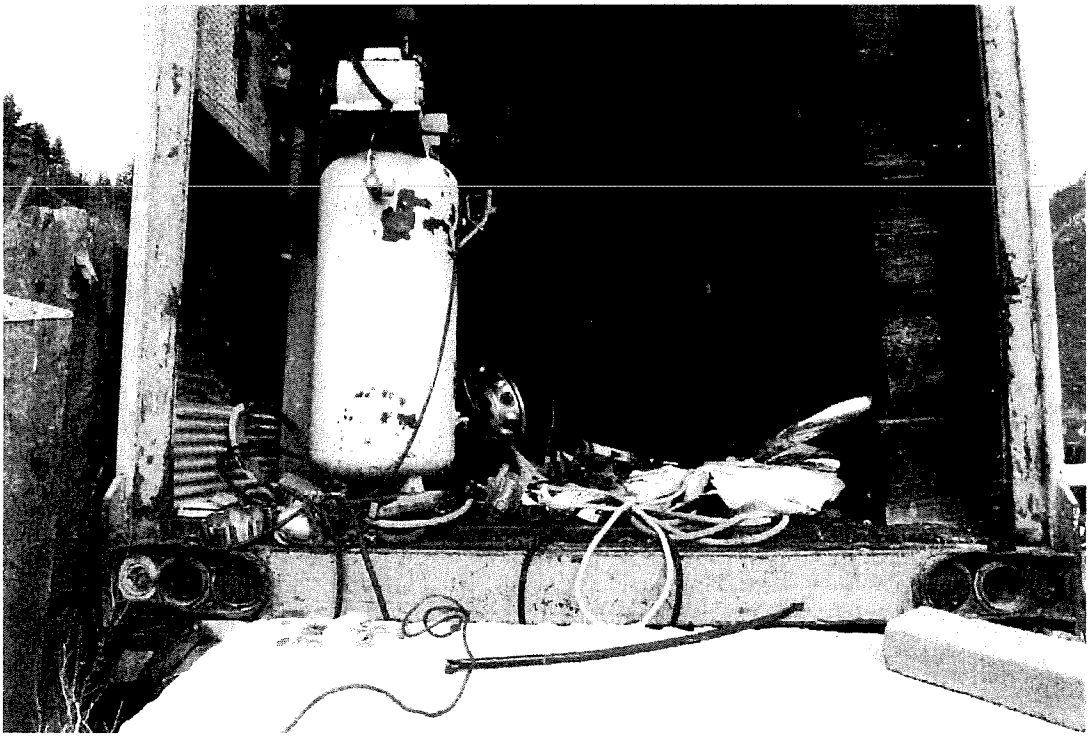


Photo 8 Inside Storage Trailer - Organized

Sec. 16-20-20. - Preliminary environmental assessment.

(a)

When required by the Planning Commission, submission and review of a preliminary environmental assessment on any proposed land development, land use change, Planned Unit Development or subdivision that may affect to any significant degree the quality of the natural, cultural, social or economic environment in the Town shall include a preliminary environmental assessment of whether the proposed project "will," "will not" or "could possibly" affect the environment, either during construction or on a continuing basis in each of the following respects:

(1)

By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse or other natural landform feature; Midtown Village will not affect the environment either during construction or on a continuing basis. The site is basically flat and has no discernable features.

(2)

By directly or indirectly affecting a wildlife habitat, feeding ground or nesting ground; Midtown Village will not affect the environment either during construction or on a continuing basis. The site is not a natural habitat for any species and has virtually no trees or grass. The only feeding grounds that currently exist on the property is the trash from residents that attract local bears.

(3)

By altering or removing native grasses, trees, shrubs or other vegetative cover; Midtown Village will not affect the environment either during construction or on a continuing basis. The has virtually no trees and no native grasses or shrubs. It does have a number of noxious weeds that would be positively mitigated by developing the site.

(4)

By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk or scale that would be in marked contrast to natural or existing cultural features; Midtown Village will not affect the environment either during construction or on a continuing basis. The proposed uses of the site are very similar to existing and previous uses. The bulk and density will go up slightly due the 16 units proposed in the apartment building, but that building is similar is scale to the existing green commercial building.

(5)

By potentially resulting in rock fall, avalanche, landslide, siltation, settlement, flood or other landform change or hazard to health and safety; Midtown Village will not affect the environment either during construction or on a continuing basis. As stated earlier, the site is basically flat and contains no hazards relative to landslides, rock fall, settlement etc..

(6)

By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust or other particulate matter; Midtown Village will not affect the environment either during construction or on a continuing basis. The project is primarily a residential environment and the small commercial component is proposed to be more of an office/retail nature vs any type of light industrial or agricultural use. Dust created during site work, mass grading, clearing, grubbing will be mitigated through normal best practices of construction IE. Water trucks, spraying down dry dirt being moved, loaded or dumped.

(7)

By involving any process which results in odor that may be objectionable or damaging; Same as above. Midtown Village will not affect the environment either during construction or on a continuing basis. The project is primarily a residential environment and the small commercial component is proposed to be more of an office/retail nature vs any type of light industrial or agricultural use. Dust created during site work, mass grading, clearing, grubbing will be mitigated through normal best practices of construction IE. Water trucks, spraying down dry dirt being moved, loaded or dumped.

(8)

By requiring any waste treatment, cooling or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site by discharging significant volumes of solid or liquid wastes; Midtown Village will not affect the environment either during construction or on a continuing basis. This project does not contain any elements related to the above topics.

(9)

(10)

By increasing the demand on existing or planned water supply, sewage disposal, storm drainage or other utility systems to a level which is likely to cause an adverse impact on the Town or the environment; ; Midtown Village will not affect the environment either during construction or on a continuing basis. The Phasing of the project (3 Phases) takes into account the existing condition of the Town water supply issues and demands as well as the existing condition of the ERWSD sewer upgrade lift station in Dowd Junction. The project currently has sufficient existing SFE's (19.5) to support Phase 1 of the Project. Phase 2 and 3 would not continue until such time as both the Town of Minturn Public Works Dept / Water supply and ERWSD sign off on their ability to serve the next phases of the project.

(11)

By involving any process which generates noise that may be offensive or damaging; ; Midtown Village could possibly affect the environment during construction but will not on a continuing basis once construction is complete. The project will adhere to strict guidelines with regards to hours of construction.

Monday-Friday 7:00 AM – 7:00 PM

Saturday 8:00 AM - 4:00 PM

No Work on Sundays

(12)

By either displacing significant numbers of people or resulting in a significant increase in population; ; Midtown Village will not affect the environment either during construction or on a continuing basis. Upon completion, the project will provide 25+ units of affordable workforce housing and this type of growth is encouraged by the Town.

(13)

By preempting a site that is desirable for recreational uses or planned open space; ; Midtown Village will not affect the environment either during construction or on a continuing basis. This site has been identified as a prime site for in-fill, higher density residential and mixed uses and there is a US Forest Service open space next door.

(14)

By altering local traffic patterns or causing an increase in traffic volume or transit service need; and/or ; Midtown Village could possibly affect the environment either during construction or on a continuing basis. A Traffic Study has been provided.

(15)

By being a part of a larger project that, at any future stage, may involve any of the impacts listed above. ; Midtown Village will not affect the environment either during construction or on a continuing basis. The project is proposed to be designed, built and managed 100% by our own team and is not part of any future, larger project.

(b)

For each area stated above for which the response is "will" or "could possibly," an environmental impact report addressing such concerns may be required by the Planning Commission before development review by the Planning Commission, or may be required by the Town Council at any time prior to final approval.

TOPOGRAPHIC SURVEY
PART OF THE NE1/4 OF SECTION 35, T5S, R81W 6TH P.M., AKA: LOT 10 (PART OF) SOUTH MINTURN ADDITION
Town of Minturn, County of Eagle, Colorado

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988, AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10, N36°46'00"W 101.53' TO AN ANGLE POINT COMMON TO SAID LOT 10 AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079, FOUND ALONG AN OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 AT RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

SAID PARCEL BEING 1.145 ACRES MORE OR LESS.

NOTES:

1) DATE OF SURVEY: May 2015 – September 2016

2) STREET ADDRESS: 947 South Main Street (U.S. Highway 24) Not Posted

3) Location of improvements and lot lines are based upon: the a Title Commitment provided by Land Title Guarantee Company Order No. ABJ50042592–5, with an effective date of 02–19–2016, and Survey Monuments found at the time of this survey as shown hereon.

4) BENCHMARK: Found 1.5" Aluminum Cap Assumed Elevation = 100.0' as shown hereon.

5) 1 Foot Contours Shown hereon.

6) U.S Survey Feet was used for this Survey.

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

Topographic Survey Part Of The NE1/4 Of Section 35 T5S, R81W, 6TH P.M. *Town of Minturn, County of Eagle, Colorado*	
JOB NO.: 15025	*DATE: 9–19–16*
SHEET 1 OF 1	*DWG NAME: Lot 10–SM–Topo*

KIPP LAND SURVEYING
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

Limited Phase II Subsurface Investigation Report

REPORT DATE: September 26, 2022

SITE INFORMATION
987 Main Street
Minturn, Eagle County, Colorado 81645

PROJECT INFORMATION
AEI Project No. 468525

PREPARED FOR
10th Mountain Builders LLC
Jeffrey Armistead
Owner
PO Box 955
Minturn, Colorado 81645

PREPARED BY
AEI Consultants
2420 W 26th Avenue
Denver, Colorado 80211
Contact: Chris Viola, cviola@aeiconsultants.com
303-916-1270

TABLE OF CONTENTS

1.0 SITE DESCRIPTION 4

2.0 BACKGROUND 5

3.0 INVESTIGATION EFFORTS 6

3.1 Health and Safety Plan 6
3.2 Permitting and Utility Clearance 6
3.3 Drilling and Soil Sample Collection 6
3.4 Groundwater Sample Collection 7
3.6 Boring Destruction 8
3.7 Decontamination Procedures and Investigation-Derived Waste 8
3.8 Laboratory Analysis 8

4.0 FINDINGS 9

4.1 Subsurface Conditions and Field Screening 9
4.2 Analytical Results 9
4.2.1 Soil Sample Analytical Results 9

5.0 SUMMARY AND CONCLUSIONS 11

6.0 REFERENCES 12

7.0 REPORT LIMITATIONS AND RELIANCE 13

FIGURES
Figure 1 Site Location Map
Figure 2 Site Map
Figure 3 Sample Location Map

TABLES
Table 1 Soil Sample Data Summary

APPENDICES
Appendix A Boring Logs
Appendix B Laboratory Analytical Reports

9/26/2022

10th Mountain Builders LLC
Mr. Jeffrey Armistead
PO Box 955
Minturn, Colorado 81645

Subject: Limited Phase II Subsurface Investigation
987 Main Street
Minturn, Colorado 81645
AEI Project No. 468525

Dear Jeffrey Armistead,

This report presents the results of the Limited Phase II Subsurface Investigation (Phase II) performed by AEI Consultants (AEI) at 987 Main Street, Minturn, Colorado ("the Site"). This investigation was completed to assess the recognized environmental conditions (RECs) identified in *Phase I Environmental Site Assessment* (ESA) report dated August 19th, 2022. The investigation was performed in general accordance with the scope of services outlined in our proposal dated August 25th, 2022 (AEI Proposal Number 86858), which was subsequently authorized on August 29th, 2022.

The purpose of this investigation is to evaluate whether the subsurface conditions (i.e., soil and/or groundwater) at the Site have been significantly impacted by the RECs identified in the ESA report. Information regarding the site description, background, scope of work, findings, conclusions, and recommendations are provided in the following sections.

Sincerely,
AEI Consultants

Chris Viola
Vice President
2420 W 26th Avenue
Denver, Colorado 80211
303-916-1270
cviola@aeiconsultants.com

1.0 SITE DESCRIPTION

The Site is located on the west side of Main Street, in Minturn, Colorado. The Site consists of approximately 2.47 acres of land that is categorized as industrial and manufacturing. There are eight buildings located on site which are described as follows: a green structure, blue structure, brown garage, brown residence, light blue mobile home, green residence and shed, and a white residence. The site is additionally improved by asphalt-paved parking areas, concrete walkways, dirt access roads, and associated landscaping. The location of the site is shown on figure 1. Figure 2 presents the Site Map. The Site investigation focused on the eastern half of the property.

The ground surface at the Site and nearby properties appeared to be generally flat, with a slight topographic gradient toward the southwest and is situated at an elevation approximately 7,915 feet above mean sea level. According to the information obtained from the Colorado Division of Water Resources (DWR) for the surrounding area, groundwater was expected to be encountered from a depth of approximately 10-20 feet below ground surface (bgs) and groundwater flow direction beneath the Site is inferred to follow the topographic gradient, and flow southwest (AEI 2022).

Refer to Section 4.1 below for additional information on the Site subsurface conditions.

2.0 BACKGROUND

According to the ESA report, the commercial property had the following RECs related to current and historical operations at the Site:

- AEI observed a former concrete pit in the western portion of the green structure. In addition, a trench drain and several circular floor drains were observed in the northern portion of this building; and a suspect oil/water separator system was observed along the exterior of the building. Further, chronic petroleum like staining was observed on concrete floors throughout the green building. This structure was constructed in 1938 and historically used as an auto service garage. It is unknown how long auto servicing operations were conducted on-site. As such, petroleum and hazardous chemicals previously used may have adversely impacted the subject property through these features. Therefore, the former auto servicing operations and drains are considered a REC.

- AEI observed an exterior drain between the green and brown structures, which appeared to have a cleanout discharging from the brown structure (clubhouse). AEI was unable to access the interior of this building during the site reconnaissance. The subject property owner provided AEI with interior pictures that showed current auto repair servicing and the presence of a floor drain. Therefore, there is a potential that petroleum and hazardous chemicals may have adversely impacted the subsurface through this drain, which is considered a REC.

3.0 INVESTIGATION EFFORTS

AEI was contracted to perform a Limited Phase II Subsurface Investigation in order to evaluate the subsurface for impacts related to current and historic automotive service operations at the green and brown buildings and drainage features. Investigation efforts include the advancement of three soil borings and two soil borings with temporary monitoring wells at the Site for the collection of soil and groundwater samples. The boring locations are shown on Figure 3. The completed Site activities are summarized below.

3.1 Health and Safety Plan

A site-specific health and safety plan was prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork.

3.2 Permitting and Utility Clearance

Drilling permits were not required for this investigation.

The public underground utility locator Colorado 811 was notified who, in turn, notified subscribing utility companies of the planned investigation work for underground utility locations to be marked along the ground surface around the Site boundaries and proposed boring locations, where accessible. Private utility locating was conducted by GPRS of Denver, Colorado under subcontract to AEI to further identify and locate underground utilities on the Site and to clear boring locations.

3.3 Drilling and Soil Sample Collection

On September 9th, 2022, three soil borings (SB-2, SB-4, and SB-5) were advanced at the Site for soil sampling; two borings with temporary monitoring wells (SB-1 and SB-3) were advanced for soil and groundwater sampling. Boring locations are shown on Figure 3. The borings were advanced by Site Services Drilling, LLC. of Golden, Colorado using a direct push (DP) track-mounted drill rig. The locations of the borings are listed below:

- Boring SB-1 was advanced to a total depth of 20 feet below ground surface (bgs). This boring was placed approximately 5 feet southwest of the cleanout discharging from the brown structure for soil and groundwater sample collection.
- Boring SB-2 was advanced to a total depth of 12 feet bgs where direct push refusal was encountered. This boring was placed approximately 5 feet northeast of the cleanout discharging from the brown structure, for soil sample collection.
- Boring SB-3 was advanced to a total depth of 20 feet bgs. This boring was placed approximately 5 feet northwest of the oil/water separator north of the green structure for soil and groundwater sample collection.
- Boring SB-4 was advanced to a total depth of 11 feet bgs where direct push refusal was encountered. This boring was placed approximately 5 feet southeast of the oil/water separator north of the green structure for soil sample collection.
- Boring SB-5 was advanced to a total depth of 12 feet bgs, where direct push refusal was encountered. This boring was placed 3 feet southeast of a drain located 10 feet southeast of the green structure for soil sample collection.

The soil borings were evaluated throughout their entire depths for the purposes of lithologic logging, field screening (headspace testing), and laboratory analyses. The soil samples from borings were obtained using a single-walled coring system with approximately 2.25 inches and 5 feet in length containing plastic liners. The coring system was connected to 1-inch diameter, flush-jointed drill rod that was hydraulically driven (pushed) by the rig to each target sample depth. Upon retrieval from each sample depth interval, the coring system was opened, and the liners were removed and cut for visual inspection and lithologic logging purposes. Recovered soil samples were examined for soil classification and described on detailed boring log in general conformance with the Unified Soil Classification System. The boring logs are presented in Appendix A.

Select soil samples were collected from the plastic liners or plastic baggies and placed into clean laboratory-supplied jars. A measured amount of the selected sample was retrieved using a new disposable coring device and placed into two laboratory provided volatile organics analysis (VOA) 40-milliliter (ml) amber vials containing a pre-measured volume of methanol preservative and one 4-ounce clear jar with no preservative. After sealing, each sample was labeled with the project name, project number, boring number, sample depth, and sampling date/time of sampling, and each sample was entered onto chain-of-custody documentation for transportation to a State of Colorado-certified laboratory for analysis, and was placed into an insulated, chilled ice chest containing ice. The following is a summary of the soil samples collected and analyzed:

- Sample SB-1: 5-10' was collected from a depth of 5 to 10 feet bgs.
- Sample SB-1: 15-20' was collected from a depth of 15 to 20 feet bgs, in lieu of groundwater sample.
- Sample SB-2: 5-10' was collected from a depth of 5 to 10 feet bgs.
- Sample SB-3: 5-10' was collected from a depth between 5 to 10 feet bgs.
- Sample SB-3: 15-20' was collected from a depth of 15 to 20 feet bgs, in lieu of a groundwater sample.
- Sample SB-4: 5-10' was collected from a depth of 5 to 10 feet bgs.
- Sample SB-5: 5-10' was collected from a depth of 5 to 10 feet bgs.

The chain-of-custody and analytical laboratory report is included in Appendix B.

Headspace screening was performed with a PID equipped with an electrodeless 10.6 eV ultraviolet lamp or equivalent for detecting the presence of organic vapors in the soil samples collected. The PID was calibrated by the rental company before use. To initiate the headspace testing procedure, soil samples were placed into labeled, plastic bags, and sealed prior to conducting the tests. After approximately 20-30 minutes had elapsed for organic vapor build-up inside the bags, each bag was punctured with the probe tip of the PID to allow for measurement of the organic vapors or headspace gases. Measurements of the organic vapors were reported in parts per million (ppm). The resulting PID measurements were then recorded in the boring logs that are presented in Appendix A.

3.4 Groundwater Sample Collection

On September 8, 2022, temporary groundwater monitoring wells were installed in boring locations SB-1 and SB-3 to a depth of 20 feet to facilitate collection of a groundwater sample. The temporary well materials were constructed with 5 feet of one-inch diameter polyvinyl chloride (pvc) riser and 15 feet of one-inch diameter pvc 0.010-slotted screen that was installed

into the borehole to facilitate groundwater infiltration and groundwater sample collection from the borings. The temporary well materials remained in-place for approximately 1 hour to allow for groundwater infiltration for sample collection. During this timeframe, groundwater had not infiltrated the temporary monitoring wells. Groundwater samples were not collected during this investigation.

3.6 Boring Destruction

Following completion of field activities, removal of well/probe construction material, and tooling, the boring locations were backfilled with borehole drilling cuttings and hydrated bentonite chips and completed at the surface to match the surrounding conditions.

3.7 Decontamination Procedures and Investigation-Derived Waste

AEI personnel wore disposable Nitrile gloves during sample collection and changed gloves prior to and between each sample collection. Down-hole equipment including sampling tubes, samplers, and hand tools were decontaminated prior to drilling each boring and/or were dedicated to a single boring.

No investigation-derived waste requiring disposal or characterization was generated during the field activities.

3.8 Laboratory Analysis

Soil samples were labeled and placed into a cooler with ice following sampling and transferred under appropriate chain-of-custody documentation to Pace Analytical of Mount Juliet, Tennessee. Chain-of-custody documentations and the certified analytical reports are provided in Appendix B.

Laboratory analysis of soil samples consisted of the following:

- Volatile Organic Compounds (VOCs) by EPA Testing Method 8260 B (7 Samples)
    - SB-1: 5-10', SB-1: 15-20', SB-2: 5-10', SB-3: 5-10', SB-3: 15-20', SB-4: 5-10', and SB-5: 5-10'
- Total Petroleum Hydrocarbons (TPH Multi-Range: Gasoline, Diesel, and Motor Oil) by EPA Testing Method 8015B (5 Samples)
    - (SB-1: 5-10', SB-2: 5-10', SB-3: 5-10', SB-4: 5-10', and SB-5: 5-10'

No additional samples were selected for analyses.

4.0 FINDINGS

The findings of this investigation are summarized below.

4.1 Subsurface Conditions and Field Screening

Subsurface conditions observed during the drilling activities indicated that soils underlaying the Site consisted primarily of silty clay, sandy clay, sandy clay with gravel, and gravelly sand to depths between of 11 and 20 feet. Drilling refusal was encountered in borings SB-2, SB-4, and SB-5 at depths of 12, 11, and 12 feet respectively. Groundwater was not encountered this investigation.

There was no visual or olfactory evidence (i.e., soil discoloration, odor) of potentially impacted soils observed in soils that were recovered during drilling activities. The maximum PID reading was 6.8 ppm in boring SB-3 between approximately 5-10 feet bgs.

4.2 Analytical Results

For the purpose of providing context to the data obtained during this investigation, analytical data results were compared to applicable regulatory screening levels, The Colorado Department of Labor and Employment Division of Oil and Public Safety (OPS) has the responsibility for overseeing environmental cleanups related to releases from petroleum tanks. Colorado Department of Public Health and Environment (CDPHE) oversee other contaminant release projects. The Colorado OPS Remediation Program listed Tier 1 Risk-Based Screening Levels (RBSLs) for subsurface soils for select petroleum compounds.

Soil samples were also compared to US EPA Regional Screening Levels (RSLs) for industrial soil and protection of groundwater using target cancer risk of 1 in a million (1E-06) and hazard quotient of 1. Protection of groundwater RSLs are reviewed based on Maximum Contaminant Levels (MCLs) or risk-based soil screening levels (SSL), if no MCL based standard is listed for EPA RSLs. Compounds exceeding a screening level are considered a potential risk and may require additional evaluation, depending on risk pathway and exposure potential. The soil protection of groundwater pathway can be further evaluated with groundwater samples for compounds detected, if groundwater is encountered for sampling.

4.2.1 Soil Sample Analytical Results

Table 1 presents a summary of the soil sample analytical results. Chain-of-custody documentation and the certified analytical report are provided in Appendix B. The “J” flag indicates that the detected concentration is an estimate between the reported detection limit (RDL) and the method detection limit (MDL). The ”B” flag indicates that the same analyte was found in the associated blank. The analytical results can be summarized as follows:

- TPH-GRO was detected in samples SB-1: 5-10’, SB-2: 5-10’, SB-3: 5-10’, and SB-5: 5-10’ at concentrations between 0.601 and 2.45 milligrams per kilogram (mg/kg), which are below the Tier 1 RBSL of 500 mg/kg.
- TPH-DRO was detected in samples SB-1: 5-10’, SB-2: 5-10’, SB-3: 5-10’, SB-4: 5-10’, and SB-5: 5-10’ at concentrations between 3.71 and 16.6 mg/kg, which are below the Tier 1 RBSL of 500 mg/kg.

- TPH-ORO was detected in samples SB-1: 5-10', SB-2: 5-10', SB-3: 5-10', SB-4: 5-10', and SB-5: 5-10' at concentrations between 20.5 and 63.8 mg/kg, which are below the Tier 1 RBSL of 500 mg/kg.
- Benzene was not detected at concentrations above the laboratory MDL.
- Toluene was detected in all samples analyzed at concentrations between 0.00201 and 0.00293, below the RSL for protection of groundwater (MCL based SSL) of 0.69 mg/kg.
- Ethylbenzene was detected in samples SB-1: 15-20', SB-2: 5-10', SB-3: 5-10', SB-3: 15-20', and SB-5: 5-10', at concentrations between 0.000849 and 0.00231 mg/kg, below the RSL for protection of groundwater (MCL based SSL) of 0.78 mg/kg.
- Total xylenes were detected in all samples analyzed at concentrations between 0.00420 and 0.0198, below the RSL for protection of groundwater (MCL based SSL) of 9.9.
- Methyl tert-butyl ether (MTBE) was detected in sample SB-3: 5-10' at a concentration of 0.000600, below the RSL for industrial soil of 210 mg/kg.
- Acetone was detected in Sample SB-3: 5-10' at a concentration of 0.657, below the RSL for industrial soil RSL of 1,100,000 mg/kg.
- Isopropyl benzene, n-Propyl benzene, 1,2,3-Trimethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene were detected in the samples analyzed at concentrations below RSLs for industrial soil.

5.0 SUMMARY AND CONCLUSIONS

AEI completed a Limited Phase II Subsurface Investigation at the Site which included five (5) borings for soil sample collection. The borings were installed and sampled to a maximum depth of 20 feet, no groundwater was encountered. Seven (7) soil samples were submitted for laboratory analyses of VOCs and TPH, to assess impacts from auto operations and drains.

TPH and petroleum compounds were detected at concentrations below RSLs for industrial soil and below RSLs for protection of groundwater, indicating low level impacts near the drains and auto service operations near the green and brown buildings. Based on the concentrations below RSLs, no significant impacts were identified in the soils sampled near the green and brown buildings. No further action is recommended at this time.

6.0 REFERENCES

AEI, 2022, *Phase I Environmental Site Assessment, 987 Main Street, Eagle County, Colorado 81645*, (AEI Project No. 467091), dated August 19th.

Colorado Department of Labor and Employment, Division of Oil and Public Safety, 2020. *Tier 1 Risk-Based Screening Levels (RBSLs)*. Revised as of April 13, 2020.

United States Environmental Protection Agency, 2021. *Regional Screening Levels (RSLs) – GenericTables*. Updated November 17, 2021. Retrieved November 2021 from https://www.epa.gov/risk/regional-screening-levels-rsls-generic-tables

7.0 REPORT LIMITATIONS AND RELIANCE

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the Site. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.

Any conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work. No other warranty, either expressed or implied, has been made.

This investigation was prepared for the sole use and benefit of 10th Mountain Builders LLC. Both verbal and written, whether in draft or final, are for the benefit of 10th Mountain Builders LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by 10th Mountain Builders LLC. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

If there are any questions regarding our investigation, please do not hesitate to contact Chris Viola at 303-916-1270, or the undersigned.

Sincerely,
AEI Consultants

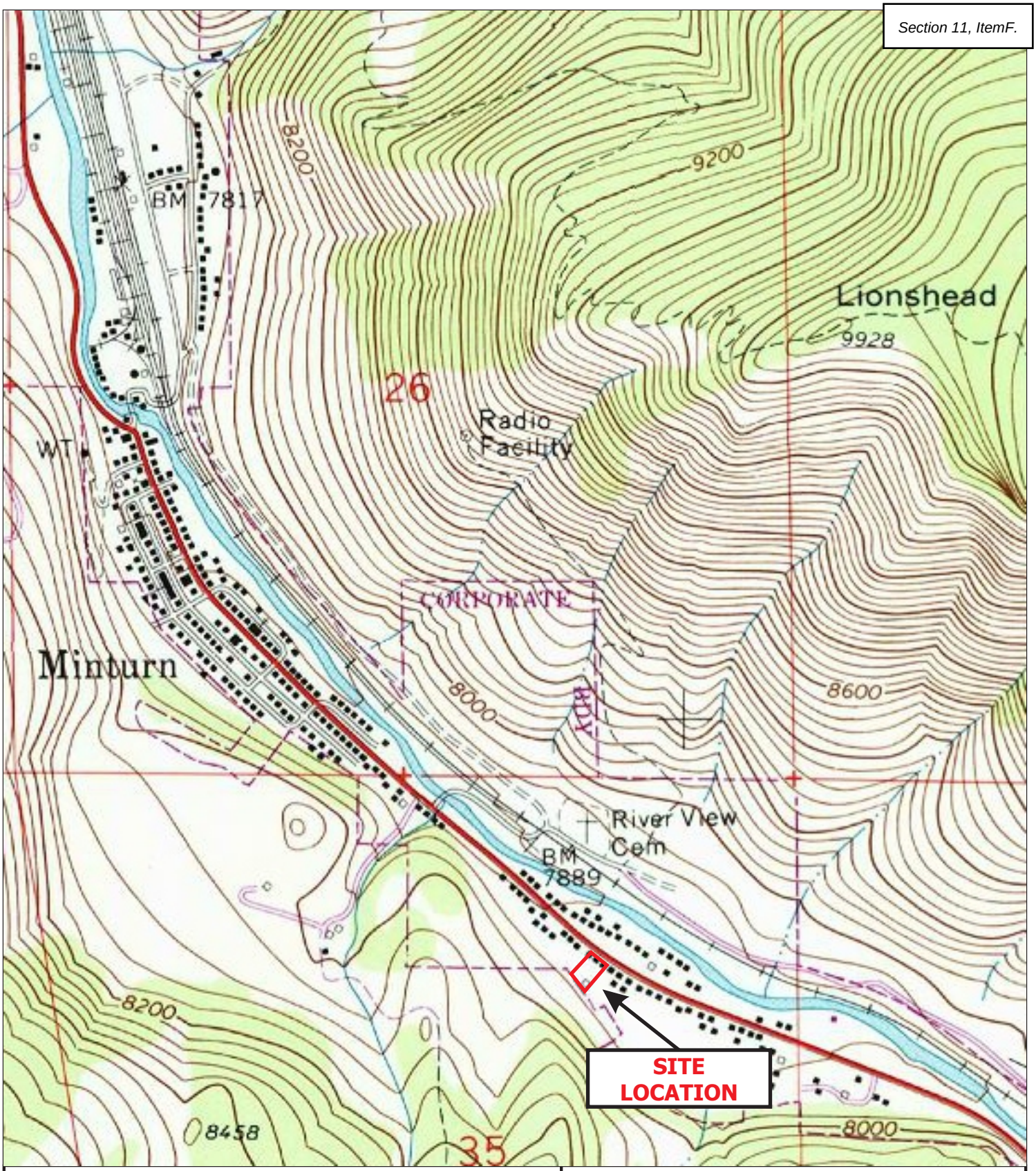


Logan Harsh
Project Manager



Patricia Feeley
Vice President Site Mitigation

FIGURES



LEGEND

Approximate Site Boundary

Map: Minturn, Colorado
Date: 1970; Photorevised 1987
Source: USGS

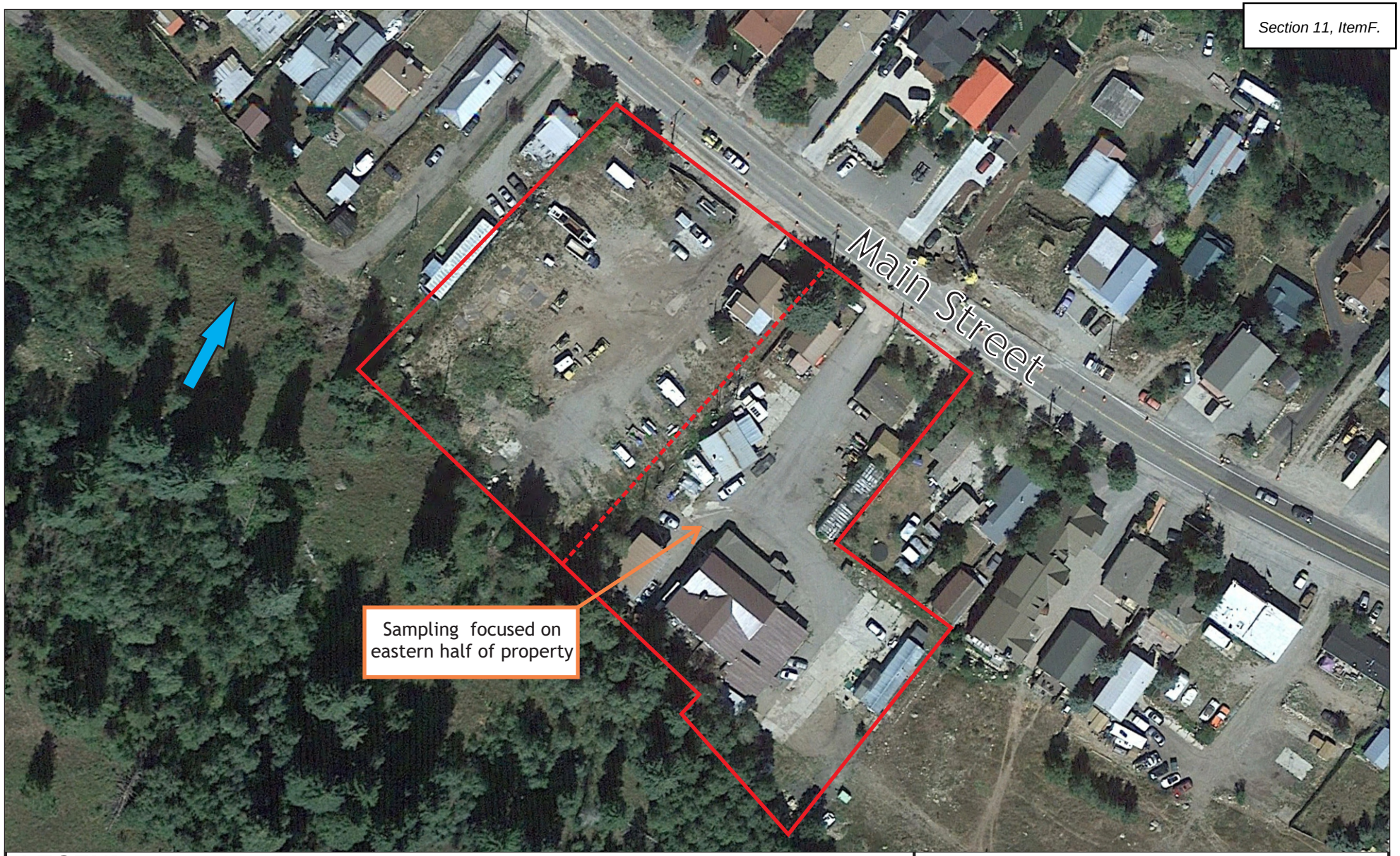
N

SITE LOCATION MAP

AEI

987 Main Street
Minturn, CO

FIGURE 1
Project No. 468525



LEGEND

- Approximate Site Boundary
- Estimated Groundwater Flow Direction

N

0 63 126

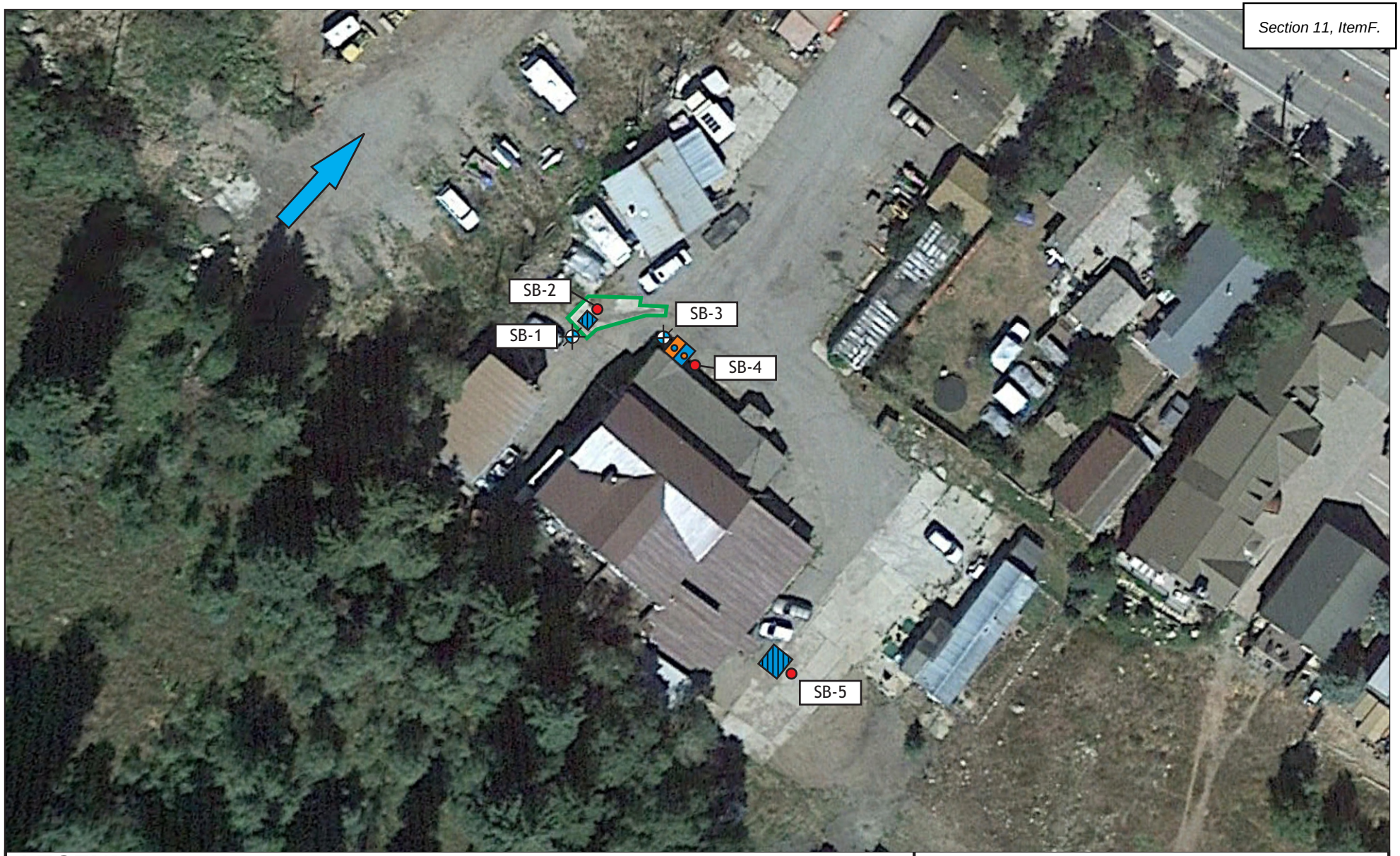
SCALE: 1” = 126’

SITE MAP

AEI

987 Main Street
Minturn, Colorado

FIGURE 2
Project No. 46852



LEGEND

- Approximate clean-out area
- Approximate Groundwater Flow Direction
- Drain
- Oil/Water Separator
- Soil Boring
- Soil Boring/Temporary Monitoring Well

N

0 33’ 66’

SCALE: 1” = 66’

SAMPLE LOCATION MAP

AEI

987 Main Street
Minturn, Colorado

FIGURE 3
Project No. 46852

TABLES

TABLE 1: SOIL SAMPLE DATA SUMMARY
987 Main Street, Minturn, Colorado

Location ID	Date	Depth (feet bgs)	TPH-g (mg/kg)	TPH-d (mg/kg)	TPH-mo (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)	Acetone (mg/kg)	Isopropyl Benzene (mg/kg)	n-Propylbenzene (mg/kg)	1,2,4-Trimethylbenzene (mg/kg)	1,2,3-Trimethylbenzene (mg/kg)	1,3,5-Trimethylbenzene (mg/kg)	Remaining VOCs (mg/kg)
SB-1: 5-10'	9/8/2022	5-10'	0.601 B J	8.95	25.2	<RL	0.00225 J	<RL	0.00495 J	<RL	<RL	0.000757 J	<RL	0.00311 J	<RL	<RL	<RL
SB-1 15-20'	9/8/2022	15-20'	NA	NA	NA	<RL	0.00202 J	0.000943 J	0.00527 J	<RL	<RL	0.000828 J	<RL	0.00314 J	<RL	<RL	<RL
SB-2: 5-10'	9/8/2022	5-10'	0.737 B J	<RL	37.9	<RL	0.00218 J	0.00108 J	0.00540 J	<RL	<RL	0.00106 J	<RL	0.00354 J	<RL	<RL	<RL
SB-3: 5-10'	9/8/2022	5-10'	2.45 B J	16.6 J	63.8	<RL	0.00293 J	0.00231 J	0.0198	0.000600 J	0.657	0.000825 J	<RL	0.00635	0.00291 J	0.00275 J	<RL
SB-3: 15-20'	9/8/2022	15-20'	NA	NA	NA	<RL	0.00201 J	0.000849 J	0.00574	<RL	<RL	0.000703 J	<RL	0.00412 J	<RL	<RL	<RL
SB-4: 5-10'	9/8/2022	5-10'	<RL	3.71 J	20.5	<RL	0.00210 J	<RL	0.0054	<RL	<RL	0.000925 J	0.00128 J	0.00383 J	<RL	<RL	<RL
SB-5: 5-10'	9/8/2022	5-10'	0.684 B J	8.05	26.1	<RL	0.00230 J	0.00108 J	0.00420 J	<RL	<RL	0.000720 J	<RL	0.00247 J	<RL	<RL	<RL
Comparison Values:																	
Tier 1 RBSLs - Subsurface Soil				500***		0.26	140	190	>Sat* or 260**	--	--	--	--	--	--	--	Various
RSLs - Resident Soil			--	--	--	1.20	4,900	5.80	580	47.0	70,000.0	--	3,800	300	340.0	270.0	Various
RSLs - Composite Worker Soil			--	--	--	5.10	47,000	25.0	2,500	210	1,100,000	--	--	1,800.0	2,000	1,500	Various
RSLs - Protection of Groundwater MCL Based Soil Screening Level			--	--	--	0.0026	0.69	0.78	9.9	--	--	--	--	--	--	--	Various

Notes:

mg/kg	milligrams per kilogram
<RL	less than the laboratory reporting limit
NA	not analyzed
bgs	below ground surface
--	not established
N/A	not applicable
TPH-g	Total Petroleum Hydrocarbons as Gasoline
TPH-d	Total Petroleum Hydrocarbons as Diesel
TPH-mo	Total Petroleum Hydrocarbons as Motor Oil
*	This RBSL will be in effect for releases that occurred prior to September 14, 2004
**	This RBSL will be in effect for releases that occurred on or after September 14, 2004
***	To identify sites where pirorty PAHs may pose a risk to human health and the environment, a threshold value of 500 mg/kg for TPH in soil has been established by the OPS
MTBE	methyl tertiary-butyl ether
Bold	Result exceeds a Comparison Value
B	The same analyte is found in the associated blank
J	The identification of the analyte is acceptable; the reported value is an estimate.

Comparison Values:
Tier 1 RBSLs: Colorado Department of Labor and Employment, Division of Oil and Public Safety - Remediation Section, Tier 1 Risk-Based Screening Levels, Effective February 1999, Revised October 2005.
US EPA RSLs: US EPA Regional Screening Level Summary Table (TR=1E-06, HQ=1) Composite Worker Soil, Resident Soil, and Resident Soil to Groundwater, November 2021.

APPENDIX A
BORING LOGS

AEI Consultants
2420 W 26th Avenue
Denver, CO 80211
Telephone: (720)-238-4582

BORING NU

CLIENT 10th Mountain Builders LLC
PROJECT NAME Phase II Subsurface Investigation
PROJECT NUMBER 468525
PROJECT LOCATION 987 Maint Street, Minturn, CO
DATE STARTED 9/8/22 **COMPLETED** 9/8/22
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR Site Services
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING ---
LOGGED BY Logan Harsh **CHECKED BY** Patricia Feeley
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0					0.5 TOPSOIL to 6" BGS	
			0.4		(CL-ML) SILTY CLAY, Dark Brown, Low-Plasticity, Stiff, Moist	
			0.1		4.0	
5					(CL) SANDY CLAY, Light Brown, Medium Plasticity, Wet	
	SB-1: 5-10		0.8		7.5	
10			0.0		(GC) SANDY CLAY W/ GRAVEL, Brown, Non-Plastic, Very Stiff, Moist	
			0.0			
15						
	SB-1: 15-20		0.0		Large stones aproximately 1.5" in diameter throughout	
20					20.0	

Bottom of borehole at 20.0 feet.

AEI Consultants
2420 W 26th Avenue
Denver, CO 80211
Telephone: (720)-238-4582

BORING NU

CLIENT 10th Mountain Builders LLC
PROJECT NAME Phase II Subsurface Investigation
PROJECT NUMBER 468525
PROJECT LOCATION 987 Maint Street, Minturn, CO
DATE STARTED 9/8/22 **COMPLETED** 9/8/22
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR Site Services
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING ---
LOGGED BY Logan Harsh **CHECKED BY** Patricia Feeley
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					TOPSOIL to 6" BGS	
			0.3		(CL-ML) SILTY CLAY, Brown/Red, Low-Plasticity, Stiff, Moist	
2.5			0.0		(CL) SANDY CLAY W/ GRAVEL, Light Brown, Low-Plasticity, Stiff, Wet	
5.0			0.0			
7.5	SB-2: 5-10					
10.0			0.2		(SM) SILTY SAND W/ GRAVEL, Light Brown, Non-Plastic, Dense, Dry	
					Refusal at 12.0 feet. Bottom of borehole at 12.0 feet.	

AEI Consultants
2420 W 26th Avenue
Denver, CO 80211
Telephone: (720)-238-4582

BORING NU

CLIENT 10th Mountain Builders LLC
PROJECT NAME Phase II Subsurface Investigation
PROJECT NUMBER 468525
PROJECT LOCATION 987 Maint Street, Minturn, CO
DATE STARTED 9/8/22 **COMPLETED** 9/8/22
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR Site Services
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING ---
LOGGED BY Logan Harsh **CHECKED BY** Patricia Feeley
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0					0.5 ASPHALT to 6" BGS	
			0.1		(CL) SANDY CLAY W/ GRAVEL, Brown, Low-Plasticity, Stiff, Moist	
5					5.0	
	SB-3: 5-10		6.8		(SP) GRAVELLY SAND, Brown, Fine to Coarse-Grained, Angular, Dense, Wet	
10					10.0	
			0.5		(GP) GRAVEL W/ SAND, Brown, Coarse-Grained, Angular, Very Dense, Moist	
15					15.0	
	SB-3: 15-20		2.1		(SP) GRAVELLY SAND, Light Brown/Gray, Fine to Coarse-Grained, Angular, Dry	
20					20.0	

Bottom of borehole at 20.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/21/22 14:07 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\468525 - MINTURN.GPJ

AEI Consultants
2420 W 26th Avenue
Denver, CO 80211
Telephone: (720)-238-4582

BORING NU

CLIENT 10th Mountain Builders LLC
PROJECT NAME Phase II Subsurface Investigation
PROJECT NUMBER 468525
PROJECT LOCATION 987 Maint Street, Minturn, CO
DATE STARTED 9/8/22 **COMPLETED** 9/8/22
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR Site Services
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING ---
LOGGED BY Logan Harsh **CHECKED BY** Patricia Feeley
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					ASPHALT to 6" BGS	
			0.0		0.5 (CL) SANDY CLAY W/ GRAVEL, Brown, Low Plasticity, Stiff, Moist	
2.5					Large stone in sample tube approximately 6" in length	
5.0			0.0			
7.5	SB-4: 5-10					
10.0			0.0			
					11.0	

Refusal at 11.0 feet.
Bottom of borehole at 11.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/21/22 14:07 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\468525 - MINTURN.GPJ

BORING NU

AEI Consultants
2420 W 26th Avenue
Denver, CO 80211
Telephone: (720)-238-4582

CLIENT 10th Mountain Builders LLC
PROJECT NAME Phase II Subsurface Investigation
PROJECT NUMBER 468525
PROJECT LOCATION 987 Maint Street, Minturn, CO
DATE STARTED 9/8/22 **COMPLETED** 9/8/22
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR Site Services
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING ---
LOGGED BY Logan Harsh **CHECKED BY** Patricia Feeley
AT END OF DRILLING ---
NOTES
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					CONCRETE to 6" BGS	
0.5			0.0		(GC) SANDY CLAY W/ GRAVEL, Brown, Low-Plasticity, Stiff, Moist	
2.5						
5.0			0.0			
7.5	SB-5: 5-10					
10.0			0.0		(SP) GRAVELLY SAND, Gray/Pink, Fine to Coarse-Grained, Angular, Dry	
12.0						

Refusal at 12.0 feet.
Bottom of borehole at 12.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/21/22 14:07 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\468525 - MINTURN.GPJ

APPENDIX B
LABORATORY ANALYTICAL REPORT

ANALYTICAL REPORT

September 19, 2022

AEI Consultants - Denver, CO

Sample Delivery Group:	L1534570
Samples Received:	09/10/2022
Project Number:	468525
Description:	987 Main St.

Report To: Patricia Feeley
8700 W. Bryn Mawr, Suite 710N
Chicago, IL 60631

Entire Report Reviewed By:

Marty Edwards III
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

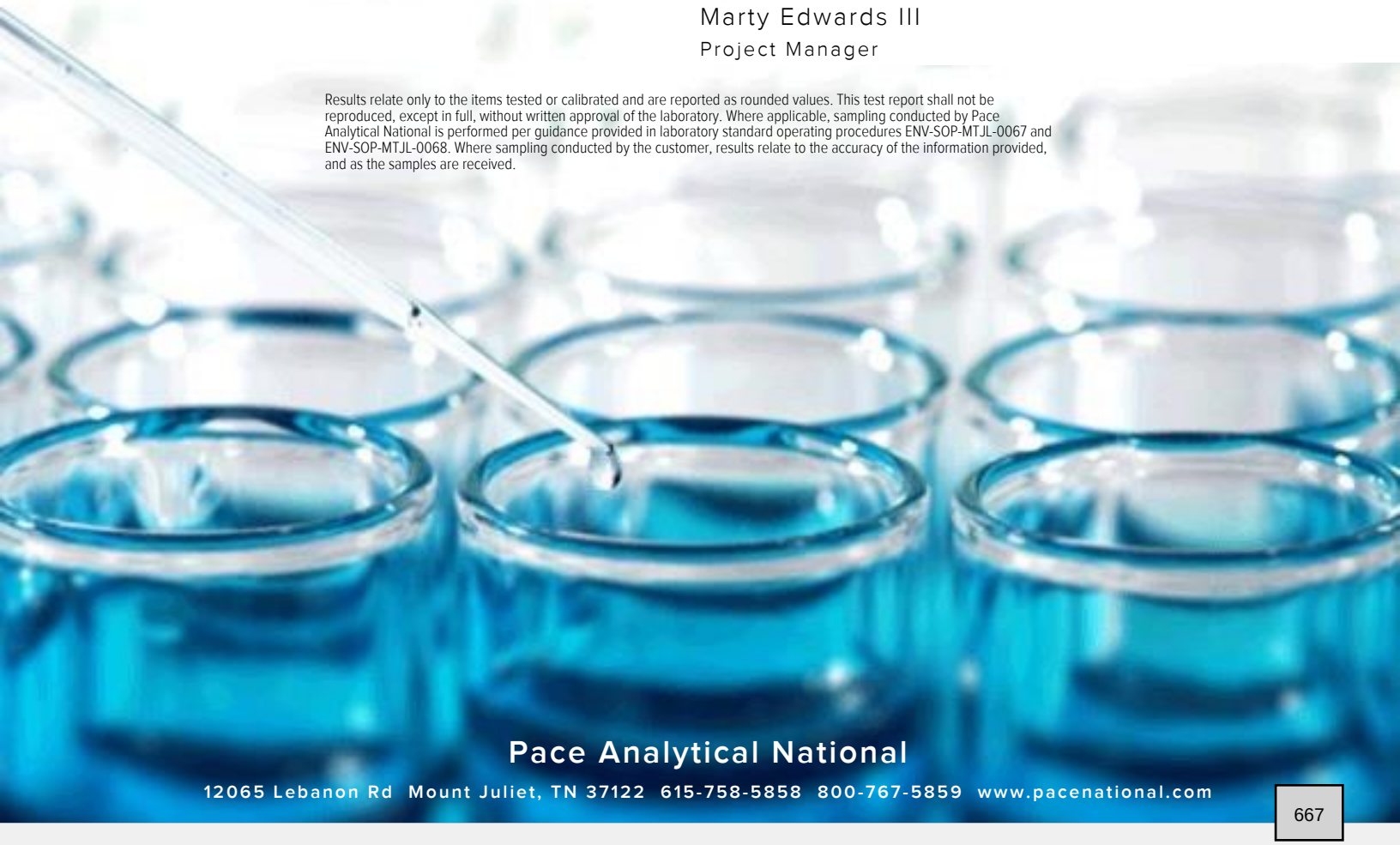


TABLE OF CONTENTS

Cp: Cover Page 1

Tc: Table of Contents 2

Ss: Sample Summary 3

Cn: Case Narrative 5

Sr: Sample Results 6

SB-1: 5-10' L1534570-01 6

SB-1: 15-20' L1534570-02 8

SB-2: 5-10' L1534570-03 10

SB-3: 5-10' L1534570-04 12

SB-3: 15-20' L1534570-05 14

SB-4: 5-10' L1534570-06 16

SB-5: 5-10' L1534570-07 18

Qc: Quality Control Summary 20

Total Solids by Method 2540 G-2011 20

Volatile Organic Compounds (GC) by Method 8015D/GRO 21

Volatile Organic Compounds (GC/MS) by Method 8260B 22

Semi-Volatile Organic Compounds (GC) by Method 8015 26

Gl: Glossary of Terms 27

Al: Accreditations & Locations 28

Sc: Sample Chain of Custody 29

SB-1: 5-10' L1534570-01 Solid

Collected by: Logan H | Collected date/time: 09/08/22 10:30 | Received da: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1926974	25	09/08/22 10:30	09/16/22 07:49	BAM	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1.01	09/08/22 10:30	09/15/22 13:53	ACG	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	1	09/16/22 05:16	09/16/22 14:20	JAS	Mt. Juliet, TN

SB-1: 15-20' L1534570-02 Solid

Collected by: Logan H | Collected date/time: 09/08/22 12:00 | Received date/time: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 12:00	09/15/22 15:31	ACG	Mt. Juliet, TN

SB-2: 5-10' L1534570-03 Solid

Collected by: Logan H | Collected date/time: 09/08/22 11:45 | Received date/time: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1926974	26	09/08/22 11:45	09/16/22 08:11	BAM	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 11:45	09/15/22 16:15	ACG	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	5	09/16/22 05:16	09/16/22 14:57	JAS	Mt. Juliet, TN

SB-3: 5-10' L1534570-04 Solid

Collected by: Logan H | Collected date/time: 09/08/22 12:30 | Received date/time: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1926974	25	09/08/22 12:30	09/16/22 08:34	BAM	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 12:30	09/15/22 16:34	ACG	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	5	09/16/22 05:16	09/16/22 15:10	JAS	Mt. Juliet, TN

SB-3: 15-20' L1534570-05 Solid

Collected by: Logan H | Collected date/time: 09/08/22 13:15 | Received date/time: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 13:15	09/15/22 16:53	ACG	Mt. Juliet, TN

SB-4: 5-10' L1534570-06 Solid

Collected by: Logan H | Collected date/time: 09/08/22 13:45 | Received date/time: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1926974	25	09/08/22 13:45	09/16/22 08:57	BAM	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 13:45	09/15/22 17:26	ACG	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	1	09/16/22 05:16	09/16/22 14:32	JAS	Mt. Juliet, TN

SAMPLE SUMMARY

SB-5: 5-10' L1534570-07 Solid

Collected by: Logan H
Collected date/time: 09/08/22 14:30
Received da: 09/10/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1925958	1	09/14/22 11:15	09/14/22 11:31	CMK	Mt. Juliet, TN
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1926974	26.3	09/08/22 14:30	09/16/22 09:19	BAM	Mt. Juliet, TN
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1926956	1	09/08/22 14:30	09/15/22 18:05	ACG	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	1	09/16/22 05:16	09/16/22 17:44	JAS	Mt. Juliet, TN
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1926744	1	09/16/22 05:16	09/17/22 10:04	NH	Mt. Juliet, TN

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Marty Edwards III
Project Manager

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.7		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPH (GC/FID) Low Fraction	0.601	B J	0.543	2.50	25	09/16/2022 07:49	WG1926974
(S) a,a,a-Trifluorotoluene(FID)	*99.2*			*77.0-120*		*09/16/2022 07:49*	WG1926974

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0369	0.0505	1.01	09/15/2022 13:53	WG1926956
Acrylonitrile	U		0.00365	0.0126	1.01	09/15/2022 13:53	WG1926956
Benzene	U		0.000472	0.00101	1.01	09/15/2022 13:53	WG1926956
Bromobenzene	U	J4	0.000909	0.0126	1.01	09/15/2022 13:53	WG1926956
Bromodichloromethane	U		0.000732	0.00253	1.01	09/15/2022 13:53	WG1926956
Bromoform	U		0.00118	0.0253	1.01	09/15/2022 13:53	WG1926956
Bromomethane	U		0.00199	0.0126	1.01	09/15/2022 13:53	WG1926956
n-Butylbenzene	U		0.00530	0.0126	1.01	09/15/2022 13:53	WG1926956
sec-Butylbenzene	U		0.00291	0.0126	1.01	09/15/2022 13:53	WG1926956
tert-Butylbenzene	U		0.00197	0.00505	1.01	09/15/2022 13:53	WG1926956
Carbon tetrachloride	U		0.000907	0.00505	1.01	09/15/2022 13:53	WG1926956
Chlorobenzene	U		0.000212	0.00253	1.01	09/15/2022 13:53	WG1926956
Chlorodibromomethane	U		0.000618	0.00253	1.01	09/15/2022 13:53	WG1926956
Chloroethane	U		0.00172	0.00505	1.01	09/15/2022 13:53	WG1926956
Chloroform	U		0.00104	0.00253	1.01	09/15/2022 13:53	WG1926956
Chloromethane	U		0.00439	0.0126	1.01	09/15/2022 13:53	WG1926956
2-Chlorotoluene	U		0.000874	0.00253	1.01	09/15/2022 13:53	WG1926956
4-Chlorotoluene	U		0.000455	0.00505	1.01	09/15/2022 13:53	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00394	0.0253	1.01	09/15/2022 13:53	WG1926956
1,2-Dibromoethane	U		0.000654	0.00253	1.01	09/15/2022 13:53	WG1926956
Dibromomethane	U		0.000757	0.00505	1.01	09/15/2022 13:53	WG1926956
1,2-Dichlorobenzene	U		0.000429	0.00505	1.01	09/15/2022 13:53	WG1926956
1,3-Dichlorobenzene	U		0.000606	0.00505	1.01	09/15/2022 13:53	WG1926956
1,4-Dichlorobenzene	U		0.000707	0.00505	1.01	09/15/2022 13:53	WG1926956
Dichlorodifluoromethane	U		0.00163	0.00253	1.01	09/15/2022 13:53	WG1926956
1,1-Dichloroethane	U		0.000496	0.00253	1.01	09/15/2022 13:53	WG1926956
1,2-Dichloroethane	U		0.000655	0.00253	1.01	09/15/2022 13:53	WG1926956
1,1-Dichloroethene	U		0.000612	0.00253	1.01	09/15/2022 13:53	WG1926956
cis-1,2-Dichloroethene	U		0.000741	0.00253	1.01	09/15/2022 13:53	WG1926956
trans-1,2-Dichloroethene	U		0.00105	0.00505	1.01	09/15/2022 13:53	WG1926956
1,2-Dichloropropane	U		0.00143	0.00505	1.01	09/15/2022 13:53	WG1926956
1,1-Dichloropropene	U		0.000817	0.00253	1.01	09/15/2022 13:53	WG1926956
1,3-Dichloropropane	U		0.000506	0.00505	1.01	09/15/2022 13:53	WG1926956
cis-1,3-Dichloropropene	U		0.000765	0.00253	1.01	09/15/2022 13:53	WG1926956
trans-1,3-Dichloropropene	U		0.00115	0.00505	1.01	09/15/2022 13:53	WG1926956
2,2-Dichloropropane	U		0.00139	0.00253	1.01	09/15/2022 13:53	WG1926956
Di-isopropyl ether	U		0.000414	0.00101	1.01	09/15/2022 13:53	WG1926956
Ethylbenzene	U		0.000744	0.00253	1.01	09/15/2022 13:53	WG1926956
Hexachloro-1,3-butadiene	U		0.00606	0.0253	1.01	09/15/2022 13:53	WG1926956
Isopropylbenzene	0.000757	J	0.000429	0.00253	1.01	09/15/2022 13:53	WG1926956
p-Isopropyltoluene	U		0.00258	0.00505	1.01	09/15/2022 13:53	WG1926956
2-Butanone (MEK)	U		0.0641	0.101	1.01	09/15/2022 13:53	WG1926956
Methylene Chloride	U		0.00671	0.0253	1.01	09/15/2022 13:53	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
4-Methyl-2-pentanone (MIBK)	U		0.00230	0.0253	1.01	09/15/2022 13:53	WG1926956
Methyl tert-butyl ether	U		0.000353	0.00101	1.01	09/15/2022 13:53	WG1926956
Naphthalene	U		0.00493	0.0126	1.01	09/15/2022 13:53	WG1926956
n-Propylbenzene	U		0.000959	0.00505	1.01	09/15/2022 13:53	WG1926956
Styrene	U		0.000231	0.0126	1.01	09/15/2022 13:53	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000957	0.00253	1.01	09/15/2022 13:53	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000702	0.00253	1.01	09/15/2022 13:53	WG1926956
1,1,2-Trichlorotrifluoroethane	U		0.000762	0.00253	1.01	09/15/2022 13:53	WG1926956
Tetrachloroethene	U		0.000905	0.00253	1.01	09/15/2022 13:53	WG1926956
Toluene	0.00225	J	0.00131	0.00505	1.01	09/15/2022 13:53	WG1926956
1,2,3-Trichlorobenzene	U		0.00740	0.0126	1.01	09/15/2022 13:53	WG1926956
1,2,4-Trichlorobenzene	U		0.00444	0.0126	1.01	09/15/2022 13:53	WG1926956
1,1,1-Trichloroethane	U		0.000932	0.00253	1.01	09/15/2022 13:53	WG1926956
1,1,2-Trichloroethane	U		0.000603	0.00253	1.01	09/15/2022 13:53	WG1926956
Trichloroethene	U		0.000590	0.00101	1.01	09/15/2022 13:53	WG1926956
Trichlorofluoromethane	U		0.000835	0.00253	1.01	09/15/2022 13:53	WG1926956
1,2,3-Trichloropropane	U		0.00164	0.0126	1.01	09/15/2022 13:53	WG1926956
1,2,4-Trimethylbenzene	0.00311	J	0.00160	0.00505	1.01	09/15/2022 13:53	WG1926956
1,2,3-Trimethylbenzene	U		0.00160	0.00505	1.01	09/15/2022 13:53	WG1926956
1,3,5-Trimethylbenzene	U		0.00202	0.00505	1.01	09/15/2022 13:53	WG1926956
Vinyl chloride	U		0.00117	0.00253	1.01	09/15/2022 13:53	WG1926956
Xylenes, Total	0.00495	J	0.000889	0.00656	1.01	09/15/2022 13:53	WG1926956
(S) Toluene-d8	*99.7*			*75.0-131*		*09/15/2022 13:53*	WG1926956
(S) 4-Bromofluorobenzene	*93.9*			*67.0-138*		*09/15/2022 13:53*	WG1926956
(S) 1,2-Dichloroethane-d4	*101*			*70.0-130*		*09/15/2022 13:53*	WG1926956

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
C10-C28 Diesel Range	8.95		1.61	4.00	1	09/16/2022 14:20	WG1926744
C28-C40 Oil Range	25.2		0.274	4.00	1	09/16/2022 14:20	WG1926744
(S) o-Terphenyl	*48.7*			*18.0-148*		*09/16/2022 14:20*	WG1926744

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.2		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0365	0.0500	1	09/15/2022 15:31	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 15:31	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 15:31	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 15:31	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 15:31	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 15:31	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 15:31	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 15:31	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 15:31	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 15:31	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 15:31	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 15:31	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 15:31	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 15:31	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 15:31	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 15:31	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 15:31	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 15:31	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 15:31	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 15:31	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 15:31	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 15:31	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 15:31	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 15:31	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 15:31	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 15:31	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 15:31	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 15:31	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 15:31	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 15:31	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 15:31	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 15:31	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 15:31	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 15:31	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 15:31	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 15:31	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 15:31	WG1926956
Ethylbenzene	0.000943	J	0.000737	0.00250	1	09/15/2022 15:31	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 15:31	WG1926956
Isopropylbenzene	0.000828	J	0.000425	0.00250	1	09/15/2022 15:31	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 15:31	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 15:31	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 15:31	WG1926956
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 15:31	WG1926956
Methyl tert-butyl ether	U		0.000350	0.00100	1	09/15/2022 15:31	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 15:31	WG1926956
n-Propylbenzene	U		0.000950	0.00500	1	09/15/2022 15:31	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 15:31	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 15:31	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 15:31	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 15:31	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 15:31	WG1926956
Toluene	0.00202	J	0.00130	0.00500	1	09/15/2022 15:31	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 15:31	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 15:31	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 15:31	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 15:31	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 15:31	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 15:31	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 15:31	WG1926956
1,2,4-Trimethylbenzene	0.00314	J	0.00158	0.00500	1	09/15/2022 15:31	WG1926956
1,2,3-Trimethylbenzene	U		0.00158	0.00500	1	09/15/2022 15:31	WG1926956
1,3,5-Trimethylbenzene	U		0.00200	0.00500	1	09/15/2022 15:31	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 15:31	WG1926956
Xylenes, Total	0.00527	J	0.000880	0.00650	1	09/15/2022 15:31	WG1926956
(S) Toluene-d8	*102*			*75.0-131*		*09/15/2022 15:31*	WG1926956
(S) 4-Bromofluorobenzene	*92.8*			*67.0-138*		*09/15/2022 15:31*	WG1926956
(S) 1,2-Dichloroethane-d4	*98.5*			*70.0-130*		*09/15/2022 15:31*	WG1926956

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	86.1		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPH (GC/FID) Low Fraction	0.737	B J	0.564	2.60	26	09/16/2022 08:11	WG1926974
(S) a,a,a-Trifluorotoluene(FID)	*99.0*			*77.0-120*		*09/16/2022 08:11*	WG1926974

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0365	0.0500	1	09/15/2022 16:15	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 16:15	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 16:15	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 16:15	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 16:15	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 16:15	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 16:15	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 16:15	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 16:15	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 16:15	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 16:15	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 16:15	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 16:15	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 16:15	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 16:15	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 16:15	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 16:15	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 16:15	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 16:15	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 16:15	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 16:15	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 16:15	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 16:15	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 16:15	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 16:15	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 16:15	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 16:15	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 16:15	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 16:15	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 16:15	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 16:15	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 16:15	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 16:15	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 16:15	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 16:15	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 16:15	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 16:15	WG1926956
Ethylbenzene	0.00108	J	0.000737	0.00250	1	09/15/2022 16:15	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 16:15	WG1926956
Isopropylbenzene	0.00106	J	0.000425	0.00250	1	09/15/2022 16:15	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 16:15	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 16:15	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 16:15	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 16:15	WG1926956
Methyl tert-butyl ether	U		0.000350	0.00100	1	09/15/2022 16:15	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 16:15	WG1926956
n-Propylbenzene	U		0.000950	0.00500	1	09/15/2022 16:15	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 16:15	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 16:15	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 16:15	WG1926956
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 16:15	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 16:15	WG1926956
Toluene	0.00218	J	0.00130	0.00500	1	09/15/2022 16:15	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 16:15	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 16:15	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 16:15	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 16:15	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 16:15	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 16:15	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 16:15	WG1926956
1,2,4-Trimethylbenzene	0.00354	J	0.00158	0.00500	1	09/15/2022 16:15	WG1926956
1,2,3-Trimethylbenzene	U		0.00158	0.00500	1	09/15/2022 16:15	WG1926956
1,3,5-Trimethylbenzene	U		0.00200	0.00500	1	09/15/2022 16:15	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 16:15	WG1926956
Xylenes, Total	0.00540	J	0.000880	0.00650	1	09/15/2022 16:15	WG1926956
(S) Toluene-d8	*97.8*			*75.0-131*		*09/15/2022 16:15*	WG1926956
(S) 4-Bromofluorobenzene	*93.0*			*67.0-138*		*09/15/2022 16:15*	WG1926956
(S) 1,2-Dichloroethane-d4	*104*			*70.0-130*		*09/15/2022 16:15*	WG1926956

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
C10-C28 Diesel Range	U		8.05	20.0	5	09/16/2022 14:57	WG1926744
C28-C40 Oil Range	37.9		1.37	20.0	5	09/16/2022 14:57	WG1926744
(S) o-Terphenyl	*66.1*			*18.0-148*		*09/16/2022 14:57*	WG1926744

Sample Narrative:

L1534570-03 WG1926744: Cannot run at lower dilution due to viscosity of extract

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	91.1		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPH (GC/FID) Low Fraction	2.45	B J	0.543	2.50	25	09/16/2022 08:34	WG1926974
(S) a,a,a-Trifluorotoluene(FID)	*100*			*77.0-120*		*09/16/2022 08:34*	WG1926974

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	0.657		0.0365	0.0500	1	09/15/2022 16:34	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 16:34	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 16:34	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 16:34	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 16:34	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 16:34	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 16:34	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 16:34	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 16:34	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 16:34	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 16:34	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 16:34	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 16:34	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 16:34	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 16:34	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 16:34	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 16:34	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 16:34	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 16:34	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 16:34	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 16:34	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 16:34	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 16:34	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 16:34	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 16:34	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 16:34	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 16:34	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 16:34	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 16:34	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 16:34	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 16:34	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 16:34	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 16:34	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 16:34	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 16:34	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 16:34	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 16:34	WG1926956
Ethylbenzene	0.00231	J	0.000737	0.00250	1	09/15/2022 16:34	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 16:34	WG1926956
Isopropylbenzene	0.000825	J	0.000425	0.00250	1	09/15/2022 16:34	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 16:34	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 16:34	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 16:34	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 16:34	WG1926956
Methyl tert-butyl ether	0.000600	J	0.000350	0.00100	1	09/15/2022 16:34	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 16:34	WG1926956
n-Propylbenzene	U		0.000950	0.00500	1	09/15/2022 16:34	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 16:34	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 16:34	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 16:34	WG1926956
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 16:34	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 16:34	WG1926956
Toluene	0.00293	J	0.00130	0.00500	1	09/15/2022 16:34	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 16:34	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 16:34	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 16:34	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 16:34	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 16:34	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 16:34	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 16:34	WG1926956
1,2,4-Trimethylbenzene	0.00635		0.00158	0.00500	1	09/15/2022 16:34	WG1926956
1,2,3-Trimethylbenzene	0.00291	J	0.00158	0.00500	1	09/15/2022 16:34	WG1926956
1,3,5-Trimethylbenzene	0.00275	J	0.00200	0.00500	1	09/15/2022 16:34	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 16:34	WG1926956
Xylenes, Total	0.0198		0.000880	0.00650	1	09/15/2022 16:34	WG1926956
(S) Toluene-d8	*98.0*			*75.0-131*		*09/15/2022 16:34*	WG1926956
(S) 4-Bromofluorobenzene	*88.4*			*67.0-138*		*09/15/2022 16:34*	WG1926956
(S) 1,2-Dichloroethane-d4	*95.4*			*70.0-130*		*09/15/2022 16:34*	WG1926956

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
C10-C28 Diesel Range	16.6	J	8.05	20.0	5	09/16/2022 15:10	WG1926744
C28-C40 Oil Range	63.8		1.37	20.0	5	09/16/2022 15:10	WG1926744
(S) o-Terphenyl	*61.6*			*18.0-148*		*09/16/2022 15:10*	WG1926744

Sample Narrative:

L1534570-04 WG1926744: Cannot run at lower dilution due to viscosity of extract

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	95.7		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0365	0.0500	1	09/15/2022 16:53	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 16:53	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 16:53	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 16:53	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 16:53	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 16:53	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 16:53	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 16:53	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 16:53	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 16:53	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 16:53	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 16:53	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 16:53	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 16:53	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 16:53	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 16:53	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 16:53	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 16:53	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 16:53	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 16:53	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 16:53	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 16:53	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 16:53	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 16:53	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 16:53	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 16:53	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 16:53	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 16:53	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 16:53	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 16:53	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 16:53	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 16:53	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 16:53	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 16:53	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 16:53	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 16:53	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 16:53	WG1926956
Ethylbenzene	0.000849	J	0.000737	0.00250	1	09/15/2022 16:53	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 16:53	WG1926956
Isopropylbenzene	0.000703	J	0.000425	0.00250	1	09/15/2022 16:53	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 16:53	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 16:53	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 16:53	WG1926956
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 16:53	WG1926956
Methyl tert-butyl ether	U		0.000350	0.00100	1	09/15/2022 16:53	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 16:53	WG1926956
n-Propylbenzene	U		0.000950	0.00500	1	09/15/2022 16:53	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 16:53	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 16:53	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 16:53	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 16:53	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 16:53	WG1926956
Toluene	0.00201	J	0.00130	0.00500	1	09/15/2022 16:53	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 16:53	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 16:53	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 16:53	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 16:53	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 16:53	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 16:53	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 16:53	WG1926956
1,2,4-Trimethylbenzene	0.00412	J	0.00158	0.00500	1	09/15/2022 16:53	WG1926956
1,2,3-Trimethylbenzene	U		0.00158	0.00500	1	09/15/2022 16:53	WG1926956
1,3,5-Trimethylbenzene	U		0.00200	0.00500	1	09/15/2022 16:53	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 16:53	WG1926956
Xylenes, Total	0.00574	J	0.000880	0.00650	1	09/15/2022 16:53	WG1926956
(S) Toluene-d8	*104*			*75.0-131*		*09/15/2022 16:53*	WG1926956
(S) 4-Bromofluorobenzene	*91.0*			*67.0-138*		*09/15/2022 16:53*	WG1926956
(S) 1,2-Dichloroethane-d4	*96.8*			*70.0-130*		*09/15/2022 16:53*	WG1926956

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	90.1		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPH (GC/FID) Low Fraction	U		0.543	2.50	25	09/16/2022 08:57	WG1926974
(S) a,a,a-Trifluorotoluene(FID)	*100*			*77.0-120*		*09/16/2022 08:57*	WG1926974

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0365	0.0500	1	09/15/2022 17:26	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 17:26	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 17:26	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 17:26	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 17:26	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 17:26	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 17:26	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 17:26	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 17:26	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 17:26	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 17:26	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 17:26	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 17:26	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 17:26	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 17:26	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 17:26	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 17:26	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 17:26	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 17:26	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 17:26	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 17:26	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 17:26	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 17:26	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 17:26	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 17:26	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 17:26	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 17:26	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 17:26	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 17:26	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 17:26	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 17:26	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 17:26	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 17:26	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 17:26	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 17:26	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 17:26	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 17:26	WG1926956
Ethylbenzene	U		0.000737	0.00250	1	09/15/2022 17:26	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 17:26	WG1926956
Isopropylbenzene	0.000925	J	0.000425	0.00250	1	09/15/2022 17:26	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 17:26	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 17:26	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 17:26	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 17:26	WG1926956
Methyl tert-butyl ether	U		0.000350	0.00100	1	09/15/2022 17:26	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 17:26	WG1926956
n-Propylbenzene	0.00128	J	0.000950	0.00500	1	09/15/2022 17:26	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 17:26	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 17:26	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 17:26	WG1926956
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 17:26	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 17:26	WG1926956
Toluene	0.00210	J	0.00130	0.00500	1	09/15/2022 17:26	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 17:26	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 17:26	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 17:26	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 17:26	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 17:26	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 17:26	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 17:26	WG1926956
1,2,4-Trimethylbenzene	0.00383	J	0.00158	0.00500	1	09/15/2022 17:26	WG1926956
1,2,3-Trimethylbenzene	U		0.00158	0.00500	1	09/15/2022 17:26	WG1926956
1,3,5-Trimethylbenzene	U		0.00200	0.00500	1	09/15/2022 17:26	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 17:26	WG1926956
Xylenes, Total	0.00540	J	0.000880	0.00650	1	09/15/2022 17:26	WG1926956
(S) Toluene-d8	*103*			*75.0-131*		*09/15/2022 17:26*	WG1926956
(S) 4-Bromofluorobenzene	*90.4*			*67.0-138*		*09/15/2022 17:26*	WG1926956
(S) 1,2-Dichloroethane-d4	*99.5*			*70.0-130*		*09/15/2022 17:26*	WG1926956

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
C10-C28 Diesel Range	3.71	J	1.61	4.00	1	09/16/2022 14:32	WG1926744
C28-C40 Oil Range	20.5		0.274	4.00	1	09/16/2022 14:32	WG1926744
(S) o-Terphenyl	*55.0*			*18.0-148*		*09/16/2022 14:32*	WG1926744

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	93.1		1	09/14/2022 11:31	WG1925958

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
TPH (GC/FID) Low Fraction	0.684	B J	0.571	2.63	26.3	09/16/2022 09:19	WG1926974
(S) a,a,a-Trifluorotoluene(FID)	*99.8*			*77.0-120*		*09/16/2022 09:19*	WG1926974

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	MDL	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg	mg/kg		date / time	
Acetone	U		0.0365	0.0500	1	09/15/2022 18:05	WG1926956
Acrylonitrile	U		0.00361	0.0125	1	09/15/2022 18:05	WG1926956
Benzene	U		0.000467	0.00100	1	09/15/2022 18:05	WG1926956
Bromobenzene	U	J4	0.000900	0.0125	1	09/15/2022 18:05	WG1926956
Bromodichloromethane	U		0.000725	0.00250	1	09/15/2022 18:05	WG1926956
Bromoform	U		0.00117	0.0250	1	09/15/2022 18:05	WG1926956
Bromomethane	U		0.00197	0.0125	1	09/15/2022 18:05	WG1926956
n-Butylbenzene	U		0.00525	0.0125	1	09/15/2022 18:05	WG1926956
sec-Butylbenzene	U		0.00288	0.0125	1	09/15/2022 18:05	WG1926956
tert-Butylbenzene	U		0.00195	0.00500	1	09/15/2022 18:05	WG1926956
Carbon tetrachloride	U		0.000898	0.00500	1	09/15/2022 18:05	WG1926956
Chlorobenzene	U		0.000210	0.00250	1	09/15/2022 18:05	WG1926956
Chlorodibromomethane	U		0.000612	0.00250	1	09/15/2022 18:05	WG1926956
Chloroethane	U		0.00170	0.00500	1	09/15/2022 18:05	WG1926956
Chloroform	U		0.00103	0.00250	1	09/15/2022 18:05	WG1926956
Chloromethane	U		0.00435	0.0125	1	09/15/2022 18:05	WG1926956
2-Chlorotoluene	U		0.000865	0.00250	1	09/15/2022 18:05	WG1926956
4-Chlorotoluene	U		0.000450	0.00500	1	09/15/2022 18:05	WG1926956
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250	1	09/15/2022 18:05	WG1926956
1,2-Dibromoethane	U		0.000648	0.00250	1	09/15/2022 18:05	WG1926956
Dibromomethane	U		0.000750	0.00500	1	09/15/2022 18:05	WG1926956
1,2-Dichlorobenzene	U		0.000425	0.00500	1	09/15/2022 18:05	WG1926956
1,3-Dichlorobenzene	U		0.000600	0.00500	1	09/15/2022 18:05	WG1926956
1,4-Dichlorobenzene	U		0.000700	0.00500	1	09/15/2022 18:05	WG1926956
Dichlorodifluoromethane	U		0.00161	0.00250	1	09/15/2022 18:05	WG1926956
1,1-Dichloroethane	U		0.000491	0.00250	1	09/15/2022 18:05	WG1926956
1,2-Dichloroethane	U		0.000649	0.00250	1	09/15/2022 18:05	WG1926956
1,1-Dichloroethene	U		0.000606	0.00250	1	09/15/2022 18:05	WG1926956
cis-1,2-Dichloroethene	U		0.000734	0.00250	1	09/15/2022 18:05	WG1926956
trans-1,2-Dichloroethene	U		0.00104	0.00500	1	09/15/2022 18:05	WG1926956
1,2-Dichloropropane	U		0.00142	0.00500	1	09/15/2022 18:05	WG1926956
1,1-Dichloropropene	U		0.000809	0.00250	1	09/15/2022 18:05	WG1926956
1,3-Dichloropropane	U		0.000501	0.00500	1	09/15/2022 18:05	WG1926956
cis-1,3-Dichloropropene	U		0.000757	0.00250	1	09/15/2022 18:05	WG1926956
trans-1,3-Dichloropropene	U		0.00114	0.00500	1	09/15/2022 18:05	WG1926956
2,2-Dichloropropane	U		0.00138	0.00250	1	09/15/2022 18:05	WG1926956
Di-isopropyl ether	U		0.000410	0.00100	1	09/15/2022 18:05	WG1926956
Ethylbenzene	0.00108	J	0.000737	0.00250	1	09/15/2022 18:05	WG1926956
Hexachloro-1,3-butadiene	U		0.00600	0.0250	1	09/15/2022 18:05	WG1926956
Isopropylbenzene	0.000720	J	0.000425	0.00250	1	09/15/2022 18:05	WG1926956
p-Isopropyltoluene	U		0.00255	0.00500	1	09/15/2022 18:05	WG1926956
2-Butanone (MEK)	U		0.0635	0.100	1	09/15/2022 18:05	WG1926956
Methylene Chloride	U		0.00664	0.0250	1	09/15/2022 18:05	WG1926956

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250	1	09/15/2022 18:05	WG1926956
Methyl tert-butyl ether	U		0.000350	0.00100	1	09/15/2022 18:05	WG1926956
Naphthalene	U		0.00488	0.0125	1	09/15/2022 18:05	WG1926956
n-Propylbenzene	U		0.000950	0.00500	1	09/15/2022 18:05	WG1926956
Styrene	U		0.000229	0.0125	1	09/15/2022 18:05	WG1926956
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250	1	09/15/2022 18:05	WG1926956
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250	1	09/15/2022 18:05	WG1926956
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250	1	09/15/2022 18:05	WG1926956
Tetrachloroethene	U		0.000896	0.00250	1	09/15/2022 18:05	WG1926956
Toluene	0.00230	J	0.00130	0.00500	1	09/15/2022 18:05	WG1926956
1,2,3-Trichlorobenzene	U		0.00733	0.0125	1	09/15/2022 18:05	WG1926956
1,2,4-Trichlorobenzene	U		0.00440	0.0125	1	09/15/2022 18:05	WG1926956
1,1,1-Trichloroethane	U		0.000923	0.00250	1	09/15/2022 18:05	WG1926956
1,1,2-Trichloroethane	U		0.000597	0.00250	1	09/15/2022 18:05	WG1926956
Trichloroethene	U		0.000584	0.00100	1	09/15/2022 18:05	WG1926956
Trichlorofluoromethane	U		0.000827	0.00250	1	09/15/2022 18:05	WG1926956
1,2,3-Trichloropropane	U		0.00162	0.0125	1	09/15/2022 18:05	WG1926956
1,2,4-Trimethylbenzene	0.00247	J	0.00158	0.00500	1	09/15/2022 18:05	WG1926956
1,2,3-Trimethylbenzene	U		0.00158	0.00500	1	09/15/2022 18:05	WG1926956
1,3,5-Trimethylbenzene	U		0.00200	0.00500	1	09/15/2022 18:05	WG1926956
Vinyl chloride	U		0.00116	0.00250	1	09/15/2022 18:05	WG1926956
Xylenes, Total	0.00420	J	0.000880	0.00650	1	09/15/2022 18:05	WG1926956
(S) Toluene-d8	*102*			*75.0-131*		*09/15/2022 18:05*	WG1926956
(S) 4-Bromofluorobenzene	*91.7*			*67.0-138*		*09/15/2022 18:05*	WG1926956
(S) 1,2-Dichloroethane-d4	*96.6*			*70.0-130*		*09/15/2022 18:05*	WG1926956

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	MDL mg/kg	RDL mg/kg	Dilution	Analysis date / time	Batch
C10-C28 Diesel Range	8.05		1.61	4.00	1	09/16/2022 17:44	WG1926744
C28-C40 Oil Range	26.1		0.274	4.00	1	09/17/2022 10:04	WG1926744
(S) o-Terphenyl	*50.9*			*18.0-148*		*09/17/2022 10:04*	WG1926744
(S) o-Terphenyl	*52.2*			*18.0-148*		*09/16/2022 17:44*	WG1926744

Method Blank (MB)

(MB) R3837489-1 09/14/22 11:31

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00300			

L1534570-05 Original Sample (OS) • Duplicate (DUP)

(OS) L1534570-05 09/14/22 11:31 • (DUP) R3837489-3 09/14/22 11:31

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	95.7	95.2	1	0.567		10

Laboratory Control Sample (LCS)

(LCS) R3837489-2 09/14/22 11:31

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Method Blank (MB)

(MB) R3838221-4 09/16/22 04:25

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) Low Fraction	0.620	J	0.543	2.50
(S) a,a,a-Trifluorotoluene(FID)	*99.6*			*77.0-120*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3838221-2 09/16/22 03:17 • (LCSD) R3838221-3 09/16/22 03:40

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	5.50	5.56	5.41	101	98.4	72.0-127			2.73	20
(S) a,a,a-Trifluorotoluene(FID)				*104*	*103*	*77.0-120*				

L1534043-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1534043-02 09/16/22 12:42 • (MS) R3838221-5 09/16/22 14:13 • (MSD) R3838221-6 09/16/22 14:35

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	27500	425	20800	21300	74.1	75.9	5000	10.0-151			2.38	28
(S) a,a,a-Trifluorotoluene(FID)					*98.0*	*99.8*		*77.0-120*				

Method Blank (MB)

(MB) R3837704-3 09/15/22 11:36

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Acetone	U		0.0365	0.0500
Acrylonitrile	U		0.00361	0.0125
Benzene	U		0.000467	0.00100
Bromobenzene	U		0.000900	0.0125
Bromodichloromethane	U		0.000725	0.00250
Bromoform	U		0.00117	0.0250
Bromomethane	U		0.00197	0.0125
n-Butylbenzene	U		0.00525	0.0125
sec-Butylbenzene	U		0.00288	0.0125
tert-Butylbenzene	U		0.00195	0.00500
Carbon tetrachloride	U		0.000898	0.00500
Chlorobenzene	U		0.000210	0.00250
Chlorodibromomethane	U		0.000612	0.00250
Chloroethane	U		0.00170	0.00500
Chloroform	U		0.00103	0.00250
Chloromethane	U		0.00435	0.0125
2-Chlorotoluene	U		0.000865	0.00250
4-Chlorotoluene	U		0.000450	0.00500
1,2-Dibromo-3-Chloropropane	U		0.00390	0.0250
1,2-Dibromoethane	U		0.000648	0.00250
Dibromomethane	U		0.000750	0.00500
1,2-Dichlorobenzene	U		0.000425	0.00500
1,3-Dichlorobenzene	U		0.000600	0.00500
1,4-Dichlorobenzene	U		0.000700	0.00500
Dichlorodifluoromethane	U		0.00161	0.00250
1,1-Dichloroethane	U		0.000491	0.00250
1,2-Dichloroethane	U		0.000649	0.00250
1,1-Dichloroethene	U		0.000606	0.00250
cis-1,2-Dichloroethene	U		0.000734	0.00250
trans-1,2-Dichloroethene	U		0.00104	0.00500
1,2-Dichloropropane	U		0.00142	0.00500
1,1-Dichloropropene	U		0.000809	0.00250
1,3-Dichloropropane	U		0.000501	0.00500
cis-1,3-Dichloropropene	U		0.000757	0.00250
trans-1,3-Dichloropropene	U		0.00114	0.00500
2,2-Dichloropropane	U		0.00138	0.00250
Di-isopropyl ether	U		0.000410	0.00100
Ethylbenzene	U		0.000737	0.00250
Hexachloro-1,3-butadiene	U		0.00600	0.0250
Isopropylbenzene	U		0.000425	0.00250

Method Blank (MB)

(MB) R3837704-3 09/15/22 11:36

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
p-Isopropyltoluene	U		0.00255	0.00500
2-Butanone (MEK)	U		0.0635	0.100
Methylene Chloride	U		0.00664	0.0250
4-Methyl-2-pentanone (MIBK)	U		0.00228	0.0250
Methyl tert-butyl ether	U		0.000350	0.00100
Naphthalene	U		0.00488	0.0125
n-Propylbenzene	U		0.000950	0.00500
Styrene	U		0.000229	0.0125
1,1,1,2-Tetrachloroethane	U		0.000948	0.00250
1,1,2,2-Tetrachloroethane	U		0.000695	0.00250
1,1,2-Trichlorotrifluoroethane	U		0.000754	0.00250
Tetrachloroethene	U		0.000896	0.00250
Toluene	U		0.00130	0.00500
1,2,3-Trichlorobenzene	U		0.00733	0.0125
1,2,4-Trichlorobenzene	U		0.00440	0.0125
1,1,1-Trichloroethane	U		0.000923	0.00250
1,1,2-Trichloroethane	U		0.000597	0.00250
Trichloroethene	U		0.000584	0.00100
Trichlorofluoromethane	U		0.000827	0.00250
1,2,3-Trichloropropane	U		0.00162	0.0125
1,2,4-Trimethylbenzene	U		0.00158	0.00500
1,2,3-Trimethylbenzene	U		0.00158	0.00500
1,3,5-Trimethylbenzene	U		0.00200	0.00500
Vinyl chloride	U		0.00116	0.00250
Xylenes, Total	U		0.000880	0.00650
(S) Toluene-d8	*103*			*75.0-131*
(S) 4-Bromofluorobenzene	*89.8*			*67.0-138*
(S) 1,2-Dichloroethane-d4	*96.4*			*70.0-130*

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3837704-1 09/15/22 10:20 • (LCSD) R3837704-2 09/15/22 10:39

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Acetone	0.625	0.774	0.683	124	109	10.0-160			12.5	31
Acrylonitrile	0.625	0.443	0.432	70.9	69.1	45.0-153			2.51	22
Benzene	0.125	0.132	0.121	106	96.8	70.0-123			8.70	20
Bromobenzene	0.125	0.148	0.153	118	122	73.0-121		J4	3.32	20
Bromodichloromethane	0.125	0.134	0.130	107	104	73.0-121			3.03	20

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3837704-1 09/15/22 10:20 • (LCSD) R3837704-2 09/15/22 10:39

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Bromoform	0.125	0.115	0.119	92.0	95.2	64.0-132			3.42	20
Bromomethane	0.125	0.124	0.117	99.2	93.6	56.0-147			5.81	20
n-Butylbenzene	0.125	0.153	0.149	122	119	68.0-135			2.65	20
sec-Butylbenzene	0.125	0.154	0.150	123	120	74.0-130			2.63	20
tert-Butylbenzene	0.125	0.149	0.149	119	119	75.0-127			0.000	20
Carbon tetrachloride	0.125	0.147	0.137	118	110	66.0-128			7.04	20
Chlorobenzene	0.125	0.131	0.127	105	102	76.0-128			3.10	20
Chlorodibromomethane	0.125	0.111	0.112	88.8	89.6	74.0-127			0.897	20
Chloroethane	0.125	0.142	0.125	114	100	61.0-134			12.7	20
Chloroform	0.125	0.123	0.122	98.4	97.6	72.0-123			0.816	20
Chloromethane	0.125	0.127	0.116	102	92.8	51.0-138			9.05	20
2-Chlorotoluene	0.125	0.152	0.148	122	118	75.0-124			2.67	20
4-Chlorotoluene	0.125	0.142	0.149	114	119	75.0-124			4.81	20
1,2-Dibromo-3-Chloropropane	0.125	0.101	0.0989	80.8	79.1	59.0-130			2.10	20
1,2-Dibromoethane	0.125	0.127	0.135	102	108	74.0-128			6.11	20
Dibromomethane	0.125	0.130	0.124	104	99.2	75.0-122			4.72	20
1,2-Dichlorobenzene	0.125	0.138	0.143	110	114	76.0-124			3.56	20
1,3-Dichlorobenzene	0.125	0.143	0.146	114	117	76.0-125			2.08	20
1,4-Dichlorobenzene	0.125	0.132	0.134	106	107	77.0-121			1.50	20
Dichlorodifluoromethane	0.125	0.131	0.114	105	91.2	43.0-156			13.9	20
1,1-Dichloroethane	0.125	0.134	0.126	107	101	70.0-127			6.15	20
1,2-Dichloroethane	0.125	0.126	0.127	101	102	65.0-131			0.791	20
1,1-Dichloroethene	0.125	0.134	0.123	107	98.4	65.0-131			8.56	20
cis-1,2-Dichloroethene	0.125	0.128	0.126	102	101	73.0-125			1.57	20
trans-1,2-Dichloroethene	0.125	0.137	0.123	110	98.4	71.0-125			10.8	20
1,2-Dichloropropane	0.125	0.136	0.125	109	100	74.0-125			8.43	20
1,1-Dichloropropene	0.125	0.146	0.140	117	112	73.0-125			4.20	20
1,3-Dichloropropane	0.125	0.132	0.135	106	108	80.0-125			2.25	20
cis-1,3-Dichloropropene	0.125	0.136	0.134	109	107	76.0-127			1.48	20
trans-1,3-Dichloropropene	0.125	0.120	0.123	96.0	98.4	73.0-127			2.47	20
2,2-Dichloropropane	0.125	0.158	0.133	126	106	59.0-135			17.2	20
Di-isopropyl ether	0.125	0.129	0.124	103	99.2	60.0-136			3.95	20
Ethylbenzene	0.125	0.134	0.128	107	102	74.0-126			4.58	20
Hexachloro-1,3-butadiene	0.125	0.125	0.112	100	89.6	57.0-150			11.0	20
Isopropylbenzene	0.125	0.132	0.128	106	102	72.0-127			3.08	20
p-Isopropyltoluene	0.125	0.158	0.156	126	125	72.0-133			1.27	20
2-Butanone (MEK)	0.625	0.653	0.581	104	93.0	30.0-160			11.7	24
Methylene Chloride	0.125	0.112	0.112	89.6	89.6	68.0-123			0.000	20
4-Methyl-2-pentanone (MIBK)	0.625	0.555	0.548	88.8	87.7	56.0-143			1.27	20
Methyl tert-butyl ether	0.125	0.132	0.124	106	99.2	66.0-132			6.25	20

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3837704-1 09/15/22 10:20 • (LCSD) R3837704-2 09/15/22 10:39

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Naphthalene	0.125	0.111	0.110	88.8	88.0	59.0-130			0.905	20
n-Propylbenzene	0.125	0.155	0.155	124	124	74.0-126			0.000	20
Styrene	0.125	0.117	0.116	93.6	92.8	72.0-127			0.858	20
1,1,1,2-Tetrachloroethane	0.125	0.121	0.123	96.8	98.4	74.0-129			1.64	20
1,1,2,2-Tetrachloroethane	0.125	0.137	0.146	110	117	68.0-128			6.36	20
1,1,2-Trichlorotrifluoroethane	0.125	0.126	0.113	101	90.4	61.0-139			10.9	20
Tetrachloroethene	0.125	0.129	0.128	103	102	70.0-136			0.778	20
Toluene	0.125	0.126	0.122	101	97.6	75.0-121			3.23	20
1,2,3-Trichlorobenzene	0.125	0.108	0.111	86.4	88.8	59.0-139			2.74	20
1,2,4-Trichlorobenzene	0.125	0.125	0.130	100	104	62.0-137			3.92	20
1,1,1-Trichloroethane	0.125	0.140	0.131	112	105	69.0-126			6.64	20
1,1,2-Trichloroethane	0.125	0.128	0.133	102	106	78.0-123			3.83	20
Trichloroethene	0.125	0.132	0.128	106	102	76.0-126			3.08	20
Trichlorofluoromethane	0.125	0.117	0.104	93.6	83.2	61.0-142			11.8	20
1,2,3-Trichloropropane	0.125	0.148	0.147	118	118	67.0-129			0.678	20
1,2,4-Trimethylbenzene	0.125	0.152	0.154	122	123	70.0-126			1.31	20
1,2,3-Trimethylbenzene	0.125	0.145	0.149	116	119	74.0-124			2.72	20
1,3,5-Trimethylbenzene	0.125	0.152	0.150	122	120	73.0-127			1.32	20
Vinyl chloride	0.125	0.137	0.122	110	97.6	63.0-134			11.6	20
Xylenes, Total	0.375	0.408	0.398	109	106	72.0-127			2.48	20
(S) Toluene-d8				*100*	*103*	*75.0-131*				
(S) 4-Bromofluorobenzene				*90.4*	*90.8*	*67.0-138*				
(S) 1,2-Dichloroethane-d4				*110*	*106*	*70.0-130*				

Method Blank (MB)

(MB) R3838208-2 09/16/22 16:37

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
C10-C28 Diesel Range	U		1.61	4.00
C28-C40 Oil Range	U		0.274	4.00
(S) o-Terphenyl	*78.7*			*18.0-148*

Laboratory Control Sample (LCS)

(LCS) R3838208-1 09/16/22 10:19

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
C10-C28 Diesel Range	50.0	35.6	71.2	50.0-150	
(S) o-Terphenyl			*84.2*	*18.0-148*	

L1534558-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1534558-03 09/16/22 11:12 • (MS) R3838208-3 09/16/22 11:24 • (MSD) R3838208-4 09/16/22 11:37

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
C10-C28 Diesel Range	48.3	U	32.4	26.5	67.1	55.4	1	50.0-150			20.0	20
(S) o-Terphenyl					*72.5*	*65.2*		*18.0-148*				

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state “ND” (Not Detected) or “BDL” (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
B	The same analyte is found in the associated blank.
J	The identification of the analyte is acceptable; the reported value is an estimate.
J4	The associated batch QC was outside the established quality control range for accuracy.

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico [1]	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina [1]	DW21704
Georgia	NELAP	North Carolina [3]	41
Georgia [1]	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LAO000356
Kentucky [1 6]	KY90010	South Carolina	84004002
Kentucky [2]	16	South Dakota	n/a
Louisiana	AI30792	Tennessee [1 4]	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas [5]	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 [5]	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

[1] Drinking Water [2] Underground Storage Tanks [3] Aquatic Toxicity [4] Chemical/Microbiological [5] Mold [6] Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.

Company Name/Address:
AEI Consultants - Denver, CO
8700 W. Bryn Mawr, Suite 710N
Chicago, IL 60631

Billing Information:
Accounts Payable
2500 Camino Diablo
Walnut Creek, CA 94597

Pres Chk

Report to: **Patricia Feeley**

Email To: **pfeeley@aeiconsultants.com;lharsh@aeiconsult**

Project Description: 987 Main Street

City/State Collected: Minturn, CO

Please Circle: PT (MT) CT ET

Phone: **773-693-4731**

Client Project # **468525**

Lab Project # **AEICONDCO-468525**

Collected by (print): Logan Harsh

Site/Facility ID #

P.O. # **318191**

Collected by (signature):

Immediately Packed on Ice N ___ Y X

Rush? (Lab MUST Be Notified)
___ Same Day ___ Five Day
___ Next Day ___ 5 Day (Rad Only)
___ Two Day ___ 10 Day (Rad Only)
___ Three Day

Quote #

Date Results Needed: 5-7 Day TAT 9/15 - 9/17

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	DRORLA 4ozClr-NoPres	GRO 40mlAmb/MeOH10ml/Syr	V8260 40mlAmb-HCl	V8260 40mlAmb/MeOH10ml/Syr	Remarks	Sample # (lab only)
SB-1: 5-10'	Grab	SS	5-10'	9/8/22	10:30	3	X	X		X		-01
SB-1: 15-20'		SS	15-20'		12:00	3	X	X		X		-02
SB-2: 5-10'		SS	5-10'		11:45	3	X	X		X		-03
SB-3: 5-10'		SS	5-10'		12:30	3	X	X		X		-04
SB-3: 15-20'		SS	15-20'		13:15	3	X	X		X		-05
SB-4: 5-10'		SS	5-10'		13:45	3	X	X		X		-06
SB-5: 5-10'		SS	5-10'		14:30	3	X	X		X		-07
		SS										
		SS										
		GW										

Analysis / Container / Preservative

Chain of Custody

Pace
PEOPLE ADVANCING SCIENCE

MT JULIET, TN
12065 Lebanon Rd Mount Juliet, TN 37122
Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: https://info.pacelabs.com/hubfs/pas-standard-terms.pdf

SDG # L1534570
E079

Acctnum: **AEICONDCO**
Template: **T215739**
Prelogin: **P948936**
PM: **3813 - Marty Edwards III**
PB:
Shipped Via: **FedEX Ground**

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other_____

Remarks: Hold samples SB-1:15-20' + SB-3: 15-20' for TPH GRO/DRO analysis but run both for VOCs

pH _____ Temp _____
Flow _____ Other _____

Samples returned via:
__ UPS __ FedEx __ Courier _____

Tracking # 5829 6694 2301

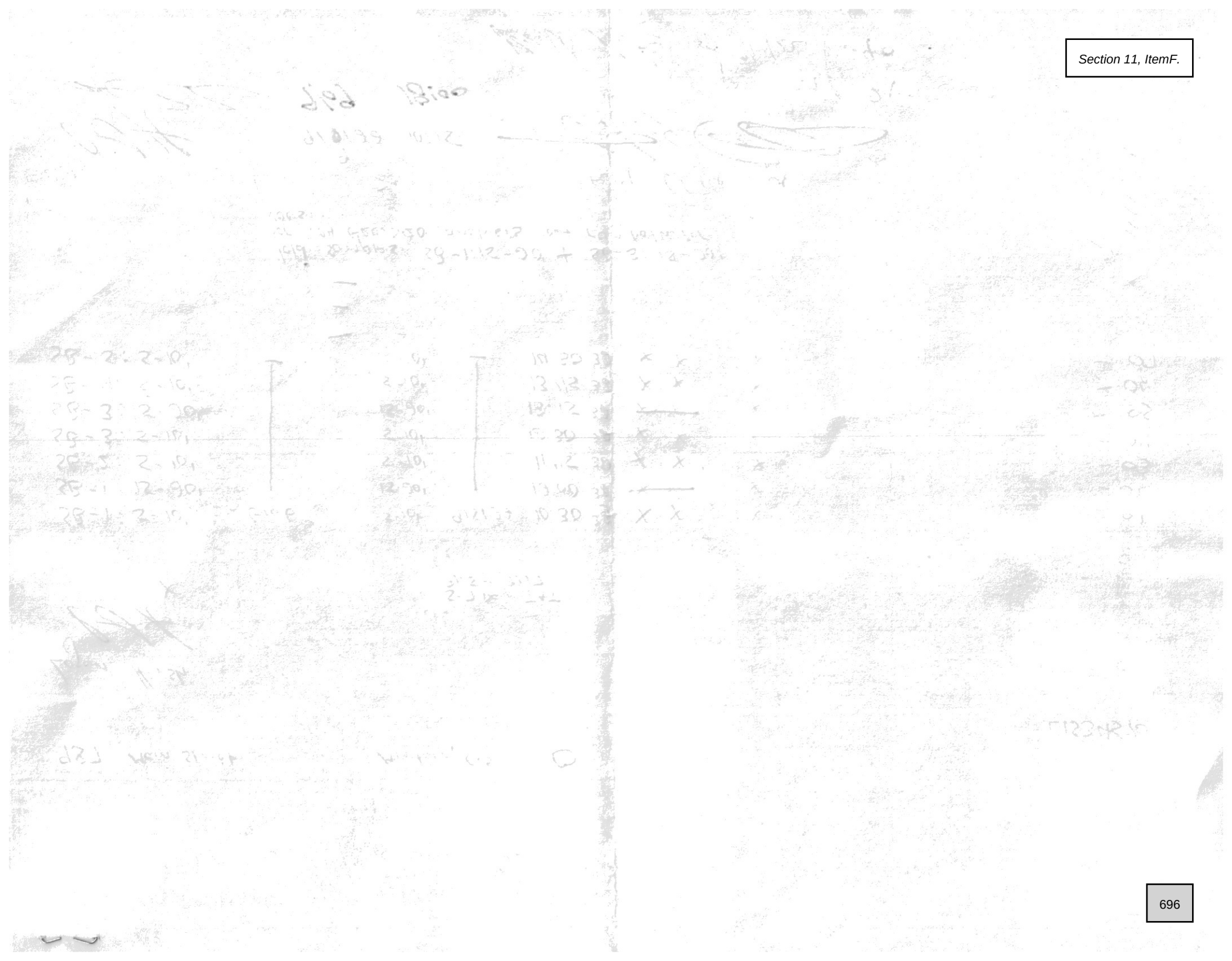
Sample Receipt Checklist
COC Seal Present/Intact: NP Y N
COC Signed/Accurate: Y N
Bottles arrive intact: Y N
Correct bottles used: Y N
Sufficient volume sent: Y N
If Applicable
VOA Zero Headspace: Y N
Preservation Correct/Checked: Y N
RAD Screen <0.5 mR/hr: Y N

Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Trip Blank Received: Yes / No HCL / MeoH TBR
	9/8/22	10:15		
Relinquished by : (Signature)	Date:	Time:	Received by: (Signature)	Temp: NSR °C Bottles Received:
	9/09	18:00		2.7+0=2.7 21
Relinquished by : (Signature)	Date:	Time:	Received for lab by: (Signature)	Date: Time:
				9/10/22 900

If preservation required by Login: Date/Time

Hold:

Condition NCF / OK



Stan Bernstein and Associates, Inc.

Financial Planners and Consultants
For Local Governments, Municipal Bond Underwriters, and Real Estate Developers
PO Box 5342
Vail, Colorado 81658
970-390-9162
amy.bernstein.greer@gmail.com

MEMORANDUM

TO: Mr. Jeffrey Armistead, 10th Mountain Builders

FROM: Amy Greer

DATE: April 18, 2024

SUBJECT: Analysis of Potential Incremental Town of Minturn Revenues Generated, and General Fund Expenditures Incurred as a result of the development of the Midtown Village PUD –Draft 3

In accordance with your request Stan Bernstein and Associates, Inc. has developed this **ANALYSIS OF POTENTIAL INCREMENTAL TOWN OF MINTURN REVENUES GENERATED, AND GENERAL FUND EXPENDITURES INCURRED, AS A RESULT OF THE DEVELOPMENT OF THE MIDTOWN VILLAGE PUD** (the "Fiscal Impact Analysis").

THE MIDTOWN VILLAGE PUD

The Fiscal Impact Analysis is based upon a total of 39 residential units (21 in phase 1 and 18 in phase 2) and 5,000 square feet of commercial space. It is expected that buildout of phase 1 will be complete by the end of 2026 and the buildout of phase 2 will be complete by the end of 2029. Aggregate non-inflated value is approximately $27.879 million as set forth on Schedule 1.

INCREMENTAL TOWN OF MINTURN REVENUES, AND GENERAL FUND EXPENDITURES, BY INDIVIDUAL ACCOUNTING FUNDS

The following paragraphs summarize the forecast non-inflated incremental Town of Minturn revenues, and incremental general fund expenditures, by individual accounting funds.

- **General Fund (Exhibit I, page 1)** General Fund revenues are expected to exceed expenditures by approximately $893,000 during years 2024 – 2033. Incremental General Fund revenues are forecast to exceed incremental expenditures by approximately $91,000 annually at stabilization (2031). This is based on marginal cost estimates for each governmental fund. While we believe these marginal cost estimates to be reasonable to use for financial modeling purposes, no attempt has been made to do a detailed analysis of every Town of Minturn service department for the purpose of precisely determining what percentage of costs are fixed and what percentage of costs are variable. Incremental General Fund revenues over expenditures will vary and could increase or decrease depending on the actual impact of the additional housing units and commercial square feet.

- **Capital Fund (Exhibit II, page 2)** Incremental Capital Fund revenues, which include 4% use tax revenues, are forecast to generate approximately $505,000 on a non-inflated basis during the analysis period.

- **Water Enterprise Fund (Exhibit III, page 3)** Incremental Water Enterprise Fund revenues are forecast to generate approximately $3.0 million during the analysis period. These revenues will be available to defray water utility operating costs and for transfer to the General Fund. Incremental Water Tap fee revenues are based on an assumed buildout that requires 23 (18 residential, 5 commercial) new taps and are forecast to be approximately $658,000 during the analysis period. This assumes a tap fee rate of $12,940 per residential SFE and $68,973 for the fire station in 2024 with 3% annual increases. Incremental System Improvement fee revenues are forecast to be approximately $825,000 during the analysis period assuming 3% annual increases to the existing three tier SIF rate structure (assumes fire station pays full SIF fee @ 5,000 square feet). Cash in lieu revenues are forecast to be approximately $1.02 million during the analysis period assuming 18 residential SFE's and 5 commercial SFE's at a rate of $40,501 per SFE. It is assumed that these revenues will be used to pay water utility related capital and/or debt service costs.

APPROACH, METHODOLOGY AND UNDERLYING ASSUMPTIONS

Stan Bernstein and Associates, Inc. believes that the most understandable way to assess the Midtown Village PUD revenue and expenditure impacts to the Town of Minturn is to identify (i) the incremental General Fund revenue and expenditure impacts, and (ii) the individual revenue impacts for the Town of Minturn's Capital Fund, and Water Enterprise Fund. Although not a direct revenue impact to the Town of Minturn, the incremental Fire Impact Fee revenues have also been identified. The incremental revenue and expenditure impacts have been identified for the years ending December 31, 2024 through 2033.

Incremental Town of Minturn Assessed Valuation. Incremental assessed valuation expected to be generated as a result of the Midtown Village PUD is forecast to be approximately $2.797 million by tax collection year 2031 as set forth on Schedule 1. Assessed valuation is expected to increase as a result the sale and platting of lots and from the completion of homes. Assessed valuation forecasts do not include the impacts of inflation and assume that vacant platted lots will be assessed at 29% of 75% of market value and completed living units will be assessed at 6.8% of market value.

Incremental Town of Minturn Property Tax Revenues. Incremental Town of Minturn property tax revenues expected to be generated from the Midtown Village PUD are forecast to increase from $17,613 for tax collection year 2026 to $50,167 by tax collection year 2031 as presented on Exhibit I, page 1. This assumes that the Town of Minturn General Fund mill levy remains 17.934.

Incremental Town of Minturn Sales and Use Tax Revenues. Non-inflated incremental Town of Minturn 4.0% sales tax revenues expected to be generated from the Midtown Village PUD are forecast to be approximately $22,794 annually beginning in 2028. Sales tax revenue forecasts assume that an average of 3.0 persons will occupy each completed living unit; it is assumed that 80% of residential living units will be occupied for a full-year, 15% will be occupied for half of the year, and 5% will be occupied for 1 month of the year. It is assumed that each "full-year equivalent household" will generate incremental sales-taxable expenditures averaging $16,620 annually (this level of expenditure was calculated by dividing the year 2021 budgeted taxable sales ($17.95 million) by the number of Town of Minturn households (540) which results in an average taxable expenditure per capita of $33,241 which has been factored by 50% to compensate for expenditures incurred by non-Minturn related I-70 travelers).

Non-inflated 4% Town of Minturn construction materials use tax revenues expected to be generated from the Midtown Village PUD are forecast to generate approximately $505,000 million during years 2025-2028. This does not account for any use tax refunds that may be issued by the Town. The construction materials use tax revenue forecasts assume that the average non-inflated construction value of an average

home is $676,385 excluding land and builders' profit and that 50% of such costs will be for construction materials.

Incremental Town of Minturn Real Estate Transfer Tax Revenues. 1% Real Estate Transfer Taxes on initial sales are expected to total approximately $245,760. 1% RETT on secondary sales are projected to total $17,203 annually beginning in 2028. This assumes an average annual turnover of inventory of 7%.

Incremental Town of Minturn General Fund Other Revenues. Non-inflated incremental Town of Minturn General Fund revenues (i.e., other than sales or property tax revenues) have been forecast for each General Fund revenue source based upon a "revenue generation per household" approach. This approach assumes that each incremental household will generate the same amount of incremental revenues to the Town of Minturn's General Fund that are currently being generated for each household within the boundaries of the Town of Minturn (for financial planning purposes it is assumed that there are approximately 540 households within the Town of Minturn. These incremental forecast General Fund revenues are presented on Exhibit I, page 1.

Incremental Town of Minturn General Fund Expenditures. Uninflated incremental Town of Minturn General Fund expenditures have been forecast by departments (i.e., General and Administration Department; Building, Zoning and Planning Department; Public Safety – Police Department; and Buildings and Grounds Department). Incremental Town of Minturn department costs are difficult to assess but have been forecast at a marginal per household allowance as follows:

Department	Variable Cost %	Allocation per Household
General Government	10%	$102.7
Planning and Zoning	65% of Inspection Fees	N/A
Public Works – Streets	10%	$55.60
Court/Police	50%	$428.00
Events	10%	$13.90

No new roadways (other than those internal to the development) are proposed within the Town of Minturn.

Incremental Fire Impact Fee Revenues. Although not a revenue source to the Town of Minturn, incremental Fire Impact Fee revenues have been based upon one-time impact fee rates of $1,939 per dwelling unit. Fire Impact Fee revenues are forecast to total $71,743 during the analysis period.

LIMITING FACTORS

Although Stan Bernstein and Associates, Inc. believes the assumptions and methodology that have been used to develop the Fiscal Impact Analysis are reasonable, certain

assumptions may or may not materialize which might cause actual results to differ from forecast results and such variation may be material. Consequently, Stan Bernstein and Associates, Inc. does not vouch for the achievability of the assumptions or for the forecast results.

If you have any questions or comments regarding this analysis, please do not hesitate to contact me.

Very truly yours,

STAN BERNSTEIN AND ASSOCIATES, INC. (signed)

Stan Bernstein and Associates, Inc.

Stan Bernstein and Associates, Inc.

Financial Planners and Consultants
For Local Governments, Municipal Bond Underwriters, and Real Estate Developers
PO Box 5342
Vail, Colorado 81658
970-390-9162
amy.bernstein.greer@gmail.com

MEMORANDUM

TO: Mr. Jeffrey Armistead, 10th Mountain Builders

FROM: Amy Greer

DATE: April 18, 2024

SUBJECT: Analysis of Potential Incremental Town of Minturn Revenues Generated, and General Fund Expenditures Incurred as a result of the development of the Midtown Village PUD –Draft 3 PHASE 1 ONLY

In accordance with your request Stan Bernstein and Associates, Inc. has developed this **ANALYSIS OF POTENTIAL INCREMENTAL TOWN OF MINTURN REVENUES GENERATED, AND GENERAL FUND EXPENDITURES INCURRED, AS A RESULT OF THE DEVELOPMENT OF THE MIDTOWN VILLAGE PUD** (the "Fiscal Impact Analysis").

THE MIDTOWN VILLAGE PUD

This iteration of the Fiscal Impact Analysis is based upon a total of 21 residential units in phase 1 only. It is expected that buildout of phase 1 will be complete by the end of 2026. Aggregate non-inflated value is approximately $15.079 million as set forth on Schedule 1.

INCREMENTAL TOWN OF MINTURN REVENUES, AND GENERAL FUND EXPENDITURES, BY INDIVIDUAL ACCOUNTING FUNDS

The following paragraphs summarize the forecast non-inflated incremental Town of Minturn revenues, and incremental general fund expenditures, by individual accounting funds.

- **General Fund (Exhibit I, page 1)** General Fund revenues are expected to exceed expenditures by approximately $532,000 during years 2024 – 2033. Incremental General Fund revenues are forecast to exceed incremental expenditures by approximately $50,000 annually at stabilization (2028). This is based on marginal cost estimates for each governmental fund. While we believe these marginal cost estimates to be reasonable to use for financial modeling purposes, no attempt has been made to do a detailed analysis of every Town of Minturn service department for the purpose of precisely determining what percentage of costs are fixed and what percentage of costs are variable. Incremental General Fund revenues over expenditures will vary and could increase or decrease depending on the actual impact of the additional housing units and commercial square feet.

- **Capital Fund (Exhibit II, page 2)** Incremental Capital Fund revenues, which include 4% use tax revenues, are forecast to generate approximately $240,000 on a non-inflated basis during the analysis period.

- **Water Enterprise Fund (Exhibit III, page 3)** Incremental Water Enterprise Fund revenues are forecast to generate approximately $308,000 during the analysis period. These revenues will be available to defray water utility operating costs and for transfer to the General Fund. There are no Incremental Water Tap fee revenues, System Improvement fee revenues or Cash in lieu revenue.

APPROACH, METHODOLOGY AND UNDERLYING ASSUMPTIONS

Stan Bernstein and Associates, Inc. believes that the most understandable way to assess the Midtown Village PUD revenue and expenditure impacts to the Town of Minturn is to identify (i) the incremental General Fund revenue and expenditure impacts, and (ii) the individual revenue impacts for the Town of Minturn's Capital Fund, and Water Enterprise Fund. Although not a direct revenue impact to the Town of Minturn, the incremental Fire Impact Fee revenues have also been identified. The incremental revenue and expenditure impacts have been identified for the years ending December 31, 2024 through 2033.

Incremental Town of Minturn Assessed Valuation. Incremental assessed valuation expected to be generated as a result of the Midtown Village PUD is forecast to be approximately $1.554 million by tax collection year 2028 as set forth on Schedule 1. Assessed valuation is expected to increase as a result the sale and platting of lots and from the completion of homes. Assessed valuation forecasts do not include the impacts

of inflation and assume that vacant platted lots will be assessed at 29% of 75% of market value and completed living units will be assessed at 6.8% of market value.

Incremental Town of Minturn Property Tax Revenues. Incremental Town of Minturn property tax revenues expected to be generated from the Midtown Village PUD are forecast to increase from $16,053 for tax collection year 2026 to $27,876 by tax collection year 2028 as presented on Exhibit I, page 1. This assumes that the Town of Minturn General Fund mill levy remains 17.934.

Incremental Town of Minturn Sales and Use Tax Revenues. Non-inflated incremental Town of Minturn 4.0% sales tax revenues expected to be generated from the Midtown Village PUD are forecast to be approximately $12,274 annually beginning in 2026. Sales tax revenue forecasts assume that an average of 3.0 persons will occupy each completed living unit; it is assumed that 80% of residential living units will be occupied for a full-year, 15% will be occupied for half of the year, and 5% will be occupied for 1 month of the year. It is assumed that each "full-year equivalent household" will generate incremental sales-taxable expenditures averaging $16,620 annually (this level of expenditure was calculated by dividing the year 2021 budgeted taxable sales ($17.95 million) by the number of Town of Minturn households (540) which results in an average taxable expenditure per capita of $33,241 which has been factored by 50% to compensate for expenditures incurred by non-Minturn related I-70 travelers).

Non-inflated 4% Town of Minturn construction materials use tax revenues expected to be generated from the Midtown Village PUD are forecast to generate approximately $240,000 million during years 2025. This does not account for any use tax refunds that may be issued by the Town. The construction materials use tax revenue forecasts assume that the average non-inflated construction value of an average home is $718,048 excluding land and builders' profit and that 50% of such costs will be for construction materials.

Incremental Town of Minturn Real Estate Transfer Tax Revenues. 1% Real Estate Transfer Taxes on initial sales are expected to total approximately $65,052. 1% RETT on secondary sales are projected to total $9,293 annually beginning in 2028. This assumes an average annual turnover of inventory of 7%.

Incremental Town of Minturn General Fund Other Revenues. Non-inflated incremental Town of Minturn General Fund revenues (i.e., other than sales or property tax revenues) have been forecast for each General Fund revenue source based upon a "revenue generation per household" approach. This approach assumes that each incremental household will generate the same amount of incremental revenues to the Town of Minturn's General Fund that are currently being generated for each household within the boundaries of the Town of Minturn (for financial planning purposes it is assumed that there are approximately 540 households within the Town of Minturn. These incremental forecast General Fund revenues are presented on Exhibit I, page 1.

Incremental Town of Minturn General Fund Expenditures. Uninflated incremental Town of Minturn General Fund expenditures have been forecast by departments (i.e., General and Administration Department; Building, Zoning and Planning Department; Public Safety – Police Department; and Buildings and Grounds Department). Incremental Town of Minturn department costs are difficult to assess but have been forecast at a marginal per household allowance as follows:

Department	Variable Cost %	Allocation per Household
General Government	10%	$102.7
Planning and Zoning	65% of Inspection Fees	N/A
Public Works – Streets	10%	$55.60
Court/Police	50%	$428.00
Events	10%	$13.90

No new roadways (other than those internal to the development) are proposed within the Town of Minturn.

Incremental Fire Impact Fee Revenues. Although not a revenue source to the Town of Minturn, incremental Fire Impact Fee revenues have been based upon one-time impact fee rates of $1,939 per dwelling unit. Fire Impact Fee revenues are forecast to total $34,902 during the analysis period.

LIMITING FACTORS

Although Stan Bernstein and Associates, Inc. believes the assumptions and methodology that have been used to develop the Fiscal Impact Analysis are reasonable, certain assumptions may or may not materialize which might cause actual results to differ from forecast results and such variation may be material. Consequently, Stan Bernstein and Associates, Inc. does not vouch for the achievability of the assumptions or for the forecast results.

If you have any questions or comments regarding this analysis, please do not hesitate to contact me.

Very truly yours,

STAN BERNSTEIN AND ASSOCIATES, INC. (signed)

Stan Bernstein and Associates, Inc.

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
GENERAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

assumed 540 current households

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GENERAL FUND - REVENUES:										
TAXES:										
General Property @ 17.934 Mills (See Schedule 1)	0	0	16,053	16,053	27,876	27,876	27,876	27,876	27,876	27,876
City Sales Tax @ 4% (See Schedule 2)	1,753	1,753	12,274	12,274	12,274	12,274	12,274	12,274	12,274	12,274
Lodging Tax @ 1.5%	0	0	0	0	0	0	0	0	0	0
Real Estate Transfer Taxes @ 1.0% (See Schedule 5)	0	0	135,415	6,638	9,293	9,293	9,293	9,293	9,293	9,293
Franchise Fees @ $118.89 per Household	357	357	2,497	2,497	2,497	2,497	2,497	2,497	2,497	2,497
Total Taxes	2,110	2,110	166,239	37,461	51,939	51,939	51,939	51,939	51,939	51,939
LICENSES AND PERMITS:										
Building Permits @ .006 x Cost of Construction	0	71,970	0	0	0	0	0	0	0	0
Total Licenses and Permits	0	71,970	0	0	0	0	0	0	0	0
INTERGOVERNMENTAL REVENUE:										
Highway Users Tax @ $64.89 per household	195	195	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363
Specific Ownership @ 5.0% of Property Taxes	0	0	803	803	1,394	1,394	1,394	1,394	1,394	1,394
Cigarette Tax @ $4.44 per household	13	13	93	93	93	93	93	93	93	93
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	608	608	1,056	1,056	1,056	1,056	1,056	1,056	1,056
Highway 24 Maintenance @ $70.00 per household	210	210	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470
County Sales Tax @ 5.15% of 4% Town sales taxes	90	90	632	632	632	632	632	632	632	632
Total Intergovernmental Revenue	508	1,117	4,969	5,417	6,008	6,008	6,008	6,008	6,008	6,008
CHARGES FOR SERVICES:										
Inspections and Reimburseables @ $1,000 per unit(construction related)	0	18,000	0	0	0	0	0	0	0	0
Total Charges For Services	0	18,000	0	0	0	0	0	0	0	0
FINES AND FORFEITURES:										
Fines and Forfeitures @ $31.48 per household	94	94	661	661	661	661	661	661	661	661
Total Fines and Forfeitures	94	94	661	661	661	661	661	661	661	661
MISCELLANEOUS REVENUE:										
Interest & Other @ $147.50 per household	443	443	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098
Total Miscellaneous Revenue	443	443	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098
TOTAL GENERAL FUND REVENUES	3,155	93,733	174,966	46,637	61,706	61,706	61,706	61,706	61,706	61,706
GENERAL FUND - EXPENDITURES:										
GENERAL GOVERNMENT @ 10% variable = $107.68 per household	323	308	2,157	2,157	2,157	2,157	2,157	2,157	2,157	2,157
PLANNING AND ZONING (65% of Inspection Fees + Reimbursements)	0	58,480	0	0	0	0	0	0	0	0
PUBLIC WORKS - STREETS @ 10% variable = $72.12 per household	216	216	1,515	1,515	1,515	1,515	1,515	1,515	1,515	1,515
COURT/POLICE @ 50% variable = $356.78 per household	1,070	1,070	7,492	7,492	7,492	7,492	7,492	7,492	7,492	7,492
EVENTS @ 10% variable = $28.71 per household	86	86	603	603	603	603	603	603	603	603
TOTAL GENERAL FUND - EXPENDITURES	1,696	60,161	11,767	11,767	11,767	11,767	11,767	11,767	11,767	11,767
EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND	1,459	33,572	163,200	34,870	49,939	49,939	49,939	49,939	49,939	49,939
CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND	1,459	35,031	198,231	233,101	283,041	332,980	382,919	432,859	482,798	532,737

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
CAPITAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT II - PROJECTED CAPITAL FUND REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CAPITAL IMPROVEMENT FUND REVENUES:										
4% USE TAX (SCHEDULE 2)	0	239,899	0	0	0	0	0	0	0	0
TOTAL REVENUES	0	239,899	0	0	0	0	0	0	0	0
EXPENDITURES:										
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	0	239,899	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	239,899	0	0	0	0	0	0	0	0
EXCESS REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0	0	0	0

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
WATER ENTERPRISE FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT III - PROJECTED WATER ENTERPRISE FUND REVENUES

WATER ENTERPRISE FUND	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Water Tap Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water SIF Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water Cash in Lieu Fee Revenue (See Schedule 3)	0	0	0	0	0	0	0	0	0	0
Water User Fee Revenue (See Schedule 3)	5,146	5,301	5,301	38,217	39,364	40,545	41,761	43,014	44,304	45,633
TOTAL WATER FUND REVENUES	5,146	5,301	5,301	38,217	39,364	40,545	41,761	43,014	44,304	45,633
TOTAL WATER FUND REVENUES - CUMULATIVE	5,146	10,447	15,747	53,965	93,328	133,873	175,634	218,648	262,952	308,585

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED FIRE IMPACT FEE REVENUES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT IV - FIRE IMPACT FEE REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
FIRE IMPACT FEE REVENUES (SCH. 4)	0	34,902	0	0	0	0	0	0	0	0
FIRE IMPACT FEE REVENUES - CUMULATIVE	0	34,902	34,902	34,902	34,902	34,902	34,902	34,902	34,902	34,902

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED PROPERTY TAX REVENUES GENERATED FOR VARIOUS OVERLAPPING
TOWN OF MINTURN GOVERNMENTAL ENTITIES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT V - PROJECTED PROPERTY TAX REVENUES GENERATED FOR OVERLAPPING TAXING ENTITIES

	ASSUMED MILL LEVY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PROJECTED ASSESSED VALUATION - MIDTOWN VILLAGE PUD		0	0	895,106	895,106	1,554,340	1,554,340	1,554,340	1,554,340	1,554,340	1,554,340
OVERLAPPING ENTITIES (MINTURN IN TOWN MILL LEVY):											
TAXING AREA 024											
EAGLE COUNTY	8.399	0	0	7,518	7,518	13,055	13,055	13,055	13,055	13,055	13,055
COLORADO MOUNTAIN COLLEGE	2.977	0	0	2,665	2,665	4,627	4,627	4,627	4,627	4,627	4,627
SCHOOL DISTRICT RE-50J	22.317	0	0	19,976	19,976	34,688	34,688	34,688	34,688	34,688	34,688
TOWN OF MINTURN	17.934	0	0	16,053	16,053	27,876	27,876	27,876	27,876	27,876	27,876
MINTURN CEMETERY	0.450	0	0	403	403	699	699	699	699	699	699
EAGLE RIVER FIRE PROTECTION DISTRICT	7.742	0	0	6,930	6,930	12,034	12,034	12,034	12,034	12,034	12,034
EAGLE RIVER WATER AND SANITATION DISTRICT	0.610	0	0	546	546	948	948	948	948	948	948
COLORADO RIVER WATER CONSERVATION DISTRICT	0.500	0	0	448	448	777	777	777	777	777	777
EAGLE VALLEY LIBRARY DISTRICT	1.913	0	0	1,712	1,712	2,973	2,973	2,973	2,973	2,973	2,973
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	2.753	0	0	2,464	2,464	4,279	4,279	4,279	4,279	4,279	4,279
TOTAL - ALL OVERLAPPING ENTITIES	65.595	0	0	58,714	58,714	101,957	101,957	101,957	101,957	101,957	101,957

SCHEDULE 1
MIDTOWN VILLAGE PUD
PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2034
2024$ (Uninflated)

Working Draft, Subject To Change
18-Apr-24

BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:													
Description of Unit	**Planned Number Units/SF**	**Average Price/Unit**	**Average SQ. FT per Unit**	**Total Gross Unit Volume**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
RESIDENTIAL															
Phase 1															
RENOVATED APARTMENTS	3	601,000	1,202	1,803,000	3	0	0	0	0	0	0	0	0	0	0
APARTMENTS	16	673,500	1,347	10,776,000	0	0	16	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	2	1,250,000	2,500	2,500,000	0	0	2	0	0	0	0	0	0	0	0
Total Phase 1 Residential	21			15,079,000	3	0	18	0	0	0	0	0	0	0	0
Phase 2															
SINGLE FAMILY MICRO	0	525,000	750	0	0	0	0	0	0	0	0	0	0	0	0
TOWNHOMES	0	710,000	1,420	0	0	0	0	0	0	0	0	0	0	0	0
Total Phase 2 Residential	0			0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	21	718,048		15,079,000	3	0	18	0	0	0	0	0	0	0	0
COMMERCIAL															
Commercial/Fire Station	0	300		0	0	0	0	0	0	0	0	0	0	0	0
Total Commercial	0			0											
					3	3	21	21	21	21	21	21	21	21	21
Total Value - Entire Project				15,079,000											

Estimated Actual Value of Residential											
Phase 1											
RENOVATED APARTMENTS	1,803,000	0	0	0	0	0	0	0	0	0	0
APARTMENTS	0	0	10,776,000	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	0	0	2,500,000	0	0	0	0	0	0	0	0
Total Phase 1	1,803,000	0	13,276,000	0	0	0	0	0	0	0	0
Phase 2											
SINGLE FAMILY MICRO	0	0	0	0	0	0	0	0	0	0	0
TOWNHOMES	0	0	0	0	0	0	0	0	0	0	0
Total Phase 2	0	0	0	0	0	0	0	0	0	0	0
Total Incremental Estimate Actual Value of Residential (includes 3 existing parcels)	**1,803,000**	**0**	**13,276,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Cumulative Estimate Actual Value of Residential	**1,803,000**	**1,803,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**	**15,079,000**
Estimated Actual Value of Commercial											
Commercial	0	0	0	0	0	0	0	0	0	0	0
Vacant Land	1,000,000		(1,000,000)	0	0	0					
Estimate Actual Value Commercial (Cumulative) (includes existing commercial)	2,642,040	2,642,040	1,642,040	1,642,040	1,642,040	1,642,040	1,642,040	1,642,040	1,642,040	1,642,040	1,642,040
Estimated Assessed Value Of Commercial and Vacant Land @ 29%	766,192	766,192	476,192	476,192	476,192	476,192	476,192	476,192	476,192	476,192	476,192
Estimated Assessed Value Of Residential Product @ 6.8%	128,915	128,915	1,078,149	1,078,149	1,078,149	1,078,149	1,078,149	1,078,149	1,078,149	1,078,149	1,078,149
Total Estimated Assessed Value Of Vacant Land, Comm. & Resid.	**895,106**	**895,106**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**	**1,554,340**
TOWN MINTURN Mill Levy 17.934	16,053	16,053	27,876	27,876	27,876	27,876	27,876	27,876	27,876	27,876	27,876
Year Assessed Valuation Certified	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Year Taxes Received	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036

SEE ACCOMPANYING REPORT AND DISCLAIMER

SCHEDULE 2
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED TOWN OF MINTURN 4.0% SALES AND USE TAXES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (Uninflated)

Working Draft, Subject To Change
18-Apr-24

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Projected Cumulative Households Completed (Occupied 1 year after completion)	3	3	21	21	21	21	21	21	21	21
Projected Households:										
Assumed Average Number of Residents per Household	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Assumed Number of Residents	9	9	63	63	63	63	63	63	63	63
Allocation of Types of Households:										
Assumed Percentage of Households Occupied for Full Year	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Assumed Percentage of Households Occupied for Half Year	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
Assumed Percentage of Households Occupied for One Month	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Assumed Number of Households Occupied for Full Year	2	2	17	17	17	17	17	17	17	17
Assumed Number of Households Occupied for Half Year	0	0	3	3	3	3	3	3	3	3
Assumed Number of Households Occupied for One Month	0	0	1	1	1	1	1	1	1	1
Assumed Total Number of Households	3	3	21	21	21	21	21	21	21	21
Assumed Total Number of Full Year Equiv. Households	3	3	18	18	18	18	18	18	18	18
Projected Town of Minturn Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, restaurants, etc.):										
Assumed Annual Taxable Sales for Households Occupied for Full Year (1)	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620
Assumed Annual Taxable Sales for Households Occupied for Half Year	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310
Assumed Annual Taxable Sales for Households Occupied for One Year	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
Projected Annual Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, etc.):										
Projected Annual Taxable Sales for Households Occupied for Full Year	39,888	39,888	279,216	279,216	279,216	279,216	279,216	279,216	279,216	279,216
Projected Annual Taxable Sales for Households Occupied for Half Year	3,740	3,740	26,177	26,177	26,177	26,177	26,177	26,177	26,177	26,177
Projected Annual Taxable Sales for Households Occupied for One Year	208	208	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
Projected Annual Sales from All Households - (Groceries/Utilities/Other)	43,835	43,835	306,847	306,847	306,847	306,847	306,847	306,847	306,847	306,847
Projected 4.0% Town of Minturn Sales Tax Revenues from Groceries/Utilities/Other:										
Projected 4.0% Sales Tax Revenues for Households Occupied for Full Year	1,596	1,596	11,169	11,169	11,169	11,169	11,169	11,169	11,169	11,169
Projected 4.0% Sales Tax Revenues for Households Occupied for Half Year	150	150	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047
Projected 4.0% Sales Tax Revenues Households Occupied for One Year	8	8	58	58	58	58	58	58	58	58
Projected 4.0% Sales Tax Revenues from Groc./Util./Other - All Residents	1,753	1,753	12,274	12,274	12,274	12,274	12,274	12,274	12,274	12,274
Projected 4.0% Sales Tax Revenues from MIDTOWN VILLAGE PUD to General Fund	**1,753**	**1,753**	**12,274**	**12,274**	**12,274**	**12,274**	**12,274**	**12,274**	**12,274**	**12,274**
Projected 4% Town of Minturn Use Tax Revenues from Construction Materials:										
Projected Building Permit Value Residential @ $718,048 - 10,000 = 708,048 Average Bldg. Permit (less 10,000 reduction	0	11,994,930	0	0	0	0	0	0	0	0
Projected Building Permit Value Commercial @ $250 per SqFt	0	0	0	0	0	0	0	0	0	0
Assumed Cost of Construction Materials @ 50% of Bldg. Permit Value	0	5,997,465	0	0	0	0	0	0	0	0
Projected 4% Use Tax Construction Materials - Residential and Commercial	0	239,899	0	0	0	0	0	0	0	0
Projected 4% Use Tax Revenues from Construction Materials	0	239,899	0	0	0	0	0	0	0	0

Note 1: The $16,620 per household expenditure was estimated as follows: $17,950,00 budgeted year 2021 taxable sales divided by 540 current Town of Minturn households = $33,241 per household divided by two = $16,620 sales taxable expenditures per household.

SCHEDULE 3
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED WATER TAP FEE AND USER FEE REVENUES ***Working Draft, Subject To Change***
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033 **18-Apr-24**
2024$ (NO INFLATION)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Projec. Number of Incremental SFE's (phase 2 only. Subject to tap fee, SIF, cash in lieu fee)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projected Water Tap Fee, SIF Fee, and Cash in Lieu Fee Revenues:										
Assumed Tap Fee per 0-3,000 SF (3,001+ pays 2nd tap) per Town of Minturn (paid at permit; 3% increases)	12,940	13,328	13,728	14,140	14,564	15,001	15,451	15,915	16,392	16,884
Assumed Tap Fee Commercial (assume 1"?)	30,918	31,846	32,801	33,785	34,798	35,842	36,918	38,025	39,166	40,341
Assumed SIF Fee - Tier 1 (0 - 1,500 SF) per Town of Minturn (paid at permit; 3% increases)	10.95	11.28	11.62	11.97	12.32	12.69	13.07	13.47	13.87	14.29
Assumed SIF Fee - Tier 2 (1,501 - 3,000 SF) per Town of Minturn (paid at permit; 3% increases)	14.52	14.96	15.40	15.87	16.34	16.83	17.34	17.86	18.39	18.95
Assumed SIF Fee - Tier 3 (3,001+SF) per Town of Minturn (paid at permit; 3% increases)	17.47	17.99	18.53	19.09	19.66	20.25	20.86	21.49	22.13	22.79
Assumed Cash in Lieu Fee per Town of Minturn (paid upfront; 3% increases)	40,501	41,716	42,968	44,257	45,584	46,952	48,360	49,811	51,305	52,845
Projected Tap Fee Revenues	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Projected SIF Fee Revenues										
SIF TIER 1	0	0	0	0	0	0	0	0	0	0
SIF TIER 2	0	0	0	0	0	0	0	0	0	0
SIF TIER 3	0	0	0	0	0	0	0	0	0	0
Projected SIF Fee Revenues	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Projected Cash in Lieu Fee Revenues (assumed @ 0 SFES)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Projected Water User Fee Revenues:										
Assumed Average Annual Rate per res unit and comm SFE ($116.77 base +8.82x4 (assume 4,000 gallons per month) +1	1,715	1,767	1,820	1,874	1,931	1,989	2,048	2,110	2,173	2,238
Total Projected Water User Fee Revenues	**5,146**	**5,301**	**38,217**	**39,364**	**40,545**	**41,761**	**43,014**	**44,304**	**45,633**	**47,002**

SCHEDULE 4
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED FIRE IMPACT FEES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Projected Fire Impact Fee Revenues (paid at permit):										
Assumed Average Rate per .75 inch water meter - Residential/Commercial (based on 2024 rates)	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00
Projected Fire Impact Fee Revenues	0	34,902	0	0	0	0	0	0	0	0

SCHEDULE 5
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED REAL ESTATE TRANSFER ASSESSMENT (RETT) **Working Draft, Subject To Change**
FOR THE YEARS ENDING DECEMBER 31, 2021 THROUGH 2029 **18-Apr-24**
2021$ (Uninflated)

INITIAL SALES	#	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
INCREMENTAL INITIAL REAL ESTATE SALES		0	0	13,276,000	0	0	0	0	0	0	0
1% RETT ON INITIAL REAL ESTATE SALES		**0**	**0**	**132,760**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
RESALES											
CUMULATIVE INITIAL REAL ESTATE SALES		0	0	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000	13,276,000
AVERAGE TURNOVER PER YEAR		0.00%	0.00%	2.00%	5.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
TOTAL RESALE REVENUE		0	0	265,520	663,800	929,320	929,320	929,320	929,320	929,320	929,320
1% RETT ON RESALES		**0**	**0**	**2,655**	**6,638**	**9,293**	**9,293**	**9,293**	**9,293**	**9,293**	**9,293**
TOTAL ANNUAL 1.0% RETT TO TOWN OF MINTURN GENERAL FUND		**0**	**0**	**135,415**	**6,638**	**9,293**	**9,293**	**9,293**	**9,293**	**9,293**	**9,293**

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
GENERAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

assumed 540 current households

EXHIBIT I - PROJECTED GENERAL FUND REVENUES AND EXPENDITURES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GENERAL FUND - REVENUES:										
TAXES:										
General Property @ 17.934 Mills (See Schedule 1)	0	0	17,613	17,613	33,076	36,382	43,926	50,167	50,167	50,167
City Sales Tax @ 4% (See Schedule 2)	1,753	1,753	12,274	16,950	22,794	22,794	22,794	22,794	22,794	22,794
Lodging Tax @ 1.5%	0	0	0	0	0	0	0	0	0	0
Real Estate Transfer Taxes @ 1.0% (See Schedule 5)	0	0	135,415	50,738	88,203	17,203	17,203	17,203	17,203	17,203
Franchise Fees @ $118.89 per Household	357	357	2,497	3,448	4,637	4,637	4,637	4,637	4,637	4,637
Total Taxes	2,110	2,110	167,799	88,749	148,711	81,016	88,560	94,801	94,801	94,801
LICENSES AND PERMITS:										
Building Permits @ .006 x Cost of Construction	0	71,970	31,986	39,983	0	0	0	0	0	0
Total Licenses and Permits	0	71,970	31,986	39,983	0	0	0	0	0	0
INTERGOVERNMENTAL REVENUE:										
Highway Users Tax @ $64.89 per household	195	195	1,363	1,882	2,531	2,531	2,531	2,531	2,531	2,531
Specific Ownership @ 5.0% of Property Taxes	0	0	881	881	1,654	1,819	2,196	2,508	2,508	2,508
Cigarette Tax @ $4.44 per household	13	13	93	129	173	173	173	173	173	173
Road & Bridge Fund @ .6795 mills (50% of County R&B Fund)	0	667	667	1,253	1,378	1,664	1,901	1,901	1,901	1,901
Highway 24 Maintenance @ $70.00 per household	210	210	1,470	2,030	2,730	2,730	2,730	2,730	2,730	2,730
County Sales Tax @ 5.15% of 4% Town sales taxes	90	90	632	873	1,174	1,174	1,174	1,174	1,174	1,174
Total Intergovernmental Revenue	508	1,176	5,106	7,047	9,640	10,091	10,705	11,017	11,017	11,017
CHARGES FOR SERVICES:										
Inspections and Reimburseables @ $1,000 per unit(construction related)	0	18,000	8,000	10,000	0	0	0	0	0	0
Total Charges For Services	0	18,000	8,000	10,000	0	0	0	0	0	0
FINES AND FORFEITURES:										
Fines and Forfeitures @ $31.48 per household	94	94	661	913	1,228	1,228	1,228	1,228	1,228	1,228
Total Fines and Forfeitures	94	94	661	913	1,228	1,228	1,228	1,228	1,228	1,228
MISCELLANEOUS REVENUE:										
Interest & Other @ $147.50 per household	443	443	3,098	4,278	5,753	5,753	5,753	5,753	5,753	5,753
Total Miscellaneous Revenue	443	443	3,098	4,278	5,753	5,753	5,753	5,753	5,753	5,753
TOTAL GENERAL FUND REVENUES	3,155	93,792	216,650	150,969	165,331	98,087	106,245	112,798	112,798	112,798
GENERAL FUND - EXPENDITURES:										
GENERAL GOVERNMENT @ 10% variable = $107.68 per household	323	308	2,157	2,978	4,005	4,005	4,005	4,005	4,005	4,005
PLANNING AND ZONING (65% of Inspection Fees + Reimbursements)	0	58,480	25,991	32,489	0	0	0	0	0	0
PUBLIC WORKS - STREETS @ 10% variable = $72.12 per household	216	216	1,515	2,091	2,813	2,813	2,813	2,813	2,813	2,813
COURT/POLICE @ 50% variable = $356.78 per household	1,070	1,070	7,492	10,347	13,914	13,914	13,914	13,914	13,914	13,914
EVENTS @ 10% variable = $28.71 per household	86	86	603	833	1,120	1,120	1,120	1,120	1,120	1,120
TOTAL GENERAL FUND - EXPENDITURES	1,696	60,161	37,758	48,738	21,852	21,852	21,852	21,852	21,852	21,852
EXCESS ANNUAL REVENUES OVER EXPEND. - GENERAL FUND	1,459	33,631	178,892	102,231	143,479	76,235	84,393	90,946	90,946	90,946
CUMULATIVE EXCESS REVENUES OVER EXPEND. - GENERAL FUND	1,459	35,091	213,983	316,214	459,693	535,928	620,321	711,267	802,213	893,158

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
CAPITAL FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT II - PROJECTED CAPITAL FUND REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CAPITAL IMPROVEMENT FUND REVENUES:										
4% USE TAX (SCHEDULE 2)	0	239,899	106,622	133,277	25,000	0	0	0	0	0
TOTAL REVENUES	0	239,899	106,622	133,277	25,000	0	0	0	0	0
EXPENDITURES:										
ALLOWANCE FOR PAY AS YOU GO CAPITAL IMPROVEMENTS	0	239,899	106,622	133,277	25,000	0	0	0	0	0
TOTAL EXPENDITURES	0	239,899	106,622	133,277	25,000	0	0	0	0	0
EXCESS REVENUES OVER EXPENDITURES	0	0	0	0	0	0	0	0	0	0

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
WATER ENTERPRISE FUND
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT III - PROJECTED WATER ENTERPRISE FUND REVENUES

WATER ENTERPRISE FUND	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Water Tap Fee Revenue (See Schedule 3)	0	0	0	0	113,119	145,641	399,793	0	0	0
Water SIF Fee Revenue (See Schedule 3)	0	0	0	139,402	179,480	0	506,313	0	0	0
Water Cash in Lieu Fee Revenue (See Schedule 3)	0	0	0	343,740	442,565	0	234,759	0	0	0
Water User Fee Revenue (See Schedule 3)	5,146	5,301	5,301	38,217	54,359	75,297	87,499	90,124	92,828	95,613
TOTAL WATER FUND REVENUES	5,146	5,301	5,301	521,360	789,524	220,938	1,228,364	90,124	92,828	95,613
TOTAL WATER FUND REVENUES - CUMULATIVE	5,146	10,447	15,747	537,107	1,326,631	1,547,569	2,775,933	2,866,058	2,958,885	3,054,498

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED FIRE IMPACT FEE REVENUES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT IV - FIRE IMPACT FEE REVENUES

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
FIRE IMPACT FEE REVENUES (SCH. 4)	0	34,902	15,512	21,329	0	0	0	0	0	0
FIRE IMPACT FEE REVENUES - CUMULATIVE	0	34,902	50,414	71,743	71,743	71,743	71,743	71,743	71,743	71,743

MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED PROPERTY TAX REVENUES GENERATED FOR VARIOUS OVERLAPPING TOWN OF MINTURN GOVERNMENTAL ENTITIES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

EXHIBIT V - PROJECTED PROPERTY TAX REVENUES GENERATED FOR OVERLAPPING TAXING ENTITIES

	ASSUMED MILL LEVY	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
PROJECTED ASSESSED VALUATION - MIDTOWN VILLAGE PUD		0	0	982,106	982,106	1,844,340	2,028,640	2,449,290	2,797,290	2,797,290	2,797,290
OVERLAPPING ENTITIES (MINTURN IN TOWN MILL LEVY):											
TAXING AREA 024											
EAGLE COUNTY	8.399	0	0	8,249	8,249	15,491	17,039	20,572	23,494	23,494	23,494
COLORADO MOUNTAIN COLLEGE	2.977	0	0	2,924	2,924	5,491	6,039	7,292	8,328	8,328	8,328
SCHOOL DISTRICT RE-50J	22.317	0	0	21,918	21,918	41,160	45,273	54,661	62,427	62,427	62,427
TOWN OF MINTURN	17.934	0	0	17,613	17,613	33,076	36,382	43,926	50,167	50,167	50,167
MINTURN CEMETERY	0.450	0	0	442	442	830	913	1,102	1,259	1,259	1,259
EAGLE RIVER FIRE PROTECTION DISTRICT	7.742	0	0	7,603	7,603	14,279	15,706	18,962	21,657	21,657	21,657
EAGLE RIVER WATER AND SANITATION DISTRICT	0.610	0	0	599	599	1,125	1,237	1,494	1,706	1,706	1,706
COLORADO RIVER WATER CONSERVATION DISTRICT	0.500	0	0	491	491	922	1,014	1,225	1,399	1,399	1,399
EAGLE VALLEY LIBRARY DISTRICT	1.913	0	0	1,879	1,879	3,528	3,881	4,685	5,351	5,351	5,351
EAGLE COUNTY HEALTH SERVICE (AMBULANCE)	2.753	0	0	2,704	2,704	5,077	5,585	6,743	7,701	7,701	7,701
TOTAL - ALL OVERLAPPING ENTITIES	65.595	0	0	64,421	64,421	120,979	133,069	160,661	183,488	183,488	183,488

SCHEDULE 1
MIDTOWN VILLAGE PUD
PROJECTED ASSESSED VALUATION - BUILDOUT & LOT SALES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2034
2024$ (Uninflated)

Working Draft, Subject To Change
18-Apr-24

BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW:													
	Planned Number		**Average SQ. FT**	**Total Gross Unit**									
Description of Unit	**Units/SF**	**Average Price/Unit**	**per Unit**	**Volume**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
RESIDENTIAL															
Phase 1															
RENOVATED APARTMENTS	3	601,000	1,202	1,803,000	3	0	0	0	0	0	0	0	0	0	0
APARTMENTS	16	673,500	1,347	10,776,000	0	0	16	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	2	1,250,000	2,500	2,500,000	0	0	2	0	0	0	0	0	0	0	0
Total Phase 1 Residential	21			15,079,000	3	0	18	0	0	0	0	0	0	0	0
Phase 2															
SINGLE FAMILY MICRO	8	525,000	750	4,200,000	0	0	0	8	0	0	0	0	0	0	0
TOWNHOMES	10	710,000	1,420	7,100,000	0	0	0	0	10	0	0	0	0	0	0
Total Phase 2 Residential	18	627,778		11,300,000	0	0	0	8	10	0	0	0	0	0	0
Total Residential	39	676,385		26,379,000	3	0	18	8	10	0	0	0	0	0	0
COMMERCIAL															
Commercial/Fire Station	5,000	300		1,500,000	0	0	0	0	0	5,000	0	0	0	0	0
Total Commercial	5,000			1,500,000											
					3	3	21	29	39	39	39	39	39	39	39
Total Value - Entire Project				27,879,000											

Estimated Actual Value of Residential											
Phase 1											
RENOVATED APARTMENTS	1,803,000	0	0	0	0	0	0	0	0	0	0
APARTMENTS	0	0	10,776,000	0	0	0	0	0	0	0	0
SINGLE FAMILY COTTAGE	0	0	2,500,000	0	0	0	0	0	0	0	0
Total Phase 1	1,803,000	0	13,276,000	0	0	0	0	0	0	0	0
Phase 2											
SINGLE FAMILY MICRO	0	0	0	4,200,000	0	0	0	0	0	0	0
TOWNHOMES	0	0	0	0	7,100,000	0	0	0	0	0	0
Total Phase 2	0	0	0	4,200,000	7,100,000	0	0	0	0	0	0
Total Incremental Estimate Actual Value of Residential (includes 3 existing parcels)	**1,803,000**	**0**	**13,276,000**	**4,200,000**	**7,100,000**	**0**	**0**	**0**	**0**	**0**	**0**
Total Cumulative Estimate Actual Value of Residential	**1,803,000**	**1,803,000**	**15,079,000**	**19,279,000**	**26,379,000**	**26,379,000**	**26,379,000**	**26,379,000**	**26,379,000**	**26,379,000**	**26,379,000**
Estimated Actual Value of Commercial											
Commercial	0	0	0	0	0	1,500,000	0	0	0	0	0
Vacant Land	1,300,000		(300,000)	(400,000)	(300,000)	(300,000)					
Estimate Actual Value Commercial (Cumulative) (includes existing commercial)	2,942,040	2,942,040	2,642,040	2,242,040	1,942,040	3,142,040	3,142,040	3,142,040	3,142,040	3,142,040	3,142,040
Estimated Assessed Value Of Commercial and Vacant Land @ 29%	853,192	853,192	766,192	650,192	563,192	911,192	911,192	911,192	911,192	911,192	911,192
Estimated Assessed Value Of Residential Product @ 6.8%	128,915	128,915	1,078,149	1,378,449	1,886,099	1,886,099	1,886,099	1,886,099	1,886,099	1,886,099	1,886,099
Total Estimated Assessed Value Of Vacant Land, Comm. & Resid.	**982,106**	**982,106**	**1,844,340**	**2,028,640**	**2,449,290**	**2,797,290**	**2,797,290**	**2,797,290**	**2,797,290**	**2,797,290**	**2,797,290**
TOWN MINTURN Mill Levy 17.934	17,613	17,613	33,076	36,382	43,926	50,167	50,167	50,167	50,167	50,167	50,167
Year Assessed Valuation Certified	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Year Taxes Received	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036

SCHEDULE 2
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN *Working Draft, Subject To Change*
PROJECTED TOWN OF MINTURN 4.0% SALES AND USE TAXES *18-Apr-24*
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (Uninflated)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Projected Cumulative Households Completed (Occupied 1 year after completion)	3	3	21	29	39	39	39	39	39	39
Projected Households:										
Assumed Average Number of Residents per Household	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Assumed Number of Residents	9	9	63	87	117	117	117	117	117	117
Allocation of Types of Households:										
Assumed Percentage of Households Occupied for Full Year	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Assumed Percentage of Households Occupied for Half Year	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
Assumed Percentage of Households Occupied for One Month	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Assumed Number of Households Occupied for Full Year	2	2	17	23	31	31	31	31	31	31
Assumed Number of Households Occupied for Half Year	0	0	3	4	6	6	6	6	6	6
Assumed Number of Households Occupied for One Month	0	0	1	1	2	2	2	2	2	2
Assumed Total Number of Households	3	3	21	29	39	39	39	39	39	39
Assumed Total Number of Full Year Equiv. Households	3	3	18	25	34	34	34	34	34	34
Projected Town of Minturn Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, restaurants, etc.):										
Assumed Annual Taxable Sales for Households Occupied for Full Year (1)	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620	16,620
Assumed Annual Taxable Sales for Households Occupied for Half Year	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310	8,310
Assumed Annual Taxable Sales for Households Occupied for One Year	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
Projected Annual Taxable Sales Generated From Groceries/Residential Utilities/Other (liquor, sundries, hardware and materials, clothing, gifts, etc.):										
Projected Annual Taxable Sales for Households Occupied for Full Year	39,888	39,888	279,216	385,584	518,544	518,544	518,544	518,544	518,544	518,544
Projected Annual Taxable Sales for Households Occupied for Half Year	3,740	3,740	26,177	36,149	48,614	48,614	48,614	48,614	48,614	48,614
Projected Annual Taxable Sales for Households Occupied for One Year	208	208	1,454	2,008	2,701	2,701	2,701	2,701	2,701	2,701
Projected Annual Sales from All Households - (Groceries/Utilities/Other)	43,835	43,835	306,847	423,741	569,858	569,858	569,858	569,858	569,858	569,858
Projected 4.0% Town of Minturn Sales Tax Revenues from Groceries/Utilities/Other:										
Projected 4.0% Sales Tax Revenues for Households Occupied for Full Year	1,596	1,596	11,169	15,423	20,742	20,742	20,742	20,742	20,742	20,742
Projected 4.0% Sales Tax Revenues for Households Occupied for Half Year	150	150	1,047	1,446	1,945	1,945	1,945	1,945	1,945	1,945
Projected 4.0% Sales Tax Revenues Households Occupied for One Year	8	8	58	80	108	108	108	108	108	108
Projected 4.0% Sales Tax Revenues from Groc./Util./Other - All Residents	1,753	1,753	12,274	16,950	22,794	22,794	22,794	22,794	22,794	22,794
Projected 4.0% Sales Tax Revenues from MIDTOWN VILLAGE PUD to General Fund	**1,753**	**1,753**	**12,274**	**16,950**	**22,794**	**22,794**	**22,794**	**22,794**	**22,794**	**22,794**
Projected 4% Town of Minturn Use Tax Revenues from Construction Materials:										
Projected Building Permit Value Residential @ $676,385 - 10,000 = 666,385 Average Bldg. Permit (less 10,000 reduction	0	11,994,930	5,331,080	6,663,850	0	0	0	0	0	0
Projected Building Permit Value Commercial @ $250 per SqFt	0	0	0	0	1,250,000	0	0	0	0	0
Assumed Cost of Construction Materials @ 50% of Bldg. Permit Value	0	5,997,465	2,665,540	3,331,925	625,000	0	0	0	0	0
Projected 4% Use Tax Construction Materials - Residential and Commercial	0	239,899	106,622	133,277	25,000	0	0	0	0	0
Projected 4% Use Tax Revenues from Construction Materials	0	239,899	106,622	133,277	25,000	0	0	0	0	0

Note 1: The $16,620 per household expenditure was estimated as follows: $17,950,00 budgeted year 2021 taxable sales divided by 540 current Town of Minturn households = $33,241 per household divided by two = $16,620 sales taxable expenditures per household.

SCHEDULE 3
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED WATER TAP FEE AND USER FEE REVENUES ***Working Draft, Subject To Change***
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033 **18-Apr-24**
2024$ (NO INFLATION)

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Projec. Number of Incremental Residential SFE's (phase 2 only. Subject to tap fee, SIF, cash in lieu fee)		0.00	0.00	8.00	10.00	0.00	0.00	0.00	0.00	0.00
Total Projec. Number of Incremental Commercial SFE's (phase 2 only. Subject to tap fee, SIF, cash in lieu fee)		0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00
Projected Water Tap Fee, SIF Fee, and Cash in Lieu Fee Revenues:										
Assumed Tap Fee per 0-3,000 SF (3,001+ pays 2nd tap) per Town of Minturn (paid at permit; 3% increases)	12,940	13,328	13,728	14,140	14,564	15,001	15,451	15,915	16,392	16,884
Assumed Tap Fee Commercial (assume 1.5 inch, approx 5 SFE's for Fire Station)	68,973	71,042	73,173	75,369	77,630	79,959	82,357	84,828	87,373	89,994
Assumed SIF Fee - Tier 1 (0 - 1,500 SF) per Town of Minturn (paid at permit; 3% increases)	10.95	11.28	11.62	11.97	12.32	12.69	13.07	13.47	13.87	14.29
Assumed SIF Fee - Tier 2 (1,501 - 3,000 SF) per Town of Minturn (paid at permit; 3% increases)	14.52	14.96	15.40	15.87	16.34	16.83	17.34	17.86	18.39	18.95
Assumed SIF Fee - Tier 3 (3,001+SF) per Town of Minturn (paid at permit; 3% increases)	17.47	17.99	18.53	19.09	19.66	20.25	20.86	21.49	22.13	22.79
Assumed Cash in Lieu Fee per Town of Minturn (paid upfront; 3% increases)	40,501	41,716	42,968	44,257	45,584	46,952	48,360	49,811	51,305	52,845
Projected Tap Fee Revenues	**0**	**0**	**0**	**113,119**	**145,641**	**399,793**	**0**	**0**	**0**	**0**
Projected SIF Fee Revenues										
SIF TIER 1	0	0	139,402	179,480	0	0	0	0	0	0
SIF TIER 2	0	0	0	0	0	0	0	0	0	0
SIF TIER 3	0	0	0	0	0	506,313	0	0	0	0
Projected SIF Fee Revenues	**0**	**0**	**139,402**	**179,480**	**0**	**506,313**	**0**	**0**	**0**	**0**
Projected Cash in Lieu Fee Revenues (assumed @ 18 Res SFES + 5 Comm)	**0**	**0**	**343,740**	**442,565**	**0**	**234,759**	**0**	**0**	**0**	**0**
Projected Water User Fee Revenues:										
Assumed Average Annual Rate per res unit and comm SFE ($116.77 base +8.82x4 (assume 4,000 gallons per month) +1	1,715	1,767	1,820	1,874	1,931	1,989	2,048	2,110	2,173	2,238
Total Projected Water User Fee Revenues	**5,146**	**5,301**	**38,217**	**54,359**	**75,297**	**87,499**	**90,124**	**92,828**	**95,613**	**98,481**

SCHEDULE 4
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED FIRE IMPACT FEES
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033
2024$ (NO INFLATION)

Working Draft, Subject To Change
18-Apr-24

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Projected Fire Impact Fee Revenues (paid at permit):										
Assumed Average Rate per .75 inch water meter - Residential/Commercial (based on 2024 rates)	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00	1,939.00
Projected Fire Impact Fee Revenues	0	34,902	15,512	21,329	0	0	0	0	0	0

SCHEDULE 5
MIDTOWN VILLAGE PUD - DIRECT FISCAL IMPACTS TO TOWN OF MINTURN
PROJECTED REAL ESTATE TRANSFER ASSESSMENT (RETT) **Working Draft, Subject To Change**
FOR THE YEARS ENDING DECEMBER 31, 2024 THROUGH 2033 **18-Apr-24**
2021$ (Uninflated)

INITIAL SALES	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
INCREMENTAL INITIAL REAL ESTATE SALES	0	0	13,276,000	4,200,000	7,100,000	0	0	0	0	0
1% RETT ON INITIAL REAL ESTATE SALES	**0**	**0**	**132,760**	**42,000**	**71,000**	**0**	**0**	**0**	**0**	**0**
RESALES										
CUMULATIVE INITIAL REAL ESTATE SALES	0	0	13,276,000	17,476,000	24,576,000	24,576,000	24,576,000	24,576,000	24,576,000	24,576,000
AVERAGE TURNOVER PER YEAR	0.00%	0.00%	2.00%	5.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
TOTAL RESALE REVENUE	0	0	265,520	873,800	1,720,320	1,720,320	1,720,320	1,720,320	1,720,320	1,720,320
1% RETT ON RESALES	**0**	**0**	**2,655**	**8,738**	**17,203**	**17,203**	**17,203**	**17,203**	**17,203**	**17,203**
TOTAL ANNUAL 1.0% RETT TO TOWN OF MINTURN GENERAL FUND	**0**	**0**	**135,415**	**50,738**	**88,203**	**17,203**	**17,203**	**17,203**	**17,203**	**17,203**

FULL BUILDOUT - INCLUDES UNIT LOT VALUES AS SHOWN BELOW

Description of Unit		COMPLETION DATES		Planned Number of Units/SF	Average Price/Unit	Average SQ. FT per Unit	Total Gross Unit Volume
RESIDENTIAL		**COMPLETION DATES**					
PHASE 1							
	RENOVATED APARTMENTS	**2024**		3	$601,000	1202	$1,803,000
	NEW APARTMENTS	**2026**		16	$673,500	1347	$10,776,000
	SINGLE FAMILY COTTAGES	**2026**		2	$1,250,000	2500	$2,500,000
			subtotal	**21**			**$15,079,000**
PHASE 2							
	SINGLE FAMILY MICROHOMES	**2027**		8	$525,000	750	$4,200,000
	TOWNHOMES	**2028**		10	$710,000	1420	$7,100,000
			subtotal	**18**			**$11,300,000**
COMMERCIAL							
	COMMERCIAL BLDG / FIRE STATI	**2029**		**5000 sf**	$3,500,000		**$3,500,000**
					TOTAL VALUE - ENTIRE PROJECT		**$29,879,000**

MIDTOWN VILLAGE

ADJACENT PROPERTY OWNERS LIST

915 MAIN STREET –
MEDINA, FRANK & CONSUELO V.
Owner Address PO BOX 308
MINTURN, CO 81645-0308

921 MAIN STREET
ROYBAL, SYLVIA A. & LEROY A.
Owner Address PO BOX 473
MINTURN, CO 81645-0473

936 / 942 MAIN STREET
SMART VENTURES LLC
Owner Address 4801 E CYPRESS LANDING DR
LAKE CHARLES, LA 70605-5991

944 & 952 MAIN STREET
VASQUEZ, LEROY D. & DAVID H.
Owner Address PO BOX 747
MINTURN, CO 81645-0747

962 MAIN STREET
WOODRUFF, RHONDA - STEPHANOFF, ROBERT
Owner Address PO BOX 5055
VAIL, CO 81658-5055

974 & 976 MAIN STREET
YARDE, CRAIG
Owner Address PO BOX 833
MINTURN, CO 81645-0833

992 MAIN STREET
BRIGHTWELL, HENRY P. & LINDA P.
Owner Address 2123 LURAY AVE APT 6
CINCINNATI, OH 45206-2629

994 MAIN STREET
WHITEFORD, HEATHER - ALFOND, JOHN
Owner Address 122 W MEADOW DR UNIT B
VAIL, CO 81657-5077

996 MAIN STREET
YOUNG, WILLIAM MARK - BOVINO, BETH ANN
Owner Address 529 3RD ST
BROOKLYN, NY 11215-3001

998 MAIN STREET
WOODRUFF, JOHN - FEIGER, LYNN
Owner Address PO BOX 910
MINTURN, CO 81645-0910

991 & 997 MAIN STREET
TRUJILLO, JOSE C. & ETTA L.
Owner Address PO BOX 421
MINTURN, CO 81645-0421

350 KING RANCH ROAD
MILLER FAMILY TRUST
In Care Of Name FIRST NATIONAL BANK OF AMERICA
Owner Address PO BOX 980
EAST LANSING, MI 48826-0980

UNITED STATES FOREST SERVICE PROPERTIES

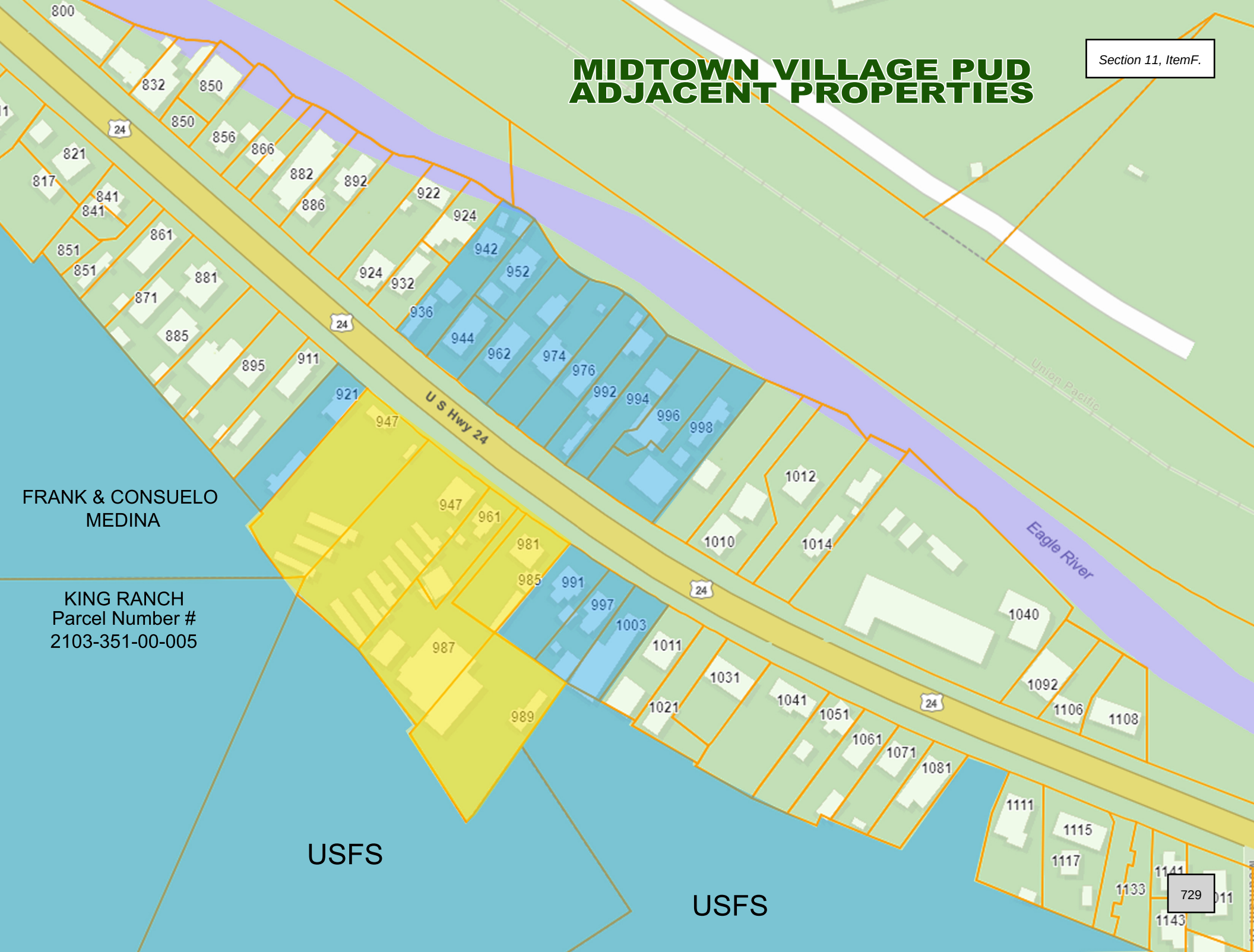
PARCEL #2103-342-00-001

PARCEL #2103-351-00-002

UNITED STATES OF AMERICA

Owner Address W 6TH AVE & KIPLING ST
LAKEWOOD, CO 80225-0546

MIDTOWN VILLAGE PUD
ADJACENT PROPERTIES



EAGLE COUNTY
PARAMEDIC SERVICES

1055 Edwards Village Blvd. P.O. Box 990 Edwards, CO 81632

OFFICE 970.926.5270
FAX 970.926.5235

EAGLE COUNTY HEALTH SERVICE DISTRICT

www.eaglecountyparamedics.com

October 5, 2022

To Jeff Armistead, 10TH Mountain Builders LLC

Via Email

To Whom It May Concern:

On behalf of Eagle County Health Service District d/b/a Eagle County Paramedic Services, we have the ability to serve the property and PUD known as Midtown Village in the 900 block of US Highway 24 in Minturn Colorado.

This project will not create an undue burden on response and can be served from our Stations located in Vail and Avon.

Please feel free to contact me with any questions.

Sincerely,

Jim Bradford
COO
Eagle County Health Service District
jbradford@ecparamedics.com
970-926-5270

Sandra Farrell, C.P.A.
Chief Financial Officer
sandra.farrell@eagleschools.net

EAGLE COUNTY SCHOOL DISTRICT

July 21, 2022

Mr. Jeff Armistead
10th Mountain Builder LLC
Minturn, CO 81645

RE: Midtown Village

Dear Jeff:
As per your request, we have completed an initial review of the Midtown Village Project. The purpose of this review is to provide comment on the estimated student generation from the project and the ability of schools that will serve the project to accommodate these students.

This review focused on the net new units to be constructed. Student generation from the existing units was determined by applying actual student generation rates from comparable housing types in Minturn to the existing housing types. The same student generation rates were then applied to proposed unit types. Note that no student generation was applied to one-bedroom units because ECSD data indicates very few students are generated by one-bedroom units. Based on this approach, it is estimated that the proposed development will generate 6.68 new K-12 students. The site is served by Red Sandstone Elementary, Homestake Peak Middle School and Battle Mountain High School. These schools have capacity to accommodate these students.

ECSD has had conversations with the Town of Minturn about adoption of a school land dedication ordinance. As a part of the district's formal review of this project, ECSD will request that the project comply with a school land (or cash in lieu) dedication ordinance if such an ordinance is adopted by the Town prior to this project receiving development entitlements.

Regards

Sandra Farrell

Sandra Farrell
Chief Operations Officer

EAGLE RIVER
WATER & SANITATION
DISTRICT

August 9, 2023

Madison Harris
Town of Minturn
309 Boulder St. #309
Minturn, CO 81645

Transmitted via E-mail: planner1@minturn.org

Subject: Midtown Village PUD Ability to Serve

Dear Madison,

The Eagle River Water and Sanitation District recently received a request for an Ability to Serve Letter for wastewater service to the Midtown Village Planned Unit Development (the "Project"). This letter serves as the District's commitment of Wastewater Capacity to serve the proposed Project and is intended to be an **Ability to Serve Letter** as defined in § 29-20-304 (3), C.R.S. subject to conditions regarding the completion of capital improvements that are underway at the District's Dowd Junction Lift Station #4 and construction of other mainline infrastructure to serve the Project as further discussed in this letter.

We understand that the Project is proposing the redevelopment of several properties defined as Eagle County Parcel Nos. 210335101018, 210335101016, 210335101060, 210335101107, 210335101017, 210335101096. We understand that the PUD proposes to redevelop the properties with 42 residential units resulting in a net total of 22.5 new SFEs and 3,600 square feet of additional commercial space.

The subject property for the Project is included within the service area of the District for wastewater service. Wastewater generated by the Project will be conveyed to the Avon Wastewater Treatment Plant for liquid stream treatment and the Edwards Wastewater Treatment Plant for solids treatment via the District's collection system including the Minturn Interceptor, Dowd Junction Lift Station #4, and collection system trunk lines to each facility. The Avon Wastewater Treatment Plant (liquid stream) and Edwards Wastewater Treatment Plant (solids) have sufficient capacity to treat the anticipated wastewater generated by the Project.

District Staff updated our collection systems hydraulic model in 2020 to evaluate whether we have sufficient capacity to convey the wastewater generated by the Project to the Avon Wastewater Treatment Plant. The District currently serves approximately 750 SFEs in the Town of Minturn. Our modeling indicates that Dowd Junction Lift Station #4 has limited capacity to convey wastewater flows for the Project and other recently approved developments in Minturn. The existing lift station experiences surcharging in our model once 85 new SFEs are added to the system, which indicates that the lift station would be at risk of sanitary sewer overflows.

Construction is underway on a new lift station to replace Dowd Junction Lift Station #4 which will bring the facility up to current Colorado Department of Health and Environment (CDPHE) standards and add capacity for growth anticipated in the Town of Minturn. The new lift station is anticipated to be completed and operational by the fourth quarter of 2023. Once the new lift station is operational, we will have sufficient collection system capacity to serve the buildout of the Project.

Due to capacity limitations at Dowd Lift Station #4, we request that the Town limit the issuance of building permits to no more than 85 net new SFEs until the new lift station is operational, effective from the date of our original letter from October 10, 2020.

Service to the Project requiring the extension of mainline infrastructure is subject to the District's Infrastructure Acceptance Process outlined in Article IX of the District's Rules and Regulations. Following the construction of wastewater infrastructure by the Developer for the Project and subsequent dedication of the infrastructure to the District, individual customers may connect to the wastewater collection system for service subject to the payment of all applicable impact fees.

This letter is valid for the Project as defined above for a period of two years from the date of issuance. If there are changes to the Project density, we will need to reevaluate and reissue. Please let me know if you have questions or need any additional information.

Sincerely,



cc: Jeff Armistead
Kathryn Winn
Siri Roman

WILL SERVE LETTER

October 5, 2022

Jeff Armistead
Midtown Village - 987 Main Street
Minturn, Colorado 81645

Re: 987 Main Street, Minturn, CO 81645

Dear Jeff,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at 11010 East 120th Avenue, Henderson, CO 80640.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at Site Requirements. https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdfEasement requirements can be found at Utility Design and Layout.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Taylor Cronic
Pike Engineering
T: 303-628-2272
PikeEngineering@Xcelenergy.com.

Mailing address: Pike Engineering
555 Zang, Suite 250
Lakewood, CO 80228

November 2, 2021

Jeffery Armistead
10th Mountain Builders
PO Box 955
Minturn, CO 81645

Subject: Conditional Ability to Serve Letter confirming fire department service for Midtown Village and Midtown Lofts

Mr. Armistead,

In response to your request, this letter will serve as a conditional confirmation that Eagle River Fire Protection District has the resources required to serve the proposed Midtown Village/ Midtown Lofts, 900 Main Street, Minturn, Colorado, project as submitted on November 1, 2021. Conditions will be found on Appendix A.

Eagle River Fire Protection District currently responds from five fire stations and has mutual aid response from Vail Fire and Rescue. The nearest fire station to the project address is Station 5 located at 195 Pine Street, Minturn, Colorado. The address will use purveyed water from a pressurized source for domestic water use and for fire suppression. The ISO protection rating for the construction location is PPC 3.

If the Midtown Village project design changes, this letter is void and a new "Conditional Ability to Serve" letter must be issued. This letter is not transferable.

If you have questions, please call the Fire Marshal at (970)736-5064.

Sincerely,

Mick Woodworth, FM
Fire Marshal, Eagle River Fire Protection District

Post Office Box 2942/1050 Edwards Village Blvd, Edwards, Colorado 81632
Phone: 970-736-5064• FAX: 970-949-7965· Email: mwoodworth@eagleriverfire.org

APPENDIX A

Conditions for Ability to Serve Letter

Building site meets IFC requirements for apparatus turn around.
Required fire flow is available from Town of Minturn water distribution system.
Buildings meet applicable IFC code and NFPA standards.

Post Office Box 2942/1050 Edwards Village Blvd, Edwards, Colorado 81632
Phone: 970-736-5064• FAX: 970-949-7965· Email: mwoodworth@eagleriverfire.org

E-Filed

Colorado Secretary of State
Date and Time: 07/09/2018 04:03 PM
ID Number: 20181541894

Document number: 20181541894
Amount Paid: $50.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Midtown Lofts, LLC.

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address: 1003 Main Street - Office
(Street number and name)

Minturn (City) CO (State) 81645 (ZIP/Postal Code)

(Province – if applicable) United States (Country)

Mailing address
(leave blank if same as street address): P.O. Box 955
(Street number and name or Post Office Box information)

Minturn (City) CO (State) 81645 (ZIP/Postal Code)

(Province – if applicable) United States (Country).

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name
(if an individual) _____ (Last) _____ (First) _____ (Middle) _____ (Suffix)

or

(if an entity) SBR Investments, LLC

(Caution: Do not provide both an individual and an entity name.)

Street address: 1003 Main Street
(Street number and name)

Minturn (City) CO (State) 81645 (ZIP Code)

Mailing address
(leave blank if same as street address): P.O. Box 955
(Street number and name or Post Office Box information)

Minturn (City) CO (State) 81645 (ZIP Code).

(The following statement is adopted by marking the box.)

☒ The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Borne (Last) Ruth (First) _____ (Middle) _____ (Suffix)

or

(if an entity) _____

(Caution: Do not provide both an individual and an entity name.)

Mailing address P.O. Box 7833
(Street number and name or Post Office Box information)

Avon (City) CO (State) 81620 (ZIP/Postal Code)

_____ (Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)

☐ one or more managers.

or

☒ the members.

6. *(The following statement is adopted by marking the box.)*

☒ There is at least one member of the limited liability company.

7. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

☐ This document contains additional information as provided by law.

8. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:
Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Borne (Last) Ruth (First) _____ (Middle) _____ (Suffix)

P.O. Box 7833
(Street number and name or Post Office Box information)

Avon (City) CO (State) 81620 (ZIP/Postal Code)

_____ (Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

E-Filed

Colorado Secretary of State
Date and Time: 07/10/2022 09:47 AM
ID Number: 20181541894

Document number: 20221672124
Amount Paid: $10.00

Document must be filed electronically.
Paper documents are not accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20181541894

Entity name: Midtown Lofts, LLC

Jurisdiction under the law of which the entity was formed or registered: Colorado

1. Principal office street address:
1003 Main Street - Office
(Street name and number)

Minturn (City) CO (State) 81645 (Postal/Zip Code)
(Province – if applicable) United States (Country – if not US)

2. Principal office mailing address: (if different from above)
P.O. Box 955
(Street name and number or Post Office Box information)

Minturn (City) CO (State) 81645 (Postal/Zip Code)
CO (Province – if applicable) United States (Country – if not US)

3. Registered agent name: (if an individual) _____ (Last) _____ (First) _____ (Middle) _____ (Suffix)

or (if a business organization) SBR Investments, LLC

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address:
PO Box 955
(Street name and number)

Minturn (City) CO (State) 81645 (Postal/Zip Code)

6. Registered agent mailing address: (if different from above)
PO Box 961
(Street name and number or Post Office Box information)

Minturn (City) CO (State) 81645 (Postal/Zip Code)
(Province – if applicable) United States (Country – if not US)

Notice:
Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Bianchi	Jennifer		
(Last)	*(First)*	*(Middle)*	*(Suffix)*

PO Box 961
(Street name and number or Post Office Box information)

Minturn	CO	81645
(City)	*(State)*	*(Postal/Zip Code)*

	United States
(Province – if applicable)	*(Country – if not US)*

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ *and include an attachment stating the name and address of such individuals.)*

Disclaimer:
This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Midtown Lofts, LLC

is a

Limited Liability Company

formed or registered on 07/09/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181541894 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 06/29/2020 that have been posted, and by documents delivered to this office electronically through 07/01/2020 @ 09:34:10 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/01/2020 @ 09:34:10 in accordance with applicable law. This certificate is assigned Confirmation Number 12440048 .

Jena Griswold

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, http://www.sos.state.co.us/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, http://www.sos.state.co.us/ click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (D1-10-19) (Mandatory 1-20)

WARRANTY DEED

Grantor, **SBR INVESTMENTS, LLC**, whose address is: 300 Acorn Drive, Brighton, Michigan 48116 for consideration of ten dollars and no/100 ($10.00) hereby grants, conveys, and transfers to the Grantee, **MIDTOWN LOFTS LLC,** a Colorado limited liability company whose address is: P.O. Box 955, Minturn, Colorado 81645, the following real property, to wit:

Section: 35 Township: 5 Range: 81 PC LIN SE 1/4 NE 1/4 (Parcel No. 2103-351-01-060) – 961 S. Main Street

SOUTH MINTURN ADDITION Lot: 12 (Parcel No. 2103-351-01) – 981 S. Main Street

SOUTH MINTURN ADDITION Lot: 11 (Parcel No. 2103-351-01-016) – 987 S. Main Street

SOUTH MINTURN ADDITION Lot: 13 (Parcel No. 2103-351-01-018) – 989 S. Main Street

with all its appurtenances (Property), and warrant(s) the title to the following:

- Grantor currently hold full title to the real estate;
- Grantor owns the right to transfer title to the Property;
- The Property is free of liens or other defects not disclosed in the deed.
- No claimant will assert superior title to the real estate; and .
- If an adverse claim arises, the Grantor will defend the Grantee's title.

Signed this 9th day of August, 2022.

GRANTOR:

Daniel D. Armstead VP, its Manager AMG General Inc, Mgr
SBR INVESTMENTS, LLC

DONNA L TAYLOR
Notary Public – State of Michigan
County of Livingston
My Commission Expires Nov 26, 2023
Acting in the County of Livingston

STATE OF MICHIGAN)
) ss.
COUNTY OF Livingston)

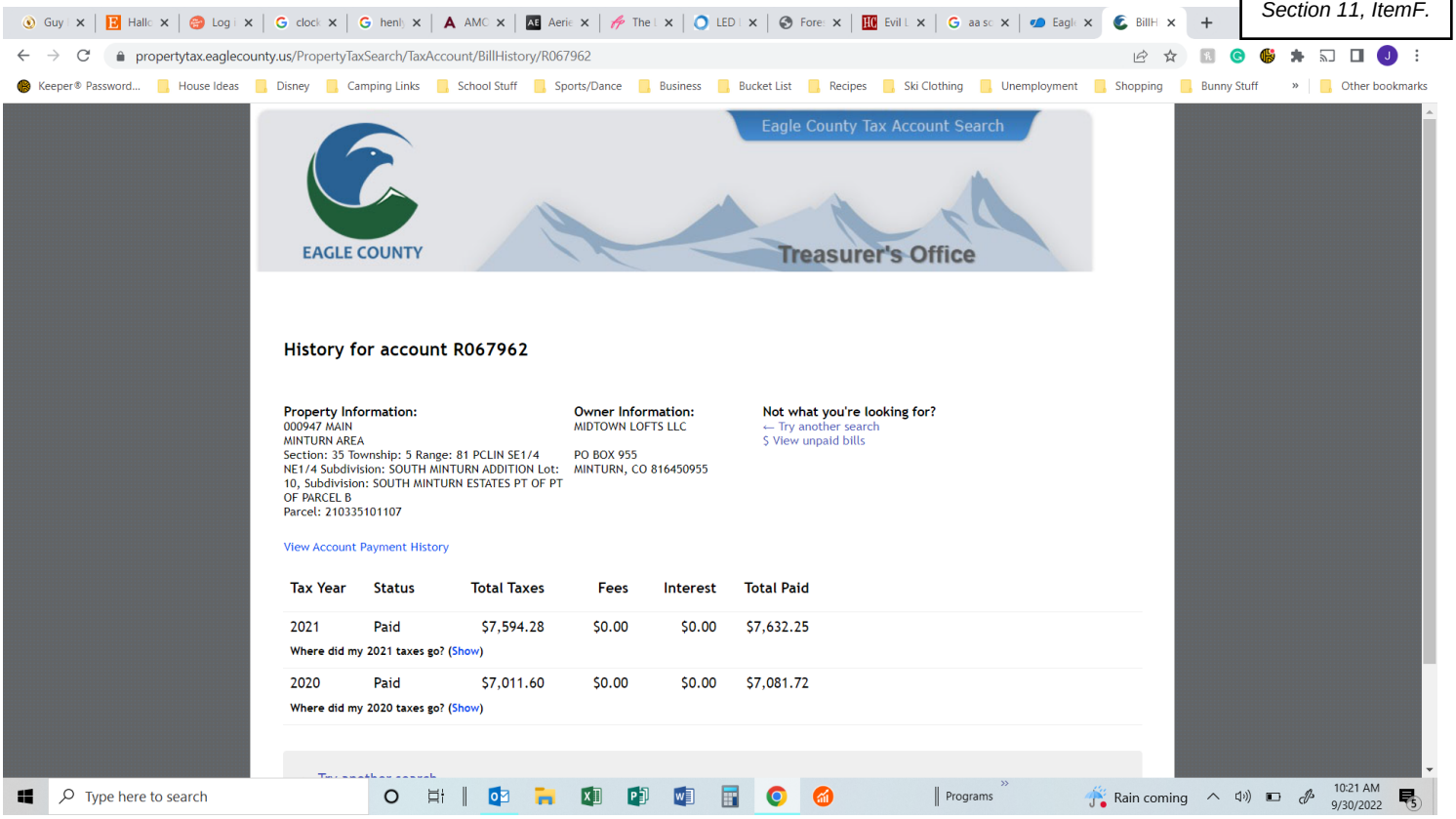
The foregoing instrument was acknowledged before me this 9th day of August, 2022, by Daniel D. Armistead.

Witness my hand and official seal.

My commission expires: 11-26-2023

Donna L. Layla
Notary Public

DONNA L TAYLOR
Notary Public – State of Michigan
County of Livingston
My Commission Expires Nov 26, 2023
Acting in the County of Livingston



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/R067962

Eagle County Tax Account Search

EAGLE COUNTY

Treasurer's Office

History for account R067962

Property Information:
000947 MAIN
MINTURN AREA
Section: 35 Township: 5 Range: 81 PCLIN SE1/4 NE1/4 Subdivision: SOUTH MINTURN ADDITION Lot: 10, Subdivision: SOUTH MINTURN ESTATES PT OF PT OF PARCEL B
Parcel: 210335101107

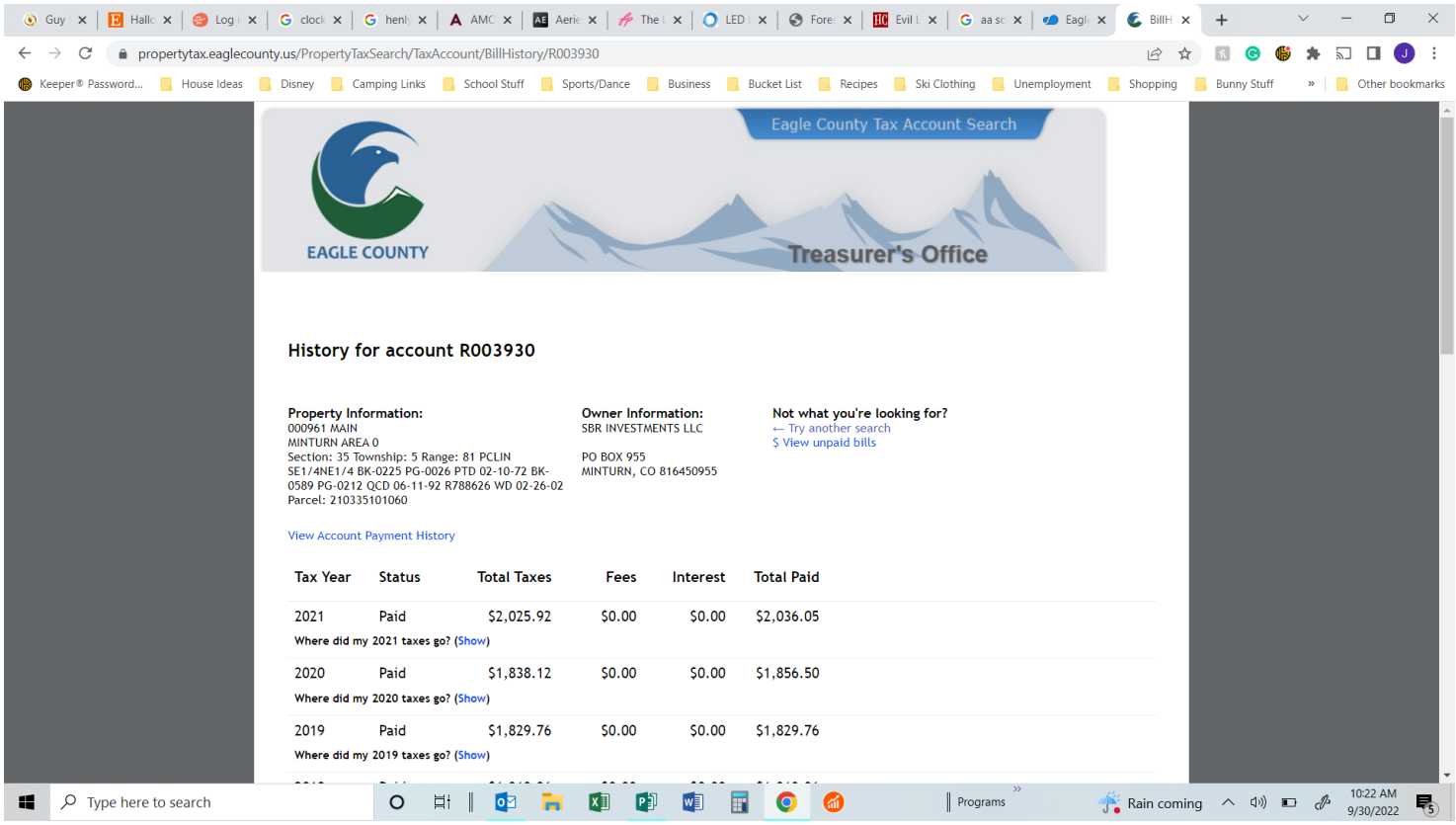
Owner Information:
MIDTOWN LOFTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$7,594.28	$0.00	$0.00	$7,632.25
Where did my 2021 taxes go? (Show)					
2020	Paid	$7,011.60	$0.00	$0.00	$7,081.72
Where did my 2020 taxes go? (Show)					



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/R003930

Eagle County Tax Account Search

EAGLE COUNTY

Treasurer's Office

History for account R003930

Property Information:
000961 MAIN
MINTURN AREA 0
Section: 35 Township: 5 Range: 81 PCLIN SE1/4NE1/4 BK-0225 PG-0026 PTD 02-10-72 BK-0589 PG-0212 QCD 06-11-92 R788626 WD 02-26-02
Parcel: 210335101060

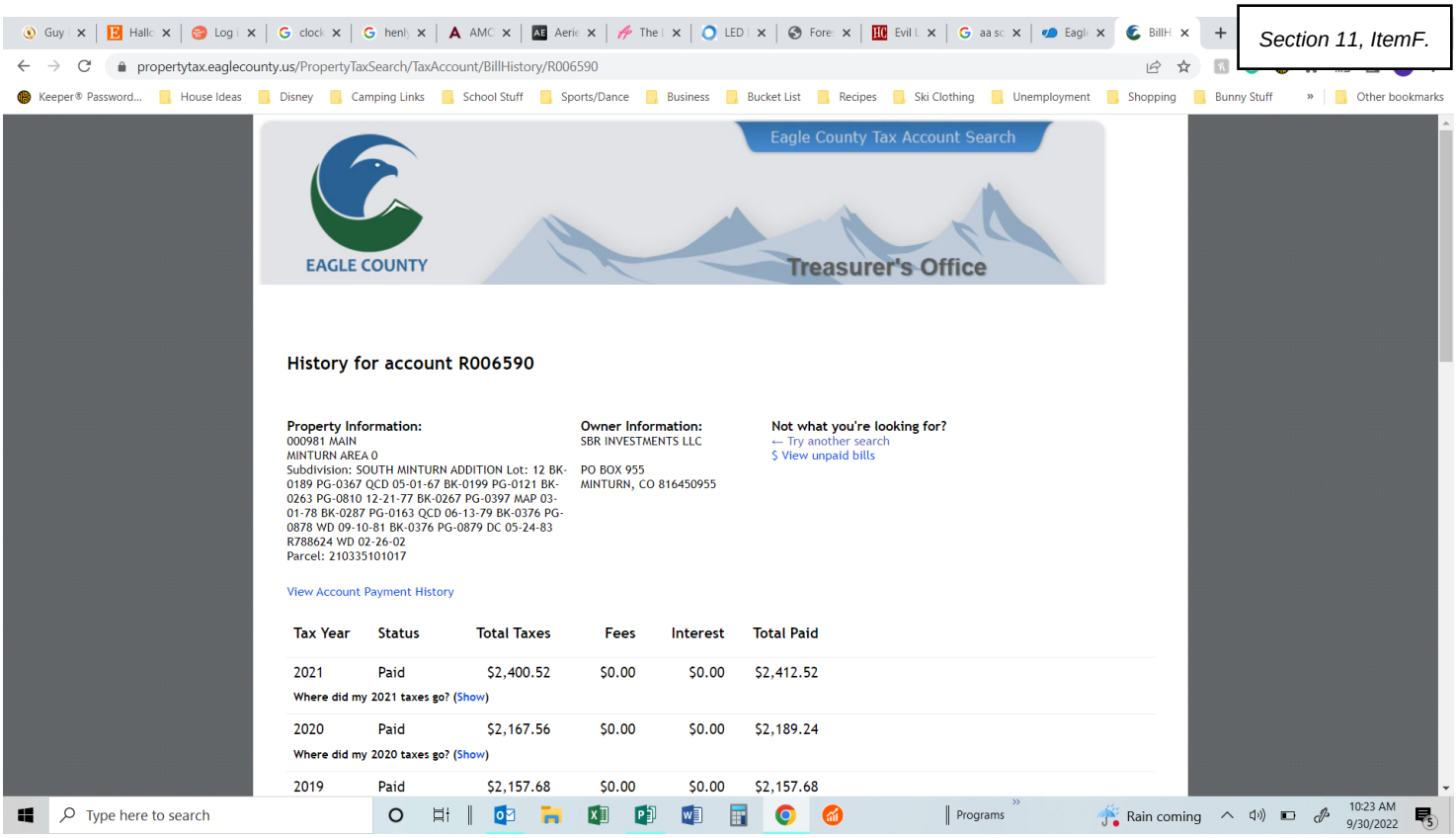
Owner Information:
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$2,025.92	$0.00	$0.00	$2,036.05
Where did my 2021 taxes go? (Show)					
2020	Paid	$1,838.12	$0.00	$0.00	$1,856.50
Where did my 2020 taxes go? (Show)					
2019	Paid	$1,829.76	$0.00	$0.00	$1,829.76
Where did my 2019 taxes go? (Show)					



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/R006590

EAGLE COUNTY

Eagle County Tax Account Search

Treasurer's Office

History for account R006590

Property Information:
000981 MAIN
MINTURN AREA 0
Subdivision: SOUTH MINTURN ADDITION Lot: 12 BK-0189 PG-0367 QCD 05-01-67 BK-0199 PG-0121 BK-0263 PG-0810 12-21-77 BK-0267 PG-0397 MAP 03-01-78 BK-0287 PG-0163 QCD 06-13-79 BK-0376 PG-0878 WD 09-10-81 BK-0376 PG-0879 DC 05-24-83 R788624 WD 02-26-02
Parcel: 210335101017

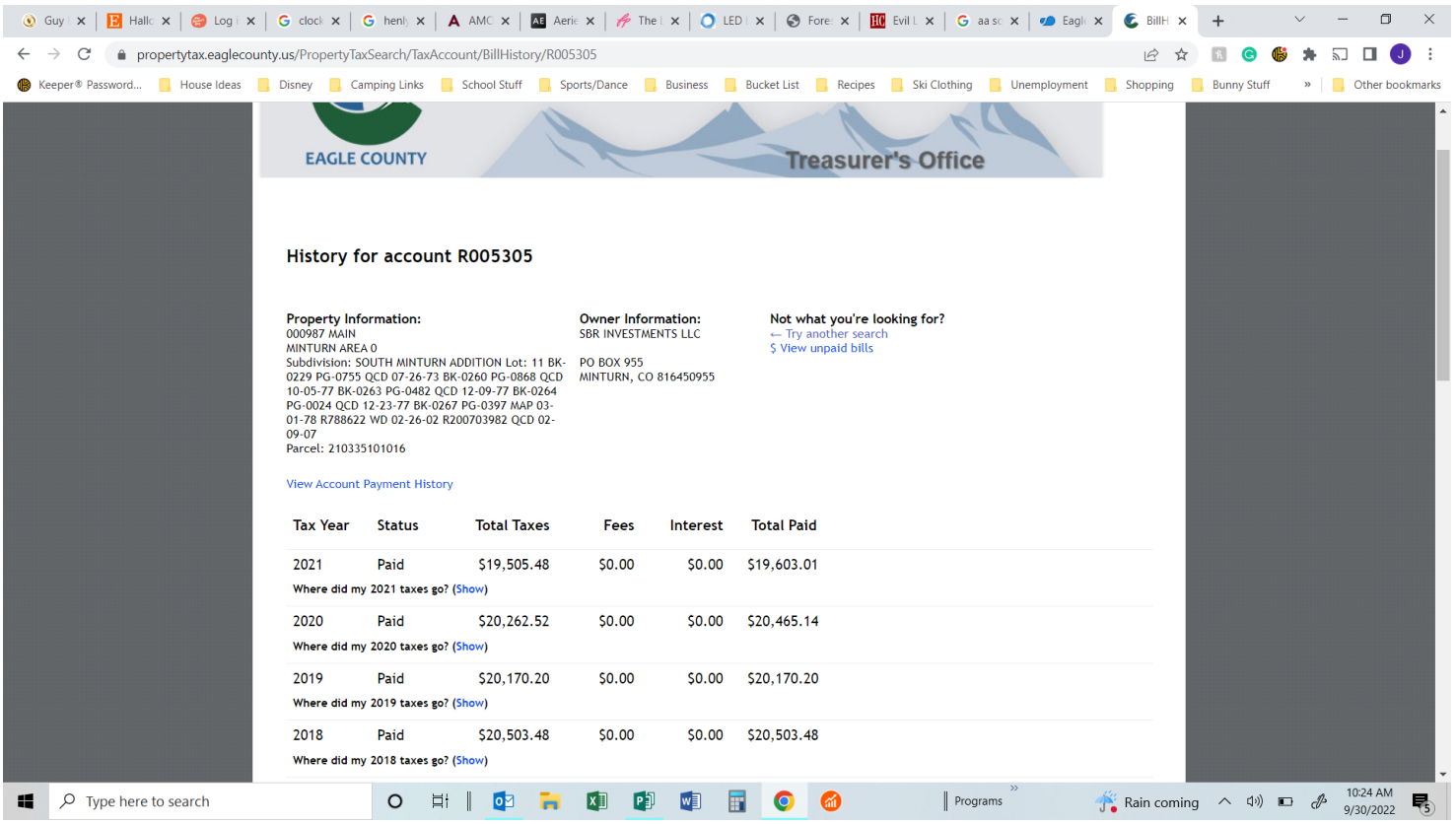
Owner Information:
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$2,400.52	$0.00	$0.00	$2,412.52
Where did my 2021 taxes go? (Show)					
2020	Paid	$2,167.56	$0.00	$0.00	$2,189.24
Where did my 2020 taxes go? (Show)					
2019	Paid	$2,157.68	$0.00	$0.00	$2,157.68



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/R005305

EAGLE COUNTY

Treasurer's Office

History for account R005305

Property Information:
000987 MAIN
MINTURN AREA 0
Subdivision: SOUTH MINTURN ADDITION Lot: 11 BK-0229 PG-0755 QCD 07-26-73 BK-0260 PG-0868 QCD 10-05-77 BK-0263 PG-0482 QCD 12-09-77 BK-0264 PG-0024 QCD 12-23-77 BK-0267 PG-0397 MAP 03-01-78 R788622 WD 02-26-02 R200703982 QCD 02-09-07
Parcel: 210335101016

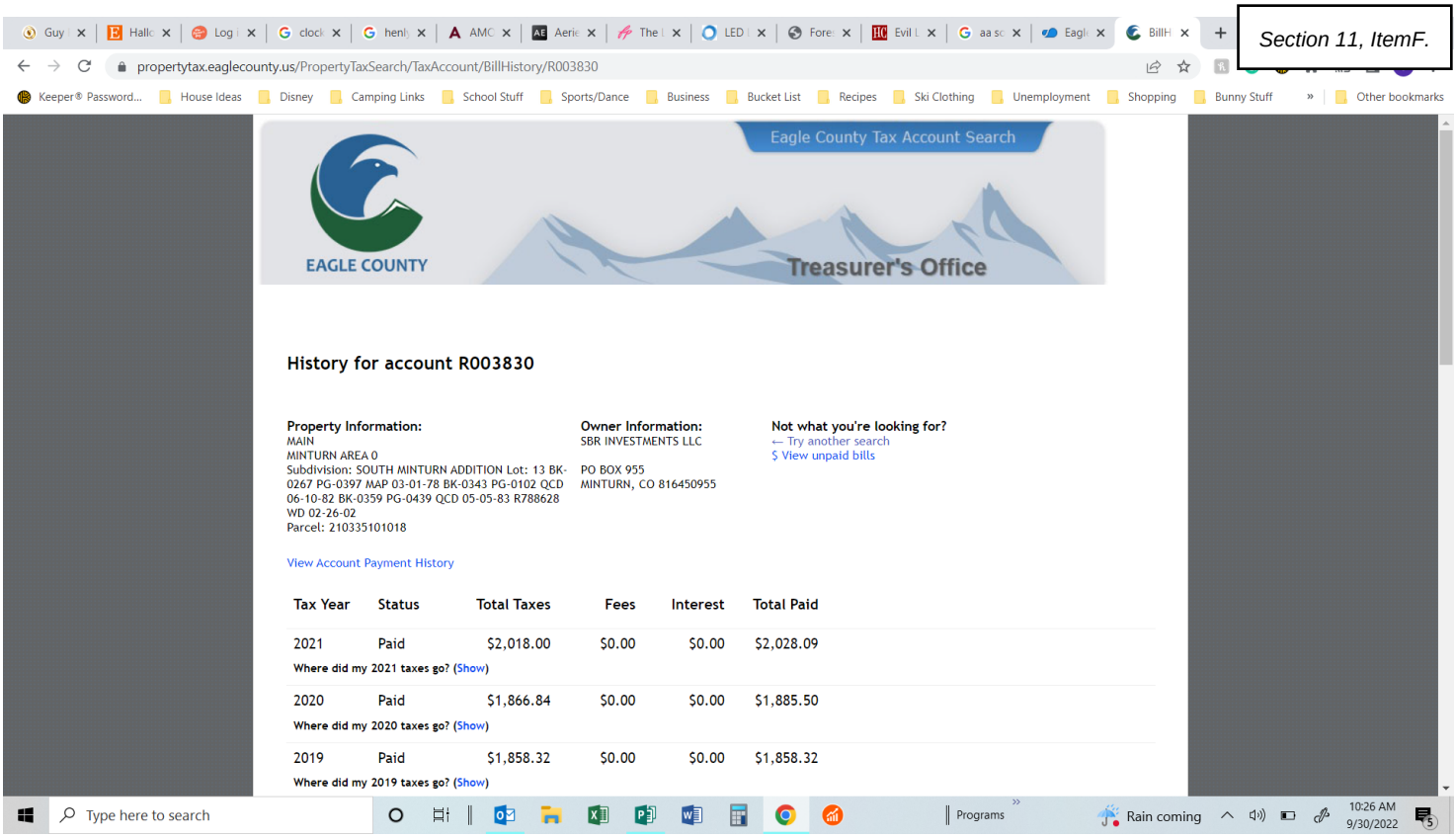
Owner Information:
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$19,505.48	$0.00	$0.00	$19,603.01
Where did my 2021 taxes go? (Show)					
2020	Paid	$20,262.52	$0.00	$0.00	$20,465.14
Where did my 2020 taxes go? (Show)					
2019	Paid	$20,170.20	$0.00	$0.00	$20,170.20
Where did my 2019 taxes go? (Show)					
2018	Paid	$20,503.48	$0.00	$0.00	$20,503.48
Where did my 2018 taxes go? (Show)					



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/R003830

Eagle County Tax Account Search

EAGLE COUNTY

Treasurer's Office

History for account R003830

Property Information:
MAIN
MINTURN AREA 0
Subdivision: SOUTH MINTURN ADDITION Lot: 13 BK-0267 PG-0397 MAP 03-01-78 BK-0343 PG-0102 QCD 06-10-82 BK-0359 PG-0439 QCD 05-05-83 R788628 WD 02-26-02
Parcel: 210335101018

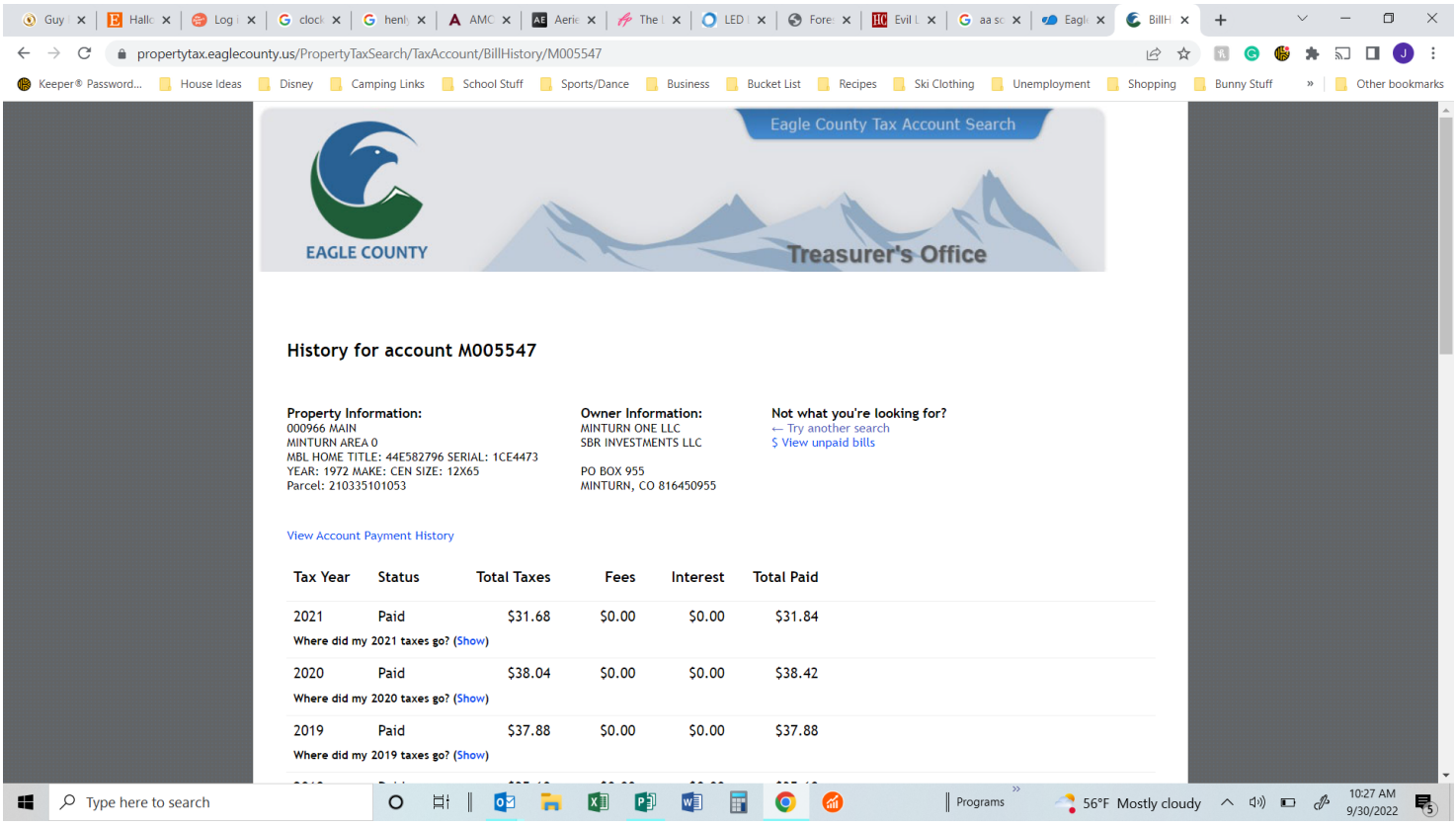
Owner Information:
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$2,018.00	$0.00	$0.00	$2,028.09
Where did my 2021 taxes go? (Show)					
2020	Paid	$1,866.84	$0.00	$0.00	$1,885.50
Where did my 2020 taxes go? (Show)					
2019	Paid	$1,858.32	$0.00	$0.00	$1,858.32
Where did my 2019 taxes go? (Show)					



propertytax.eaglecounty.us/PropertyTaxSearch/TaxAccount/BillHistory/M005547

Eagle County Tax Account Search

EAGLE COUNTY

Treasurer's Office

History for account M005547

Property Information:
000966 MAIN
MINTURN AREA 0
MBL HOME TITLE: 44E582796 SERIAL: 1CE4473 YEAR: 1972 MAKE: CEN SIZE: 12X65
Parcel: 210335101053

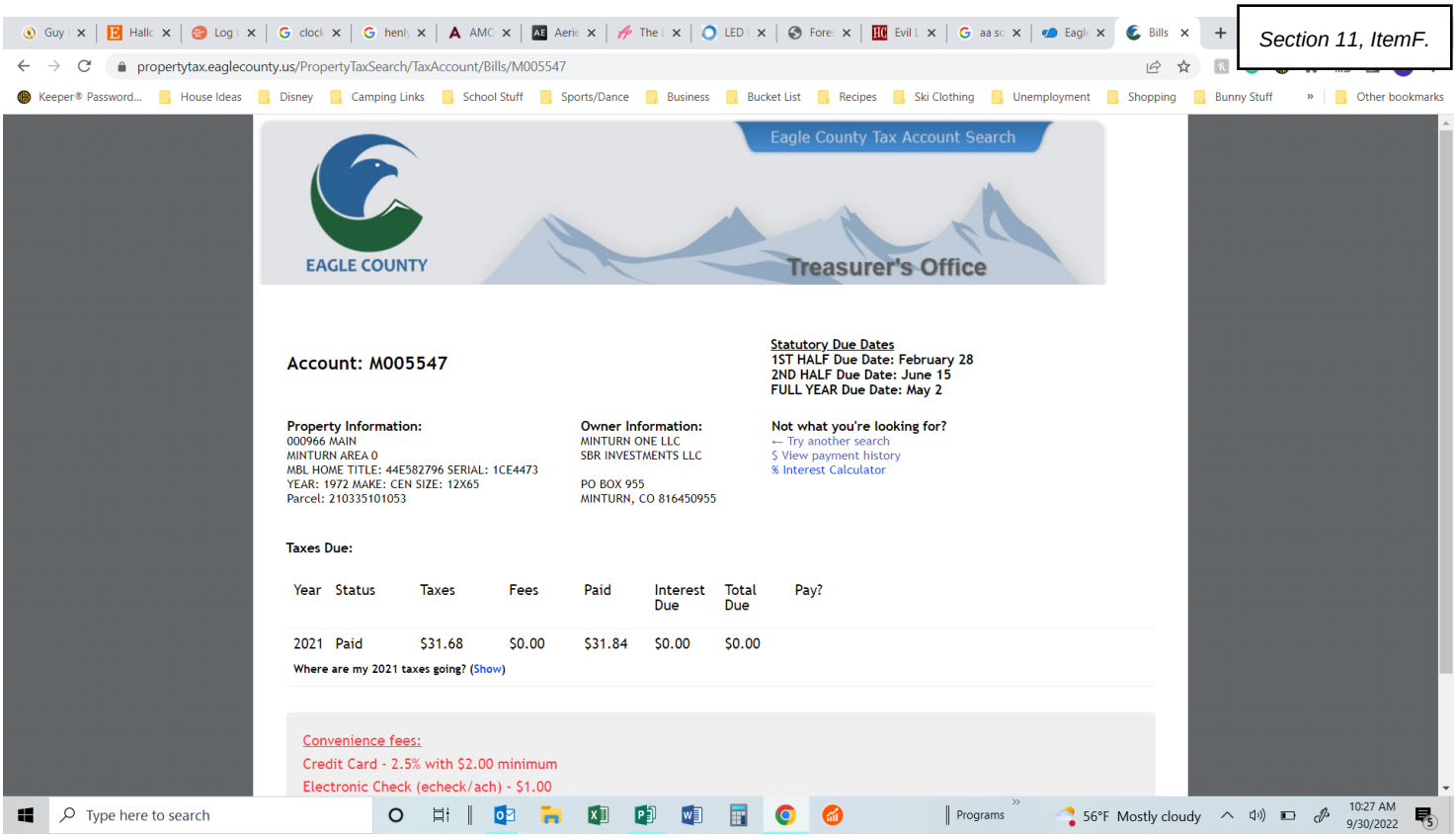
Owner Information:
MINTURN ONE LLC
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View unpaid bills

View Account Payment History

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2021	Paid	$31.68	$0.00	$0.00	$31.84
Where did my 2021 taxes go? (Show)					
2020	Paid	$38.04	$0.00	$0.00	$38.42
Where did my 2020 taxes go? (Show)					
2019	Paid	$37.88	$0.00	$0.00	$37.88
Where did my 2019 taxes go? (Show)					



Account: M005547

Statutory Due Dates
1ST HALF Due Date: February 28
2ND HALF Due Date: June 15
FULL YEAR Due Date: May 2

Property Information:
000966 MAIN
MINTURN AREA 0
MBL HOME TITLE: 44E582796 SERIAL: 1CE4473
YEAR: 1972 MAKE: CEN SIZE: 12X65
Parcel: 210335101053

Owner Information:
MINTURN ONE LLC
SBR INVESTMENTS LLC

PO BOX 955
MINTURN, CO 816450955

Not what you're looking for?
← Try another search
$ View payment history
% Interest Calculator

Taxes Due:

Year	Status	Taxes	Fees	Paid	Interest Due	Total Due	Pay?
2021	Paid	$31.68	$0.00	$31.84	$0.00	$0.00	

Where are my 2021 taxes going? (Show)

Convenience fees:
Credit Card - 2.5% with $2.00 minimum
Electronic Check (echeck/ach) - $1.00

Land Title GUARANTEE COMPANY Since 1967

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **RND50070589-3** Date: **03/04/2024**

Property Address: **947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645**

For Closing Assistance

For Title Assistance

Scott Cieslewicz
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4189 (Work)
scieslewicz@ltgc.com

Seller/Owner
MIDTOWN LOFTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
Attention: JEFF ARMISTEAD/DD ARMISTEAD
P.O. BOX 955
Minturn, CO 81645
jafamilyman@gmail.com
ddunbar66@comcast.net
Delivered via: Electronic Mail

Surveyor
GORE RANGE SURVEYING
Attention: SAM ECKER
PO BOX 15
AVON, CO 81620
(970) 479-8698 (Work)
(970) 479-0055 (Work Fax)
sam@gorerange.net
Delivered via: Electronic Mail

Attorney for Seller
BORNE LAW
Attention: RUTH O BORNE
P.O. BOX 7833
27 MAIN STREET SUITE 103 EDWARDS, CO 81632
AVON, CO 81620
(970) 390-8027 (Cell)
(970) 748-1187 (Work)
(970) 748-1189 (Work Fax)
ruth@bornelaw.com
Delivered via: Electronic Mail

Estimate of Title Fees

Order Number: RND50070589-3 **Date:** 03/04/2024

Property Address: 947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645

Seller(s): MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$265.00
Tax Certificate	$27.00
TOTAL	**$292.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Eagle county recorded 10/28/2022 under reception no. 202217083

Plat Map(s):

Eagle county recorded 03/01/1978 under reception no. 163774

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

Property Address:

947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645

1. **Effective Date:**

   02/23/2024 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

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

   FEE SIMPLE

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

   MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY

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

PARCEL 1:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 163774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988 AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG A ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013, UNDER RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950, S 39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10 N36°46'00"W 101.53 FEET TO AN ANGLE POINT COMMON TO SAID LOT 10, AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079 FOUND ALONG SAID OLD

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 UNDER RECEPTION NO. 201507801; THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION PREPARED BY
RANDALL P. KIPP, P.L.S. #38079
FOR AND ON BEHALF OF
KIPP LAND SURVEYING
P.O.BOX 3154
EAGLE, CO 81631
JOB NO.: 15025

PARCEL B AKA PARCEL Q:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3.5" ALUMINUM CAP SET IN A ROCK, STAMPED U.S.D.A. A/P. 18, LS #7235 MARKING A COMMON CORNER OF TRACT A, U.S FOREST SERVICE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952 AND PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE ALONG A SAID TRACT A, THE U.S. FOREST SERVICE PROPERTY LINE, N49° 11'55"W 105.19 FEET, TO A FOUND 3.5" ALUMINUM CAP SET ON A 3" PIPE, STAMPED U.S.D.A A/P. 19, LS #7235 MARKING A COMMON CORNER OF SAID TRACT A, THE U.S. FOREST SERVICE AND ALSO BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE LEAVING SAID TRACT A, ALONG A COMMON LINE WITH PARCEL 1 AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 2000 AT RECEPTION NO. 727477, N 24° 04'46" E 22.26 FEET, TO A FOUND 1.25" BLUE PLASTIC CAP LS # 37924 A POINT ON SAID LINE OF PARCEL 1; THENCE CONTINUING ALONG LINE, N 24° 04'48" E 1.14 FEET, TO A POINT ON A COMMON LINE WITH LOT 10, SOUTH MINTURN ADDITION, A PARCEL OF LAND DESCRIBED IN INSTRUMENTS RECORDED JUNE 22, 2016 AT RECEPTION NO. 201609476 AND 201609477 AND RECORDED JUNE 16, 2016 AT RECEPTION NO. 201609187; AND BEING A CORNER OF SAID PARCEL 1; THENCE ALONG SAID COMMON LINE, N89° 40'00" E 16.65 FEET, TO A POINT AND CORNER ON A LINE COMMON TO SAID LOT 10 SOUTH MINTURN ADDITION; THENCE ALONG SAID COMMON LINE TO SAID LOT 10, S36° 46'00" E 101.53 FEET, TO A FOUND 1.5" ALUMINUM CAP LS # 14109, MARKING THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950 AND THE NORTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG A LINE COMMON TO SAID PARCEL 5, S39° 37'54"W 11.51 FEET, TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION PREPARED BY
RANDALL P. KIPP, P.L.S. #38079
FOR AND ON BEHALF OF
KIPP LAND SURVEYING
P.O.BOX 3154
EAGLE, CO 81631
JOB NO.: 15025

PARCEL 2:

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

PARCEL A:

A PARCEL OF LAND IN THE COUNTY OF EAGLE AND STATE OF COLORADO LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. DEPARTMENT OF INTERIOR GENERAL LAND OFFICE IN DENVER, COLORADO, ON JUNE 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 35 BEARS N. 47° 20' 46" W. 1931.82 FEET DISTANT; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 12.03 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 55° 07' 45" E. 12.03 FEET; THENCE S. 39° 02' W. 147.80 FEET; THENCE S. 54° 16' 00" E. 66.18 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S. 39° 01' 56" W. 155.00 FEET; THENCE N. 33° 26' 16" W. 128.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N. 39° 27' 34" E. 105.96 FEET; THENCE S. 32° 34' E. 46.41 FEET; THENCE N. 39° 02" E. 168.00 FEET TO A POINT OF BEGINNING,

EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE **952**,

COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B:

THAT PART OR PARCEL OF LAND LYING AND BEING SOUTHERLY OF AND ADJACENT TO COLORADO U.S. HIGHWAY NO. 24 IN THE SOUTHEAST QUARTER OF THE NORTHEAST (SE1/4NE1/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP (5) SOUTH, RANGE EIGHTY-ONE (81) WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY 24 FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 47° 14' WEST 1980.5 FEET; THENCE SOUTH 29° 11' WEST 150 FEET, THENCE NORTHWESTERLY 65.0 FEET TO A POINT WHICH IS 29° 11' WEST FROM A POINT 150 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE NORTH 29° 11' EAST 150 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE ALONG SAID RIGHT OF WAY BOUNDARY ON A 1° 58' CURVE TO THE LEFT 65 FEET TO THE PLACE OF BEGINNING,

EXCEPTING THEREFROM, ANY PORTION CONTAINED IN DECREE RECORDED NOVEMBER 19, 1981 IN BOOK 332 AT PAGE **295**,

COUNTY OF EAGLE, STATE OF COLORADO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

PARCEL C:

DESCRIPTION AS NOW LOCATED:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO ON SEPTEMBER 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 35, A BRASS CAP MONUMENT FOUND IN PLACE, BEARS S. 42° 47' 06" E. 2050.33 FEET DISTANT; THENCE S. 39° 02' 00" W. 168.00 FEET; THENCE N. 32° 34' 00" W. 46.41 FEET; THENCE N. 38° 16' 57" E. 150.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT-OF-WAY 46.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 54° 33' 22" E. 46.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS PER CHAIN OF TITLE:

A PARCEL OF LAND LYING SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 24, IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N. 46° 46' WEST 1858.5 FEET;
THENCE SOUTH 29° 11' WEST 148 FEET TO THE NORTHERLY CORNER OF PARCEL OF LAND CONVEYED TO THE COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 126 AT PAGE **421**, EAGLE COUNTY COLORADO RECORDER'S RECORDS:
THENCE SOUTH 31° 36' EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL OF LAND 57.3 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL, WHICH CORNER IS LOCATED ON THE NORTHWESTERLY LINE OF PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 126 AT PAGE **232** OF SAID RECORDS:
THENCE NORTH 29° 11' EAST, ALONG SAID NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND 168 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A 1° 58' CURVE TO THE RIGHT 50.1 FEET TO THE POINT OF BEGINNING. COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL D:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 35 BEARS N. 43° 23' 43" W. 2023.67 FEET DISTANT; THENCE S. 55° 14' 18" E. 63.14 FEET; THENCE S. 51° 36' 36" E. 47.54 FEET; THENCE S. 35° 09' 57 " W. 210.42 FEET; THENCE N. 33° 12' 13" W. 130.94 FEET; THENCE N. 39° 01' 56" E. 164.76 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTIONS THAT MAY BE CONTAINED WITHIN INSTRUMENTS RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, NOVEMBER 19, 981 IN BOOK 332 AT PAGE 295 AND JUNE 18, 1985 IN BOOK 417 AT PAGE 312,

COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL E:

A PARCEL OF LAND SITUATED IN A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP MONUMENT, SAID POINT BEING ANGLE POINT NO. 18 OF THE "FOREST PROPERTY BOUNDARY SURVEY" RECORDED IN BOOK 469 AT PAGE 371 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, FROM WHENCE A 3" BRASS CAP MONUMENT FOUND MARKING ANGLE POINT NO. 17 OF SAID "FOREST PROPERTY BOUNDARY SURVEY" BEARS S 33° 12' 13" E. 260.01 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE DESCRIPTION; THENCE N 39° 37' 37" E 11.52 FEET TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 14109, SAID POINT BEING THE WESTERLY CORNER OF THE "FORMER MCCULLOM PARCEL" PER THE DECREE IN QUIET TITLE ACTION RECORDED OCTOBER 23, 1992 AT RECEPTION NO. 488393 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER; THENCE S 33° 25' 38" E 127.51 FEET ALONG THE WESTERLY BOUNDARY OF SAID "FORMER MCCULLOM PARCEL" TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 4551, SAID POINT BEING THE SOUTHERLY CORNER OF SAID "FORMER MCCULLOM PARCEL" THENCE DEPARTING SAID "FORMER MCCULLOM PARCEL" S 39° 11' 59" W 12.07 FEET TO A POINT ON THE LINE BETWEEN SAID ANGLE POINTS 17 AND 18, THENCE ALONG SAID LINE N 33° 12' 13" W 127.76 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952,

COUNTY OF EAGLE, STATE OF COLORADO.

Copyright 2006-2024 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND50070589-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND50070589-3

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 02, 1904 IN BOOK 48 AT PAGE 502 AND FEBRUARY 18, 1929 IN BOOK 106 AT PAGE 517.
10. AN EASEMENT AND RIGHT TO USE SEWER TANKS AND LEACHING FIELD AS RESERVED IN DEED RECORDED JULY 1, 1965 IN BOOK 188 AT PAGE 345.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED JANUARY 21, 1970 IN BOOK 216 AT PAGE 914.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS TO ANY INTERESTS, AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 19, 1970 IN BOOK 217 AT PAGE 120.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCES RECORDED DECEMBER 20, 1974 IN BOOK 238 AT PAGES 4 AND 94, MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND DECEMBER 14, 1981 IN BOOK 333 AT PAGES 349 AND 351.
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ANNEXATION PLAT FOR SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 IN BOOK 267 AT PAGE 397.
15. ANNEXATION ORDINANCE NO. 159, SERIES OF 1978, RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND RECORDED DECEMBER 14, 1981 IN BOOK 333 AT PAGE 351.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND50070589-3

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SURVEYS RECORDED SEPTEMBER 08, 1987 IN BOOK 469 AT PAGE 371 AND 372, INCLUDING, BUT NOT LIMITED TO ANY LOSS, DAMAGE OR CLAIMS THEREIN DUE TO ANY OCCUPANCY, AS SET FORTH ON SAID SURVEYS.
17. THE FAILURE OF THE SOUTHERN BOUNDARY LINE OF THE LAND TO BE CONGRUENT WITH THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE MILLER FAMILY TRUST AS DESCRIBED BY DEED RECORDED APRIL 17, 2000, UNDER RECEPTION NO. 727477, AND ANY CONSEQUENCES OF THE GAP, STRIP, OR GORE CREATED THEREBY.
18. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 24, 2002, UNDER RECEPTION NO. 799500 AND MAP RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. 26003.
19. ANY LOSS, DAMAGE, CLAIM OR INTEREST RESULTING FROM THE ERRORS AND/OR OMISSIONS WITHIN THE GRANTEE AND THE LEGAL DESCRIPTION WITHIN EXHIBIT A, OF QUIT CLAIM DEED RECORDED MAY 8, 2012 UNDER RECEPTION NO. 201209032.
20. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 28, 2017, UNDER RECEPTION NO. 201705247 AND 201705251.
21. ANY LOSS, DAMAGE OR CLAIM ARISING FROM GAPS OR OVERLAPS BETWEEN PROPERTIES HEREIN AND ADJACENT PROPERTIES, AS SET FORTH IN DEED RECORDED NOVEMBER 30, 1987 IN BOOK 474 AT PAGE 879 AS TO PARCEL 3 HEREIN, AND AS MAY EXIST WITH ALL THE SUBJECT PROPERTIES HEREIN, AND ANY PROPERTIES ADJACENT THERETO.
22. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 24, 2002, UNDER RECEPTION NO. 799500 AND DECEMBER 7, 2009 UNDER RECEPTION NO. 200926003.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS OF FACT, CONCLUSIONS OF LAW AND RULING OF REFEREE RECORDED JUNE 07, 2006 UNDER RECEPTION NO. 200615125.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CLAIM OF EASEMENT RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121549.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ENCROACHMENT AUTHORIZATION RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121550.
26. (THIS ITEM WAS INTENTIONALLY DELETED)
27. THE EFFECT OF ANY DAMAGE, FAILURE OF TITLE, OR OTHER LOSS, DIRECTLY OR INDIRECTLY ASSOCIATED WITH ANY TRAILER, MOBILE HOME OR SIMILAR PERSONAL PROPERTY LOCATED ON SUBJECT PROPERTY.
28. DEED OF TRUST DATED OCTOBER 28, 2022, FROM MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF $2,500,000.00 RECORDED OCTOBER 28, 2022, UNDER RECEPTION NO. 202217084.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND50070589-3

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED DECEMBER 27, 2023, UNDER RECEPTION NO. **202317008**.

MODIFICATION AGREEMENT IN CONNECTION WITH SAID MORTGAGE RECORDED DECEMBER 27, 2023 UNDER RECEPTION NO. **202317008**.

Land Title Guarantee Company
Disclosure Statements

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

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

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

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

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

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

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

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

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

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

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

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

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

Craig B. Rants, Senior Vice President

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

By *President*

Attest *Secretary*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

MIDTOWN VILLAGE

ADJACENT PROPERTY OWNERS LIST

915 MAIN STREET –	MEDINA, FRANK & CONSUELO V. **Owner Address** PO BOX 308 MINTURN, CO 81645-0308
921 MAIN STREET	ROYBAL, SYLVIA A. & LEROY A. **Owner Address** PO BOX 473 MINTURN, CO 81645-0473
936 / 942 MAIN STREET	SMART VENTURES LLC **Owner Address** 4801 E CYPRESS LANDING DR LAKE CHARLES, LA 70605-5991
944 & 952 MAIN STREET	VASQUEZ, LEROY D. & DAVID H. **Owner Address** PO BOX 747 MINTURN, CO 81645-0747
962 MAIN STREET	WOODRUFF, RHONDA - STEPHANOFF, ROBERT **Owner Address** PO BOX 5055 VAIL, CO 81658-5055
974 & 976 MAIN STREET	YARDE, CRAIG **Owner Address** PO BOX 833 MINTURN, CO 81645-0833
992 MAIN STREET	BRIGHTWELL, HENRY P. & LINDA P. **Owner Address** 2123 LURAY AVE APT 6 CINCINNATI, OH 45206-2629
994 MAIN STREET	WHITEFORD, HEATHER - ALFOND, JOHN **Owner Address** 122 W MEADOW DR UNIT B VAIL, CO 81657-5077
996 MAIN STREET	YOUNG, WILLIAM MARK - BOVINO, BETH ANN **Owner Address** 529 3RD ST BROOKLYN, NY 11215-3001
998 MAIN STREET	WOODRUFF, JOHN - FEIGER, LYNN **Owner Address** PO BOX 910 MINTURN, CO 81645-0910
991 & 997 MAIN STREET	TRUJILLO, JOSE C. & ETTA L. **Owner Address** PO BOX 421 MINTURN, CO 81645-0421
350 KING RANCH ROAD	MILLER FAMILY TRUST **In Care Of Name** FIRST NATIONAL BANK OF AMERICA **Owner Address** PO BOX 980 EAST LANSING, MI 48826-0980

UNITED STATES FOREST SERVICE PROPERTIES

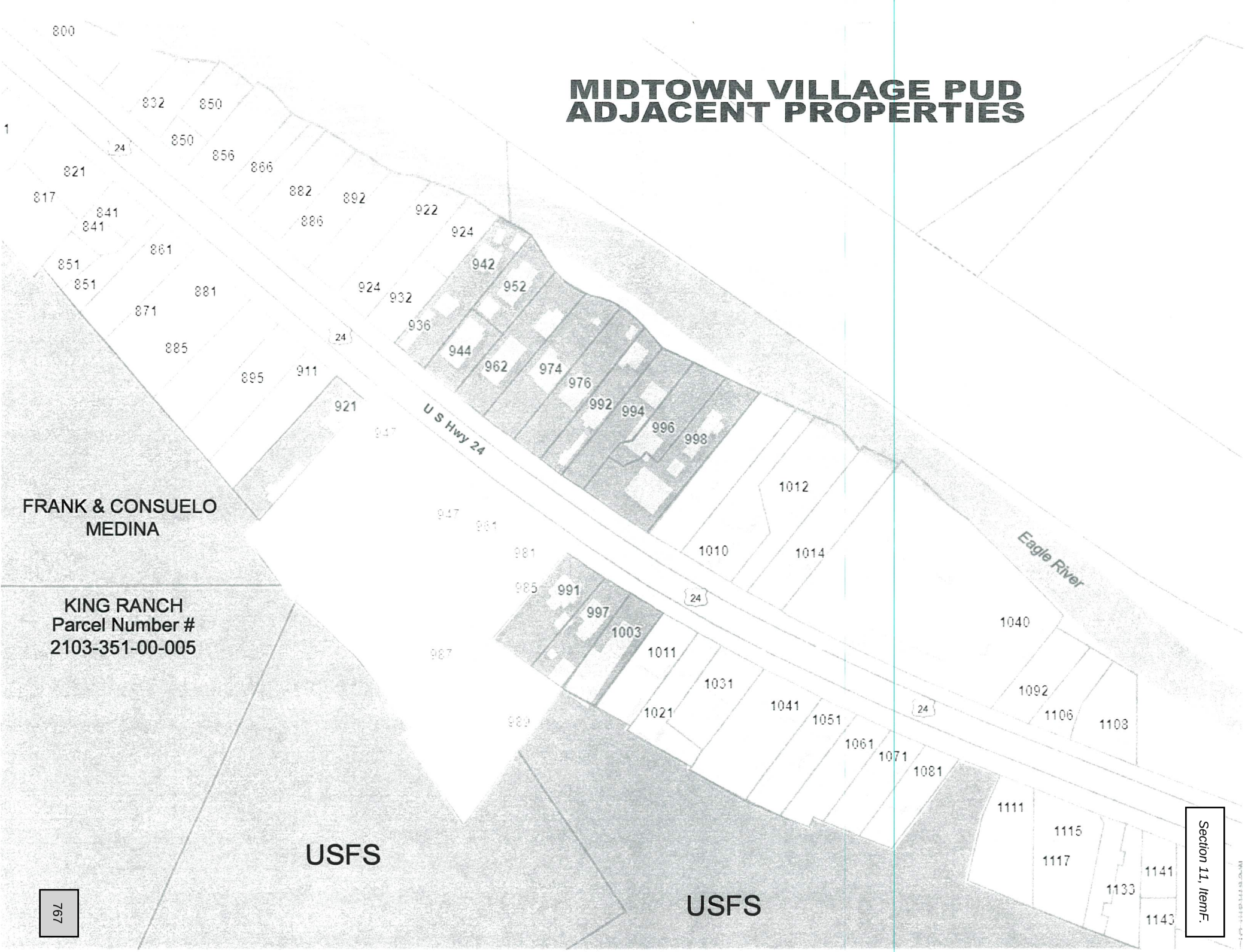
PARCEL #2103-342-00-001

PARCEL #2103-351-00-002

UNITED STATES OF AMERICA

Owner Address W 6TH AVE & KIPLING ST
LAKEWOOD, CO 80225-0546

MIDTOWN VILLAGE PUD
ADJACENT PROPERTIES



Section 11, ItemF.

To: Town Council
From: Madison Harris
Date: January 9, 2025
RE: Ordinance 01 - Series 2025 An Ordinance of the Town of Minturn, Colorado Amending Chapter 16 and Chapter 19 of the Minturn Municipal Code

INTRODUCTION:
As part of Council's review of Ordinance 20 - Series 2024 amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation, Council directed the HPC to vet additional options to encourage flexibility and economic sustainability for owners of historic properties.

ANALYSIS:
At the October 15, 2024 HPC meeting, staff was given direction to implement Buena Vista's Sec. 19-9 into the Town's code.

Staff also received direction to draft language regarding reduction in setbacks, building coverage and impervious coverage limitations.

At the November 19, 2024 meeting HPC gave staff feedback on specific wording regarding setbacks. That wording has been updated and received a recommendation of approval from HPC to the Town Council.

The ordinance was presented to the Planning Commission at the January 8, 2025 meeting for their recommendation to the Town Council. There was discussion that these changes (setbacks, impervious coverage, etc.) might negatively impact neighboring properties and that historic properties should remain looking historic and so additional development should not be encouraged on historic properties. The Planning Commission voted unanimously to forward a recommendation of denial to the Town Council.

STRATEGIC PLAN ALIGNMENT:
The comprehensive review of the Town's Historic Preservation regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Within the Council's priorities in the 2025-2027 Strategic Plan, under Manage Growth: Refine HPC process for increased flexibility.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 01 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING CHAPTER 16 AND CHAPTER 19 OF THE MINTURN MUNICIPAL CODE

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation; and

WHEREAS, the Town of Minturn 2023-2025 Strategic Plan (hereinafter the "Strategic Plan") seeks to "foster the authentic small town character that is Minturn," and to "Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community," through specific strategic plan goals and policies;

WHEREAS, the Strategic Plan contains four key strategies for implementation including "Practice fair, transparent and communicative local government," "Long-term stewardship of the natural beauty and health of Minturn's environment," "Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn, Minturn," and "Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;" and

WHEREAS, on December 17, 2024 the Minturn Historic Preservation Commission considered this ordinance and recommended approval; and

WHEREAS, on January 8, 2025 the Minturn Planning Commission considered this ordinance and recommended denial; and

WHEREAS, on January 15, 2025 the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Minturn Historic Preservation Commission, Minturn Planning Commission, and Town Council have determined that the text amendments to Chapter 16 and Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapters 16 and 19 of the Minturn Municipal Code are hereby amended to read as follows, with additions shown in <u>double underlined text</u> and language to be deleted shown as ~~strike-through~~ text. Sections of Chapters 16 and 19 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

CHAPTER 16 – Zoning
* * *
ARTICLE 2 – Definitions, Illustrations and Lot Standards
* * *
Sec. 16-2-40. – General lot requirements and dimensional standards.
The following Table 16-A sets forth general lot requirements and dimensional standards:

Table 16-A
Dimensional Standards

Character Area	**Zones**	**A**	**B**	**C**	**D**	**E**	**F**	**G**	
		Lot Requirements				**Setbacks**			
		Min. Lot Area/ Max. Lot Area (sq. ft.)	**Min. Lot/Max. Lot Dimension (feet)**	**Maximum Building Lot Coverage (%)***	**Maximum Impervious Surface Area (%)***	**Minimum Setbacks (ft)** **Front***	**Rear***	**Side***	**Live Stream Setback (ft)**
Meadow Mountain	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	N/A	N/A	Rec. 30
Grouse Creek	Commercial	5,000	50	70	80	20	10	10	Eagle River=30 Grouse Creek=30
Old Town	Recreation & open space	To be determined as part of conditional review							30
	Residential	5,000	50	45	55	10	10	5	
	100 Block: A	2,500/ 7,500	25/75	80%	90%	5 min./20 max. 15 min. 40% lot frontage 40 min. parking	25 30 (south of Nelson on Williams)	5	
	100 Block: A (incentive floor)					25	25 30 (south of Nelson on Williams)	10	
	100 Block: B					5	5	5	
	Commercial	2,500	25	80	90	0	10	5	

	Mixed-use: Residential	5,000	50	45	55	10	10	5	
	Mixed-use: Commercial	5,000	50	70	80	10	10	5	
South Town	Residential	5,000	50	45	55	20	10	5	30
	Commercial	7,500	50	80	90	20	10	5	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Martin Creek	Residential estate	87,120 or 2 AC	N/A	20		40	20	20	30
Cross Creek	Residential-S	5,000	50	50	60	20	10	10	Eagle River=30 Cross Creek=50
	Residential-N	10,000	100	40	50	20	10	10	
	Mixed-use	10,000	100	70	80	20	10	10	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Lionshead	Recreation & open space	N/A	N/A	N/A		To be determined as part of conditional use review			30
	Light ind. & public facilities	10,000	100	45		25	25	10	
	Cemetery	N/A	N/A	40	N/A	25	10	5	
Game Creek	Residential	5,000	50	40	50	20	10	5	Game Creek=30
Railroad	PUD holding zone	To be determined as part of the PUD review							Eagle River=30
Eagle River	Recreation & open space	To be determined as part of the conditional use review							Eagle River=30
Transportation	Railroad R-O-W/Transportation	To be determined as part of the conditional use review							

Note 1. For any and all lots within the Old Town Mixed-Use zone district, if a proposed use and/or development on a lot is one hundred percent (100%) residential in nature, such use and/or development must conform to allowable residential standards (forty-five percent (45%) building lot coverage and fifty-five percent (55%) impervious). However, if such use and/or development includes bona fide ground floor retail and/or sales tax generating commercial uses as the primary use of the property; any residential uses included as a mixed-use development are secondary or ancillary; and all other development standards are met, then the use and/or development may conform to the commercial standards (seventy percent (70%) building lot coverage and eighty percent (80%) impervious coverage).

<u>* If there is a historically designated structure on the lot there may be relief available via Sec. 19-5-50.</u>

* * *

CHAPTER 19 – Historic Preservation
* * *
ARTICLE 4 – Designation Procedure
* * *

Sec. 19-4-90. – Revocation of designation.

(a) If a historic property or historic district has been altered to a degree that it no longer retains its eligibility criteria, the owner, an HPC member, or Town Council person may apply to HPC for a revocation of the designation. ~~The revocation application shall be administered by the Planning Department, HPC, and Town Council in the same manner as a proposed amendment of designation.~~

(b) If a designated structure or physical feature on a designated site is destroyed or demolished through no fault of the owner or in compliance with this Chapter, the owner may apply to the Town for revocation of designation. HPC shall recommend revocation of a historic designation if it determines that, without the demolished structure or physical feature, the structure or site as a whole no longer meets the purposes and criteria of this Chapter and if the public benefits of alteration, removal, or demolition of the structure or physical feature outweigh the public benefits of maintaining the designation.

(c) Upon HPC's recommendation, the application scheduled for consideration by the Town Council. The Town Council shall, by resolution, approve, modify and approve, or deny the application. The resolution, if it approves or modifies and approves the revocation, it shall be recorded with the Eagle County Clerk and Recorder no later than thirty (30) days after the decision.

* * *
ARTICLE 5 – Alterations to Listed Properties and Historic Districts
* * *

Sec. 19-5-50. – Historic Preservation incentives

The purpose of this section is to provide incentives to encourage and support the preservation, maintenance and appropriate rehabilitation of property and structures designated to be historically significant with the Town. The incentives outlined in this section may be available to property designated to be historically significant within the Town's boundaries.

1) The following incentives and assistance may be granted by the Historic Preservation Commission when associated with a request for Certificate of Appropriateness approval:
   a) In the side setback structures may be constructed no closer than three feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
   b) In the front setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
   c) In the rear setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.

d) No setback relief shall be given to any live stream setback for Historic Preservation purposes.
e) Maximum Building Lot Coverage per Chapter 16 – Zoning may be increased five percent (5%).
f) Maximum Impervious Surface Area per Chapter 16 – Zoning may be increased five percent (5%).

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 15th DAY OF JANUARY 2025. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 5th DAY OF FEBRUARY 2025 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 5th DAY OF FEBRUARY 2025.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

To:	Minturn Town Council
From:	Scot Hunn, Consulting Planning Director
Date:	January 9, 2025
Agenda Item:	Ordinance No. 02, Series 2025

Staff have attached the first reading of Ordinance 02 – Series 2025 for the Town Council's review and consideration at their regular meeting of January 15, 2025.

Recently, the Town reviewed and adopted minor revisions to Section 16-17-180 - *Exterior illumination standards*, to allow for seasonal uplighting of the historic Minturn Water Tank for Town purposes. During their deliberations to approve Ordinance No. 19, Series 2024, the Minturn Town Council discussed the Town's dark or "night" sky lighting restrictions as well as exemptions within the Minturn Municipal Code that allow for holiday or ornamental lighting. The Council was most interested in understanding how the Town regulates or enforces exterior lighting restrictions and whether there should or could be limits placed on the time of day when non-permanent holiday lighting can be displayed. Staff were then directed to facilitate a follow-up discussion related to holiday lighting.

At the regular Council meeting of November 20th, 2024, staff presented existing lighting regulations and definitions for "Exterior lighting" and "Holiday/ornamental lighting" and highlighted some issues with the current regulations and definitions. Namely, the current definition of holiday/ornamental lighting is problematic because it states that holiday or ornamental lighting means "festoon lighting." Staff disagrees with this (holiday lighting and "festoon" or café-style lighting are different) and, ultimately, the Council gave direction to staff to present an ordinance amending Section 16-17-180 to update the definition of "Holiday lighting" and to add a separate definition for "Festoon lighting" – to differentiate between the two forms of lighting and, therefore, to allow for better regulation of both.

Additionally, the Council gave staff direction to amend Section 16-17-180 to add a time limit (dawn or sunrise to 10pm) when holiday lighting can be turned on, while allowing festoon lighting – typically considered "café" style lights that people use in their backyards year round or which are used for commercial outdoor seating year round – to be considered as permanent and therefore not limited to time limits that will apply to holiday lighting.

This ordinance received a unanimous recommendation from the Planning Commission for approval.

PO Box 309 • 302 Pine St • Minturn, CO 81645 • www.minturn.org • info@minturn.org • 970-827-5645

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 02 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING CHAPTER 16, ARTICLE 17 OF THE MINTURN MUNICIPAL CODE

WHEREAS, the Town of Minturn ("Town") is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council ("Town Council") is authorized to act; and

WHEREAS, the Town of Minturn 2025-2027 Strategic Plan (hereinafter the "Strategic Plan") seeks to "To ensure Minturn's future as a neighborly mountain community," and to practice and exhibit "Integrity," "Transparency," "Collaboration," and "Resourcefulness" through specific strategic priorities;

WHEREAS, the Strategic Plan contains specific priorities in support of proposed amendments to Chapter 16, Zoning; and

WHEREAS, in 2023, the Town completed a comprehensive update to the 2009 Community Plan to create the 2023 Imagine Minturn Community Plan (hereinafter the "Community Plan"); and

WHEREAS, a key objective of the Community Plan is to review and update the Town's zoning, land use, development and design regulations and standards; and

WHEREAS, the Town Council has directed staff to draft text amendments to Chapter 16 of the Minturn Municipal Code (hereinafter the "MMC"), the Town Land Use Regulations, from time to time, in accordance with the Town's Strategic Plan and Community Plan; and

WHEREAS, at their regularly scheduled meeting of September 3, 2024, the Town Council considered and approved Ordinance No. 19, Series 2024, authorizing certain amendments to Section 16-17-180 - *Exterior illumination standards*, MMC; and

WHEREAS, at their regularly scheduled meeting of September 3, 2024, the Town Council directed staff to bring forth additional, subsequent amendments to Section 16-17-180 – *Exterior illumination standards*, MMC, to update definitions related to and differentiating between holiday lighting and festoon-style lighting, and to add daily time limits applicable for holiday lighting illumination; and

WHEREAS, on January 8, 2025, the Minturn Planning Commission considered this ordinance and recommended approval; and

WHEREAS, on January 15, 2025, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Minturn Planning Commission and Town Council have determined that the text amendments to Chapter 16 of the Minturn Municipal Code as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapter 16 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapter 16 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

Sec. 16-17-180. – Exterior Illumination Standards.
* * *

(b) Definitions. For the purpose of this Article, the following definitions shall apply:

* * *

Festoon lighting means a string of outdoor globe-style lights suspended between two or more points or structures, such as beams, poles, or posts. Festoon lights are commonly referred to as "party lights" or "café-style lights" and are typically associated with permanent outdoor lighting solutions for outdoor spaces such as backyards, patio areas, or common, public gathering areas.

Holiday~~/ornamental~~ lighting means ~~festoon-type lights~~ seasonal lighting of a temporary nature intended to celebrate recognized holidays occurring throughout the calendar year and which may include low-level lighting such as festoon lighting, holiday light stringers, or similar.

* * *

(f) Exemptions. The following exterior light fixtures shall be exempt from the regulations contained in this Article:

(1) Illumination of the United States flag, provided that such lighting does not interfere with the vision of drivers or pedestrians or otherwise create an unsafe condition for the public. No more than two (2) lights per pole are permitted.

(2) Lights and lighting devices which are part of a Town event, Town display, or public gathering, so long as the event, display, or gathering is of a temporary, seasonal, or periodic nature.

(3) Holiday~~/ornamental~~ lighting limited to illumination between sunrise and ten o'clock (10:00) P.M., M.S.T.

(4) Festoon lighting.

(5) Construction lighting used for the purpose of illuminating construction work activities, provided that the illumination source is directed internally towards the project site and is turned off each night when work is halted.

(5) Any light source that is used by an emergency service provider.

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 15th DAY OF JANUARY 2025. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 5th DAY OF FEBRUARY 2025 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 5th DAY OF FEBRUARY 2025.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

To: Town Council
From: Madison Harris
Date: January 10, 2025
Agenda Item: Discussion/Direction - Consideration to amend the Short-Term Rental regulations to require 2-year residency instead of ownership

REQUEST:
Council to discuss and give staff direction on potentially drafting code language to amend the Short-Term Rental regulations to require 2-year residency instead of ownership.

INTRODUCTION:
At the June 19, 2024 Council meeting, there was a discussion spurred by input received on the Community Survey in regards to Short Term Rentals and recommendations from Council members. Due to the breadth of that discussion, it was recommended that there be a separate discussion regarding 2-year residency requirements.

ANALYSIS:
Since the introduction in 2017 of Minturn's Short Term Rental policy, little has changed. It has been observed that in the last couple of years, there have been a couple of instances where property owners will use the current 2-year ownership requirement as the time to go through the Design Review and Building Permit process, and, once they've received their Certificate of Occupancy, the two years have passed and the property immediately becomes a Short Term Rental.

One way to address this is to require 2-year residency (either owner occupied or a long-term rental) post the issuance of a Certificate of Occupancy on top of the two year ownership requirement. Please note that this would likely have less impact on people who acquire a property that has an existing residential unit. If the property owner does not plan to tear down and rebuild, they would still have to own the property for two years prior to any issuance of a Short Term Rental license.

Staff would like Council to discuss and give direction on any potential amendments to the Short Term Rental regulations in Chapter 6, Article 7 of the Minturn Municipal Code.

COMMUNITY INPUT:
In the Community Survey completed in April 2024 and presented to Council, many residents expressed worries about the impacts of short term rentals on the availability of locals housing. There were some suggestions for further tightening regulations on STRs and some residents felt the need for stronger enforcement.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:
The comprehensive review of the Town's Short Term Rental regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Within the Council's priorities in the 2025-2027 Strategic Plan, under Affordability: Update STR regulations to require 2-year owner/local occupancy from time of C-O, not purchase date.