



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
December 14, 2021 - 6:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

- 1. November 22, 2021 - Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | | |
|---|---|--|
| A. Open Public Hearing | D. Applicant's Presentation (if applicable) | G. Commission Discussion |
| B. Proof of Publication | E. Public Input | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing | |

- 2. **141 Annex Annexation** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, are requesting approval to annex each of their lots into the City of Salida. The properties proposed for annexation are located at 7543 C.R. 141, 7547 C.R. 141 and 7551 C.R. 141, between County Roads 140 and 141 (1.358 acres in total).
- 3. **141 Annex Zoning** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger are requesting a zoning designation of Medium Density Residential (R-2), should the property be annexed.
- 4. **Amendment to Chapters 16, Land Use Code** - The proposed request is for amendments to Land Use Code Sections 16-1-80, 16-4-190 and Table 16-D Schedule of Uses. The amendment is regarding adult oriented businesses.
- 5. **Salida Bottling Company Planned Development and Major Subdivision** -
 The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:
 - A. Major Impact Review to approve a Planned Development Overlay
 - B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

UPDATES

COMMISSIONERS' COMMENTS

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

ADJOURN

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448 E. 1st Street, Room 190 Salida, Colorado 81201
November 22, 2021 - 6:00 PM

MINUTES

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Please register for the Planning Commission meeting:

<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Doug Mendelson
Commissioner Michelle Walker
Commissioner Dave Haynes

APPROVAL OF THE MINUTES

1. September 27, 2021 - Draft Minutes

Motion made by Commissioner Kriebel, Seconded by Commissioner Mendelson.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner Haynes

UNSCHEDULED CITIZENS – Bill Smith spoke on affordable housing.

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **Chaffee County Creativity Center- Limited Impact Review** - The request is for Limited Impact Review approval for a school in the Commercial (C-1) zone district to include circus, music, performing, visual and martial arts education and training. The request is also for approval to maintain an existing dwelling unit on same site as a commercial use, located at 605 Teller Street.

- A. Open Public hearing – 6:04pm**
B. Proof of Publication -Yes
C. Staff Review of Application –

Based on the above findings, staff recommends APPROVAL for the limited impact review request at 605 Teller Street for a school in the C-1 zone district, and a dwelling unit on the same site as a commercial use in the C-1 zone district, with the following conditions:

1. A Building Permit and Change of Use Permit must be received prior to construction commencing.

2. A site development plan must be submitted with the building permit demonstrating compliance with all applicable Land Use Code criteria, with the addition of a minimum of 5 bicycle parking spaces.
3. Applicant must obtain a Special Event Permit prior to hosting a public performance at the site. 4. The application will be reviewed in one (1) year if the City has received any complaints regarding operation of the site.
5. Public Works to inspect disconnection of well from plumbing system for backflow compliance.
6. System development fees must be paid for a commercial water and sewer tap. The existing residential sewer tap will be credited toward the amount owed for the commercial sewer tap. Fifty percent of the payment is required at time of Building Permit and the remaining 50% at time of Certificate of Occupancy.

Commissioners asked questions to staff in regards to:

- The Tiny House on the property
- Bathrooms

- D. Applicant's Presentation** – The applicant, Steve Kusera, spoke on the organization and their comprehensive plan. Jennifer Dempsey appeared online but had no audio. The contractor, Ethan Hedayat, attended virtually and spoke on the project.

The Commissioners asked questions to the applicant in regards to:

- The Tiny House on the property
- Whether there had been questions or concerns from neighbors on this project

E. Public Input – N/A

F. Close Public Hearing – 6:20pm

G. Commissioner Discussion –

H. Commission Recommendation -

Vice-Chair Bomer moves to approve Limited Impact Review with the 6 staff conditions and a seventh condition, that the existing tiny home will be relocated or sold per the applicant's stated plan, Seconded by Commissioner Mendelson.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

UPDATES

Almquist provided an update on the Land Use Code with Clarion.

Jefferson announced that Dave Haynes was appointed as Regular Planning Commissioner.

COMMISSIONERS' COMMENTS

No comments were made.

ADJOURN - With no further business to come before the Commission, the meeting adjourned at 6:29 pm.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 14, 2021
AGENDA ITEM TITLE: Recommendation on Proposed Annexation - 141 Annex Annexation
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

On December 04, 2018 City Council approved Resolution 2018- 52 for the Love Pre-Annexation agreement with owners Brad and Sandra Love to provide municipal water and sewer to the property of 141 Annex Minor Subdivision. At that same time the owners were also in the process of subdividing the 1.358 acre parcel into 3 individual lots within the Chaffee County jurisdiction.

Section 4 of the pre-annexation agreement requires the owners of Lots 1, 2 and 3 to annex their properties within 60 days when they become eligible, via contiguity. They became eligible with the Upchurch Annexation which was approved by Council on April 20, 2021 and recorded on July 2, 2021.

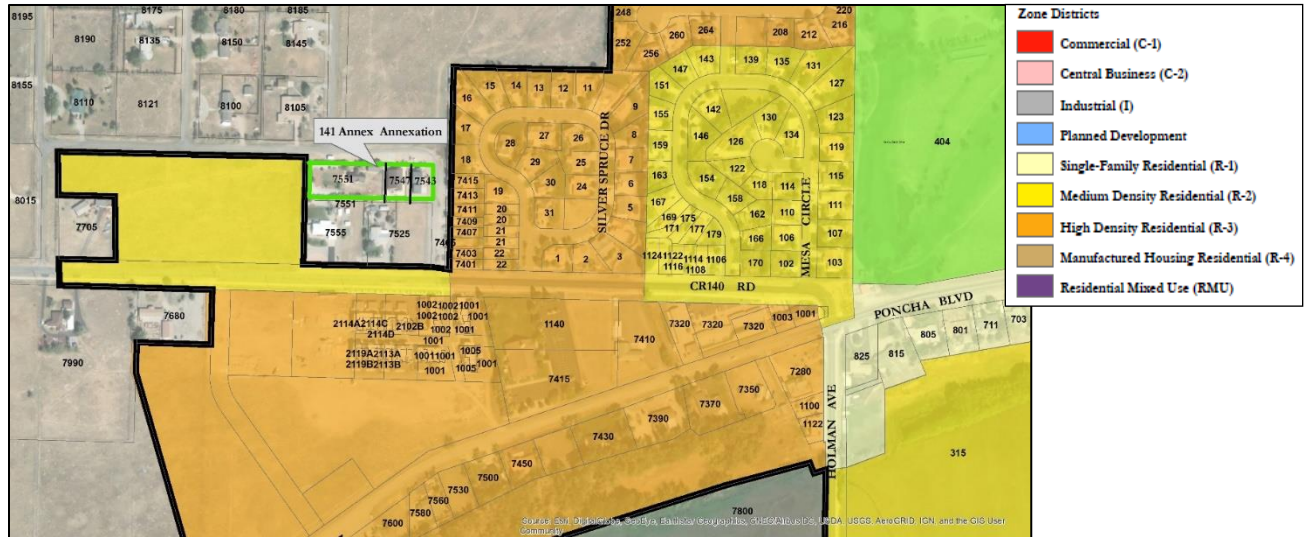
The applicants requested an extension to the 60 day timeline due to their Surveyor needing time to complete the 141 Annex Annexation plat. The extension was granted and the applicants were then required to file the petition for Annexation by October 28, 2021. The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger submitted the complete application to annex their properties located at 7543 C.R. 141, 7547 C.R. 141 and 7551 C.R. 141, respectively, on October 21, 2021 along with an application for Zoning to be considered during a separate hearing.

There is a single-family residence on each of the lots within the 141 Annex Minor Subdivision. Prior to issuance of the certificate of occupancy of the newly constructed residences on Lots 2 and 3 the developer paid the required Inclusionary Housing fees in lieu of \$7,675.12 for 7547 C.R. 141 and \$7,874.00 for 7543 C.R. 141.



A conceptual review meeting was not required with this application since the pre-annexation agreement required the annexation application.

Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north and south remain in Chaffee County and are also zoned RES. The properties to the east and west are within the city limits. The properties to the east are zoned High Density Residential (R-3) and the property to the west is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).



PROCESS:

An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

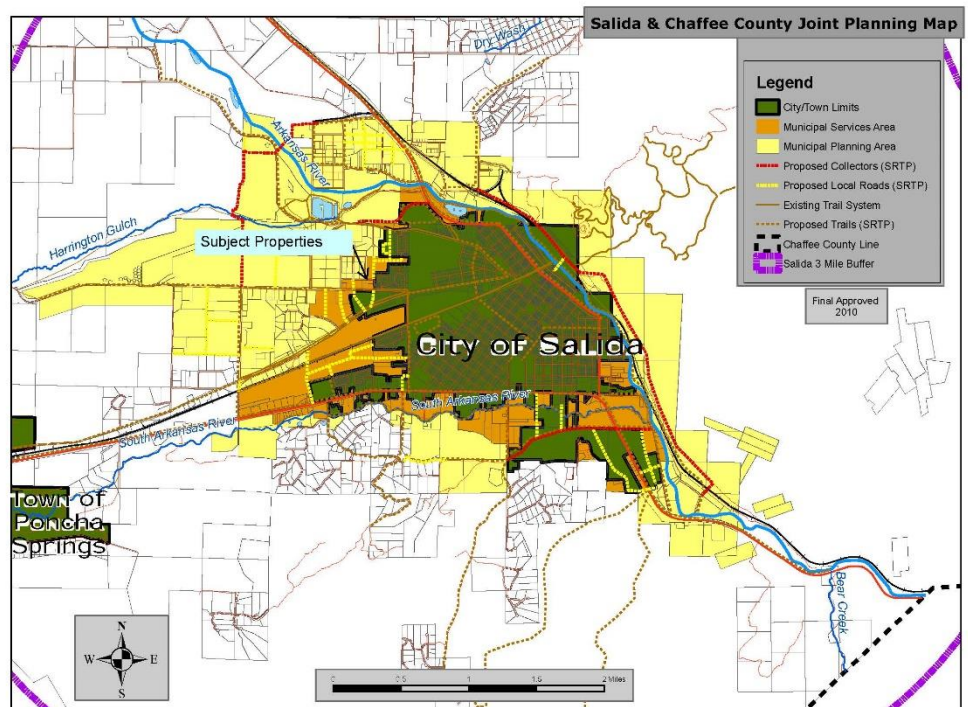
- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On December 7, 2021 City Council adopted Resolution 2021-42 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for February 1, 2022.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approves the proposed zoning.

FINDINGS OF FACT:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

- 1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
- 2. All applicable owners of the property are party to the annexation.

3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City’s Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA “encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time.”



- 4. The property may be efficiently served by City fire and police departments.
- 5. The property is a natural extension of the City’s municipal boundary and meets the legal requirements for annexation.

Annexation Agreement: Staff is recommending to incorporate conditions number 7 and 8 of the Love Pre-Annexation agreement as conditions in the 141 Annex Annexation agreement (below):

- 7. Payment of Fees. Owner agrees to pay at the time of building permit all applicable fees for the Property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC).
 - The fees have been paid for the newly constructed single-family residential units on Lots 2 and 3.

8. Inclusionary Housing. The applicant volunteers and agrees to provide an in-lieu fee at the rate in effect at the time of building permit application of any new residential dwelling units on any of the lots within the 141 Annex Annexation.

- The fees in lieu have been paid for the single-family residential units constructed on Lots 2 and 3.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Assistant Fire Chief, responded “The Fire Department has no concerns at this time.”
- Chaffee County Development Services: Planner Christie Barton, responded “Chaffee County Planning has no objection to the annexation, but County staff may have additional comments.”
- Salida Public Works Department: Public Works Director David Lady, responded “Typically there would be some language with regards to bringing the road up to standards.” (This one is a bit unique as there is no leverage to require that since the development has already occurred.)

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend the City Council approve the proposed annexation, subject to the conditions listed below.

RECOMMENDED MOTIONS:

“I make a motion to recommend City Council approve the proposed 141 Annex Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement:

1. That new residential dwelling units constructed on Lots 1, 2 or 3 shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal.
2. That new residential dwelling units constructed on Lots 1, 2 or 3 shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.

Attachments: 141 Annex Annexation Application and Plat Submittal
Agency Review
Proof of publication

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION AND ZONING APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS:

PLEASE TAKE NOTICE: that on December 14, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 180, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1809082342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Jeff Kriebel, Thomas Clegg, and Wendell Winger; for the properties located at 7549 County Road 141, 7547 County Road 141 and 7551 County Road 141.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property Medium Density Residential (R-2).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for February 01, 2022, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204386>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail Nov. 26, 2021



ANNEX APPLICATION GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review: _____ (Type) _____
- Limited Impact Review: _____ (Type) _____
- Major Impact Review: _____ (Type) _____
- Other: _____

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Wendell Winger / Dan Clegg / Jeff Kriebel

Mailing Address: ~~7551 CTY RD~~ See Annexation Petition

Telephone Number: _____ FAX: _____

Email Address: See Annexation Petition

Power of Attorney/ Authorized Representative: NA
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Winger / Clegg / Kriebel Annexation

Street Address: 7551 CTY RD 141 7547 CTY RD 141 7543 CTY RD 1
SALIDA, CO 81201

Legal Description: Lot See Annexation Plat Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: Wendell D. Winger Date: July 4, 2021

Signature of property owner: Thomas Daniel Clegg Date: 8/30/2021

Jeff Kriebel Date: 9/20/2021

AM
Three
Sign

7. Public Notice.

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and submittal of notarized affidavits, for proof of posting the public notice.

- 8. Petition for Exclusion from the South Arkansas Fire Protection District
- 9. Special Fee and Cost Reimbursement Agreement completed

Don

Need to post on all properties.

City will sign provide we must post

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

EXHIBIT A

Lots 1, 2 and 3, 141 Annex Minor Subdivision located in the SE1/4 SW1/4 of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, together with a portion of Chaffee County Road 141 lying adjacent easterly of said lot 3, all being more particularly described as follows:

Beginning at the southwest corner of Lot 1 of 141 Annex Minor Subdivision per plat filed under Reception no. 447958, Chaffee County, Colorado;

Thence north 01°12'40" East 124.48 feet to the Northwest corner of said lot 1;

Thence south 88°47'30" East along the North boundaries of Lots 1, 2 and 3 of said 141 Annex Minor Subdivision, 414.86 feet to the Northeast corner of said Lot 3;

Thence continuing South 88°47'30" East 60.0 feet to the westerly boundary of Cochetopa Estates, a subdivision in the City of Salida and being a point on the East right-of-way boundary of Chaffee County Road 141;

Thence south 01°01'22" West along said west subdivision and east county road boundary, 124.48 feet;

Thence North 88°47'30" West 60.0 feet to the Southeast corner of said Lot 3 of 141 Annex Minor Subdivision;

Thence North 88°47'30" West along the South Boundaries of Lots 3, 2 and 1 of said 141 Annex Minor Subdivision, 415.26 feet to the point of beginning

Also known by the following addresses:

7543 County Road 141, Salida, CO 81201

And assessor's schedule or parcel number: 368131300073

7547 County Road 141, Salida, CO 81201

And assessor's schedule or parcel number: 368131300072

7551 County Road 141, Salida, CO 81201

And assessor's schedule or parcel number: 368131300071

July 4, 2021

~~City of Salida~~

~~Special Fee and Cost Reimbursement Agreement~~

Additional Page specifying names and addresses of applicants:

Wendell D. Winger

7551 County Road 141

Salida, CO 81201

Dan Clegg

7547 County Road 141

Salida, CO 81201

Jeff Kriebel

7543 County Road 141

Salida, C) 81201

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner + e-mail	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
<i>[Signature]</i>	July 9 2021	7551 CTY RD 141, Salida, CO	Lot 1 HI Annex Subdivision
<i>[Signature]</i>	9-20-2021		Lot 2 "
<i>[Signature]</i>	9/20/2021	7543 CTY RD 141, SALIDA, CO	Lot 3 "

Dan →
Jef →

CITY OF SALIDA REVIEW STANDARDS FOR ANNEXATION

A. General Purposes. It shall be the general purposes of the City in respect to annexation:

1. **Consider Costs and Benefits.** To annex contiguous lands for positive reasons, equitable to the City and not as a matter of right to a petitioner or petitioners. In consideration of any annexation the short-term and long-term costs and benefits to the area proposed to be annexed and the short-term and long-term costs and benefits to the City shall be weighed.
2. **Agreements.** Simultaneous with any ordinance approving the annexation of property into the city boundaries, the owner of the annexed property shall, if requested, enter an annexation agreement upon terms and conditions approved by the City Council, which annexation agreement shall detail a number issues, including but not limited to the subjects described below:
 - a. To require, as a condition of annexation of vacant lands, the dedication of lands for public sites within the land area of the territory being annexed. The location of the lands to be dedicated shall be designated by the City after conferring with any other public agency which might have an interest in such sites.
3. **Providing Public Facilities and Services.** Ensuring that adequate water supply, sewage disposal, storm drainage, solid waste disposal, electrical, road, park/recreation and trail and public safety facilities and services are provided. The annexor shall be required to provide evidence of the financial capability of the annexor to complete public and other improvements, including adequate guaranties and security.
4. **Provide for Orderly Development of the City.** To provide for the efficient, well-ordered and safe development of the City of Salida and to accommodate a variety of desirable residential, commercial, industrial and public land uses in an appropriate, efficient and attractive development pattern.
5. **Implement Comprehensive Plan.** To consider land for annexation that conforms with the purposes of the Comprehensive Plan. The annexor shall include a development plan for the property, which at a minimum shall demonstrate that the proposed development of the property is in general conformance with the Comprehensive Plan.
6. **Housing for the Community.**
To promote the construction of housing that is affordable to the community's workforce; retain opportunities for people that work in the City to also live in the City; maintain a balanced community that provides housing for people of all income levels; and ensure that housing options continue to be available for very low-income, low-income, moderate, middle-income residents, special needs populations, and a significant proportion of those who work or live in the City. All subsequent development at this property is required to include at least twelve and one-half (12.5) percent of the total number of residential dwelling units as affordable dwelling units, subject to the standards of Section 16-13-20 and other requirements of Article XIII – Inclusionary Housing of the Salida Municipal Code.

PETITION FOR EXCLUSION OF THE PROPERTY FROM THE SOUTH ARKANSAS FIRE PROTECTION DISTRICT

As an owner of property currently located in unincorporated Chaffee County, fire protection services are provided by the South Arkansas Fire Protection District (SAFPD). These services are supported by a tax, specifically for the SAFPD, on your tax bill. Once a property is annexed into the City of Salida, fire protection services will be provided by the City.

If a property owner annexes into the City and does not petition the SAFPD for exclusion from the district, the property owner(s) will continue to pay real property taxes to South Arkansas Fire Protection District. In essence, being taxed by both the SAFPD and the City for fire protection service.

It is the responsibility of the property owner to exclude land from the special taxing district during the annexation process. The information on the following page should be submitted to the SAFPD if you would like to have your property removed from their taxing district.

Mail the petition to the attorney for the South Arkansas Fire Protection District:

Michael Luedtke
Hoskin Farina & Kampf, P.C.
P.O. Box 40
Grand Junction, CO 81502
(970) 986-3400
FAX: (970) 986-3401

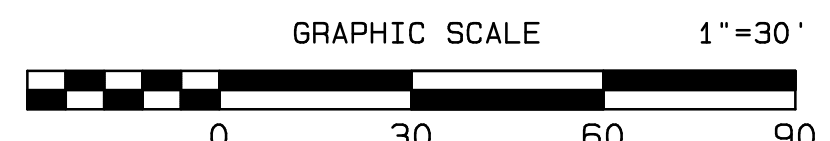
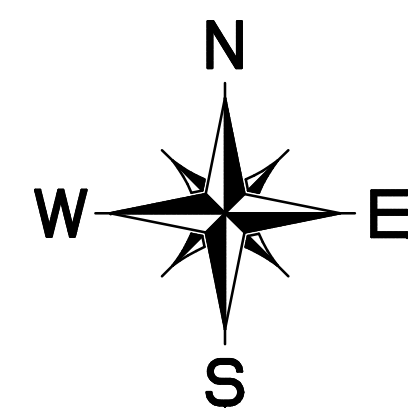
We ~~don't~~ do anything!
o See example
o Koudi will e-mail blank cover

Item 4. Annexation Application Contents

This application meets the requirement of the Pre-Annexation Agreement --CITY OF SALIDA, COLORADO, RESOLUTION NO. 52 (Series of 2018). Comporting with the city's review standards is discussed in the Pre-Annexation Agreement. City water and sewer facilities are installed in the right of way on Count Road 141 in front of the property proposed for annexation. The applicant proposes that the annexation be zoned R-2 in accordance with the city's comprehensive plan and consistent with the existing development of surrounding properties.

141 ANNEX ANNEXATION

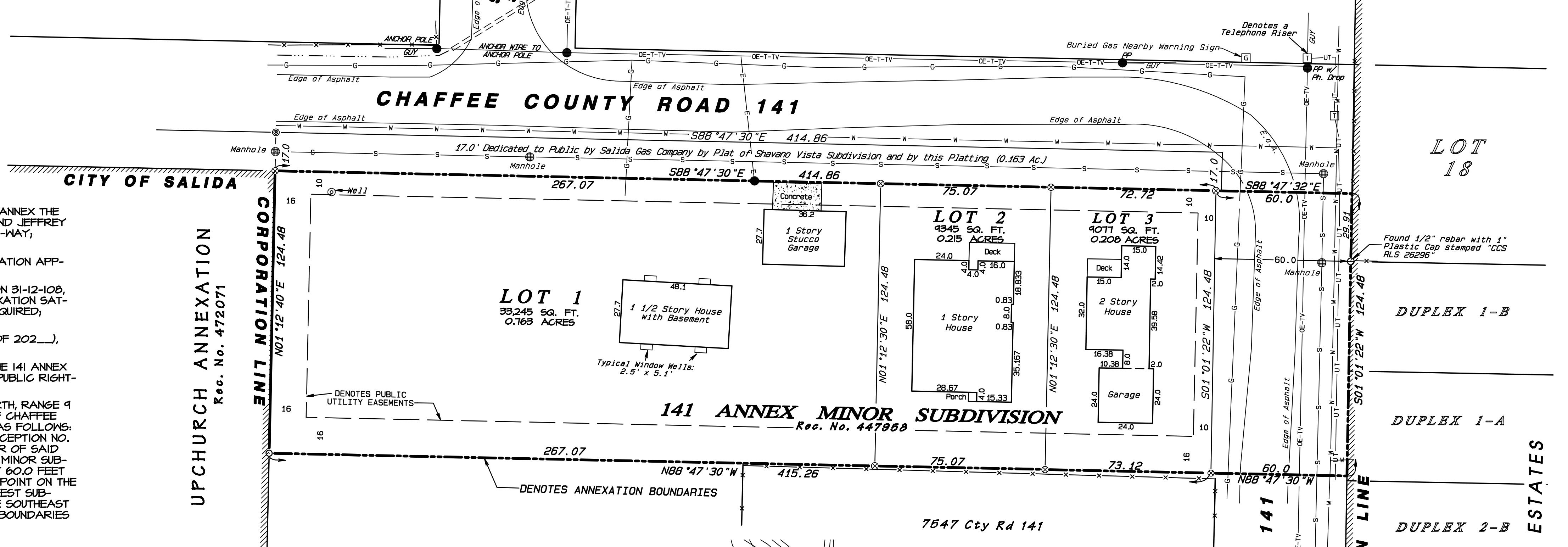
LOCATED IN THE
SE 1/4 SW 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING N88°47'30"W BETWEEN RECOVERED REBAR MONUMENTS AT THE SE AND SW CORNERS OF THE TRACT, AS SHOWN AND DESCRIBED HEREON.

- LEGEND:**
- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED '1776'
 - DENOTES A PREVIOUSLY RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '8753'
 - DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED LS 16117, PREVIOUSLY SET.
 - DENOTES AN OVERHEAD ELECTRIC POWER LINE.
 - DENOTES AN OVERHEAD TELEPHONE LINE.
 - DENOTES AN OVERHEAD TELEVISION LINE.
 - DENOTES A CITY OF SALIDA SEWER LINE.
 - DENOTES A CITY OF SALIDA WATER LINE.
 - DENOTES A FENCE.
 - DENOTES CITY OF SALIDA CORPORATION LINE.

SHAVANO VISTA SUBDIVISION



141 ANNEX ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY WENDELL D. WINGER (LOT 1), THOMAS D. CLEGG AND LAURA J. CLEGG (LOT 2), AND JEFFREY KRIEBEL AND STACIA KRIEBEL, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED, EXCLUDING PUBLIC RIGHT-OF-WAY; AND

WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 202____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1), C.R.S.; AND

WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 202____, AS REQUIRED BY SECTION 31-12-103, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 202____), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND

WHEREAS, ON _____, 202____, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 202____), APPROVING AND ANNEXING THE 141 ANNEX ANNEXATION TO THE CITY OF SALIDA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 141 ANNEX ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 1.358 ACRES, MORE OR LESS, (INCLUSIVE OF PUBLIC RIGHT-OF-WAY), AND BEING DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, 141 ANNEX MINOR SUBDIVISION LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, TOGETHER WITH A PORTION OF CHAFFEE COUNTY ROAD 141 LYING ADJACENT EASTERLY OF SAID LOT 3, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF 141 ANNEX MINOR SUBDIVISION PER PLAT FILED UNDER RECEPTION NO. 447958, CHAFFEE COUNTY, COLORADO; THENCE NORTH 01°12'40" EAST 124.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°47'30" EAST ALONG THE NORTH BOUNDARIES OF LOTS 1, 2 AND 3 OF SAID 141 ANNEX MINOR SUBDIVISION, 414.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE CONTINUING SOUTH 88°47'30" EAST 60.0 FEET TO THE WESTERLY BOUNDARY OF COCHETOPA ESTATES, A SUBDIVISION IN THE CITY OF SALIDA AND BEING A POINT ON THE EAST RIGHT-OF-WAY BOUNDARY OF CHAFFEE COUNTY ROAD 141; THENCE SOUTH 01°01'22" WEST ALONG SAID WEST SUBDIVISION AND EAST COUNTY ROAD BOUNDARY, 124.48 FEET; THENCE NORTH 88°47'30" WEST 60.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF 141 ANNEX MINOR SUBDIVISION; THENCE NORTH 88°47'30" WEST ALONG THE SOUTH BOUNDARIES OF LOTS 3, 2 AND 1 OF SAID 141 ANNEX MINOR SUBDIVISION, 415.26 FEET TO THE POINT OF BEGINNING.

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 202____.

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

OWNERS:

LOT 1, 141 ANNEX MINOR SUBDIVISION Wendell Winger 7551 County Road 141 Salida, CO 81201	LOT 2, 141 ANNEX MINOR SUBDIVISION Thomas D. & Laura J. Clegg 8846 County Road 150 Salida, CO 81201	LOT 3, 141 ANNEX MINOR SUBDIVISION Jeffrey and Stacia Kriebel 7543 County Road 141 Salida, CO 81201
---	---	---

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE OWNERS OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON (EXCLUDING PUBLIC RIGHT-OF-WAY) DESIRE AND APPROVE OF THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA. THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

Wendell Winger Thomas D. Clegg Laura J. Clegg Jeffrey Kriebel Stacia Kriebel

STATE OF COLORADO } ss

COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 202____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS _____ DAY OF _____, 202____.

GENERAL LAND SURVEYOR'S NOTES:

- ANNEXATION DESCRIPTION CONTAINED HEREON WAS PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO, 81201.
- DEED LINES ARE BASED ON THE FILED PLAT OF 141 ANNEX MINOR SUBDIVISION AND ON THE LOCATIONS OF THE REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

MICHAEL K. HENDERSON
REG. L. S. NO. 16117
STATE OF COLORADO

ANNEXATION BOUNDARY SUMMARY:

PERIMETER OF LAND TO BE ANNEXED 1199.01 feet
ADJOINING PRESENT CORPORATION LINE 248.96 feet
REQUIRED ADJOINING 1/6TH 199.84 feet

SALIDA PLANNING COMMISSION APPROVAL:

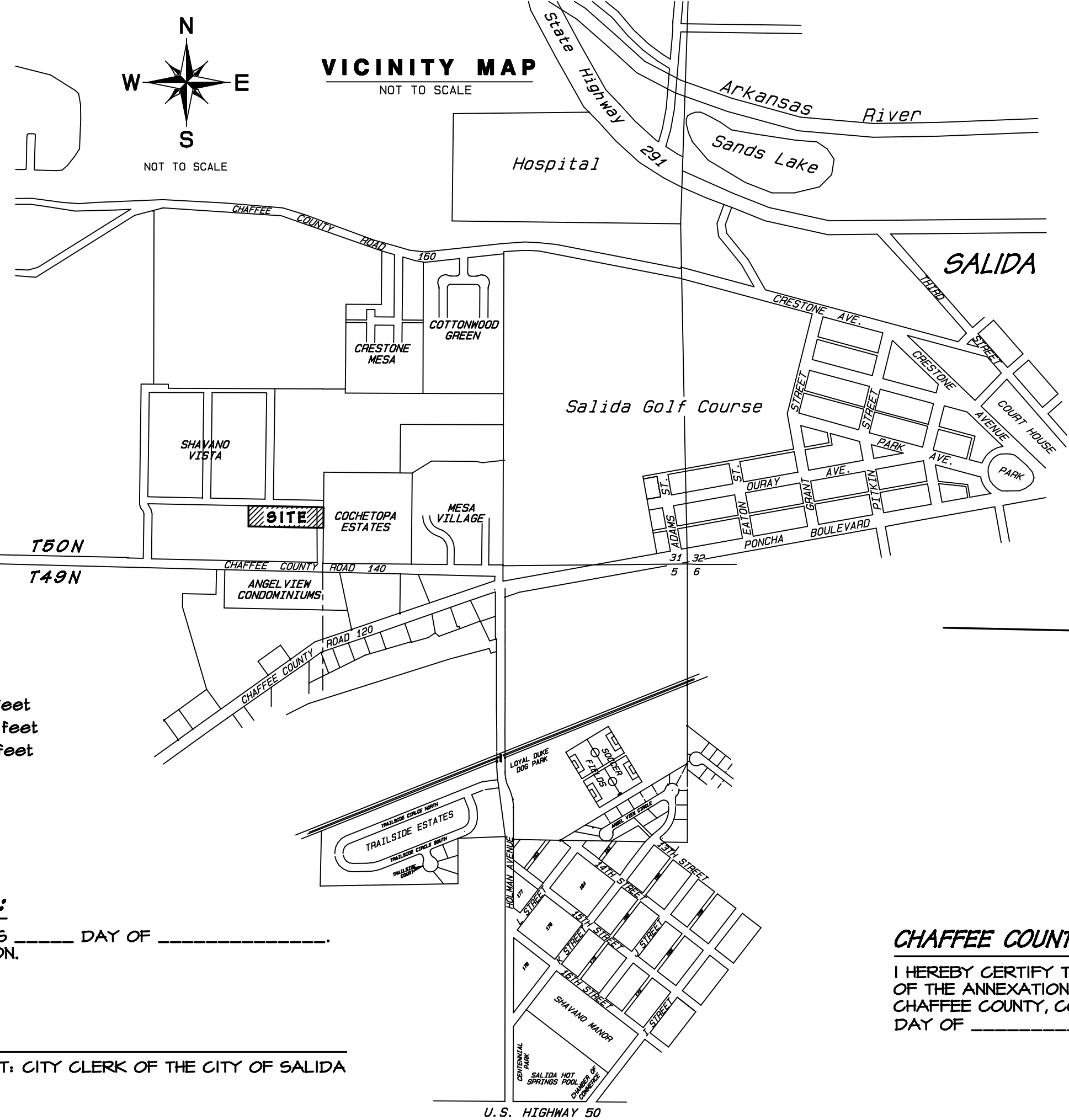
THIS ANNEXATION PLAT IS HEREBY APPROVED ON THIS _____ DAY OF _____, 202____, BY THE CITY OF SALIDA PLANNING COMMISSION.

CHAIRMAN OF PLANNING COMMISSION ATTEST: CITY CLERK OF THE CITY OF SALIDA

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE 141 ANNEX ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 202____.

CITY CLERK



CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE 141 ANNEX ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

141 ANNEX ANNEXATION	
In the SE 1/4 of the SW 1/4 of SECTION 31, T50N, R9E, N.M.P.M. CHAFFEE COUNTY, COLORADO	
Job Number: J-21-208	CHAFFEE COUNTY
TPC FILE: J-18-130	
M. K. H.	
DRAWN BY: TMOO CAD	HENDERSON LAND SURVEYING CO., INC.
B. S. H.	203 G STREET
	SALIDA, COLORADO
CHECKED: _____	DATE: _____
FILE BOOK: 5318, Pages 43 & 44	10/20/21
	DRAWING NO. L-21-71

447915

447915 1/3/2019 8:05 AM
3 of 8 RESC R\$48.00 D\$0.00

Lori A Mitchell
Chaffee County Clerk

**PRE-ANNEXATION AGREEMENT
7551 County Road 141**

THIS AGREEMENT is made and entered into this 4th day of December, 2018, by and between the CITY OF SALIDA, COLORADO, a municipal corporation (hereinafter "City"), and BRADLEY J. AND SANDRA L. LOVE as the owner of the real property described hereafter (hereinafter "Owner");

WITNESSETH:

WHEREAS, Owner is the owner of certain real property located in unincorporated Chaffee County, which property is more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is currently not eligible for annexation and lies within the City of Salida Municipal Services Area; and

WHEREAS, Owner desires to obtain the municipal services hereinafter described from the City at such time, and the City is capable of providing such service; and

WHEREAS, the City of Salida has entered into an intergovernmental agreement (IGA) with Chaffee County, adopted by Resolution 2010-10 on February 16, 2010, wherein the City cooperates with Chaffee County in the review of land use applications within the Municipal Services Area; and

WHEREAS, paragraph 4.4 of said IGA describes the process for review of land uses within the Municipal Planning Area that will not be immediately annexed including joint review, approval by the County and the development will be subject to some or all of the city development standards as agreed upon in the pre-annexation agreement; and

WHEREAS, the Chaffee County Board of Commissioners approved the 141 Annex (Love Family) Minor Subdivision, consisting of 1.35 acres and three lots on November 13, 2018; and

WHEREAS, the parties desire to enter into this Agreement pursuant to C.R.S. §31-12-121 to set forth the terms and conditions of the extension of services and annexation of the Property by the City.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. Services to be Provided. The City agrees to provide Owner with municipal water and sewer services to the Property for residential uses at in-City rates. City water and sewer services are adjacent to the Property and Owner agrees to extend and connect to City water and sewer at the then applicable in-City rates.

2. Costs. The City will provide said service subject to the rules, regulations, charges, fees, and ordinances of the City of Salida as are now in effect, or as they may hereafter be amended. All costs of extending services to the Property shall be borne by the Owner including, but not limited to, main and service line extensions within the right-of-way of County Road 141 for the length of the property, approximately 477 feet and terminate the sewer at a manhole and water with a fire hydrant per city standards. At or prior to the first delivery of municipal service pursuant to this Agreement, the Owner agrees to pay all system improvement fees at the then applicable in-City rate as provided in the Salida Municipal Code.

3. No Precedential Value. Nothing herein shall obligate the City to extend additional service to the Owner or to the Property, other than that service described in Paragraph 1, above. There shall be no expansion of such service without the express written consent of the City. The Owner and its agents, employees, and tenants shall be bound by all of the ordinances of the City of Salida insofar as they may pertain to the conditions of pre-annexation herein described.

4. Annexation. To the maximum extent permitted by law, the parties agree that this Agreement, pursuant to C.R.S. §31-12-121, constitutes an enforceable obligation upon the Owner, its successors, and assigns to file a petition for annexation prior to or contemporaneous with any additional development of the Property to the extent permitted by law. The Owner further agrees that at such time as the Property is eligible for annexation, Owner shall within sixty (60) days of becoming eligible for annexation file a petition for annexation of the Property.

5. New Development. Owner agrees that during the term of this Agreement all new development or construction on the Property shall be in accordance with the requirements of the Salida Municipal Code.

6. Existing Uses. The Property is currently zoned residential and the Owner intends to continue to use it for that purpose.

7. Payment of Fees. Owner agrees to pay at the time of building permit all applicable fees for the Property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) which are currently \$354 per unit. Notes shall be affixed to the subdivision plat describing this requirement.

8. Inclusionary Housing. The applicant volunteers and agrees to deed restrict one residential living unit within the subdivision for occupancy by a household earning 80% or less of the Area Median Income (AMI), either as a rental or by ownership in conformance with Article XIII, of Chapter 16 of the SMC. This requirement may be met through one of the following means:

- a. Provide the deed restricted unit within the subdivision that is consistent and compatible in exterior design with the other non-restricted units in the subdivision; or
- b. Provide an in-lieu fee equal to the lessor of \$7,874 or \$3.94 per the total habitable square footage of each of the principal residences to be constructed

within the subdivision at the time of issuance of a building permit for such residences.

A note shall be affixed to the subdivision plat describing the inclusionary housing requirement.

9. Termination Upon Annexation. This Agreement shall terminate automatically on the effective date of the annexation to the City of the Property; provided, however, that nothing in this paragraph shall limit any other rights of termination provided in this Agreement.

10. Failure or Refusal to Annex. In the event the Owner fails to annex their Property to the City as required by this Agreement, the City may, at its sole option and without otherwise limiting its legal rights, bring an action at law or equity, including an action for specific performance, to enforce the terms of this Agreement or treat this Agreement as a petition for annexation and annex the Property without consent after thirty (30) days' written notice to Owner. The rights and remedies under this paragraph shall be cumulative. To the extent permitted by law, the Owner hereby appoints the City Clerk as their attorney-in-fact to execute and deliver all documents necessary to annex Owner's Property to the City, should the Owner fail or refuse to annex as required under this Agreement. If the City proceeds to annex the Owner's Property as permitted under this paragraph, it may advance all fees and costs related to the annexation, and shall be entitled to recover the same as a personal obligation of the Owner. Such fees and costs shall also constitute a lien against the Owner's Property, which may be foreclosed as provided by law.

11. Lien Rights. The City shall be entitled to prepare and record a lien against the Owner's Property for the amount of any costs, fees, and other expenses which it has advanced or which the Owner is required to be pay pursuant to this Agreement and/or the Salida Municipal Code.

12. Miscellaneous. The parties agree time is of the essence in the implementation of this Agreement. All of the terms and conditions of this Agreement shall bind the heirs, successors, assigns, or personal representatives of the parties hereto. This Agreement constitutes a covenant which runs with the real Property. This Agreement sets forth the entire understanding between the parties, and any previous agreements, promises, or understandings have been included in this Agreement.

13. Recording Fees. The City shall record this Agreement upon execution. The Owner shall simultaneously with the execution of this Agreement tender to the City the actual amount of recording fees (Checks shall be payable to the Chaffee County Clerk and Recorder).

447915

447915
7 of 8

1/3/2019 8:05 AM
RESC R\$48.00 D\$0.00

Lori A Mitchell
Chaffee County Clerk

EXHIBIT A

CITY OF SALIDA
ATTN: GLEN VAN NIMWEGAN AICP
448 E 1ST STREET STE 112
SALIDA, CO 81201

8-48.00
Glen Van Nimwegan, AICP
448 E 1st St. Ste #112, Salida, Co. 81201

RECEIVED
JAN 07 2019



STAFF REPORT

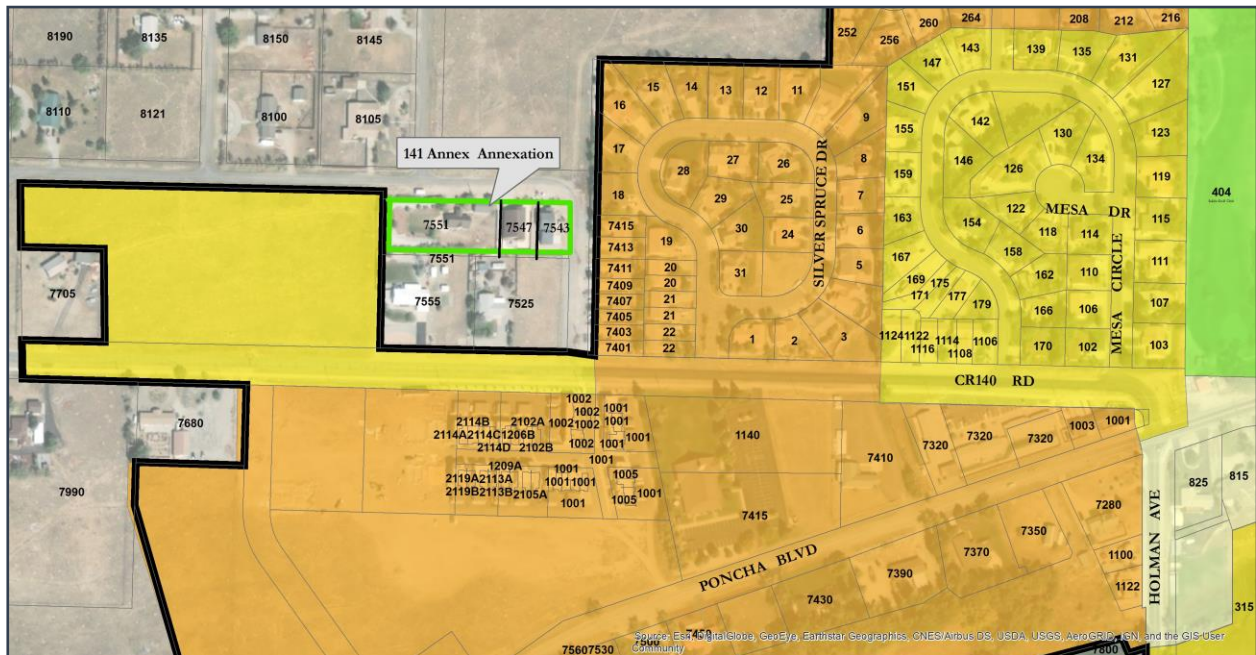
MEETING DATE: December 14, 2021
AGENDA ITEM TITLE: 141 Annex - Annexation - Zoning Review
AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, are required to annex their property when eligible as discussed in the 141 Annex Annexation application. The area annexed must be brought under the municipality’s zoning ordinance within 90 days from the effective date of the annexation ordinance.

The applicants have requested approval to have each of their lots (1.358 acres total) zoned Medium-Density Residential (R-2), following approval of annexation of the lots into the City of Salida. The property is located between County Roads 140 and 141, as shown on the portion of the City’s address and zoning map below.

A complete legal description is shown as exhibit A with the annexation application.



SURROUNDING LAND USE AND ZONING: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north and south remain in Chaffee County and are also zoned RES. The properties to the east and west are within the city limits. The properties to the east are zoned High Density Residential (R-3) and the property to the west is the recently annexed Upchurch parcel that is zoned Medium Density Residential (R-2).



REVIEW STANDARDS FOR MAP AMENDMENTS (Section 16-4-210):

1. **Consistent with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan includes the goals that new projects should complement the neighborhood’s mass and scale; be focused within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The zoning of R-2 would be consistent with the zoning found in the adjacent Upchurch Annexation and would continue the regular pattern of zone district application.

2. **Consistency with Purpose of Zone District.** The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
 - Per the land use code, the purpose of the Medium-Density Residential (R-2) zone district is: “to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings, and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities.”

- The parcels being annexed are developed with single-family residences on each lot. Staff supports the request to zone the subject property as Medium-Density Residential (R-2).
3. **Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
- The zoning classification of Medium Density (R-2) is consistent and compatible with the zoning of the adjoining Upchurch property which is also at the edge of the MSA.
4. **Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the site as Medium-Density Residential (R-2).

RECOMMENDED MOTION:

“I make a motion to recommend the City Council approve the proposed zoning of the subject site to Medium-Density Residential (R-2) Zone District, as it meets the review standards for a zoning/rezoning.”

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION AND ZONING APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on December 14, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 180, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1809082342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Jeff Kriebel, Thomas Clegg, and Wendell Winger, for the properties located at 7549 County Road 141, 7547 County Road 141 and 7551 County Road 141.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property Medium Density Residential (R-2).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for February 01, 2022, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204386>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review:
(Type) _____
- Limited Impact Review:
(Type) _____
- Major Impact Review:
(Type) Zoning
- Other: _____

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Wendell Winger / Dan Clegg / Jeff Kriebel

Mailing Address: See Annexation Petition

Telephone Number: _____ FAX: _____

Email Address: See Annexation Petition

Power of Attorney/ Authorized Representative: NA
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Winger / Clegg / Kriebel Annexation
7551 CTY RD 141 7547 CTY RD 141 7543 CTY RD 141

Street Address: SALIDA, CO 81201

Legal Description: Lot See Annexation Pet Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

All three signs

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent: Wendell Winger Date: SEP 20, 2021

Signature of property owner: Thomas Daniel Clegg Date: 9-20-2021

Jeff Kriebel 9/20/2021



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Agreement completed.
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant; *(See Attached)* — use language in your "warranty" paper
4. Special Fee and Cost Reimbursement Agreement completed.
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.

6. Applications for Limited Impact Review must submit six (6) copies of application materials and applications for Major Impact Review must submit twelve (12) copies of application materials.

7. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

10. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainage ways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

11. An access permit from the Colorado Department of Transportation; and

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

Each lot has single family
uses compatible with the R22
zone district.

4. **Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

Existing uses do not create
nuisances.

5. **Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

See City of Sedona, Colorado
Resolution No. 52 (Series 2018). City of
Sedona water & sewer lines are installed
in the right-of-way in front of
the three subject properties.

6. **Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

No adverse environmental impacts with the existing uses.

Item 3. "Limited Impact & Major Impact Submittal Requirements"

This petition meets the requirement of the Pre-Annexation Agreement --CITY OF SALIDA, COLORADO, RESOLUTION NO. 52 (Series of 2018). Comporting with the city's review standards is discussed in the Pre-Annexation Agreement. City water and sewer facilities are installed in the right of way on Count Road 141 in front of the property proposed for annexation. The petitioner proposed that the annexation be zoned R-2 in accordance with the city's comprehensive plan and consistent with the existing development of surrounding properties.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 14th, 2021

AGENDA ITEM TITLE: Changes to Chapters 6 & 16 of the Salida Municipal Code Regarding Adult-Oriented Businesses

AGENDA SECTION: Public Hearing

BACKGROUND:

Currently, the City of Salida Municipal Code does not specifically address any regulations or restrictions for adult-oriented businesses. According to a City Attorney’s office memo, this leaves the City “naked” to the threat of such businesses being established within City limits. Furthermore, according to the Attorney’s office, “(T)he City may likely regulate such an ... establishment indirectly through its zoning code by denying a conditional use of the property under Section 16-4-140. However, such an approach is not optimal, as this is reactionary, *ad hoc* regulation risks exposing the City to legal challenge from business owners seeking to exercise their valid First Amendment rights. As such, direct regulation of these entities is likely warranted.”

State law [inc. C.R.S. 31-15-401(1)(p)(I) and C.R.S. 31-15-501(1)(c)] allows the City to adopt regulations for such establishments and also to license such establishments. However, both the Colorado Constitution and U.S. Constitution protect freedom of expression, including “indecent” (but not obscene) sexual expression. Therefore, local governments cannot totally restrict efforts to access this type of speech, but they can regulate them in order to protect against the potentially harmful secondary effects of these entities, and the preserve the character of certain areas. There is ample case law that provides some guard rails for such regulation.

The Attorney’s Office reviewed the practices and regulations of several other Colorado municipalities and provided staff with recommended code language for the proposed text amendment. The attached draft Ordinance 2021-21, along with its proposed revisions to Chapter 6 – Business Licenses and Regulations and Chapter 16 – Land Use and Development, would create a licensing requirement, rules and procedures, and associated fees for such uses (including adult bookstores/novelty shops as well as adult entertainment establishments), and establish the zoning districts where such uses are prohibited or may be conditionally approved subject to specific review standards. Such standards include:

- Adult-oriented businesses shall not be located within one thousand (1,000) feet of another adult-oriented business, measured from the nearest exterior wall of the proposed adult-oriented business to the nearest exterior wall of any other adult-oriented business.
- Adult-oriented businesses shall not be located within three hundred (300) feet of the following protected uses, measured from the nearest exterior wall of the proposed adult-oriented

business to the nearest lot boundary of the protected use, provided such protected use is established on or before the date the application for the proposed adult-oriented business is filed:

- 1. Community buildings;
 - 2. Day cares homes and Day care centers;
 - 3. Parks;
 - 4. Recreational facilities;
 - 5. Churches, parish homes and religious education buildings; or
 - 6. Schools.
- Adult-oriented businesses shall not be located within three hundred (300) feet of the following zoning district boundaries: R-1, R-2, R-3, R-4, or RMU measured from the nearest exterior wall of the proposed adult-oriented business to the nearest edge of the zoning district boundary.
 - Adult-oriented businesses shall be closed to the public between the hours of 1:00 a.m. and 9:00 a.m.

REQUIRED ACTIONS BY THE COMMISSION:

- 1. The Commission shall conduct a public hearing.
- 2. The Commission shall make a recommendation to City Council regarding the proposed changes to Chapter 16. (Council would also welcome comments and recommendations regarding the proposed changes to Chapter 6).

Such recommendations are anticipated to be brought to City Council on December 21st, 2021 (for first reading) and again on January 4th (for the second reading and public hearing).

STAFF RECOMMENDATIONS:

Staff recommends that Planning Commission recommend approval of the proposed text amendments included in Ordinance 2021-21, with changes recommended by staff.

RECOMMENDED MOTIONS:

- A. “I make a motion to recommend the City Council approve the proposed text amendments to Chapters 6 and 16 of the Salida Municipal Code regarding adult-oriented businesses, with changes recommended by staff.”

Attachments:

(Draft) Ordinance 2021-21
Proof of Notice

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 21
(Series of 2021)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA
MUNICIPAL CODE CONCERNING ADULT-ORIENTED BUSINESSES**

WHEREAS, the City of Salida, Colorado (the “City”) is a statutory city, duly organized and existing under the laws of the state of Colorado;

WHEREAS, pursuant to C.R.S. § 31-15-401, the City, by and through its City Council (the “Council”), possesses the authority to adopt laws and ordinances within its local powers in furtherance of the general health, safety, and welfare of its residents;

WHEREAS, pursuant to C.R.S. § 31-15-501, the City, by and through its Council, possesses the authority to license and regulate any lawful occupation, business, or place of amusement;

WHEREAS, pursuant to C.R.S. § 31-23-301, the City, by and through its Council, also possesses the authority to adopt and enforce zoning regulations;

WHEREAS, the First Amendment of the United States Constitution protects freedom of expression, including indecent sexual expression;

WHEREAS, adult entertainment establishments can have a deleterious effect on both neighboring businesses and surrounding residential areas by causing an increase in crime and a decrease in property values;

WHEREAS, the Council seeks to establish reasonable and uniform regulations to prevent and mitigate the deleterious effects of adult entertainment establishments while simultaneously not denying access to or distribution of sexually-oriented content; and

WHEREAS, the Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents to amend Chapter 6 and Chapter 16 of the Code, as they relate to the regulation of adult entertainment establishments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF SALIDA, COLORADO AS FOLLOWS:**

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the Council.

Section 2. Chapter 6, Article VIII of the Code, concerning the licensure and regulation of adult entertainment establishments, is hereby created to read as follows:

ARTICLE VIII. – ADULT ENTERTAINMENT ESTABLISHMENTS.

Sec. 6-8-10. – Definitions.

For the purpose of this Article the following words and terms have the following meanings, unless

the context clearly indicates otherwise.

Adult arcade means any commercial establishment where, for any form of consideration, monetary or otherwise, one or more still or motion picture projectors, slide projectors, video cassette players, or similar machines, or other image producing machines, for viewing by five (5) or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult bookstore, adult novelty shop, or adult video store means a commercial establishment which devotes a significant or substantial portion of its stock-in-trade or interior floor space to the sale, rental or viewing (for any form of consideration) of books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult cabaret means a cabaret which features either persons who appear nude or in a state of nudity or semi-nudity or live performances which are characterized by the exposure of "specific anatomical areas."

Adult entertainment establishment means an entertainment or retail establishment that is distinguished or characterized by an emphasis on material depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," including but not limited to adult bookstores, adult video stores, adult novelty shops, adult movie theaters, adult arcades, adult cabarets, adult theaters, nude model studios, and other adult services establishments.

Adult movie theater means a commercial establishment which is distinguished or characterized by the showing of films, motion pictures, video cassettes, slides, or similar photographic reproductions with an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas" which are regularly shown for any form of consideration.

Adult theater means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by an emphasis on exposure of "specified anatomical areas" or by "specified sexual activities."

Nude model studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided money or any form of consideration to be seen, observed, or similarly viewed by other persons, without regard to whether the person is sketched, drawn, painted, sculpted, photographed.

Specified anatomical areas as used herein means and includes any of the following: (1) less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or (2) human male genitals in a discernible turgid state even if completely and opaquely covered.

Specified criminal acts means sexual crimes against children, sexual abuse, sexual assault, or crimes connected with another sexually-oriented business including, but not limited to distribution of

obscenity, prostitution, or pandering.

Specified sexual activities means and includes any of the following: (1) the fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts; (2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; (3) masturbation, actual or simulated; (4) human genitals in a state of sexual stimulation, arousal, or tumescence; or (5) excretory functions as part of or in connection with any of the activities set forth in subsections (1) through (4) of this definition.

Sec. 6-8-20. – Purpose and intent.

The purpose and intent of this Article is to regulate adult entertainment establishments to promote the health, safety, and general welfare of the residents of the City, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult entertainment establishments within the City, thereby reducing or eliminating the adverse secondary effects from such businesses. The provisions of this Article are not intended to impose a limitation or restriction on the content of any communicative materials, including sexually-oriented materials. It is not the intent of this Article to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually-oriented entertainment to their intended market. Neither is it the intent nor effect of this Article to condone or legitimize the distribution of obscene material.

Sec. 6-8-30. – License required; fee.

- (a) It shall be unlawful for any person to operate an adult entertainment establishment in the City without a valid license issued pursuant to this Article.
- (b) The initial license fee, renewal license fee, and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time.

Sec. 6-8-40. – Application.

Each application for an adult entertainment establishment license shall include the following:

- (a) The name, address, and telephone number of the applicant and, if the applicant is an individual, satisfactory proof that they are twenty-one (21) years of age or older;
- (b) If the applicant is a legal entity, satisfactory proof that each of the individual officers, directors, managers, partners, members, or principal owners of such entity are twenty-one (21) years of age or older;
- (c) The address of the proposed adult entertainment establishment;
- (d) A description of the type or types of adult entertainment establishment proposed, such as an adult bookstore, an adult cabaret, or an adult movie theater;
- (e) Whether the applicant or any of the other individuals required to be listed in the application have, within five (5) years from the date of the application, been convicted of a specified criminal act and, if so, the specified criminal act involved, the date and place of conviction, and the disposition of the charge or charges;
- (e) Whether the applicant or any of the other individuals required to be listed in the application

has had a previous license under this or any other similar sexually-oriented business ordinance from another city or county denied, suspended, or revoked and, if so, the name and location of the sexually-oriented business for which the license was denied, suspended, or revoked, as well as the date of such denial, suspension, or revocation;

(f) Whether the applicant or any of the other individuals required to be listed in the application hold any other licenses under this division or other similar sexually-oriented business ordinances from another city or county and, if so, the names and locations of such other licensed businesses;

(g) Satisfactory proof of the applicant's ownership or right to possession of the premises wherein the adult entertainment establishment will be operated;

(h) A sketch or diagram showing the configuration of the premises including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared, but it must be oriented to the north or to some designated street or object and shall be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches. The licensing officer may waive the foregoing diagram for transfer and renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

(i) A current certificate and straight-line drawing prepared within thirty (30) days prior to an initial application by a Colorado registered land surveyor depicting: (i) the property lines and the structures of the premises to be licensed; (ii) the location of the property lines of existing protected uses as set forth in Section 16-4-190(s). For purposes of this section, a use shall be considered existing if it is in existence at the time an application is submitted.

Sec. 6-8-50. – License issuance; renewal; term.

(a) Issuance. The City Administrator or City Clerk may issue an adult entertainment establishment license under this Article upon satisfaction of the following conditions:

(1) The applicant has submitted a completed application form which satisfies the application requirements set forth in Section 6-8-40 and has provided all required information regarding the adult entertainment establishment;

(2) The applicant has paid the appropriate license fee established by the City Council;

(3) The proposed adult entertainment establishment is located in an appropriate zone and is not within the proscribed radius of a protected use, pursuant to Chapter 16 of this Code; and

(4) The building in which the adult entertainment establishment is to be conducted is ready for occupancy with such furniture, fixtures, and equipment in place as are necessary to comply with the provisions of this Article and the plans and specifications approved by the City with the application, as verified by inspection of the premises by the Fire Department and/or the Police Department.

(b) Renewal. A licensee shall apply for renewal of the license, by submitting a completed renewal application form and the required renewal license fee no later than thirty (30) days prior to the expiration of the existing term. The City Clerk shall renew the license prior to the end of the term, provided that the renewal application and fee were timely submitted, and the City Clerk is not

aware of any fact that would have prevented issuance of the original license or issuance of the renewal.

(c) Term. All licenses issued under this Article shall be for a term of one (1) year from the date of the license first being issued.

(d) Expiration. A license that is not timely renewed shall expire at the end of its term. The failure to timely obtain a renewal of a license requires submission of a new application.

Sec. 6-8-60. – License revocation and suspension.

Any license issued pursuant to this Article may be suspended or revoked by the City Council, upon ten (10) days’ written notice, to a licensee stating the contemplated action and, in general, the grounds therefor, and after a reasonable opportunity for the licensee to be heard, for any of the following reasons:

- (1) Violation by a licensee or licensee's officers, agents, or employees of any of the provisions of this Article, or any relevant or applicable laws of the United States, the State of Colorado, or ordinances of the City;
- (2) Violations of any conditions imposed by the City Clerk's office in connection with the issuance or renewal of a license;
- (3) Failure to pay State or local taxes, or the annual license fee, that are related to the operation of the adult entertainment establishment;
- (4) If any fact or condition exists which, if it had existed or had been known to exist at the time of the application, would have warranted the refusal of the issuance of the license;
- (5) Failure to file any report or furnish any information that may be required by provisions relating to this Article;
- (6) Loss of right to possession of the licensed premises; or
- (7) Fraud, misrepresentation, or a false statement of material fact contained in the original or renewal license application.

Sec. 6-8-70. – Penalties.

In addition to any other remedies available at law or equity, operating an adult entertainment establishment within the City without a license shall subject the violator to a fine in an amount to be established by resolution of the City Council, as may be amended from time to time, to be collected in the manner provided for penalty assessments as provided in Chapter 1, Article VII of this Code.

Section 3. Section 16-1-80 of the Code, concerning definitions applicable to land use and development provisions, is hereby amended to read as follows:

Sec. 16-1-80. - Definitions.

This Article defines words, terms and phrases contained within this Land Use Code. The following terms shall have the following meanings when used in this Land Use Code:

...
Adult bookstore, adult novelty shop, or adult video store means a commercial establishment which devotes a significant or substantial portion of its stock-in-trade or interior floor space to the sale, rental or viewing (for any form of consideration) of books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas," as defined in Chapter 6, Article VIII.

...
Adult entertainment establishment means an entertainment or retail establishment that is distinguished or characterized by an emphasis on material depicting, describing, or relating to sexual activities or sexual anatomical areas, including but not limited to adult bookstores, adult novelty shops, adult video stores, adult movie theaters, adult arcades, adult cabarets, adult theaters, and nude model studios, as defined in Chapter 6, Article VIII, and other similar adult services establishments.

Section 4. Table 16-D of Section 16-4-150 of the Code, concerning the schedule of uses and review process, is hereby amended in-part, as it relates to adult entertainment establishments, to read as follows:

TABLE 16-D
Schedule of Uses

N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review									
Commercial, Personal Service and Office Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards
<u>Adult bookstores, adult novelty shops, adult video stores</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	Sec. 16-4-190(s)
<u>Adult entertainment establishments (excluding bookstores, novelty shops or video stores)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	Sec. 16-4-190(s)

Section 5. Subsection 16-4-190(s) of the Code, concerning review standards applicable to adult entertainment establishments, is hereby created to read as follows:

Sec. 16-4-190. – Review standards applicable to particular uses.

- (s) Adult Entertainment Establishments.
 - (1) Design and Layout. The following limitations shall apply to the design and layout of all adult entertainment establishments.
 - a. Exterior doors shall remain closed during business hours.
 - b. All materials, projections, entertainment, or other activities involving or depicting sexual

activities or sexual anatomical areas shall not be visible from off-premises areas or from portions of an establishment accessible to minors.

c. Sounds from projections, entertainment, or other activities shall not be audible from off-premises areas.

d. Advertisements, displays, or other promotional materials depicting sexual activities or sexual anatomical areas shall not be visible from any public or semi-public area.

e. All building openings, entries, and windows shall be located, covered, or screened to prevent the interior from being viewed from any public or semi-public area.

(2) Location and Access.

a. Adult entertainment establishments shall not be located within one thousand (1,000) feet of another adult entertainment establishment, measured from the nearest exterior wall of the proposed adult entertainment establishment to the nearest exterior wall of any other adult entertainment establishment.

b. Adult entertainment establishments shall not be located within three hundred (300) feet of the following protected uses, measured from the nearest exterior wall of the proposed adult entertainment establishment to the nearest lot boundary of the protected use, provided such protected use is established on or before the date the application for the proposed adult entertainment establishment is filed:

1. Community buildings;
2. Day cares homes and Day care centers;
3. Parks;
4. Recreational facilities;
5. Churches, parish homes and religious education buildings; or
6. Schools.

c. Adult entertainment establishments shall not be located within three hundred (300) feet of the following zoning district boundaries: R-1, R-2, R-3, R-4, or RMU measured from the nearest exterior wall of the proposed adult entertainment establishment to the nearest edge of the zoning district boundary.

(3) Operation and Ownership.

a. No licensee, manager, or employee serving food or drinks or mingling with the patrons shall be nude or in a state of nudity.

b. Separate restroom facilities shall be provided for employees and independent contractors that shall only be accessible by employees and independent contractors.

c. No licensee, manager, or employee shall encourage or knowingly permit any person, including patrons, to engage in prohibited sexual activities on the premises. Such conduct is unlawful and shall be subject to penalties, as set forth in Chapter 1, Article IV of this Code.

d. Adult entertainment establishments shall be closed to the public between the hours of

1:00 a.m. and 9:00 a.m.

e. No one under twenty-one (21) years of age, including patrons, licensees, managers, employees, agents, and independent contractors, shall be admitted into any adult entertainment establishment.

f. Any person who operates or causes to be operated an adult entertainment establishment without a valid license issued pursuant to Chapter 6, Article VIII of the Code or who violates any provision of this subsection commits unlawful conduct and shall be subject to an injunction, civil penalties, and criminal penalties, as set forth in Chapter 1, Article IV of this Code.

g. Each day of operation in violation of any provision of this subsection shall constitute a separate offense.

Section 6. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING on this 21st day of December, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2021, and set for second reading and public hearing on the 4th day of January, 2022.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED IN FULL, by the City Council on this 4th day of January, 2022.

City of Salida

Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk

HRRMC reports six current hospitalizations from COVID-19

by D.J. DeJong
Mail Staff Writer

Heart of the Rockies Regional Medical Center reported six hospitalizations for COVID-19 as of Wednesday.

That brings the total of hospitalizations for patients suffering from the virus to 12 for the month, with nine in the past 14 days.

November ties with December, July and October for most hospital stays for those with COVID-19 since the pandemic started.

September saw the most hospitalizations with 14.

HRRMC reported that 72 percent of its capacity was filled as of Wednesday.

November has also seen a surge of cases within the

county to the highest number in one month at 376 cases.

Chaffee County Public Health reported 169 of those cases were detected in the last 14 days. No cases were added to the county's dashboard Thursday due to the holiday.

Of the pandemic total of 2,243 cases, 219 or about 9.76 percent have been breakthrough cases among those who had previously been vaccinated. That number falls within predictions of efficacy made by the Centers for Disease Control and Prevention.

Reinfections account for 14 cases or 0.62 percent of all cases in the county.

Colorado Department of Public Health and Environment stated, "Slowing the spread of COVID-19 will

decrease the daily number of cases and hospitalizations that occur in Colorado. Preventing hospitalizations will help make sure our hospitals have the staff and equipment they need."

Top of the list of tips for prevention from the state health department is getting vaccinated, followed by nonpharmaceutical protocols such as masking, distancing and staying home if sick.

The fully vaccinated rate for the state is currently 73.23 percent.

Chaffee County is listed as 13th in the state for full vaccinations at a rate of 75.8 percent for those ages 12 and older. Data including ages 5-11 have not yet been reported by the state.

Poncha Springs trustees approve budget

by D.J. DeJong
Mail Staff Writer

Poncha Springs trustees approved the 2022 budget as presented by Town Administrative Officer Brian Berger at their meeting Monday.

Total expenditures for 2022 are projected to be \$3,338,655. The total amount breaks down to:

- General fund \$1,246,912
- Enterprise fund \$629,903
- Conservation Trust Fund \$3,500
- Capital projects fund \$1,828,655

Among items added to the draft budget were a public works truck, highway visual and safety improvements

and \$2,000 to pay for parade expenses in expectation that the Fourth of July and Veterans Day parades in 2021 will be continued in the new year.

Following a public hearing, trustees approved a site plan for a building planned for Crossroads Retail Park Lot 10, which will include two retail spaces and three dwelling spaces.

Trustees recently adopted a measure in the land use code requiring a broken roof line for aesthetic reasons. The plan presented by Mark Bourget called for a flat facade.

The plan was approved with the proviso that the roof line on the front facade be elevated to conform to the land use code.

Trustees approved as pre-

sented a preliminary plat for Tailwind II Phase 1.

There was some discussion about possible inclusion of a park in the new development.

A limit of 1,000 people for special events in the town of Poncha Springs was set along with adoption of the Poncha Springs event center policy.

The policy aims to better document public safety for events in the town, including security, emergency plans and traffic control plans.

Trustees approved final payment to Electric Power and Process and acceptance of the water infrastructure improvement project, the well No. 7 addition.

Trustees also voted to move their next regular meeting from Dec. 27 to Dec. 13.

Legal Notice

PUBLIC NOTICE

Sangre de Cristo Electric Association, Inc.
29780 US Highway 24 N., P.O. Box 2013, Buena Vista, CO 81211
Sangre de Cristo Electric Association's Wildfire Mitigation Rate Rider, approved by the board of directors October 29, 2020 to pay for costs associated with augmented vegetation management efforts to reduce the risk of wildfires near SDCEA power lines, will increase from \$6.00 per month to \$7.00 per month January 1, 2022 through December 2022. Rate Schedule No. 13 is available to members for examination by signing in to their respective account(s) on the SDCEA's website, myelectric.coop. Once signed in, visit My Profile>Documents. The rate schedules and explanations are also available by calling toll-free during regular business hours, 844-395-2412.
Published in The Mountain Mail November 26, 2021

PUBLIC NOTICE

ADVERTISEMENT FOR BIDS
Submit Bids To:
Town of Poncha Springs, Attn. Brian Berger
333 Burnett Avenue or PO Box 190
Poncha Springs, CO 81242
Office Phone: (719) 539-6862
Sealed BIDS for construction of the 2022 East Poncha Avenue will be received at the Poncha Town Hall, 333 Burnett Avenue, Poncha Springs, CO until 1:30 PM, Date: January 19, 2022. At which time, they which time they will be open and read. The project consists of street rehabilitation for East Poncha Avenue from Poncha Springs Lane to La Plata Street. The rehabilitation consists of removal of existing asphalt, new curb & gutter, sidewalk and asphalt.
Bid Bond, Performance/Payment and Warranty Bonds are required. The project is tax-exempt; the contractor will be provided with the tax-exempt number for materials purchases.
A pre-bid conference call meeting will be held on Wednesday December 15th, 2021 at 10:00 am. Contractors requesting bid documents will be provided with a Zoom video/telephone conference call number and ID by email to tvandaveer@crabtreegroupinc.com. Responses to questions and Addendums will be sent to all contractors who have requested bid documents.
Contractors are required to have the capability to communicate via email and submit project documentation by Dropbox. The Town reserves the right to modify or cancel this bid process at any time.
Copies of the Plans and Specifications are available. Electronic copies by email are available at no charge to qualified contractors registered in good standing with the Secretary of State. Qualified contractors' email requests for electronic copies shall use the subject line of 2022 East Poncha Avenue Project and must be sent to both of the following emails addresses: ideluca@crabtreegroupinc.com, & tvandaveer@crabtreegroupinc.com. All other requests for documents shall be to Poncha Springs via CORA public records request.
Brian Berger
Administrator
Published in The Mountain Mail November 19, 23, 26, 30, 2021

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A MAJOR IMPACT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on December 14, 2021 at or about the hour of 6:00 p.m., public hearings will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>. The hearing concerns Major Impact Review applications for the property described as "Part of Lots 4 & 5, All of Lots 6-9, Block 19, City of Salida", also known as 323 West First Street. The applications have been submitted by Salida Bottling Company, LLC represented by Erick Warner.

The applicant is requesting:
A. Approval of a Planned Development overlay zone for the above described 0.6 acres currently split-zoned Commercial (C-1) and Industrial (I) and in the Hwy 291 Established Residential Overlay. For the overall site, the purpose is to create a subdivision with townhome lots fronting off of a private drive, to increase allowed density, to increase allowed building heights, to increase allowed number of building stories, and to decrease the front setback. On the individual townhome lots, the request also includes: to increase the maximum lot coverage for structures, to decrease minimum lot size, to decrease minimum lot frontage, to decrease minimum landscape area, and to decrease setbacks. On the HOA owned outlot, the request is to increase the maximum lot coverage for uncovered parking/access.
B. Approval of a Major Subdivision to split the above described 0.6 acre parcel into 16 townhome lots and 1 outlot, with the intention of 1 townhome lot

to be further split in the future into 1 residential condominium and 1 commercial unit. This will result in a total of 16 residential units, 1 commercial unit, and 1 HOA owned and outlot for the common areas containing the private drive, landscaping, pedestrian access and parking.

Any recommendations by the Planning Commission for the Planned Development and Major Subdivision shall be forwarded to the City Council for review and public hearings.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.
Published in The Mountain Mail Nov. 26, 2021

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION AND ZONING APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on December 14, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Jeff Kriebel, Thomas Clegg, and Wendell Winger; for the properties located at 7543 County Road 141, 7547 County Road 141 and 7551 County Road 141.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property Medium Density Residential (R-2).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for February 01, 2022, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.
Published in The Mountain Mail Nov. 26, 2021

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE CITY OF SALIDA PLANNING COMMISSION CONCERNING AN ORDINANCE TO AMEND CHAPTERS 6 AND 16 OF THE SALIDA MUNICIPAL CODE REGARDING ADULT ENTERTAINMENT ESTABLISHMENTS AND SEXUALLY ORIENTED BUSINESSES

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that a public hearing will be held on Tuesday, December 14th, 2021 at or about the hour of 6:00 p.m. by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, CO and online at: <https://register.gotowebinar.com/rt/1909092342220683277> to consider amendments to Chapter 16 of the Salida Municipal Code regarding adult entertainment establishments and sexually-oriented businesses. A subsequent hearing will also be heard by the Salida City Council at a later date to be determined and duly noticed. Interested persons are encouraged to attend the public hearings online or in person. Further information on the application may be obtained from either the City Clerk's Office or the Community Development Department.

Published in The Mountain Mail Nov. 26, 2021



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PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 14, 2021

AGENDA ITEM TITLE: 5. Residences at Salida Bottling Company Planned Development; and
6. Residences at Salida Bottling Company Major Subdivision

AGENDA SECTION: Public Hearings

REQUEST / BACKGROUND:

The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail (see subject property outlined below). The property is described as “Part of Lots 4 & 5, All of Lots 6-9, Block 19” and is split zoned, with the majority (76%) zoned Commercial (C-1) and the portion along the Spur Trail/abandoned D&RG right-of-way (24%) zoned Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:

- A. A Major Impact Review to approve a Planned Development for:
 - increased density
 - increased building height
 - increased number of building stories (over that allowed in the Overlay zone)
 - decreased front setback
 - decreased required parking for the proposed future commercial condominium (deviation only necessary for an eating or drinking establishment tenant)
 - modified Schedule of Uses

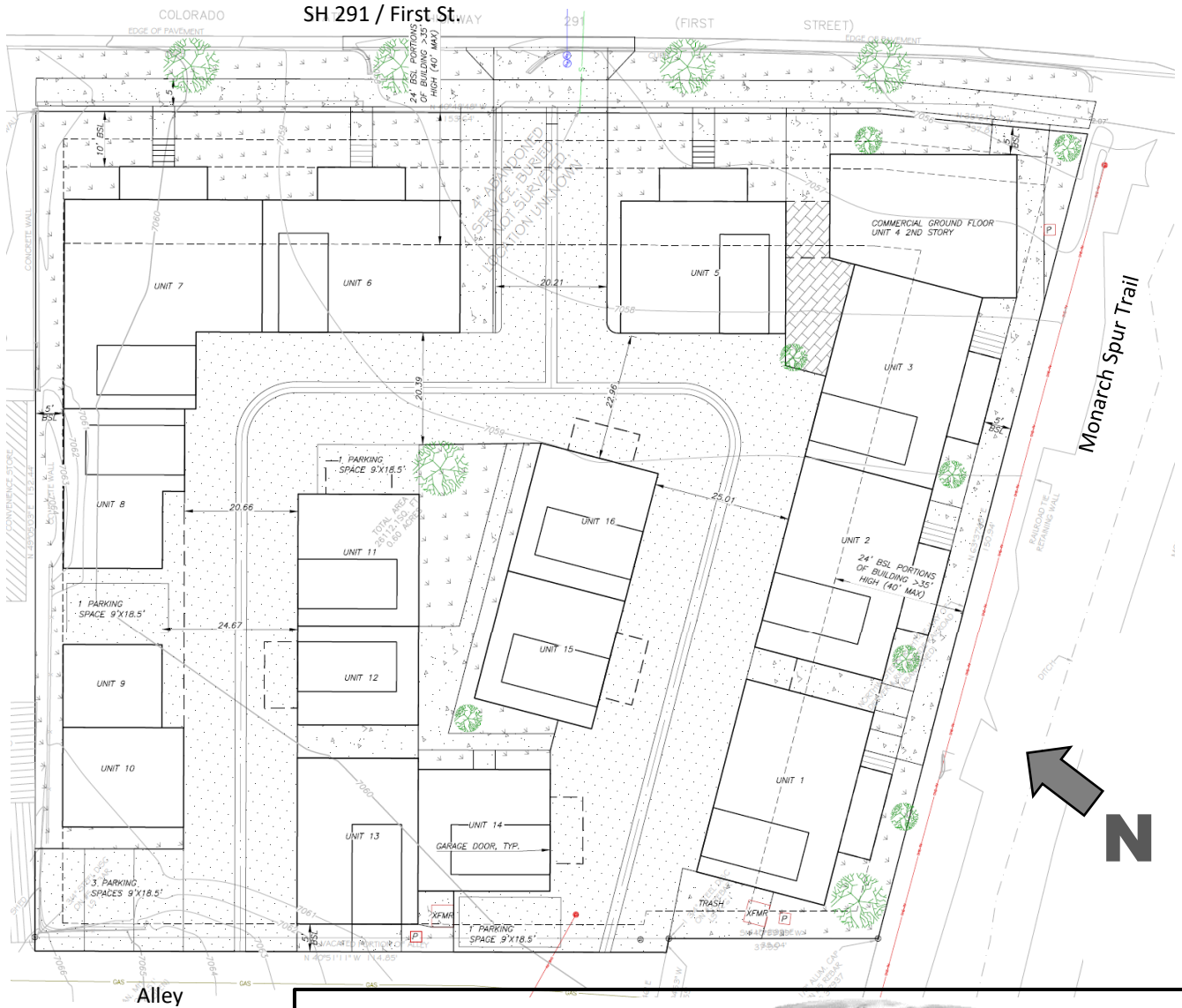


Because the applicant is also requesting to create for-sale townhome lots (i.e. units with shared common walls where the owner owns the building and land underneath) plus an HOA outlot for the common area and private drive, there are deviation requests that apply specifically to those individual lots. Those are for:

- lot frontage off of a private drive instead of public street
- decreased minimum lot size
- decreased minimum lot frontage
- increased lot coverage for structures
- decreased minimum landscape area
- decreased setbacks
- increased maximum lot coverage for uncovered parking/access on the HOA outlot

- B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 outlot, with the intention of 1 townhome lot to be split in the future into 1 residential condominium and 1 commercial condominium. This will result in a total of 16 residential units, 1 commercial unit, and an HOA owned and managed outlot for the common areas and shared private access drive, landscaping, pedestrian access and some of the parking

Proposed PD Plan:



Architectural Rendering:



THE CITY OF SALIDA COMPREHENSIVE PLAN:

Generally, zoning should be consistent with the community’s comprehensive plan. The following policies and actions are most applicable to the proposal:

LAND USE & GROWTH:



Policy LU&G-I. 1: New development in the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city.

The proposed architectural design (previous page) is complementary to the historic architecture of the Salida Bottling Works, formerly located on this site.

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

323 West 1st Street is a vacant lot surrounded by existing development and infrastructure.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The proposed project is requesting changes to the underlying dimensional standards in order to increase the residential density allowed on the site—16 units instead of the 9 townhomes or 10 multi-family units that would be allowed without a planned development.

HOUSING:

Policy H-I.2: The character of existing neighborhoods should be protected.

This is a transitional area between historic downtown, industrial, Highway 291 Commercial, and residential uses. The character of the development is in line with the character of the existing neighborhood by providing historically relevant and complementary architecture, enhancing the streetscape and pedestrian experience of the area, and providing a commercial space along with residential density appropriate to its location adjacent to downtown.

Action H-1.2.a: Design and construction standards should be reviewed so that infill development in existing neighborhoods is compatible with the valued character features.

The applicant is not requesting any deviations from design and construction standards. The City of Salida does not have architectural design standards that apply to this location, however the proposed architecture is intended to complement the existing, historic downtown in its building form, materials, and details. The siting of the building frontages as well as the architecture are meant to relate to the Salida Bottling Works building that was formerly on this site.

Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents.

The Chaffee Housing Authority was recently formed to work with developers and help pair them with eligible individuals and families and to administer deed-restrictions on units. The CHA is still in the process of creating administrative guidelines and preparing the organization to handle such arrangements.

If the affordable units are constructed prior to the CHA being fully-operational, the City (or another organization) will be able to work with the developer on these requirements before such responsibilities are transferred to the CHA.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

With an underlying zoning of C-1, several of the deviations requested are logistical in nature, in order to accommodate clustered, for-sale townhomes. Therefore the deviations have been separated into 2 categories: those requested as part of the overall development of the lot (think of these as deviations that would be necessary even if the lot were not subdivided into individual townhome lots), and the deviations that are requested in order to accommodate subdividing the buildings into separate townhome lots.

1. Minimum dimensional standards: As discussed earlier, the Code encourages Planned Developments to accommodate clustered, shared common wall building types. Staff supports the increased density to accommodate the urban, clustered housing development style. The dimensional standards of C-1, the underlying zone, were not designed to accommodate this development type, so it leads to several deviation requests listed in the “PD/Townhome Lots” column below. The request to decrease the front setback of Unit 4, the corner unit which will have ground for commercial and second floor residential, will enhance the urban, pedestrian-oriented nature of that corner and more closely match the setback of the buildings across 1st Street.

The Hwy 291 Established Residential Overlay provides additional criteria regarding front setback. The Overlay recommends that front setbacks should be within 5 feet of historic setbacks along Hwy 291. The proposed setback deviation for Unit 4 allows a closer match to the setbacks of the historic buildings across Hwy 291.

Below are the details of the applicant’s request; deviations that reduce minimums or increase maximums are highlighted. (Note: the deviations to the height standards are addressed under paragraph 8. Maximum Height).

Dimensional Standards	C-1	I	PD/Site as whole	PD/ Individual Lots	Notes
Min. lot size (sq. ft.)	5,625 5,063 3,750	5,625	N/A	350	
Density (Min. lot sq. footage per principal dwelling unit)	2,800 2,450	2,800	1,632	N/A	
Min lot size (sq. ft.)— attached units	2,800 2,520	2,800	N/A	350	
Min. lot frontage	37'-6" 25'	37'-6"	N/A	16'	Townhome lot frontage is measured on 1 st Street or interior access easement

Dimensional Standards	C-1	I	PD/Site as whole	PD/ Individual Lots	Notes
Min. lot frontage—attached units	20'	20'	N/A	16'	28' is narrowest residential building footprint facing 1 st Street.
Max. lot coverage: structures (additive coverage for structures + uncovered parking cannot exceed 90% except C-2)	60% 66%	60%	66%	100%	This does include covered balconies. Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%
Max. lot coverage: uncovered prkg/access (additive coverage cannot exceed 90% except in C-2)	60%	30%	60%	80%	80% is for the HOA lot which is mainly vehicle access, with some landscaping.
Min. landscape area	10%	10%	10%	0%	
Min. setback from side lot line for a primary bldg.	5'	5'	5'	0'	
Min. setback side lot line for detached accessory bldg.	3', 5', or 10'	3', 5', or 10'	N/A	N/A	No accessory buildings allowed.
Min. setback from rear lot line: principal bldg.	5' ²	5' ²	5'	0'	
Min. setback from rear lot line: accessory bldg.	5'	5'	N/A	N/A	No accessory buildings allowed.
Min. setback from front lot line	10'	10'	5'	0'	Commercial building only at 5'. All other buildings along 1st Street have 10' porch front setback and 15' building front setback to 1st Street.

As a condition of approval, staff recommends:

- The first sentence of the note regarding “Min. setback from front lot line” be modified to read: “Unit 4 building only at 5’ front setback.”
2. Trails: A sidewalk will be provided along Hwy 291. No other trails or sidewalks are required. The site is adjacent to the Monarch Spur Trail with sidewalk.
 3. Ownership and Maintenance: The development will have a homeowner’s association to maintain the outlot, which includes the private drive, pedestrian walkways, a common area, and some parking spaces. Staff notes that HOA assessments have the potential of putting a disproportionate burden upon owners of deed-restricted affordable units within such HOAs, sometimes leading to their inability to afford mortgage payments. In order to ensure the long-term viability of deed-restricted units within the HOA, the applicant has included the following note to the Planned Development document: Occupants of any deed-restricted units shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like.

- 4. **Water and Sewer:** The applicant will provide improvement plans that include designs for sewer and water. As of this writing, the design of the water and sewer utilities is still in discussion. Based on the outcome of this discussion, the plan may need to be modified. More will be known on this by time of the hearing on December 14th. Staff is prepared for three possible outcomes from the utility discussion:
 - a) There is agreement that the plan can go forward with the current utility layout, in which case staff has prepared a Recommended Motion for Planning Commission to submit a recommendation to City Council, and it will include the recommended condition:
 - The Planned Development is subject to review and approval of the civil plans by Public Works staff.
 - b) Some modification will be necessary to the utility layout, but the overall concept is expected to remain intact. In this case, staff is prepared to present the items that would remain unaffected for Planning Commission’s review at the December 14th hearing, with a Recommended Motion for Planning Commission to CONTINUE the public hearing until January 11, 2022 with the expectation that any modifications will be finalized before then.
 - c) Modifications to the utility layout will be necessary to the extent that the entire Planning Commission review should be CONTINUED to a future meeting.

5. **Residential Density:** The allowable density for this lot, based on C-1 zoning and lot size, is 10 units based on lot size and would require a public hearing for a limited impact review. The PD Development Plan requests density for 16 townhome units located around a private drive. Each unit has designated parking and ample access to light and air. Unit 4 is planned to be further subdivided into a residential condominium on the 2nd floor and a commercial condominium on the ground floor. A small common open space area is proposed in the center. The proposed density is appropriate for the lot size and location, and provides a better utilization of vacant land surrounded by existing infrastructure close to downtown.

6. **Relationship to the Subdivision Regulations:** The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.

7. **Improvement Standards:** The deviations requested specifically from the Design Standards of Article VIII of the Land Use and Development Code are as follows:

Sec 16-8-20 – Road, driveway and sidewalk standards. (a) Access to Roads. All lots and developments shall have direct access to a public street: The townhome lots in this proposed development will have access to a public street via an HOA owned and maintained private access easement, which will provide a single access to Hwy 291 and two access points to a public alley.

Sec 16-8-80 – Off-street parking standards: The required amount of parking will be provided for all 16 residential units and the commercial unit. Three parking spaces will be dedicated to the Unit 4 commercial condo, planned to be 700-725 sf. For the uses allowed, 3 parking spaces meets the requirement for office (1/400sf) and retail sales (1/250sf), and is one short of the requirement for an eating and drinking establishment (1/200sf). The applicant is requesting a deviation should an eating or drinking establishment tenant be located in that space. Staff supports this request. There is street parking along Hwy 291 adjacent to the commercial space and this is a pedestrian-friendly location adjacent to the Spur Trail. Any future residential business uses or commercial uses allowed on site

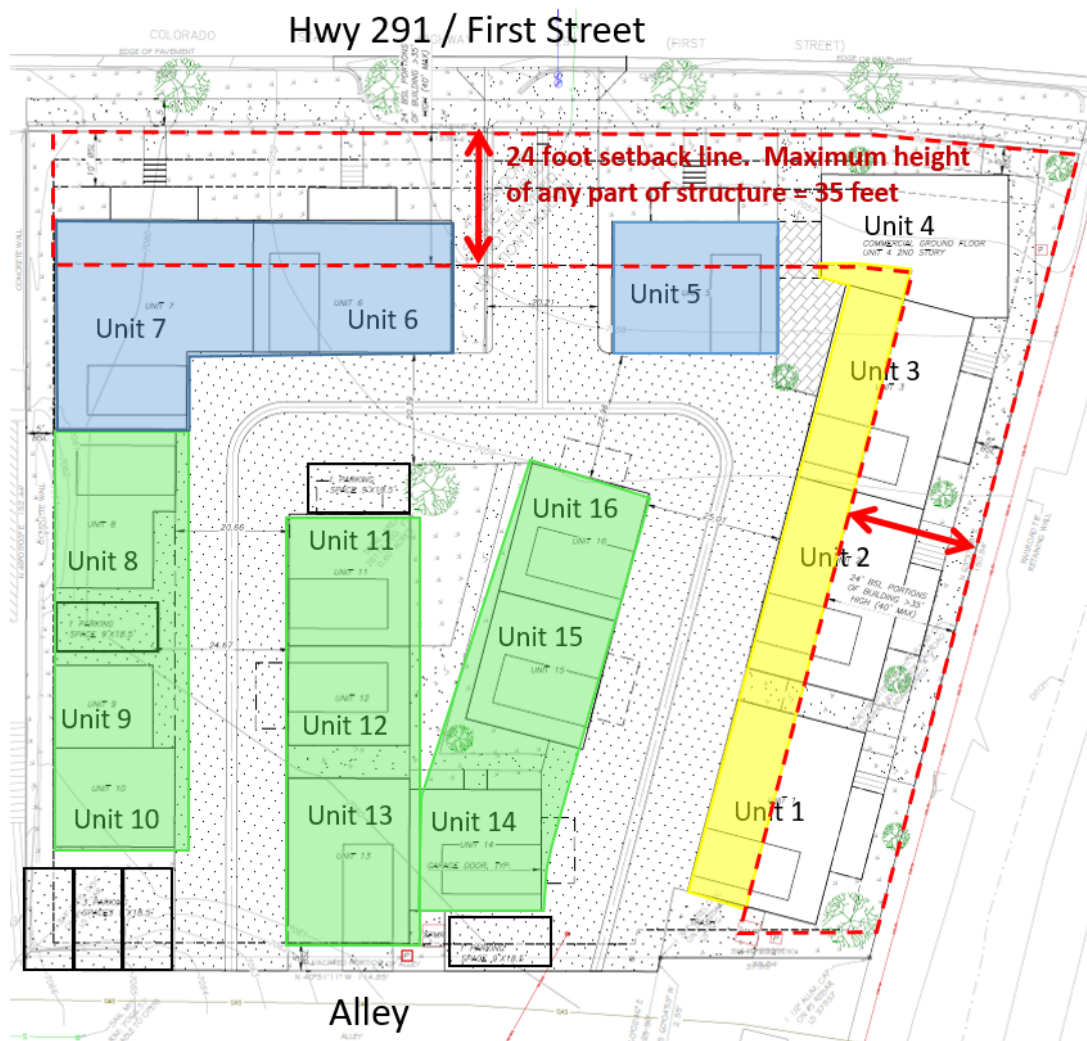
must go through Administrative Review to determine if parking requirements can be met. This is a deviation that is more strict than the underlying zone district, C-1.

The applicant's request per the PD Development Plan:

Standard:	C-1	I	PD/Site as whole	PD/ Individual Lots	Notes
Parking spaces, min.	19 or 20	19 or 20	19	1 / 3	1 per residential unit meets code for inclusionary housing development with site analyzed as a whole. 3 spaces for 700 square foot commercial.

All other improvements shall meet design standards required in Article VIII.

- Maximum Height:** The applicant is requesting a deviation from the maximum building height of 35 feet in C-1 to allow some of the structures to be a maximum of 40 feet. The applicant is also requesting a deviation to the maximum number of stories allowed in the Hwy 291 Existing Residential Overlay District, which is limited to 2 stories. However the limitation to 2 stories does not explicitly restrict the allowed building height to anything less than 35 feet. The request is to allow 3 stories for the green and blue buildings, plus rooftop access structures in certain locations.



The Overlay District states: “New infill development shall be similar to the size and scale of buildings adjacent to the development. The design of buildings shall look appropriate to and compatible with their surroundings and shall not exceed 2 stories.” The size of the building footprints is compatible with surrounding buildings. The design of the buildings, as previously noted, is intended to be complementary to Salida’s nearby historic buildings, including buildings formerly on this site.

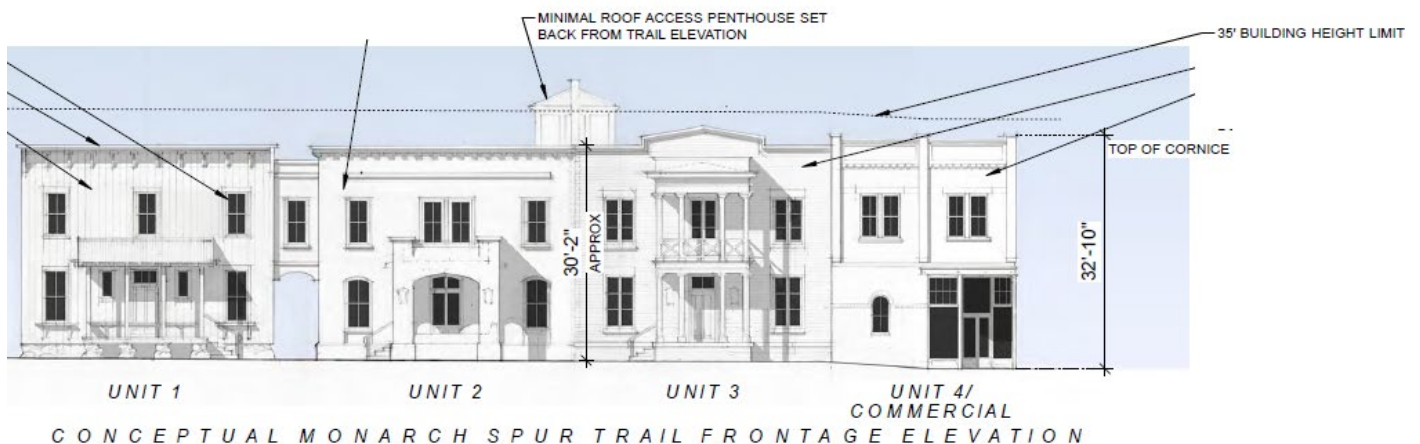
The applicant has proposed a minimum 24 foot setback along Hwy 291 and the Monarch Spur Trail for any part of a building that exceeds 35 feet in height. This is shown by the **red dashed line** below. Staff recommends the following condition of approval:

- On Units 1-7, no portion of the building nor architectural appurtenances can exceed 35 feet in height within 24 feet of the property line along Hwy 291 or the Monarch Spur Trail.

Units 1-4 (illustrated below and in yellow on the site plan). Units 1-4 are proposed at the allowed 2 stories for the majority of the structures. A deviation is requested for the portions of Units 1-4 shown in yellow on page 8, in which the applicant is requesting the ability to locate a rooftop access structure, limited to 100 sf per unit, with a maximum height of 40 feet to the highest point of the structure.

Staff recommends that the request be limited to the minimum necessary to allow rooftop access and only where it will not potentially obstruct prominent view corridors from downtown. Therefore staff recommends that rooftop access on Units 2 & 3 be allowed only as one combined structure at a total of 100 sf for the two units, and recommends that no rooftop access structure be allowed on Unit 4 due to the higher visibility of that location from downtown and the potential obstruction of prominent viewsheds. Unit 1 would be limited to a single, 100 sf maximum, rooftop access structure. The recommended condition of approval is:

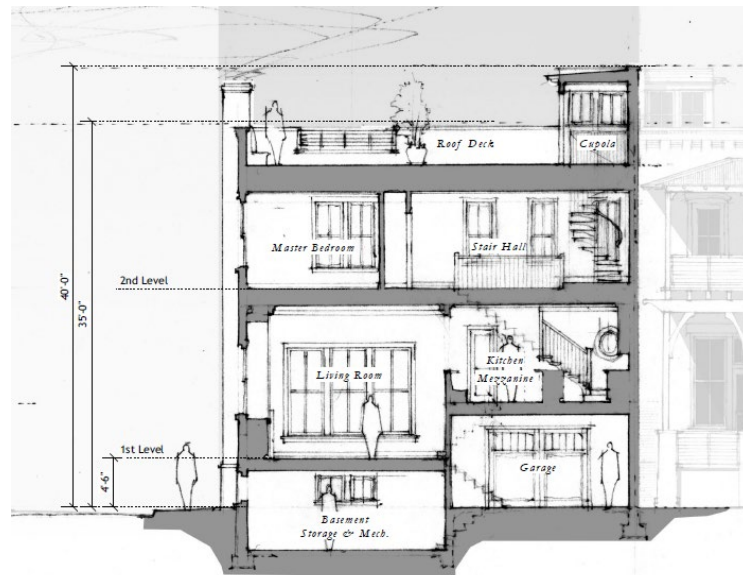
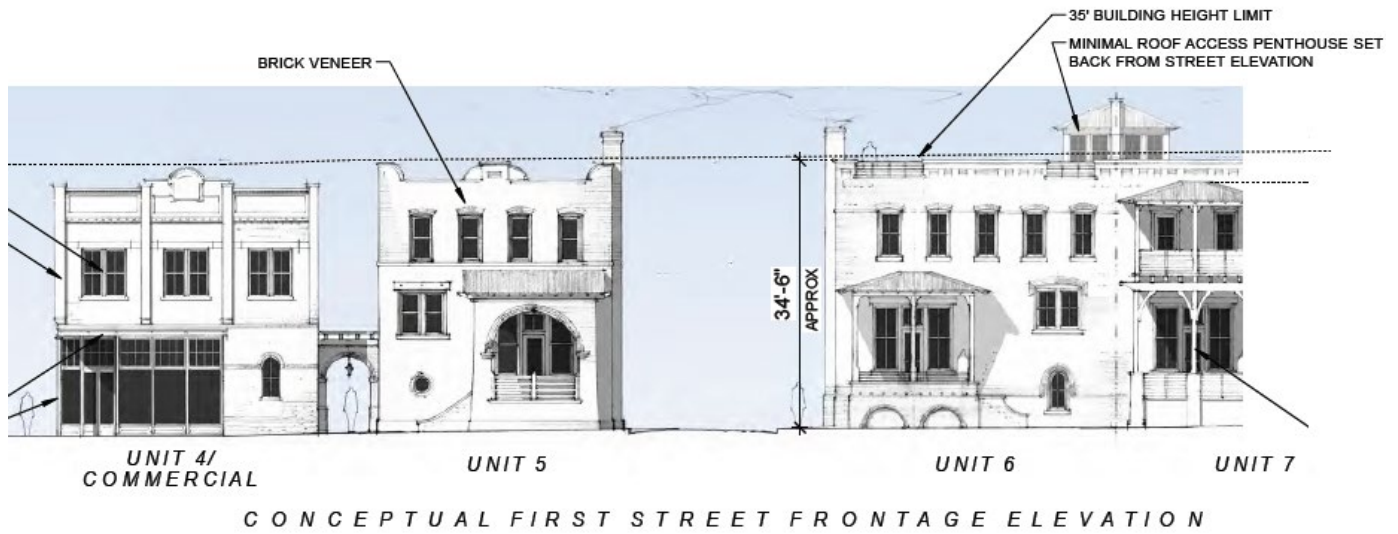
- Units 1-3 are allowed a rooftop access structure that cannot exceed 40 feet in height at its highest point. It may be up to 100 square feet on Unit 1. Units 2 & 3 are allowed a shared rooftop access structure up to 100 square feet (in total, not per unit). No rooftop access structure is allowed on Unit 4.



Units 5- 7 (illustrated below and in blue on the site plan). The applicant is requesting a deviation to allow Units 5-7 to be 3 story buildings. The proposed maximum height of the 3 stories is 35 feet, which does not require a deviation. However, a deviation is requested to allow a rooftop access structure, limited to 100 sf per unit, to be a maximum of 40 feet at its highest point. Additionally, the applicant has requested an allowance for chimneys up to 40 feet.

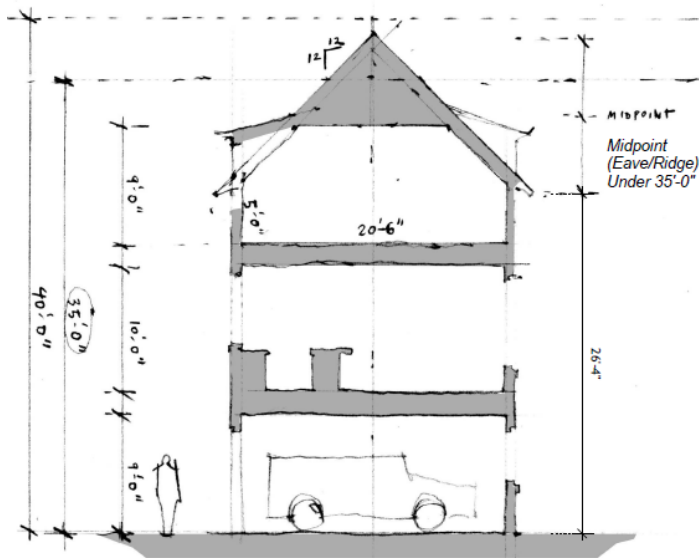
The request for 3 stories along 1st Street will allow for the accommodation of the proposed historically relevant architectural design that is unique for new construction. It is a design that, when viewing from 1st & F Street, reads as an extension of the historic downtown. The primary structure will be a maximum of 35 feet in height, which is allowed in the Overlay District. Therefore staff supports the request for 3 stories. Staff recommends that the rooftop access request be limited to the minimum necessary and only where it will not potentially obstruct prominent view corridors from downtown. For this reason, staff recommends that no rooftop access structure be allowed on Unit 5 and that rooftop access on Units 6 & 7 be allowed only as one combined structure at a total of 100 sf. The recommended condition of approval is:

- Units 5-7 can be a maximum of 3 stories and 35 feet in height with the exception of chimneys and a rooftop access structure on Units 6 & 7. Units 6 & 7 are allowed a shared rooftop access structure that cannot exceed 40 feet in height at its highest point, and can be up to 100 square feet (in total, not per unit). No rooftop access structure is allowed on Unit 5. Chimneys shall not exceed 40 feet.



Concept of Unit 6 illustrating a portion at 2.5 story and a portion at 3 story

Units 8 -16 (building section below, and shown in green on page 8). The applicant has requested a deviation to Units 8-16 to be 3 stories, and a deviation to allow 40 feet in height. As shown in the illustration below, the allowance for 40 feet would be to accommodate the peak of the gabled roof. These units do not front Hwy 291, are separated from the property to the south by an alley, and are adjacent to a gas station to the west. Staff supports the request for 3 stories off of Hwy 291. If the building height deviation to 40 feet is approved, staff recommends conditioning it to only accommodate a gabled roof and not a flat roof.



RIDGE WITH 40'-0" HEIGHT MAX

Example of rooftop decks on the gabled roof portion of the site, potentially Units 8-16.

The conceptual rendering below shows potential rooftop decks on this portion of the site. Specific details were not provided for these decks. Staff recommends that no portion of the deck (including railings, shade structures, etc) shall exceed 35 feet in height. This condition will ensure that a person standing on the deck will not be visible above a 40-foot peaked roof.



If the height deviations are approved, staff recommends the following condition of approval:

- Units 8-16 can be a maximum of 3 stories. They can be a maximum of 40 feet in height only to accommodate the peak of a gabled roof. No part of a rooftop deck, including railings or covers, can exceed 35 feet.

The Code states that increases in maximum height are allowed through a PD, but shall not result in:

- Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
- Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
- Inability to provide adequate fire protection using equipment currently in use by the Fire Dept.

To determine the impact of the request on views of the Sawatch Range from the intersection of 1st and F Street, the applicant has provided a view corridor study. The corridor study illustrates that the development, and the requested height deviations, will be visible. However, being visible alone does not make the visual impacts “adverse”. From this vantage point, it does not interrupt the mountain vista. It provides visual continuity of the downtown architecture and urban density as it transitions to a more residential use.

Prior to the hearing, the applicant will be placing height markers on the site to assess the visual impacts going the other direction - as one approaches downtown. This additional photo study will be completed prior to the public hearing and will be presented at the hearing.

VIEW CORRIDOR STUDY: View from 1st Street, just west of F Street



The following is the dimensional standards table summarizing the applicant’s deviation requests for height and building stories:

Standards	C-1	I	PD/Site as whole	PD/Individual Lots	Notes
Max. building height for a primary bldg.	35'	35'	40'	40'	Portions of buildings over 35' shall be setback 24' minimum from 1 st St and Monarch Spur property lines
Max. building height for a detached accessory bldg.	25'	25'	N/A	N/A	None allowed.
Maximum number of stories per Hwy 291 established	2	2	3	3	Lots 1-4: 2 story building; Limited Rooftop Access Lots 5-7: 3 story building; Limited Rooftop Access Lots 8-16: 3 story.

9. Gross Floor Area: Currently one 700-725 sf commercial unit is proposed. Staff recommends that potential additional commercial uses not be restricted, leaving open the possibility of future commercial uses on the site. The limited allowable commercial uses on the Schedule of Uses and the parking requirements, which will be evaluated during the administrative review of any commercial use, will limit the potential type and square footage of commercial that can be accommodated.
10. Permitted Uses: The PD Development Plan Proposed Schedule of Uses, with deviations from C-1 highlighted, is included here. Staff supports the requested deviations and the proposed uses, and recommends the following note be added to the Planned Development:
 - Uses not specified in the Use Table shall default to the underlying C-1 Zone requirements, with the following exceptions:
 - i. All Permitted uses that require parking shall undergo Administrative Review (AR).
 - ii. The following Permitted & AR uses in C-1 are not consistent with the intent of the Planned Development and would require a PD Amendment in order to be permitted:
 1. Commercial Lodging
 2. Clubs Operated by and for Members
 3. Mobile Home and Recreational Vehicle Sales and Services
 4. Automobile Sales Service and Repairs

Residential Uses	C-1	I	PD	Standards ¹
Accessory buildings and structures.	P	P	P	Sec. 16-4-190(c)
Multiple principal residential structures	P	P	P	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P ³	LR ³	P	
Residential (3—4 units)*	AR ³	AR ³	AR	
Residential (5—19 units)	LR ³	LR ³	AR	
Residential (20 or more units)	MR ³	MR ³	MR	
Single-family dwelling units	AR ³	AR ³	AR	
One or more dwelling units on the same site as a commercial or industrial use	LR	LR	AR	

Residential Business Uses	C-1	I	PD	Standards¹
Day care, home	P	P	P	Sec. 16-4-190(f)
Home Occupations	P	P	P	Sec. 16-4-190(g)
Home Businesses	P	P	AR	Sec. 16-4-190(g) AR to allow for review of required parking.
Short-term rental units	AR	AR	AR	Sec. 16-4-190(q) Subject to STR regulations in effect at time of STR license application.
Commercial, Personal Service and Office Uses	C-1	I	PD	Standards¹
Eating and drinking establishments	P	LR	AR	AR to allow for review of required parking.
Professional offices	P	LR	AR	AR to allow for review of required parking.
Retail sales and rental establishments	P	LR	AR	Sec. 16-4-190(m) AR to allow for review of required parking.

11. Transportation Design: The development provides direct access to State Highway 291, which is designed to support the anticipated additional traffic generated by the proposed number of units. Secondary access will be provided via the rear public alley. Public Works requires an access permit from CDOIT for access onto Hwy 291, which has been obtained, and will require upgrades to the alley based on final designs. The Fire Department has approved the internal circulation drive aisle for emergency access and will require adequate clearance underneath the proposed second floor balconies on Units 11-16. The development provides safe and adequate pedestrian access within the site and to nearby amenities. As conditions of approval:

- Applicant will be required to upgrade the alley to the extent requested by Public Works and to be determined upon review of design plans.
- Fire Department will require second floor cantilevered balconies to have adequate clearance over the access easement.

12. Development Standards: See Item 7 above.

13. Energy Efficient Design: The construction of new buildings will have to meet the energy reducing standards of the building codes. The compact design of the townhomes should also contribute to energy efficiency.

14. Variety in Housing Types: Fifteen townhomes and one residential condominium are proposed, all for-sale units. They range in size from approximately 800 -1400 square feet and from 1-3 bedrooms. Given the small size of the planned development and the architectural character proposed, staff feels this is sufficient variation that still allows for a cohesive character.

The applicant has proposed providing 2, 80% AMI deed-restricted affordable housing units as part of the 16-unit development. This is equal to the percentage required by the Inclusionary Housing standards of Article 13 of the Land Use Code. Applicant has noted on the Planned Development that

both affordable units shall be built and receive certificate of occupancy (CO) prior to the eighth market rate unit receiving a certificate of occupancy.

Some of the deviations to the dimensional standards requested by this PD are to allow:

- A 60% increase in the density allowed on this site,
- An increase in the number of stories allowed, effectively increasing the square footage of 67% of the units.
- A 14% increase in the maximum height allowed on more than half of the buildings.
- The creation of for-sale townhome lots whose individual dimensional standards deviate significantly from the Code.

These deviations directly result in added value to the applicant in the form of:

- more units to sell,
- larger units to sell,
- units with unique amenities, such as the rooftop access,
- and fee-simple lots to sell, rather than condominiums.

The Code requires 12.5% of units be deed-restricted at 80% AMI; this equate to 2 units for this development. A Planned Development is a negotiated process. Given the deviations requested, staff feels that at least one additional deed-restricted unit is justified. One additional unit is one additional unit for perpetuity; it is important and significant over time to the workforce of Salida.

In determining the recommended % AMI, staff recommends utilizing a formula closer to what is currently being discussed with Planning Commission for a revised IH ordinance targeting for-sale units; a formula that targets AMI levels where there is greater eligibility to qualify to purchase a unit, but there is still a significant unmet need for housing, thus the “Missing Middle”. According to a 2020 Chaffee County Income Level analysis prepared by the Housing Authority, over 26% of Chaffee County’s workforce is in the 81% - 100% AMI range. Another 19% are in the 101% - 120% AMI range. Together these two groups represent 45% of the local workforce that:

- earn too much to qualify for traditional deed-restricted housing,
- earn enough to potentially own and maintain a home, and have some down-payment savings,
- and for whom there is nothing available at for-sale market rates (see maximum sale prices below).

Staff feels this is an ideal project to request an adjustment to our current code requirement. This adjustment will add missing middle housing as well as blend the disparity of incomes between the market rate owners and the deed-restricted owners within the project. As a condition of approval:

- A minimum of 3 deed-restricted units shall be provided, to include: 2 units affordable at 100% AMI and 1 unit affordable at 120% AMI. The two 100% AMI units shall receive a certificate of occupancy prior to the 8th market rate unit receiving a certificate of occupancy, and the remaining 120% unit shall receive a certificate of occupancy prior to the 10th market rate unit receiving a certificate of occupancy.

% AMI	# Units	Maximum Sale Price of a 2-bedroom unit (2021)
100%	1 st unit	\$309, 243
100%	2 nd unit	\$309, 243
120%	3 rd unit	\$360,087
Any	13 units	Market rate

- 15. Fiscal Impacts: The private drive, utility easements, and common areas are to be owned and maintained by the homeowners association. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.
- 16. Higher Levels of Amenities: The project provides a common open space area. This would not be a requirement of the underlying zone district. The project also provides a higher quality architectural design than required by Code as the underlying zone district has no architectural design standards, and a design that creates a cohesive neighborhood that complements the historic architecture of Salida. As a condition of approval:
 - Final architectural plans shall substantially conform to the architectural character and design as submitted as part of the PD application.
- 17. Physical Conditions or Objective of Development: The development provides a design that creates a cohesive neighborhood that complements the historic architecture of Salida.
- 18. Effect on Adjacent or Nearby Development: Immediately adjacent uses consist of a gas station, an industrial warehouse site, a duplex, a single family home, and a ditch and public trail corridor. These uses are all zoned either C-1 Commercial or Industrial. Nearby uses within the block and across the highway are residential uses: single-family, duplex and multi-family properties, as well as commercial uses and a skate park.

This project provides appropriate continuity of downtown architecture and urban density, transitioning to residential use. The residential on this site and the inclusion of a commercial unit would blend with the existing adjacent and nearby development. The development will utilize the alley as one of its vehicular access points, and the applicant will be responsible for improving the alley to the standards requested by Public Works. Given the wide variety of existing uses in the area, the proximity to downtown, and the primarily residential nature of the proposal, there is no reason to believe that nearby or adjacent properties will be detrimentally affected.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

- 1. Staging of Development: There shall be no staging of development in a minor PD. There shall be no staging (also called ‘Phasing’ in the Code) of infrastructure or public improvements. In the application, the developer states: “Phasing shall not be restricted within the development”. Staff is not clear on what this means, however because this is a minor PD, staging (i.e. phasing) is not allowed. Staff recommends the following condition of approval:
 - There shall be no staging (i.e. phasing) of the development of infrastructure and public improvements.
- 2. Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses. Less than 5% of the floor area is planned for non-residential uses. Having additional ground floor commercial along Hwy 291 would be fiscally beneficial and provide a

greater mix of uses and activity to the site. However, given the parking requirements that come with commercial uses, removing buildings to accommodate cars would be detrimental to the character of this proposed development and detract from the urban, pedestrian, and historically-referential design. Staff finds the current proposal is an acceptable balance of commercial and residential.

3. Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement. There are no public gathering places proposed in the development, and given the size it would not be practical. The site is across the street from a public skate park and adjacent to a community trail. There is a small common open space proposed within the development, which would promote social interaction and engagement in a private gathering space for residents of the development, and a patio/courtyard area as part of the commercial space.
4. Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City. Townhomes are challenging to construct within most of Salida’s zone districts because of the standards for minimum lot size, street frontage, and other requirements. This PD will allow the applicant to create numerous residential units on a site that, given the depth of the site and likely access restrictions along Hwy 291, would likely not develop as residential without the ability to increase the density and an allowance for frontage on a private road. Housing in this location will offer easy access to downtown businesses as well as potential housing for downtown workforce.
5. Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution. No open space is dedicated through this development. The applicant acknowledges that required open space fees-in-lieu will be paid at time of building permit for each unit and has already noted this on the PD Development Plan.

B. MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of a 16-lot residential subdivision, along with an outlot to be commonly-owned by the homeowners’ association. The applicant plans to construct multiple residential buildings containing a total of 16 units, with the shared common wall on the platted property lines. After foundations are poured, the applicant will do slight lot line adjustments where necessary to align the lot lines with the shared common walls. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on pages 3 and 4 of this report. Staff finds that the development’s use and design is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the planned development standards outlined in this report, and where no deviation is requested, it will comply with the Land Use Code and the underlying C-1 zoning.
3. Improvements. The applicant will be required to comply with Code Section 16-2-60, Subdivision improvements agreements and development improvements agreements. Upon review of the civil drawings, to be completed prior to the City Council meeting, it is anticipated Public Works will provide additional and more specific recommendations for conditions of approval. Public Works will provide

recommendations for the private access drive and utility easement sizing upon their review of the civil drawings.

Public Works has noted the following which staff recommends as conditions of approval:

- Signed and Stamped Civil Drawings and Drainage Report to be provided for review.
- Upsizing of the 4-inch water main in 1st St. anticipated to meet fireflow requirements.
- Applicant will be required to upgrade the alley to the extent requested by Public Works and to be determined upon review of design plans.
- An Access Permit will need to be obtained from CDOT.

Public works also noted that Applicant is required to obtain an access permit from CDOT for access onto State Highway 291, which has since been obtained.

A landscape plan has been provided with sufficient details and notes to ensure compliance with Section 16-8-90. No new public streets are proposed. Atmos Energy, Xcel Energy, and Salida Utilities provided the following comments:

Atmos Energy: Dan Higgins & Mark Cristelli responded “Atmos energy requests a virtual meeting with the developer to discuss meter placement as soon as possible so that we can assure any easements that may be necessary are arranged and also so that the buildings are not going to be negatively affected by the meter locations.”

Xcel Energy: Sterling Waugh responded “Since the customer wants the transformers close to buildings, they need a minimum of a 2hr fire wall on those walls, per Xcel standard.”

Salida Utilities: Renee Thonoff, Senior Accountant, stated “The property located at 323 West First Street is currently a commercial property with one 3/4" commercial tap (water \$8,512 & sewer \$7,808). Upon development, system development fees will be required for each unit (15).” [Note: the existing commercial tap will cover Unit 4, both the commercial and residential condo, leaving 15 remaining residential SDFs.]

Regarding phasing, because this is a minor PD phasing is not allowed and the staff recommends the following condition of approval:

- There shall be no staging (i.e. phasing) of the infrastructure and public improvements.

4. Natural Features. The site is relatively flat and void of any trees. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.
6. Noise Reduction. This property borders State Highway 291. In this location, it is known as First Street and is a single lane in each direction with on-street parking on each side. As such, the speed and noise level are not equivalent to typical highway noise and additional setbacks or landscaping are not being requested by staff, nor would they be practical in this location next to the downtown business district.
7. Future Streets. As addressed above in Paragraph 3. Improvements; there are no new streets.
8. Parks, Trails and Open Space. No public open space dedication is proposed nor desired within this development due to its small size. A fee-in-lieu for open space for each unit constructed on the property must be paid at time of building permit. This is already noted on the Plat.

- 9. Common Recreation Facilities. The private open space identified on the site plan will be easily and safely accessed by residents of the development. It is located internal to the development and will not impact any adjoining properties.
- 10. Lots and Blocks. This is a clustered townhome development with an internal private access drive for vehicular access. This is the type of development encouraged by the Land Use Code in a Planned Development, but as such, typical lot and block requirements are not applicable nor practical to this type of development.
- 11. Architecture. The architectural concept proposed for this site is intended to complement the historic architecture of downtown and the previous historic structure on this site. It meets or exceeds the architectural requirements of the Code.
- 12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
- 13. Inclusionary Housing. See Item 14. Housing Variety, Under Planned Development Evaluation Criteria
As a condition of plat approval, staff recommends
 - A minimum of 3 deed-restricted units shall be provided, including: 2 units affordable at 100% AMI and 1 unit affordable at 120% AMI. The two 100% AMI unit shall receive a certificate of occupancy prior to the 8th market rate unit receiving a certificate of occupancy, and the remaining 120% unit shall receive a certificate of occupancy prior to the 10th market rate unit receiving a certificate of occupancy.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Salida Fire Department: Kathy Rohrich, Fire Plan Review responded that they will need to know the clearance underneath the proposed balconies, and “We will follow up with fire sprinkler plans for commercial occupancy and include Colorado Division of Fire Prevention and Control.”

Salida Public Works Department: Public Works Director, David Lady, submitted the following comments:

- Signed and Stamped Civil Drawings and Drainage Report to be provided for review.
- Upsizing of the 4-inch water main in 1st St. anticipated to meet fireflow requirements.
- Provide alley improvements for secondary drive access.

Public Works also noted that an Access Permit would need to be obtained from CDOT. CDOT has responded to the applicant with approval for an Access Permit.

Salida Police Department: Russ Johnson, Police Chief responded “No issues from PD at this time.”

Salida Utilities: Renee Thonoff, Senior Accountant, stated “The property located at 323 West First Street is currently a commercial property with one 3/4" commercial tap (water \$8,512 & sewer \$7,808). Upon development, system development fees will be required for each unit (15).” [Note: the existing commercial tap will cover Unit 4, both the commercial and residential condo, leaving 15 remaining residential SDFs. Deed-restricted units will pay the “Legally-Restricted Affordable Housing” rate and the remainder will pay the “Residential Single-Family” rate].

Chaffee County Building Department: There has not been a response at the time of this writing.

Salida School District: David Blackburn, Superintendent responded “We will accept fees in lieu of land.”

Atmos Energy: Dan Higgins & Mark Cristelli responded “Atmos energy requests a virtual meeting with the developer to discuss meter placement as soon as possible so that we can assure any easements that may

be necessary are arranged and also so that the buildings are not going to be negatively affected by the meter locations.”

Xcel Energy: Sterling Waugh responded “Since the customer wants the transformers close to buildings, they need a minimum of a 2hr fire wall on those walls, per Xcel standard.”

STAFF RECOMMENDATIONS:

Staff recommends approval of the requests with the following conditions:

A. PROPOSED PLANNED DEVELOPMENT & MAJOR SUBDIVISION PLAT REVIEW

Approval of the Planned Development and Major Subdivision Plat is subject to the following conditions of approval:

1. The first sentence of the Dimensional Standards note regarding “Min. setback from front lot line” be modified to read: “Unit 4 building only at 5’ front setback.”
2. The Planned Development is subject to review and approval of the civil plans by Public Works staff.
3. The following notes be added to the PD Development Plan regarding building height and story allowances, and any appropriate adjustments be made to the Dimensional Standards to align with these requirements:
 - a. On Units 1-7, no portion of the building nor architectural appurtenances can exceed 35 feet in height if within 24 feet of the property line along Hwy 291 or the Monarch Spur Trail.
 - b. Units 1-3 are allowed a rooftop access structure that cannot exceed 40 feet in height at its highest point. It may be up to 100 square feet on Unit 1. Units 2 & 3 are allowed a shared rooftop access structure up to 100 square feet (in total, not per unit). No rooftop access structure is allowed on Unit 4.
 - c. Units 5-7 can be a maximum of 3 stories and 35 feet in height with the exception of chimneys and a rooftop access structure on Units 6 & 7. Units 6 & 7 are allowed a shared rooftop access structure that cannot exceed 40 feet in height at its highest point, and can be up to 100 square feet (in total, not per unit). No rooftop access structure is allowed on Unit 5. Chimneys shall not exceed 40 feet.
 - d. Units 8-16 can be a maximum of 3 stories. They can be a maximum of 40 feet in height only to accommodate the peak of a gabled roof. No part of a rooftop deck, including railings or covers, can exceed 35 feet.
4. Uses not specified in the Use Table shall default to the underlying C-1 Zone requirements, with the following exceptions:
 - i. All Permitted uses that require parking shall undergo Administrative Review (AR).
 - ii. The following Permitted & AR uses in C-1 are not consistent with the intent of the Planned Development and would require a PD Amendment in order to be permitted:
 1. Commercial Lodging
 2. Clubs Operated by and for Members
 3. Mobile Home and Recreational Vehicle Sales and Services
 4. Automobile Sales Service and Repairs
5. Applicant will be required to upgrade the alley to the extent requested by Public Works and to be determined upon review of design plans.

- 6. Fire Department will require second floor cantilevered balconies to have adequate clearance over the access easement.
- 7. A minimum of 3 deed-restricted units shall be provided, including: 2 units affordable at 100% AMI and 1 unit affordable at 120% AMI. The two 100% AMI unit shall receive a certificate of occupancy prior to the 8th market rate unit receiving a certificate of occupancy, and the remaining 120% unit shall receive a certificate of occupancy prior to the 10th market rate unit receiving a certificate of occupancy.
- 8. Final architectural plans shall substantially conform to the architectural character and design as submitted as part of the PD application.
- 9. There shall be no staging (i.e. phasing) of the infrastructure and public improvements.
- 10. Signed and Stamped Civil Drawings and Drainage Report to be provided for review.
- 11. Upsizing of the 4-inch water main in 1st St. anticipated to meet fireflow requirements.
- 12. An Access Permit will need to be obtained from CDOT.

RECOMMENDED MOTIONS:

TO CONTINUE THE HEARING:

- A. “I make a motion to continue the public hearing on the proposed Residences at Salida Bottling Company Planned Development until January 11, 2022” and
- B. “I make a motion to continue the public hearing on the proposed Major Subdivision for Residences at Salida Bottling Company until January 11, 2022”

OR:

- A. “I make a motion to recommend the City Council approve the proposed Residences at Salida Bottling Company Planned Development subject to the conditions recommended by staff,” and
- B. “I make a motion to recommend the City Council approve the Major Subdivision for Residences at Salida Bottling Company, subject to the conditions recommended by staff.”

Attachments:

- Table of Proposed Dimensional Standards and Schedule of Uses
- Residences at Salida Bottling Company PD Application Materials
- Residences at Salida Bottling Company Major Subdivision Application Materials
- Proof of Notice

Dimensional Standards	C-1	I	PD/Site as whole	PD/ Individual Lots	Notes
Min. lot size (sq. ft.)	5,625 5,063 ⁶ 3,750 ⁷	5,625	N/A	350	
Density (Min. lot sq. footage per principal dwelling unit)	2,800 2,450 ⁶	2,800	1,632	N/A	
Min lot size (sq. ft.)—attached units	2,800 2,520 ⁶	2,800	N/A	350	
Min. lot frontage	37'-6" 25' 7"	37'-6"	N/A	16'	Townhome lot frontage is measured on 1 st Street or interior access easement
Min. lot frontage—attached units	20'	20'	N/A	16'	28' is narrowest residential building footprint facing 1 st Street.
Max. lot coverage: structures (additive coverage total for structures uncovered parking cannot exceed 90% except C-2)	60% ⁶ 66%	60%	66%	100%	This does include covered balconies. Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) ⁵	60%	30%	60%	80%	80% is for the HOA lot which is mainly vehicle access, with some landscaping.
Min. landscape area	10%	10%	10%	0%	
Min. setback from side lot line for a primary bldg.	5 ^{***}	5 ^{***}	5'	0'	
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' ⁸	3', 5', or 10' ⁸	N/A	N/A	No accessory buildings allowed
Min. setback from rear lot line: principal bldg.	5' ²	5' ²	5'	0'	
Min. setback from rear lot line: accessory bldg.	5'	5'	N/A	N/A	No accessory buildings allowed
Min. setback from front lot line ⁴	10'	10'	5'	0'	Commercial building only at 5'. All other buildings along 1st Street have 10' porch front setback and 15' building front setback to 1st St.
Parking spaces, min.	19 or 20	19 or 20	19	1 / 3	1 per residential unit meets code for inclusionary housing development with site analyzed as a whole. 3 spaces for 700 square foot commercial.
Max. building height for a primary bldg.	35'	35'	40'	40'	Portions of buildings over 35' shall be setback 24' minimum from 1 st St and Monarch Spur property lines
Max. building height for a detached accessory bldg.	25'	25'	N/A	N/A	
Maximum number of stories per Hwy 291 established	2	2	3	3	Lots 1-4: 2 story building; Limited Rooftop Access Lots 5-7: 3 story building; Limited Rooftop Access Lots 8-16: 3 story

Proposed Schedule of Uses:

Residential Uses	C-1	I	PD	Standards¹
Accessory buildings and structures.	P	P	P	Sec. 16-4-190(c)
Multiple principal residential structures	P	P	P	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P ³	LR ³	P	
Residential (3—4 units)*	AR ³	AR ³	AR	
Residential (5—19 units)	LR ³	LR ³	AR	
Residential (20 or more units)	MR ³	MR ³	MR	
Single-family dwelling units	AR ³	AR ³	AR	
One or more dwelling units on the same site as a commercial or industrial use	LR	LR	AR	
Residential Business Uses	C-1	I	PD	Standards¹
Day care, home	P	P	P	Sec. 16-4-190(f)
Home Occupations	P	P	P	Sec. 16-4-190(g)
Home Businesses	P	P	AR	Sec. 16-4-190(g) AR to allow for review of required parking.
Bed & Breakfast Inns	P	AR	AR	AR to allow for review of required parking.
Short-term rental units	AR	AR	AR	Sec. 16-4-190(q) Subject to STR regulations in effect at time of STR license application.
Commercial, Personal Service and Office Uses	C-1	I	PD	Standards¹
Eating and drinking establishments	P	LR	AR	AR to allow for review of required parking.
Professional offices	P	LR	AR	AR to allow for review of required parking.
Retail sales and rental establishments	P	LR	AR	Sec. 16-4-190(m) AR to allow for review of required parking.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Agreement completed.
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant;
4. Special Fee and Cost Reimbursement Agreement completed.
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
6. Applications for Limited Impact Review must submit six (6) copies of application materials and applications for Major Impact Review must submit twelve (12) copies of application materials.

7. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a) (3).

8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

10. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainage ways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

11. An access permit from the Colorado Department of Transportation; and

12. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

This development represents traditional neighborhood development with a dense mixture of uses taking advantage of existing infrastructure near the center of the city. (Pages 3-4 and 3-5)

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The proposed subdivision conforms to the concurrently proposed Planned Development.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards. **Parking, landscaping, sign, and improvements per the concurrently proposed planned development.**

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The mixed use on this site provides a transition from commercial downtown to the surrounding residential neighborhoods.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

No nuisances are anticipated.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

Water main improvements are required to be built by the applicant from I Street to the east edge of the site, per the Planned Development.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

No adverse environmental impacts are anticipated.

Residences at Salida Bottling Company Planned Development & Major Subdivision



Owner

Salida Bottling Company, LLC
9707 County Road 163
Salida, CO 81201

Architecture/Planning

Craft Design Studio
204 Spooner Lane
Mount Pleasant, SC 29464

Studio Mork
Downingtown, PA

Civil Engineer/Entitlement

Crabtree Group, Inc.
325 D St
Salida, CO

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Planned Development Narrative 2
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Appendices

- A: Land Survey
- B: Planned Development Plan
- C: Drainage Report
- D: Title Policy
- E: Geotechnical Report
- F: Limited Phase II Subsurface Investigation
- G: Projected water and sewer demand
- H: Architectural Character
- I: Subdivision Plat

Introduction

Residences at Salida Bottling Company is a Planned Development and concurrent major subdivision of 16 residential units and 1 commercial unit on 0.60 acres at 323 W 1st Street in Salida.

Existing Conditions

The photo below shows existing conditions at the site.

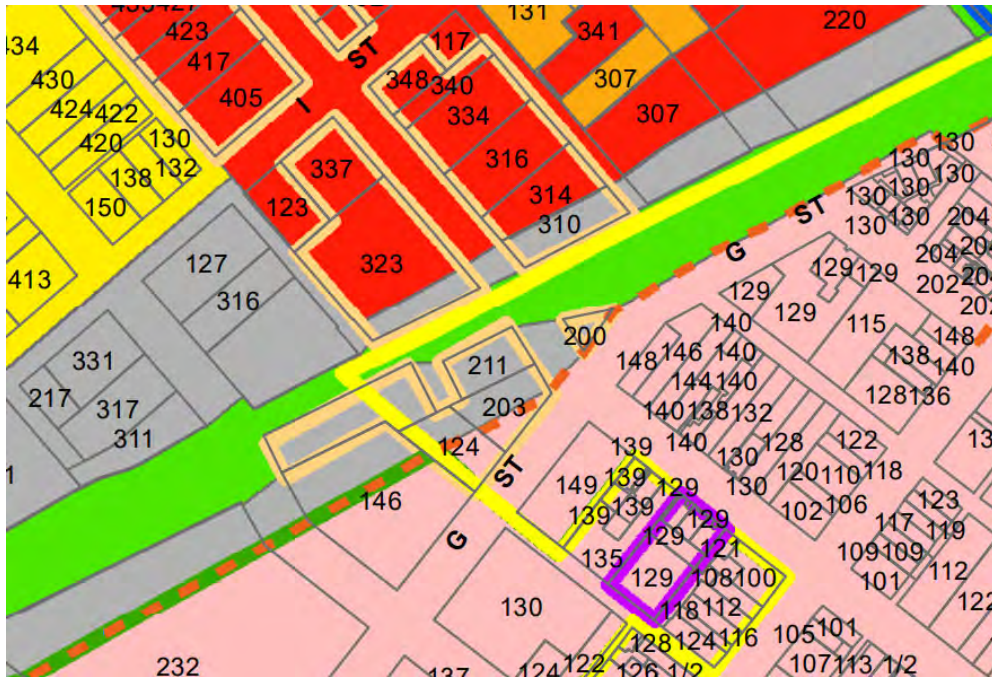


The subject parcel is currently an unpaved parking lot. As shown on the land survey in Appendix A, the subject parcel is made up of portions of lots 4 and 5 of block 19, all of lots 6 through 9 of block 19, abandoned Denver & Rio Grande Railroad right of way, and abandoned alley right of way, for a total of 8 existing lots as summarized below.

	Area (SF)	Area (Acres)
Lot 4	997	0.02
Lot 5	3497	0.08
Lot 6	3750	0.09
Lot 7	3750	0.09

Lot 8	3750	0.09
Lot 9	3750	0.09
D&RG abandoned ROW	6322	0.15
Alley abandoned ROW	296	0.01
Total	26112	0.60

The property is currently split zoned. D&RG abandoned right of way, which makes up 24% of the property, is zoned industrial (gray). The remainder is zoned C-1 Commercial (red). The entire property is within the Highway 291 Established Residential Overlay. See excerpt from zoning map below.



Current vehicle access to the site is from one driveway on 1st Street, and from the public alley behind the site.

Planned Development Narrative

A planned development plan is included in appendix B. This plan, upon approval, will be recorded with the Chaffee County Clerk to provide a record of the planned development entitlement for the property.

Sheet 1 of the planned development plan highlights changes to the use schedule and dimensional standards of the underlying zones required for the development. Sheet 1 also includes standard signature blocks for ownership, title report, survey by a professionally licensed surveyor, and city approval. Finally, this sheet includes the owner’s method of meeting the inclusionary housing ordinance.

Sheet 2 of the planned development plan is the site plan, showing 1st Street sidewalk, driveway, and curb and gutter improvements, building setbacks, parking, site dimensions, and ground cover. A table of unit square footage is provided on this sheet to give a general sense of unit size, but these shall not be

construed as minimum or maximum required unit sizes. Landscaping notes address the requirements of Salida Municipal Code section

Sheet 3 of the planned development plan shows utility layout and underground storm drainage detention. A drainage report is included as Appendix C. Water and sewer lines on site will be owned and maintained by the HOA.

Public Works has indicated that in order to provide adequate fire flow, the existing 4” water main in 1st Street will need to be replaced with an 8” line per city standards prior to any certificates of occupancy being issued in the planned development. This water main upsize will extend from the east end of the 1st Street property frontage, to the existing 8” water main in I Street. Sewer service will require installation of a manhole in the existing 1st Street sewer main. It is anticipated that the city’s standard subdivision improvement agreement will be required prior to this work. Survey and engineering design are currently in progress.

Gas, communications, and electric will be connected to existing mains in the public alley behind the site.

Architecture

The architectural character of the project intends to complement the existing, historic downtown through use of building form, the employment of materials and details consistent with and inspired by the downtown and immediate, adjacent context. Sited adjacent to the downtown, the plan's design emphasizes the pedestrian experience through walkable connections and an emphasis on the public realm.

Sheets 1-3 of Appendix H shows urban and architectural precedent which balances both the use of the automobile and the pedestrian experience. Specifically, on Sheet 2, the historic Salida Bottling Works building formerly located on the site illustrates both the urban relationship of the historic building frontage as well as the traditional character of the architecture on the site.

Sheets 4-6 show the building footprints and landscaping on the site. The frontages along First Street are set back slightly from the road, with porches presenting a pedestrian frontage. A ground floor commercial space is located in the south east corner of the site, proximate to the downtown business district. Park-under residences are located in the center and rear of the project site.

Sheet 7 of Appendix H shows how buildings facing First Street and Monarch Spur Trail will have parapet wall roofs similar to those across First Street; buildings on the interior, towards the back of the development will have pitched roofs in character with the residential streets to the west and north of the site.

Sheets 8-10 illustrate elevation concepts for the project frontages facing Monarch Spur Trail and First Street. The elevations show distribution of various exterior materials, general architectural character and details, and opening proportions.

Sheets 8-10 are not final architectural elevations and are subject to vary throughout the design process. Elevations shown are intended to give a sense for the character, detailing and height of the proposed project.

Sheet 11-12 – Height Considerations – Two diagrams show an example of a pitched roof (3 story) house with 35’-0” Height Max. to Ridge. Proposed for Consideration, the Second diagram shows the same house with Ridge Height Max. at 40’-0”. This would only be proposed for “pitched roof” residential units tucked back into the block. Sheet 12 shows the “Flat Roof” (Parapeted) Residences proposed. Parapet falls under Max. height of 35’-0”. Requesting (with limitations), Rooftop Access structures to be allowed to extend above 35’-0”. Proposed minimal footprint (max. 100 s.f.)

View Corridor Study

Sheets 12-13 In recognition of the significance of the view along First Street, viewing the Sawatch Range from the downtown, the view corridor study is intended to provide a sense for the scale of the buildings and the extent to which the project obscures the view of the Conoco gas station from downtown.

Major Subdivision Plat

See Appendix I for the major subdivision plat requested concurrently with the Planned Development. Note that the dimensional standards requested in the Planned Development are slightly more permissive than the subdivision plat. This is because lot line adjustments for design changes and/or construction tolerances are anticipated.

This subdivision plat does not include the condominium subdivision of two units on Lot 4. The condominium subdivision of two units will be platted after building construction. This is a permitted use per the Planned Development.

Submittal Requirements Checklist

The following items are required for planned development applications per Salida municipal code Section 16-7-90.

(1) PD Development Plan

- i-ix. See Appendix B Planned Development Plan.


(2) Written Narrative

- i. See Appendix A Survey.
- ii. See Appendix D Title Policy.
- iii. The planning objective is to provide a high quality infill development which will add to the quality of Salida’s downtown by providing excellent architecture, commercial space, deed restricted housing, market rate housing, and private open space.
- iv. Fee in lieu of parks, trails, and open space shall be paid at time of building permit for each unit. All private open space shall be maintained by the lot owner, which in some cases is the HOA.
- v. Phasing shall not be restricted within the development. Safe access shall be provided to all occupied units during construction. Underground utilities for the entire site will need to be installed early in the construction process due to space constraints.
- vi. See Appendix E, Geotechnical Report, and Appendix F, Limited Phase II Subsurface Investigation.

- vii. See Architectural section above.
- viii. See Appendix C, Drainage Report.
- ix. See Appendix G, projected water and sewer demand.
- x. All utilities are available near the site, and the project is within city limits.
- xi. Trip generation from the site:

PROJECT: Residences at Salida Bottling Company - 323 W 1st St, Salida, CO

Summary of Trip Generation



Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					In		Out		In		Out					
					Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
Single Family Detached Housing	210	0 DU	9.57	0	0.75	0	25%	0	75%	0	1.01	0	63%	0	37%	0
Apartments	220	0 DU	6.65	0	0.51	0	20%	0	80%	0	0.62	0	65%	0	35%	0
Condominiums/Townhouses	230	16 DU	5.81	93	0.44	7	17%	1	83%	6	0.52	8	67%	6	33%	3
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0
Office (General)	710	0.7 GLA	11.01	8	1.55	1	88%	1	12%	0	1.49	1	17%	0	83%	1
Retail (Specialty)	814	0.7 GLA	44.32	32	6.84	5	48%	2	52%	3	2.71	2	44%	1	56%	1
Sub-Totals				133		13		5		9		11		7		5
Total				133		13		5		9		11		7		5

GLA = gross leasable area in KSF
 DU = dwelling unit
 RM = number of room
 Source: ITE Trip Generation, 8th Edition

- xii. The city’s fiscal impacts will be very minor because development of empty lots near the middle of town is the most efficient kind of development. The city will collect sales tax from the commercial unit in the development. Construction of the project will provide sales tax to the city. In addition, the development will provide two units of 80% AMI housing in downtown Salida, which will provide an opportunity for workers to live affordably, near downtown jobs.

RESIDENCES AT SALIDA BOTTLING COMPANY PLANNED DEVELOPMENT PLAN

PART OF LOTS 4 & 5, ALL OF LOTS 6-9, BLOCK 19, CITY OF SALIDA, COLORADO 81201

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE SAID NW¼SW¼ WITH THE WESTERLY BOUNDARY OF AN EXTENSION OF WEST THIRD STREET IN THE CITY OF SALIDA, FROM WHENCE THE WEST QUARTER CORNER (BRASS CAP) OF SAID SECTION 32 BEARS SOUTH 89°51'25" WEST 1160.51 FEET; THENCE SOUTH 41°11'36" EAST ALONG SAID WESTERLY STREET BOUNDARY EXTENSION A DISTANCE OF 39.78 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE PROCEEDING AROUND SAID TRACT SOUTH 41°11'36" EAST 41.31 FEET; THENCE SOUTH 33°06'26" WEST 118.81 FEET; THENCE SOUTH 00°08'35" EAST 39.48 FEET; THENCE SOUTH 89°51'25" WEST PARALLEL WITH THE SAID NORTH BOUNDARY OF THE NW¼SW¼ A DISTANCE OF 88.17 FEET; THENCE NORTH 00°08'35" WEST (AT A RIGHT ANGLE TO SAID NORTH BOUNDARY OF THE NW¼SW¼) A DISTANCE OF 170.0 FEET TO THE SOUTHERLY BOUNDARY OF GRAND AVENUE EXTENDED/COLORADO STATE HIGHWAY NO.291; THENCE NORTH 89°51'25" EAST ALONG SAID SOUTHERLY AVENUE/HIGHWAY BOUNDARY A DISTANCE OF 126.19 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN IS APPROVED FOR FILING.

DATED: _____, 20____.

By: _____
MAYOR

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 20____.

OWNER: _____

STATE OF COLORADO }
COUNTY OF CHAFFEE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CHAFFEE COUNTY CLERK AND RECORDER

COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M., ON THIS _____ DAY OF _____ A.D. 20____ UNDER

RECEPTION NO. _____

INCLUSIONARY HOUSING

UNITS 9 AND 10, ON LOTS 9 AND 10, AS SHOWN ON SHEETS 2 AND 3 OF THIS PLANNED DEVELOPMENT PLAN, SHALL BE BUILT BY SALIDA BOTTLING COMPANY AND DEED RESTRICTED TO 80% OF AREA MEDIAN INCOME PER SALIDA MUNICIPAL CODE SECTION 16, ARTICLE 8, THUS SATISFYING THE INCLUSIONARY HOUSING REQUIREMENT FOR THE PLANNED DEVELOPMENT. NO MORE THAN 7 MARKET RATE RESIDENTIAL UNITS IN THE PLANNED DEVELOPMENT MAY RECEIVE CERTIFICATES OF OCCUPANCY PRIOR TO CERTIFICATES OF OCCUPANCY FOR UNITS 9 AND 10.

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, _____, TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THESE PLATS AND FOUND TITLE VESTED IN CONFLUENTE PARK SALIDA, LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

EXCEPT: _____

SIGNATURE

LAND SURVEYOR'S NOTES:

- 1) ELEVATIONS SHOWN HEREON BASED UPON N.A.V.D. 88
- 2) CONTOUR INTERVAL IS 1.0'
- 3) SITE BENCHMARK IS AN 1/2" ALUMINIUM CAP ON NO. 5 REBAR STAMPED L.S. 37937, HAVING AN ELEVATION OF 7059.64'
- 4) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 5) FIELD WORK PERFORMED ON DECEMBER 21. SITE WAS SNOW COVERED AT TIME OF SURVEY. FEATURES MAY EXIST THAT WERE NOT VISIBLE AT THE TIME OF THE SURVEY.

LAND SURVEYOR'S STATEMENT:

I, SYDNEY ARTHUR SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLANNED DEVELOPMENT PLAN WERE PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT THE SURVEY INFORMATION SHOWN ON THE PLAT CONTAINED HEREIN IS BASED ON A MONUMENTED LAND SURVEY AS SHOWN, AND THAT SAID SURVEYS AND THE KNOWLEDGE PERTAINING TO SAID SURVEYS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE



VICINITY MAP
NO SCALE



SCHEDULE OF USES

PROPERTY IS CURRENTLY SPLIT ZONED C-1 AND INDUSTRIAL. USES PER THIS PD SHALL BE PER THE 'PD' COLUMN BELOW. HIGHLIGHTED CELLS INDICATE DEVIATION FROM EITHER OF THE UNDERLYING ZONES.

Proposed Schedule of Uses:

Residential Uses	C-1	I	PD	Standards ¹
Accessory buildings and structures.	P	P	P	Sec. 16-4-190(c)
Multiple principal residential structures	P	P	P	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P ³	LR ³	P	
Residential (3-4 units)*	AR ³	AR ³	AR	
Residential (5-19 units)	LR ³	LR ³	AR	
Residential (20 or more units)	MR ³	MR ³	MR	
Single-family dwelling units	AR ³	AR ³	AR	
One or more dwelling units on the same site as a commercial or industrial use	LR	LR	AR	
Commercial Business Uses	C-1	I	PD	Standards ¹
Day care, home	P	P	P	Sec. 16-4-190(f)
Home Occupations	P	P	P	Sec. 16-4-190(g)
Home Businesses	P	P	AR	Sec. 16-4-190(g) AR to allow for review of required parking.
Bed & Breakfast Inns	P	AR	AR	AR to allow for review of required parking.
Short-term rental units	AR	AR	AR	Sec. 16-4-190(q) Subject to STR regulations in effect at time of STR license application.
Commercial, Personal Service and Office Uses	C-1	I	PD	Standards ¹
Eating and drinking establishments	P	LR	AR	AR to allow for review of required parking.
Professional offices	P	LR	AR	AR to allow for review of required parking.
Retail sales and rental establishments	P	LR	AR	Sec. 16-4-190(m) AR to allow for review of required parking.

Notes:
1 The standards referenced herein are in addition to all other applicable standards of this Land Use Code
3 An existing dwelling can be modified or rebuilt as a matter of right provided it is in conformance with the dimensional standards of Table 16-F.
* The allowed use is conditional in the SH 291 Corridor Overlay (291 CO). Refer to Section 16-5-50 regarding the SH 291 Corridor (291 CO) District.

SCHEDULE OF DIMENSIONAL STANDARDS

PROPERTY IS CURRENTLY SPLIT ZONED C-1 AND INDUSTRIAL. HIGHLIGHTED CELLS INDICATE WHERE PD EXCEEDS THE STANDARDS OF EITHER ZONE.

Dimensional Standards	C-1	I	PD/ Site as whole	PD / Individual Lots	Notes
Min. lot size (sq. ft.)	5,625 5,063 ⁶ 3,750 ⁷	5,625	N/A	350	
Density (Min. lot sq. footage per principal dwelling unit)	2,800 2,450 ⁶	2,800	1,632	N/A	
Min lot size (sq. ft.)—attached units	2,800 2,520 ⁶	2,800	N/A	350	
Min. lot frontage	37'-6" 25' 7	37'-6"	N/A	16'	Townhome lot frontage is measured on 1 st Street or interior access easement.
Min. lot frontage—attached units	20'	20'	N/A	16'	28' is narrowest residential building footprint facing 1 st Street.
Max. lot coverage: structures (additive coverage total for structures uncovered parking cannot exceed 90% except C-2)	60% 66% ⁶	60%	66%	100%	This does include covered balconies. Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%.
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) ⁵	60%	30%	60%	80%	80% is for the HOA lot which is mainly vehicle access, with some landscaping.
Min. landscape area	10%	10%	10%	0%	
Min. setback from side lot line for a primary bldg.	5'-*	5'-*	5'	0'	
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' ⁴	3', 5', or 10' ⁴	N/A	N/A	No accessory buildings allowed
Min. setback from rear lot line: principal bldg.	5' ²	5' ²	5'	0'	
Min. setback from rear lot line: accessory bldg.	5'	5'	N/A	N/A	No accessory buildings allowed
Min. setback from front lot line ⁴	10'	10'	5'	0'	Commercial building only at 5'. All other buildings along 1st Street have 10' porch front setback and 15' building front setback to 1st Street.
Parking spaces, min.	19 or 20	19 or 20	19	1 / 3	1 per residential unit meets code for inclusionary housing development with site analyzed as a whole. 3 spaces for 700 square foot commercial.
Max. building height for a primary bldg.	35'	35'	40'	40'	Portions of buildings over 35' shall be setback 24' minimum from 1 st St and Monarch Spur property lines
Max. building height for a detached accessory bldg.	25'	25'	N/A	N/A	
Maximum number of stories per Hwy 291 established residential overlay district	2	2	3	3	Lots 1-4: 2 story building; 3rd story rooftop access only. Lots 5-7: 3 story building; 4th story for rooftop access only. Lots 8-16: 3 story.

Notes:
2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.
4 A covered porch may encroach into the front yard setback by twenty-five (25) percent.
5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.
6 Standards for inclusionary housing development per Section 16-13-50.
7 Fifteen (15) percent of the single-family lots within an inclusionary housing development may be twenty-five (25) feet by one hundred fifty (150) feet.
8 See Section 16-4-190(c) for a description of side lot line setbacks for all accessory buildings, including ADUs

NOTES

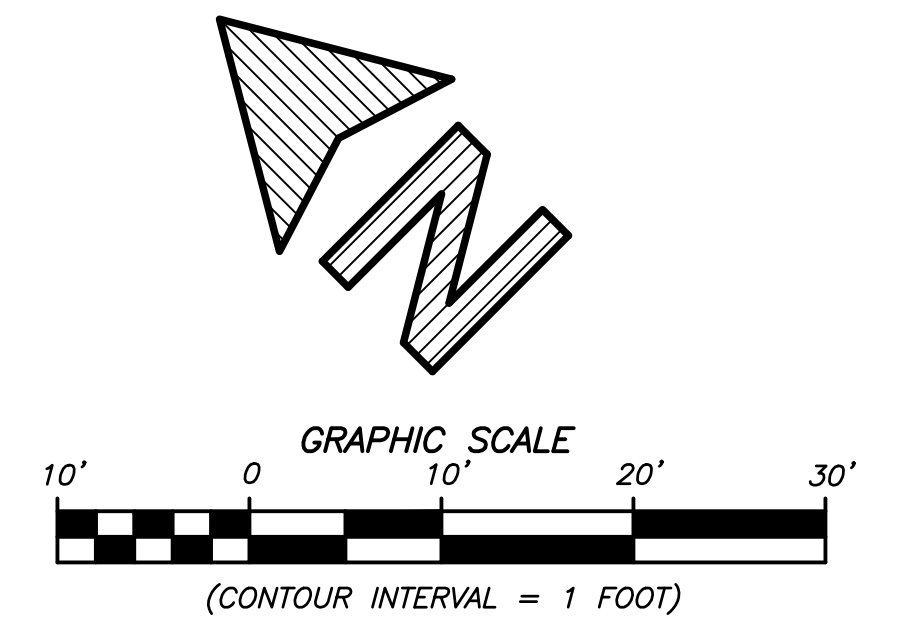
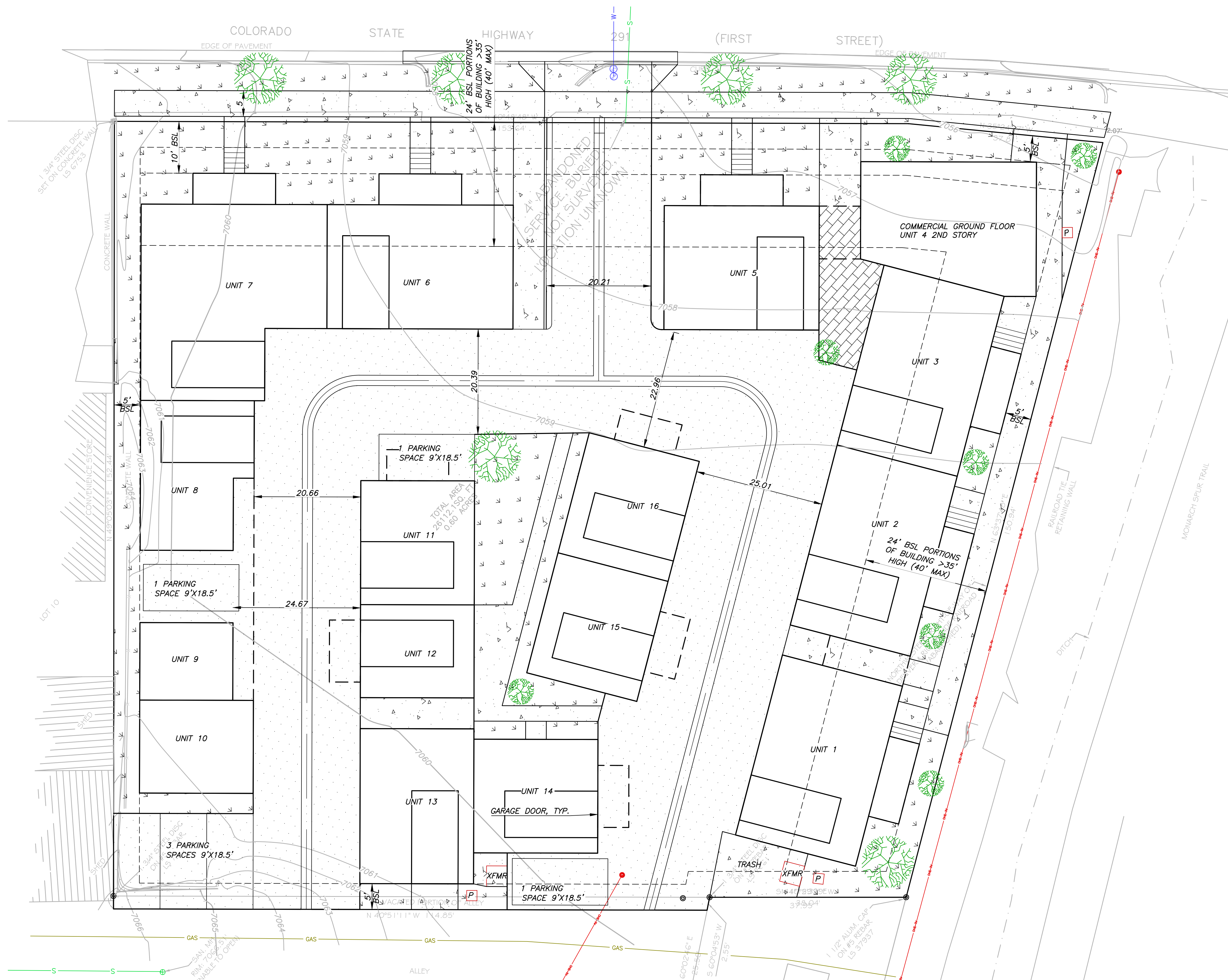
- 1. LOT LINE ADJUSTMENTS FOR DESIGN CHANGES AND/OR CONSTRUCTION TOLERANCES ARE ANTICIPATED AND SHALL BE CONSIDERED "PRACTICAL NECESSITIES" PER SECTION 16-6-70 CITY OF SALIDA MUNICIPAL CODE.
- 2. FEES IN LIEU OF LAND DEDICATION FOR SCHOOL SITES, AND FEES IN LIEU OF OPEN SPACE, SHALL BE PAID AT TIME OF BUILDING PERMIT FOR EACH RESIDENTIAL UNIT.
- 3. OCCUPANTS OF ANY INCLUSIONARY HOUSING UNITS SHALL NOT BE RESPONSIBLE FOR HOMEOWNER'S ASSOCIATION ASSESSMENTS OR DUES BEYOND THOSE FAIRLY-PRICED SPECIFICALLY FOR UTILITIES, TRASH SERVICES, AND THE LIKE.
- 4. THE ACCESS EASEMENT SHOWN ON THE SUBDIVISION PLAT SHALL BE CONSIDERED "DIRECT ACCESS ONTO A PUBLIC STREET" PER CITY OF SALIDA MUNICIPAL CODE SECTION 16-8-20 (a).

SHEET INDEX

- 1. COVER SHEET
- 2. SITE PLAN
- 3. UTILITY PLAN

PD PLAN 12/10/21

PRIVATE ENGINEER'S NOTES TO CONTRACTOR THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.	PREPARED FOR: SALIDA BOTTLING CO. 9707 CR 163 SALIDA, CO 81201 PHONE: ----- PREPARED UNDER THE DIRECTION OF: _____ DATE _____ WILLIAM B. HUSSEY CRABTREE GROUP, INC. L.C.E. NO. 56989 EXP. DATE 10/31/2023	PREPARED BY: CRABTREE GROUP INC. ENGINEERING SMART GROWTH™ 328 D STREET SALIDA, CO 81201 PH: 719-539-1675 818 CUYAMA ROAD OJAI, CA 91325 PH: 719-221-1799	SEAL _____ DATE BY MARK ENGINEER	REVISIONS _____ APPR. DATE REVISION AGENCY	CITY OF SALIDA DESIGNED BY WBH DRAWN BY WBH CHECKED BY WBH SCALE NONE DATE DEC. 2021 APPROVED BY: _____ AGENCY HEAD DATE BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'	RESIDENCES AT SBC SALIDA, CO COVER SHEET PD PLAN OWNERSHIP, APPROVALS, CODE STUDY	SHEET NO. 1 OF 3 SHTS. PROJECT NO. 20037
--	---	---	--	--	---	--	--



- LEGEND**
- W — W — EXISTING WATER MAIN
 - S — S — EXISTING SANITARY SEWER MAIN
 - GAS — EXISTING GAS MAIN
 - OHE-TV — EXISTING OVERHEAD POWER/COMMUNICATION
 - EXISTING UTILITY POLE WITH STREET LIGHT
 - ▨ ASPHALT (OR PERVIOUS PAVERS)
 - ▩ CONCRETE
 - ▤ DECORATIVE PAVERS (OPTIONAL)
 - ▦ LANDSCAPING
 - ▧ 2' CONCRETE DRAINAGE PAN
 - ▨ 2.5' CURB AND GUTTER
 - LINE OF BUILDING OVERHANG
 - - - BUILDING SETBACK LINE (BSL)
 - TREE

Unit	Square Footage
1	1400
2	1400
3	1400
4	850
5	1000
6	1400
7	1400
8	1000
9	1000
10	800
11	800
12	800
13	1000
14	800
15	800
16	800
Commercial	725

- LANDSCAPE PLAN REQUIREMENTS PER 16-8-90 (b)**
- NO EXISTING TREES ON SITE. IRRIGATION WILL BE PROVIDED WITH BACKFLOW PROTECTION PER PLUMBING CODE, AND DRIP AND SPRINKLER IRRIGATION AS NEEDED.
 - THE SITE AS A WHOLE WILL HAVE 2,612 SQUARE FEET OF LANDSCAPE SPACE TO MEET THE C-1 AND INDUSTRIAL ZONE STANDARDS. 60% OF THAT (1,568 SF) WILL BE LIVING COVER. A MINIMUM OF 9 TREES WILL BE PLANTED, COUNTING STREET TREES ON 1ST STREET, MEETING THE C-1 MINIMUM OF 1 TREE PER 300 SQUARE FEET OF REQUIRED LANDSCAPE AREA.
 - LANDSCAPE WORK AS SHOWN IS ESTIMATED TO COST \$40,000. MORE DETAILED ESTIMATES OBTAINED FROM LANDSCAPE CONTRACTORS SHALL SUPERSEDE THIS ESTIMATE.
 - EROSION CONTROL WILL MEET CDPHE REQUIREMENTS OF THE GENERAL CONSTRUCTION STORMWATER DISCHARGE PERMIT. SPECIFIC BEST MANAGEMENT PRACTICES WILL BE CHOSEN, INSTALLED, INSPECTED, AND MAINTAINED BY THE CONTRACTOR'S QUALIFIED STORMWATER MANAGER. LANDSCAPE MAINTENANCE WILL INCLUDE WEEDING, MOWING, AND TRIMMING. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, WHICH IN SOME SITE AREAS IS THE HOA.
 - ALL PLANTS SHALL BE OF A VARIETY WHICH IS COMPATIBLE WITH LOCAL CLIMATE AND THE SOILS, DRAINAGE AND WATER CONDITIONS OF THE SITE.

NOTE: UNIT SIZES ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS MINIMUM OR MAXIMUM FOR THE FINAL ARCHITECTURAL PLANS.

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
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PREPARED FOR:
SALIDA BOTTLING CO.
9707 CR 163
SALIDA, CO 81201
PHONE: -----

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

WILLIAM B. HUSSEY CRABTREE GROUP, INC.
L.C.E. NO. 56989 EXP. DATE 10/31/2023

PREPARED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

323 D STREET SALIDA, CO 81201 PH: 719-539-1675
818 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

SEAL

DATE	BY	MARK	ENGINEER

REVISIONS

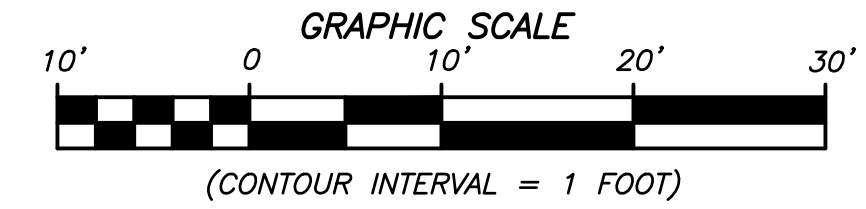
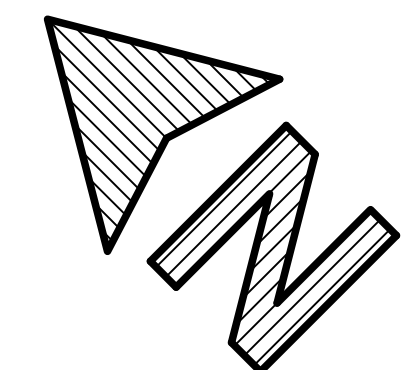
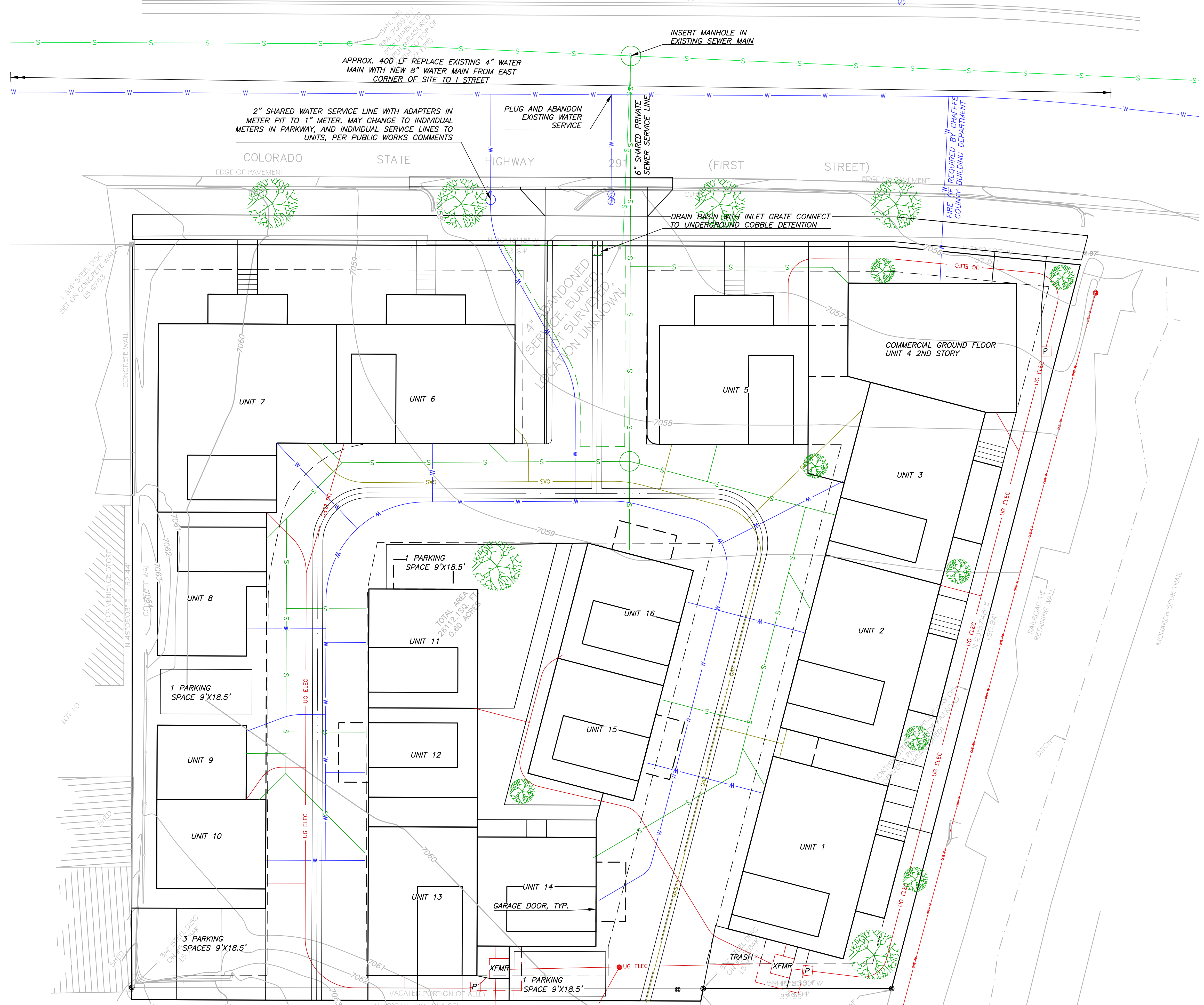
APPR.	DATE	REVISION AGENCY

CITY OF SALIDA

DESIGNED BY WBH APPROVED BY: _____
DRAWN BY WBH
CHECKED BY WBH AGENCY HEAD DATE _____
SCALE 1"=10'
DATE DEC. 2021 BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'

RESIDENCES AT SBC
SALIDA, CO
SITE PLAN
PD PLAN
GROUND COVER, LAYOUT, LANDSCAPING

SHEET NO.
2
OF 3 SHTS.
PROJECT NO.
20037



LEGEND

- W — EXISTING/PROPOSED WATER LINE
- S — EXISTING/PROPOSED SANITARY SEWER LINE
- GAS — EXISTING/PROPOSED GAS MAIN
- OHE-TV — EXISTING OVERHEAD POWER/COMMUNICATION
- UG ELEC — NEW UNDERGROUND POWER/COMMS LINE
- XFMR XCEL ENERGY TRANSFORMER
- P XCEL ENERGY PEDESTAL
- LINE OF BUILDING OVERHANG
- UTILITY EASEMENT
- UNDERGROUND COBBLE INFILTRATION AREA, 4.5' DEPTH X 570 SF AT 40% VOIDS = 1026 CF. THIS VOLUME MAY BE SPLIT INTO MULTIPLE BASINS AT FINAL DESIGN.
- TREE

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
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PREPARED FOR:
 SALIDA BOTTLING CO.
 9707 CR 163
 SALIDA, CO 81201
 PHONE: -----
PREPARED UNDER THE DIRECTION OF: _____ DATE _____
 WILLIAM B. HUSSEY CRABTREE GROUP, INC.
 L.C.E. NO. 56989 EXP. DATE 10/31/2023

PREPARED BY:
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 ENGINEERING SMART GROWTH™
 323 D STREET SALIDA, CO 81201 PH: 719-539-1675
 818 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

DATE	BY	MARK	ENGINEER	APPR.	DATE	REVISION AGENCY

CITY OF SALIDA	
DESIGNED BY WBH	APPROVED BY:
DRAWN BY WBH	
CHECKED BY WBH	AGENCY HEAD _____ DATE _____
SCALE 1"=10'	BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'
DATE DEC. 2021	

RESIDENCES AT SBC
 SALIDA, CO
UTILITY PLAN
PD PLAN
 UTILITY LAYOUT

SHEET NO. **3**
 OF **3** SHTS.
 PROJECT NO. **20037**



KYNDANCE MEWS



EARLS COURT - MT PLEASANT



EARLS COURT - MT PLEASANT



KYNDANCE MEWS



BROOKLYN MEWS



BATHURST MEWS



SALIDA BOTTLING WORKS SEEN FROM 1ST ST



1914 SANBORN SHOWING SALIDA BOTTLING WORKS; NTS



MASONRY DETAILING



MASONRY DETAILING



MASONRY DETAILING



COMMERCIAL FRONTAGE



URBAN FLOOR LEVEL RELATIONSHIP



URBAN FLOOR LEVEL RELATIONSHIP

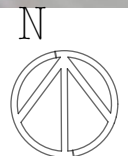


LANE FRONTAGE FENESTRATION



AERIAL CONTEXT
SCALE: 1" = 50'-0" (PRINTED ON 11x17)

10.21.21



UNIT DESCRIPTION

UNIT # SQUARE FOOTAGE

1	1400
2	1400
3	1400
4*	850
5	1000
6	1400
7	1400
8	1000
9**	1000
10**	800
11	800
12	800
13	1000
14	800
15	800
16	800

COMMERICAL*
725

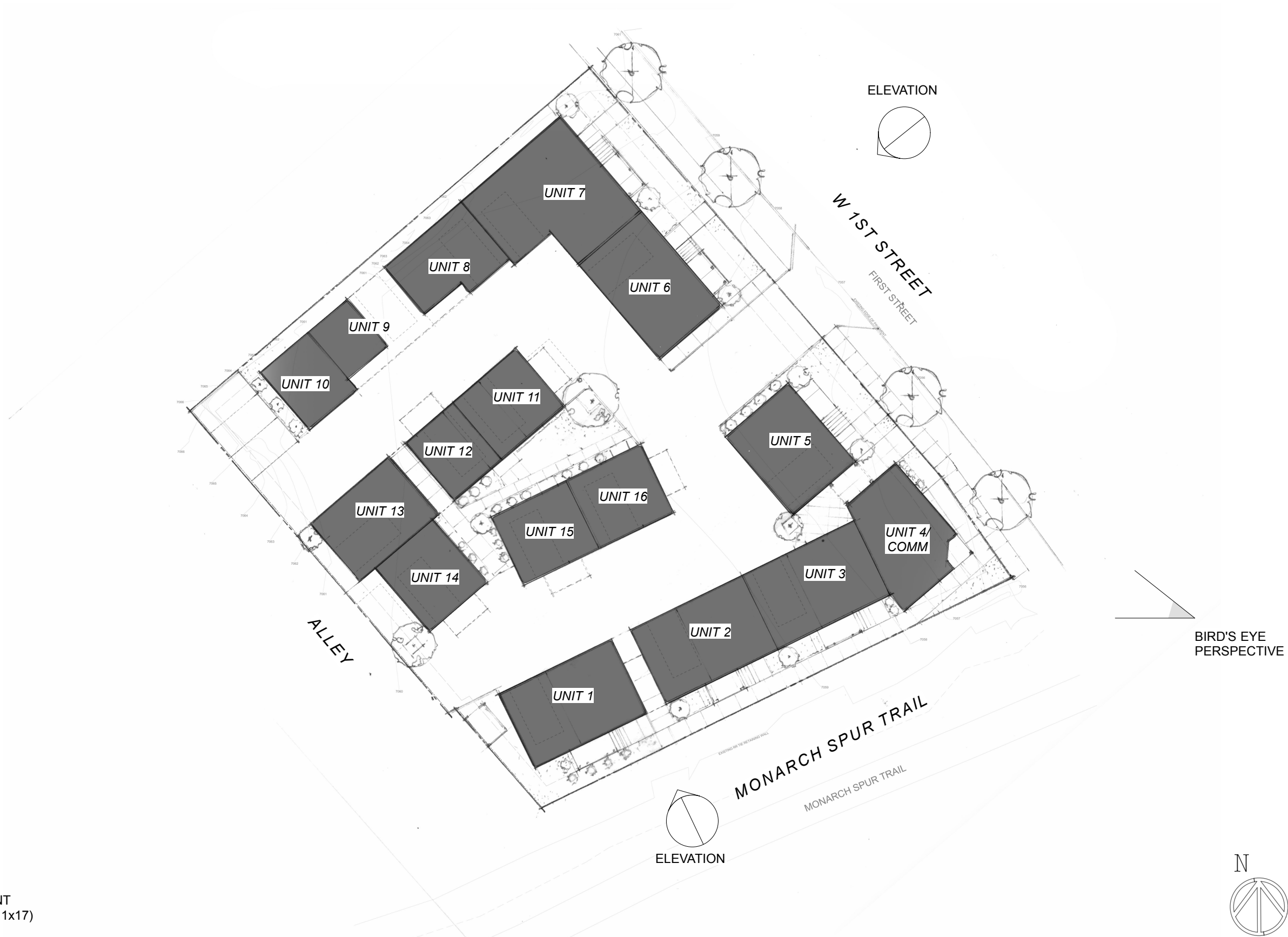
* 2 STORY MIXED-USE BLDG
**AFFORDABLE UNIT



SITE PLAN
SCALE: 1" = 30'-0" (PRINTED ON 11x17)

10.21.21



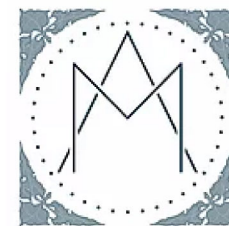


SITE PLAN - BUILDING FOOTPRINT
SCALE: 1" = 30'-0" (PRINTED ON 11x17)

10.21.21

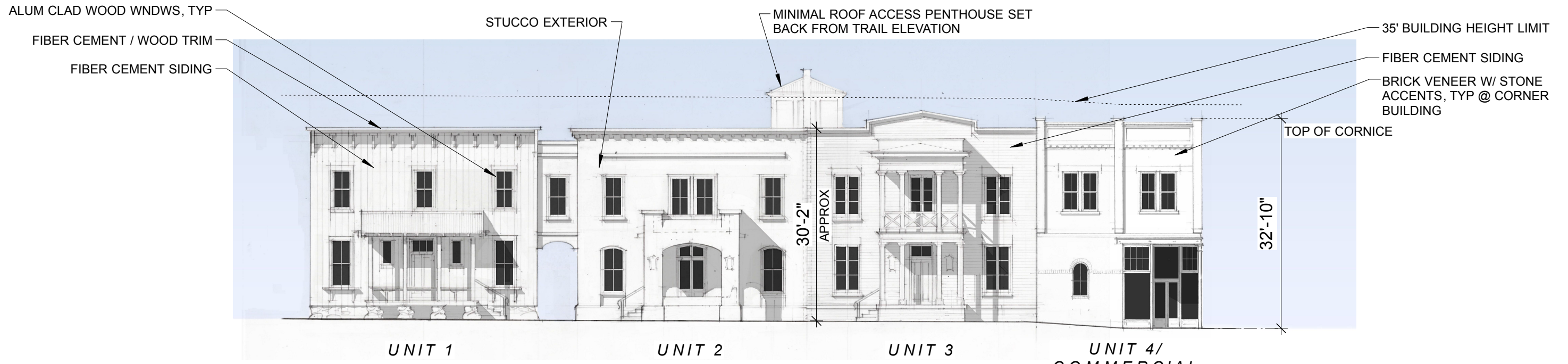


CRAFT
21'

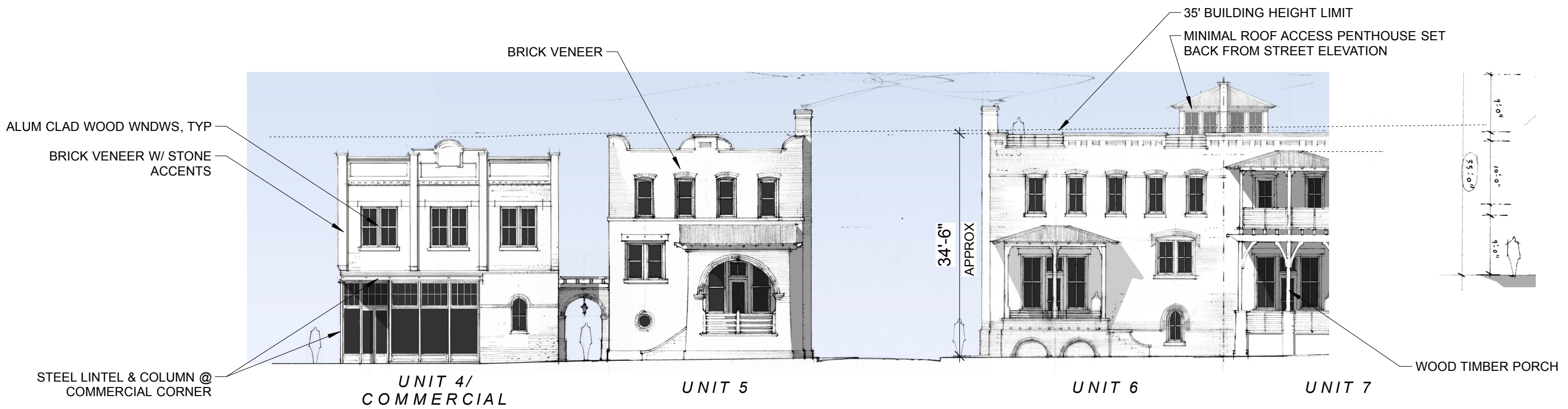


BIRD'S EYE PERSPECTIVE
(PRINTED ON 11x17)

10.21.21



UNIT 1 UNIT 2 UNIT 3 UNIT 4/
COMMERCIAL
CONCEPTUAL MONARCH SPUR TRAIL FRONTAGE ELEVATION



UNIT 4/
COMMERCIAL UNIT 5 UNIT 6 UNIT 7
CONCEPTUAL FIRST STREET FRONTAGE ELEVATION

CONCEPTUAL FRONTAGE ELEVATIONS
SCALE: 1/16" = 1'-0" (PRINTED ON 11x17)

10.21.21



UNIT 1

UNIT 2

UNIT 3



UNIT 2

UNIT 3

UNIT 4/
COMMERCIAL

CONCEPTUAL MONARCH SPUR TRAIL FRONTAGE ELEVATION
SCALE: 3/32" = 1'-0" (PRINTED ON 11x17)



UNIT 4/COMMERCIAL

UNIT 5

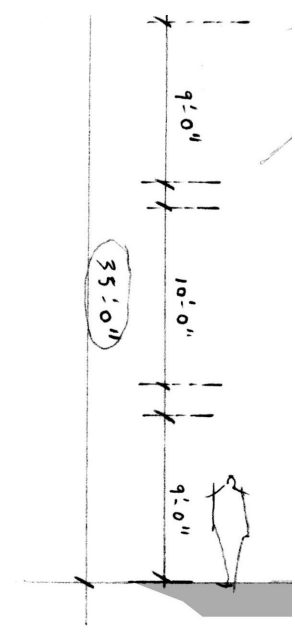
UNIT 6



UNIT 5

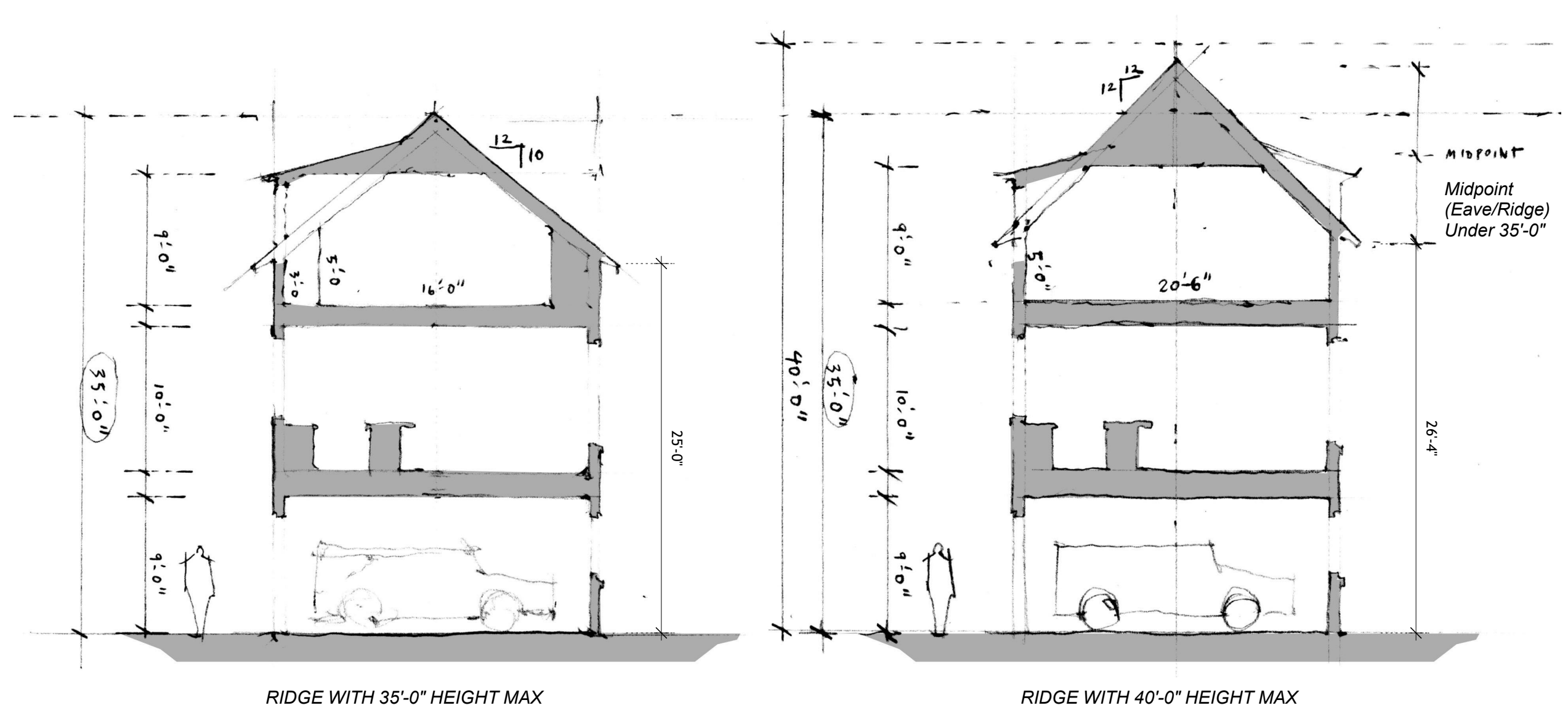
UNIT 6

UNIT 7



CONCEPTUAL FIRST STREET FRONTAGE ELEVATIONS
SCALE: 3/32" = 1'-0" (PRINTED ON 11x17)

10.21.21





*Small Footprint
Rooftop Access
Penthouse Structure
(Under 100 s.f.)*

*Face of Rooftop
Structure 10'-0" -
12'-0" Behind Front
Face of Building -
Not Likely Visible
from Frontage*

PARAPET MAX 35'-0" - Rooftop Access Structure Above (with Limited Footprint)



SITE PLAN - AERIAL CONTEXT
SCALE: 1" = 50'-0" (PRINTED ON 11x17)

10.21.21





UNIQUE

HOTEL

Storyville
SUNSHINE
Nightspot

ST STREET
FLOORING

LAUGHING
LADIES
CAFE

Antiques
on First

HANDCRAFTED
Jewelry
and
Gifts

586-KVN

011-007

211

51dg.



UNIQUE

HOTEL

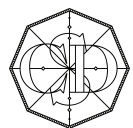
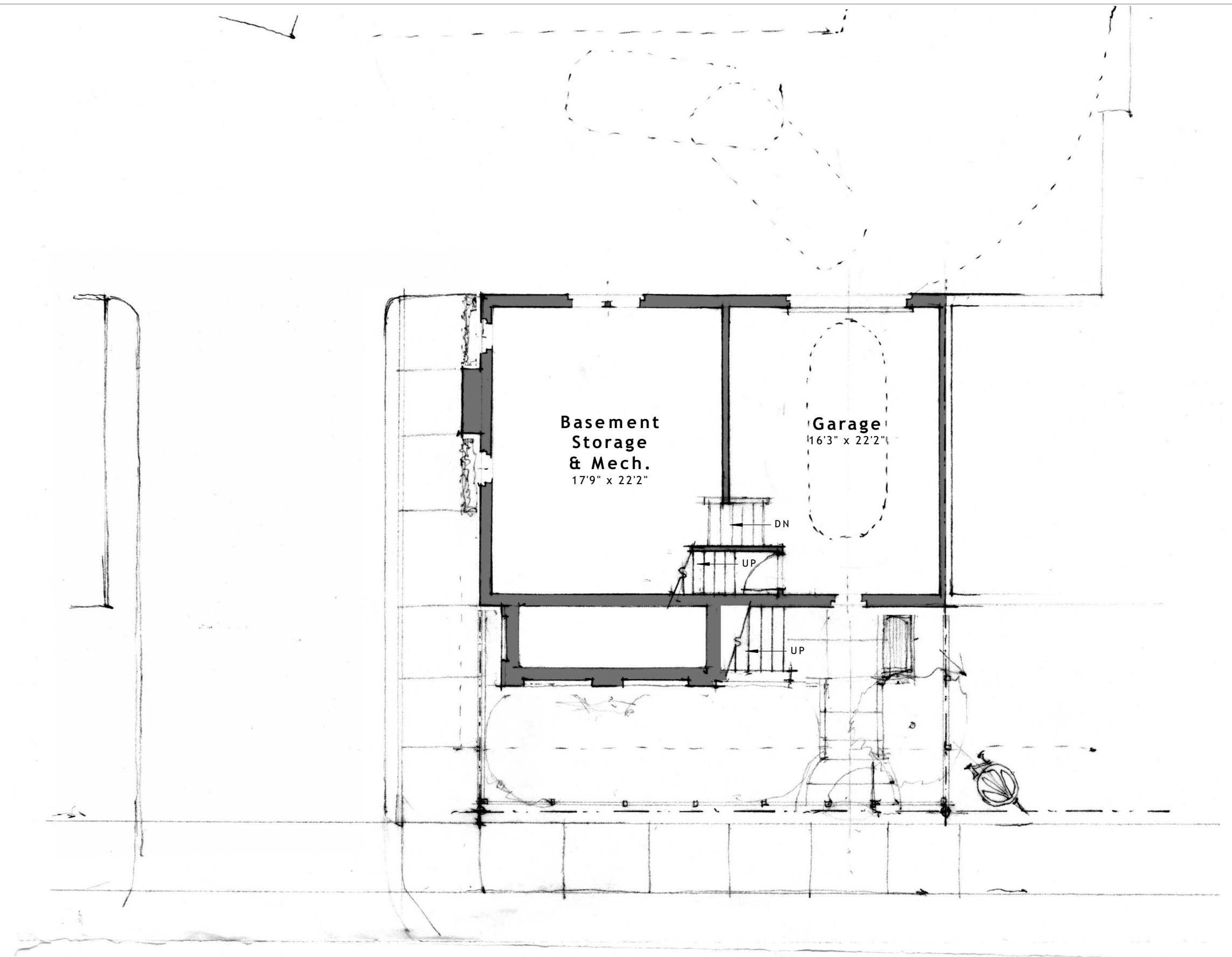
Storyville
Historical
Nightspot

1ST STREET
FLOORING

LAUGHING
LADIES
CAFE

Antiques
on First

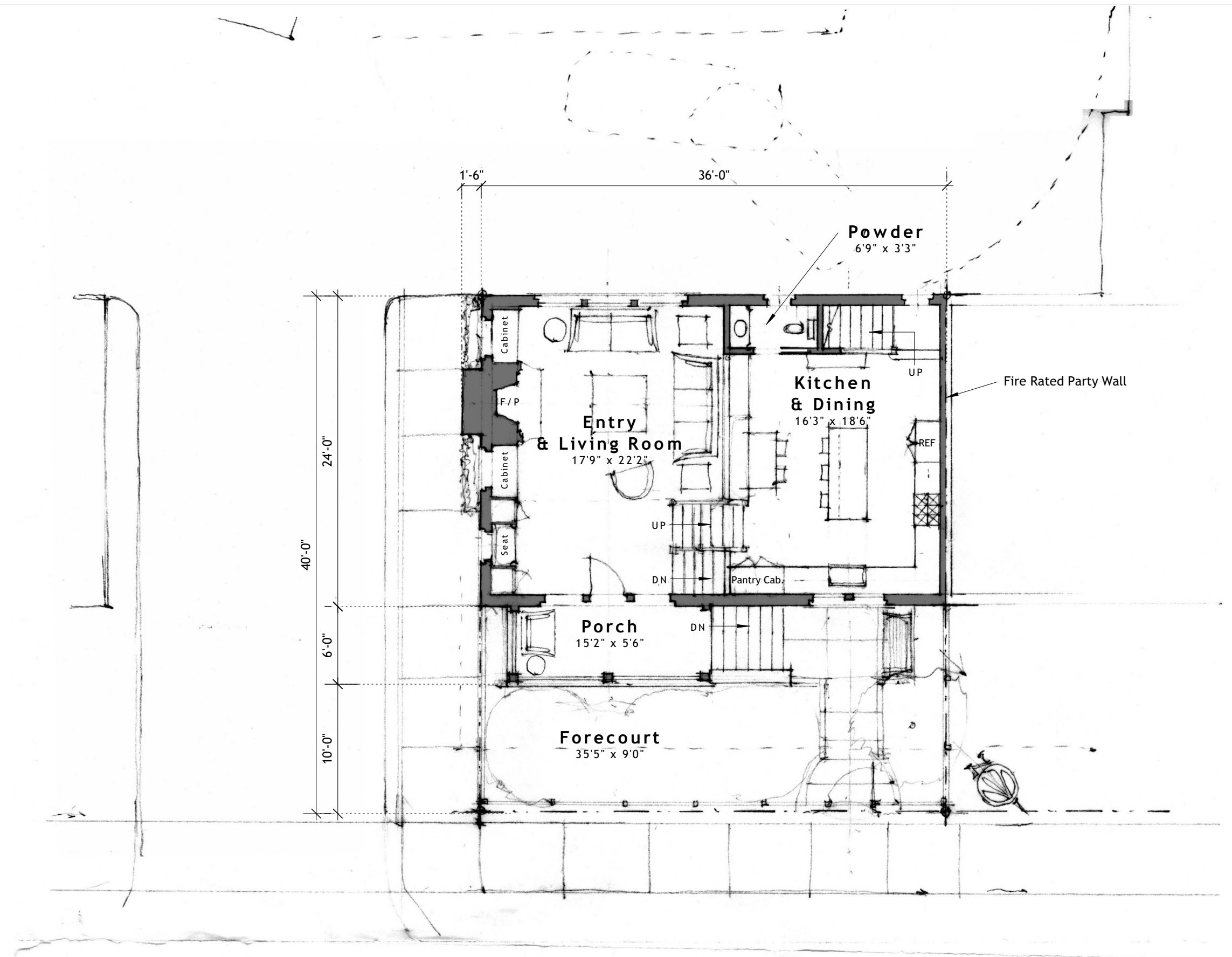
HANDCRAFTED
Jewelry
and
Gifts

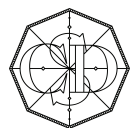
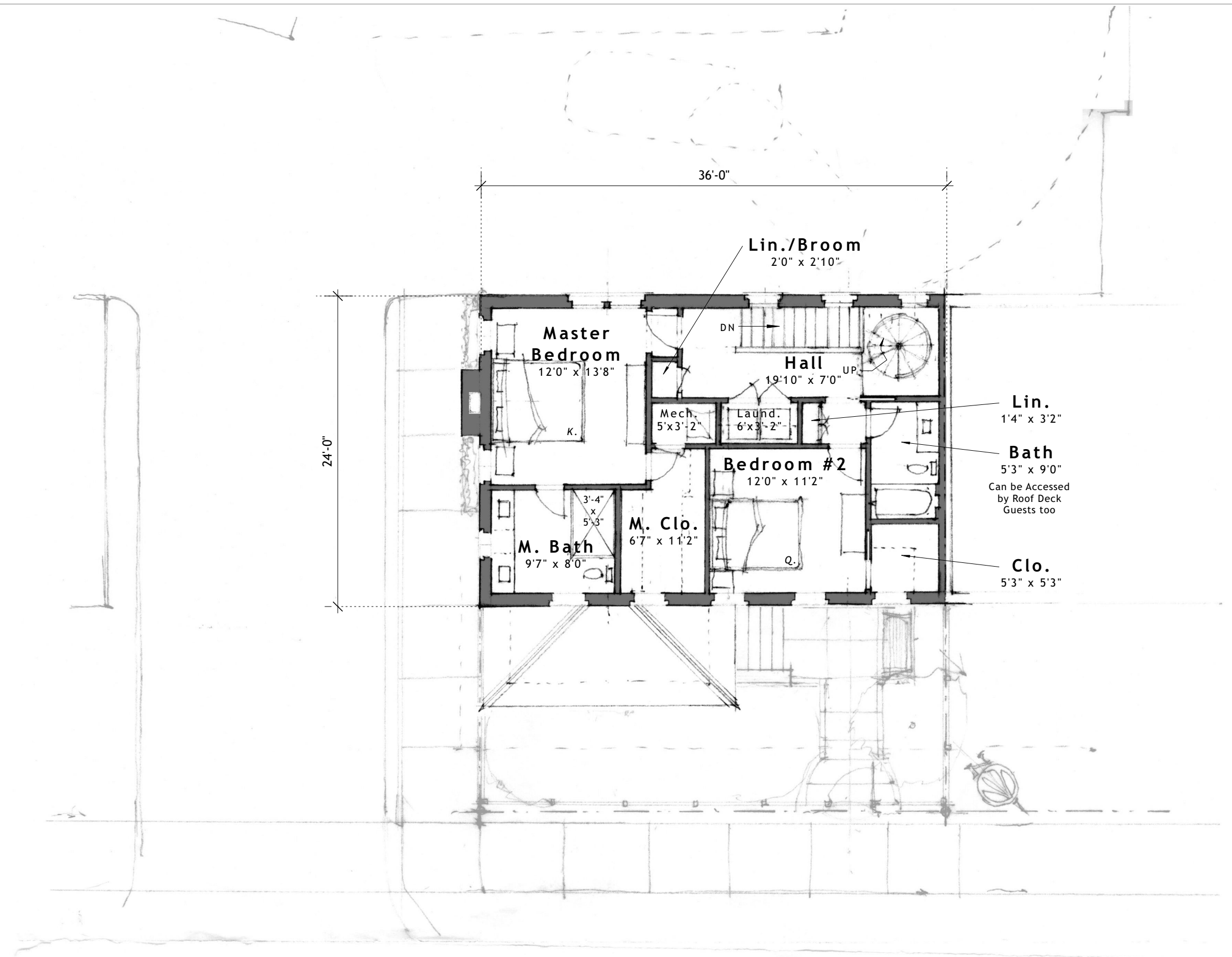


Craft Design Studio
204 SPOONER LANE
MOUNT PLEASANT, SC 29464
www.craftdesign-studio.com
704.408.5501 (C)

Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Basement Level Plan
1/8" = 1'-0"
Schematic Design
12.10.21

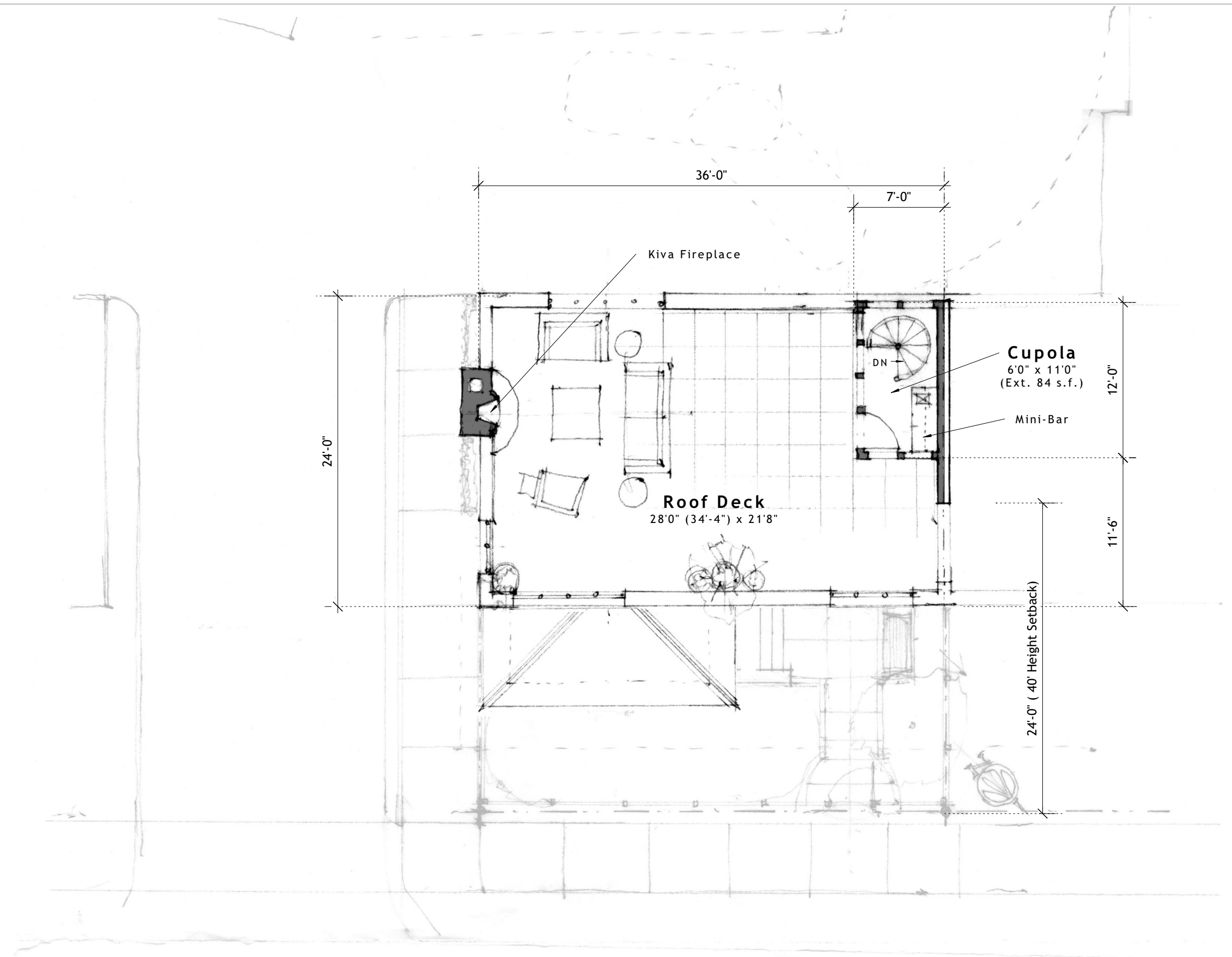


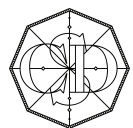
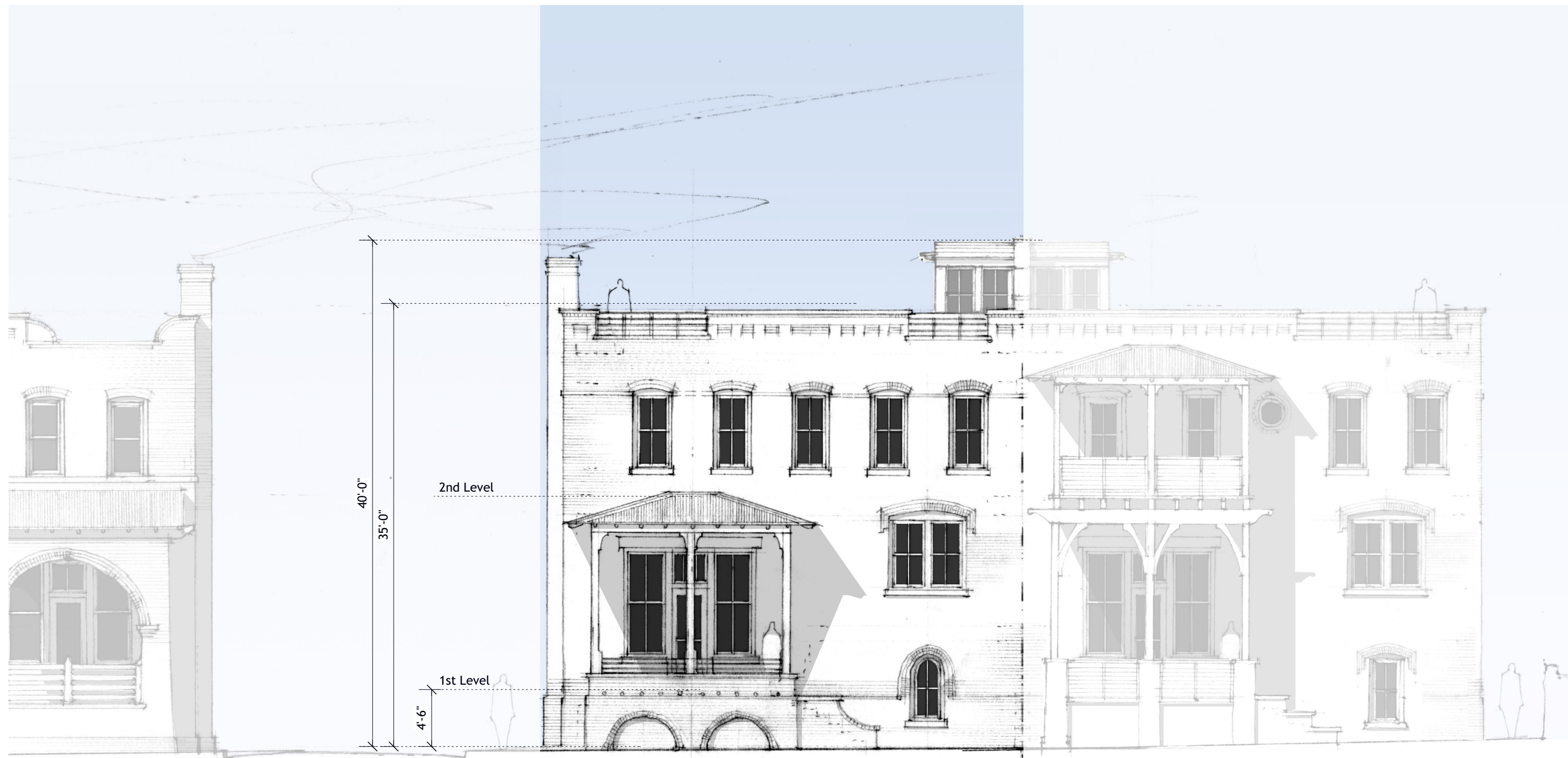


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Lot 6 House - 1st Street
Bottling District
 Salida - Colorado

2nd Level Plan
 1/8" = 1'-0"
Schematic Design
 12.10.21

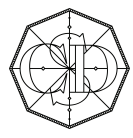
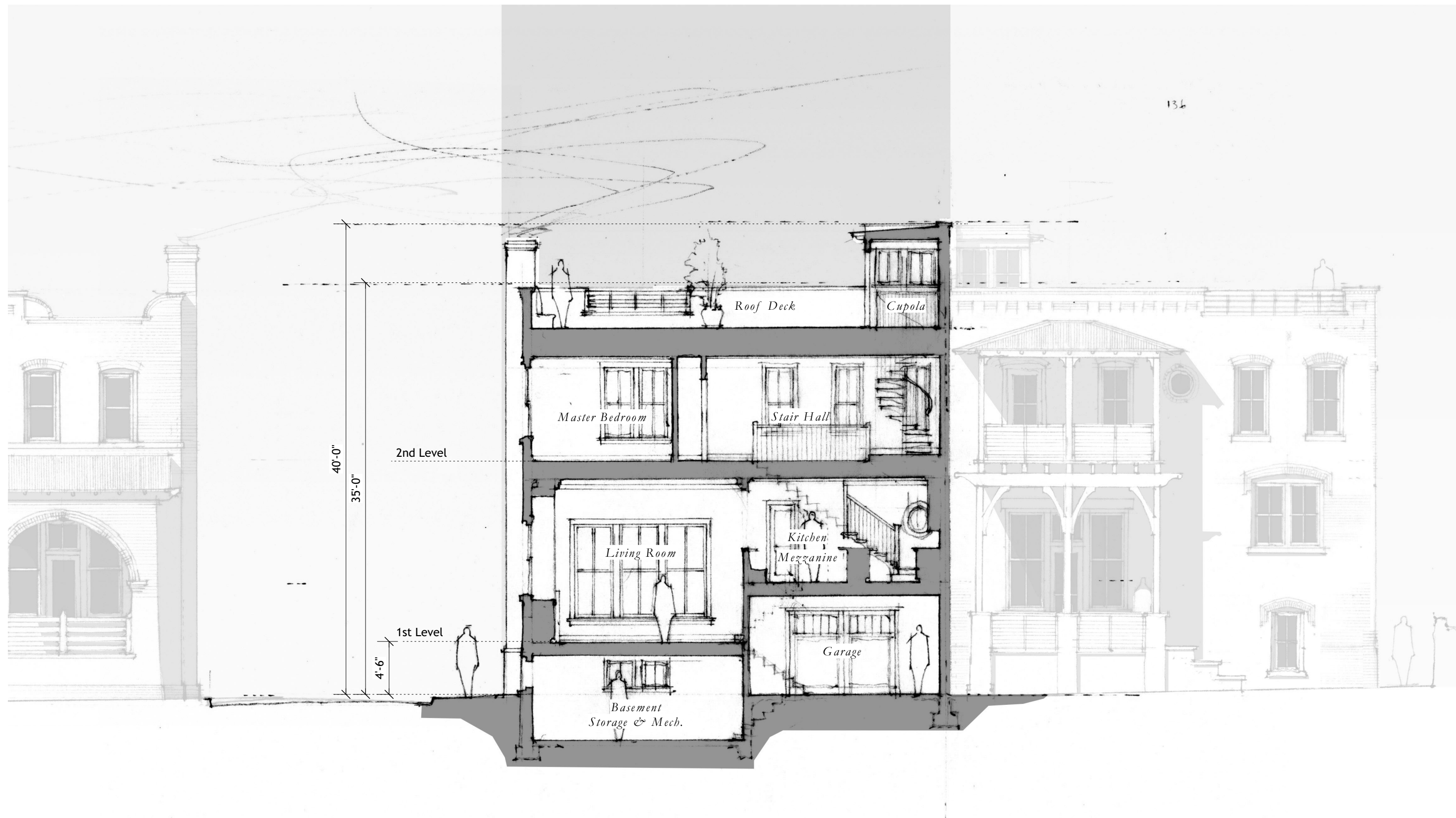




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Lot 6 House - 1st Street
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 Salida - Colorado

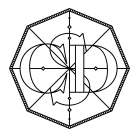
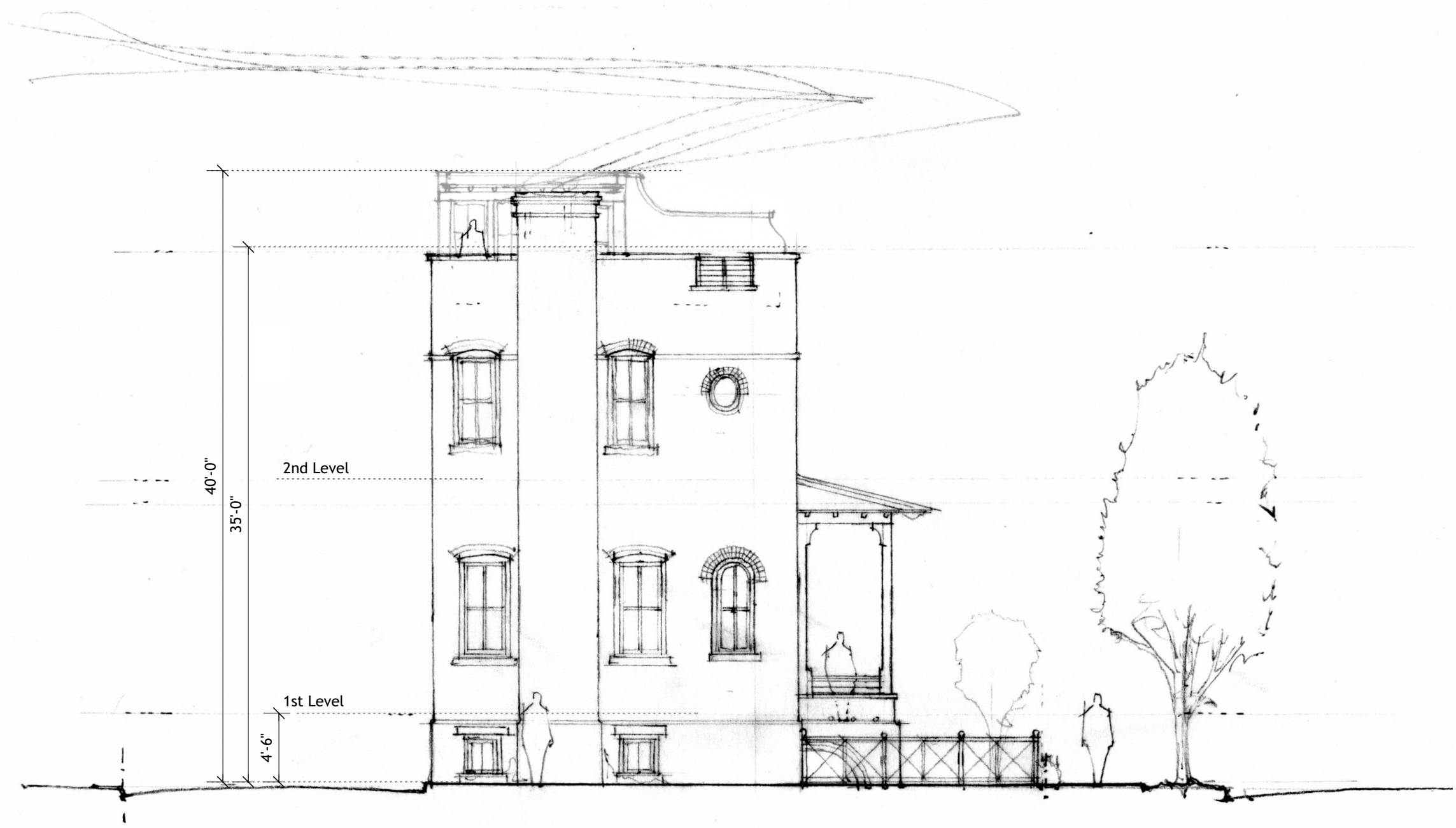
Front Elevation
 1/8" = 1'-0"
Schematic Design
 12.10.21



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 MOUNT PLEASANT, SC 29464
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 704.408.5501 (C)

Lot 6 House - 1st Street
 Bottling District
 Salida - Colorado

Building Section
 1/8" = 1'-0"
Schematic Design
 12.10.21



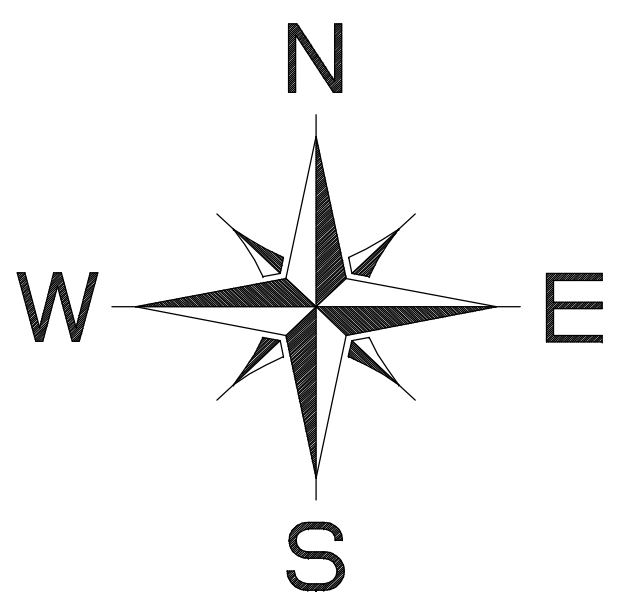
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Lot 6 House - 1st Street
Bottling District
Salida - Colorado

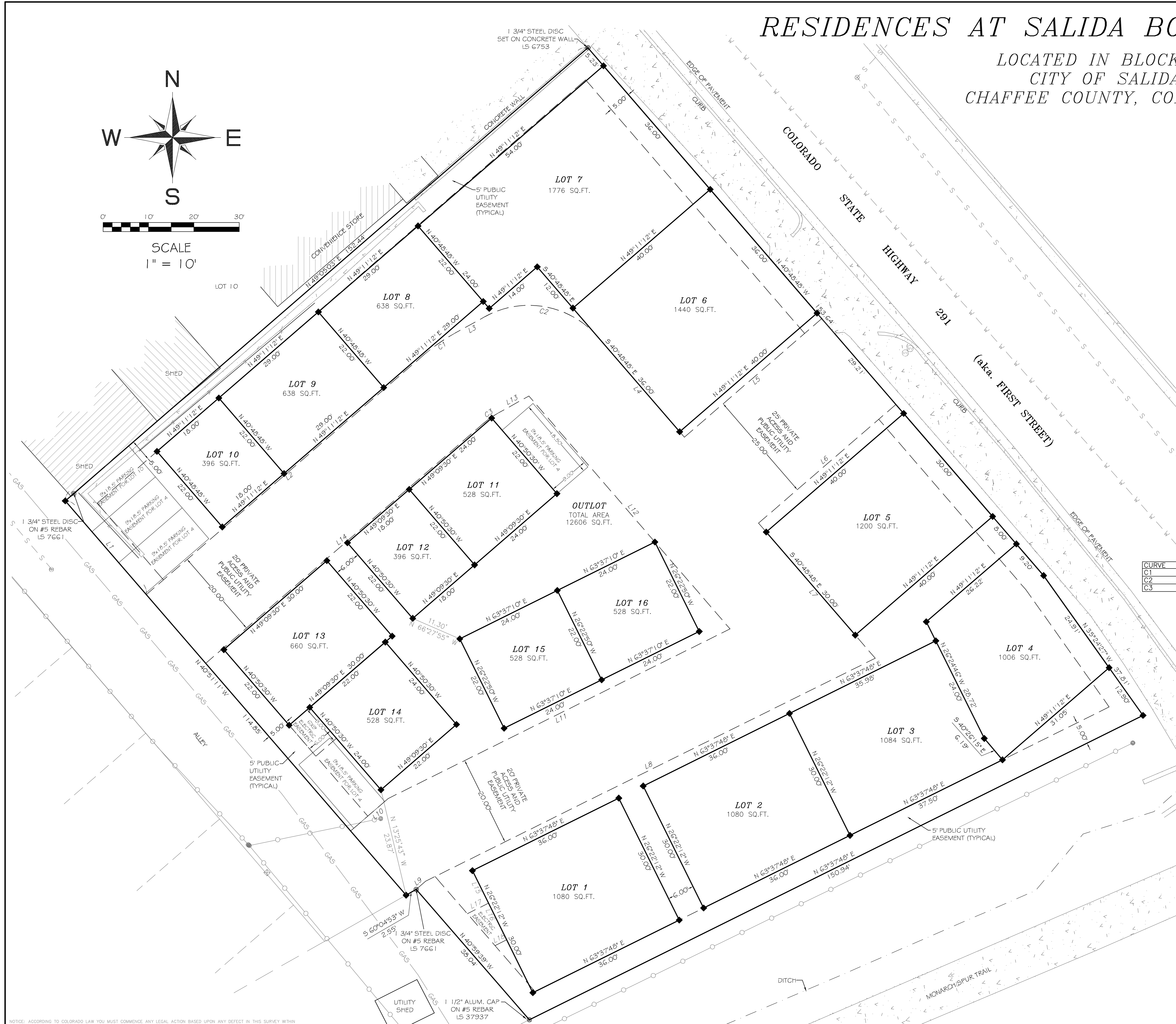
Left Side Elevation
1/8" = 1'-0"
Schematic Design
12.10.21

RESIDENCES AT SALIDA BOTTLING COMPANY

LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SCALE
1" = 10'



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- X — FENCE
- O — OVERHEAD UTILITY
- — CONCRETE

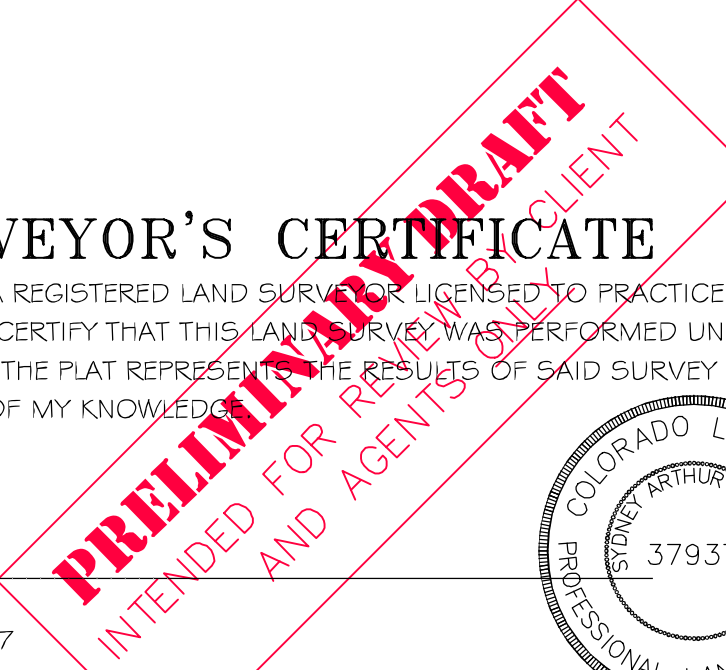
AREA TABLE	
LOTS	13,506 SQ.FT. 0.31 AC
OUTLOT	12,606 SQ.FT. 0.29 AC
TOTAL	26,112 SQ.FT. 0.60 AC

LINE	BEARING	DISTANCE
L1	S 40°51'11" E	27.30
L2	N 49°11'12" E	80.91
L3	N 61°11'12" E	7.52
L4	S 40°48'48" E	29.27
L5	N 49°10'39" E	40.00
L6	S 49°10'39" W	40.00
L7	S 40°48'48" E	39.33
L8	S 63°37'10" W	110.59
L9	S 49°08'49" W	2.75
L10	N 49°08'49" E	10.92
L11	N 63°37'10" E	84.10
L12	N 40°48'48" W	67.79
L13	S 61°11'12" W	7.52
L14	S 49°11'12" W	80.89
L15	S 26°22'12" E	8.00
L16	S 26°22'12" E	9.00
L17	S 63°37'48" W	5.22
L18	S 63°37'48" W	2.87

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.38'	40.00'	12°00'00"	N 55°11'12" E	8.36'
C2	27.23'	20.00'	78°00'00"	S 78°48'48" E	25.17'
C3	4.19'	20.00'	12°00'00"	S 55°11'12" W	4.18'

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937

REVISED: DECEMBER 7, 2021

RESIDENCES AT SALIDA BOTTLING COMPANY

LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

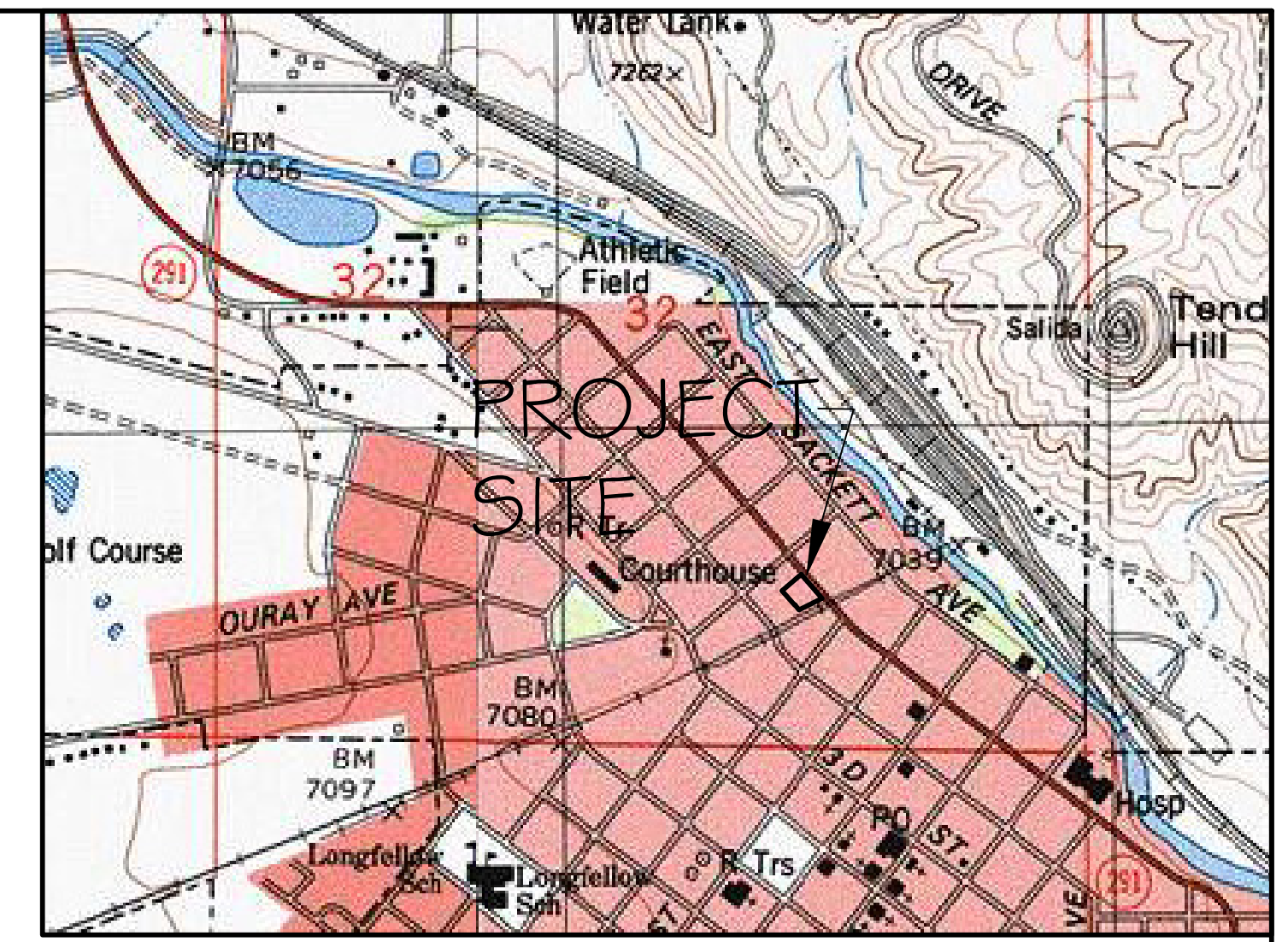
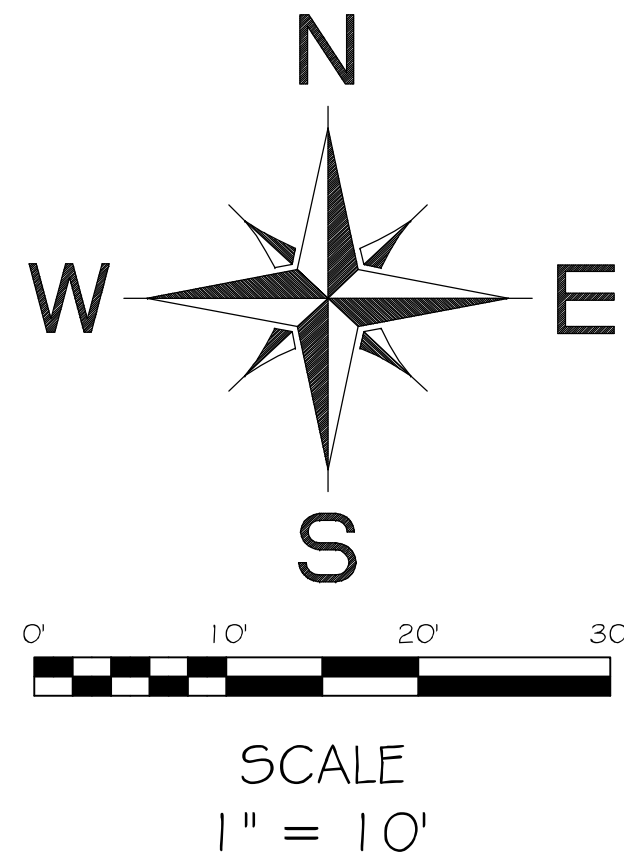
JOB # 20219
DATE: NOVEMBER 11, 2021



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

WARNER-HOMER TOPOGRAPHIC SURVEY

PART OF LOTS 4 & 5, ALL OF LOTS 6-9, BLOCK 19, CITY OF SALIDA, COLORADO 81201



VICINITY MAP NOT TO SCALE

GENERAL NOTES

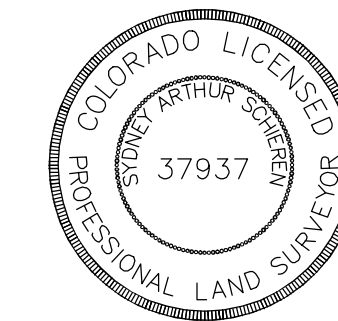
- 1) ELEVATIONS SHOWN HEREON BASED UPON N.A.V.D. 88
- 2) CONTOUR INTERVAL IS 1.0'
- 3) SITE BENCHMARK IS AN 1 1/2" ALUMINIUM CAP ON NO. 5 REBAR STAMPED L.S. 37937, HAVING AN ELEVATION OF 7059.64'
- 4) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 5) THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 6) FIELD WORK PERFORMED ON DECEMBER 21. SITE WAS SNOW COVERED AT TIME OF SURVEY. FEATURES MAY EXIST THAT WERE NOT VISIBLE AT THE TIME OF THE SURVEY.

LEGEND

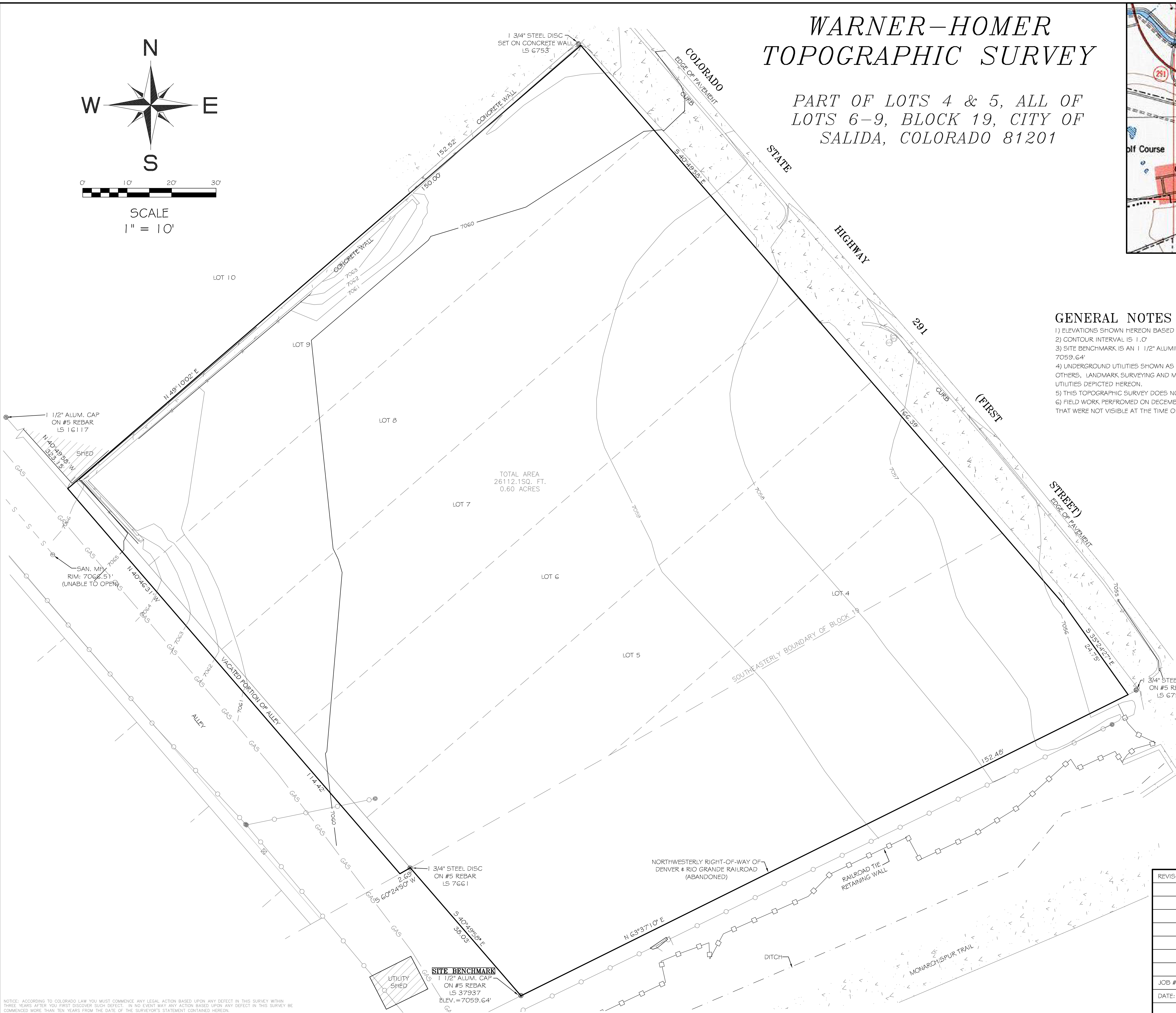
- ⊙ FOUND MONUMENT AS NOTED
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊙ POWER POLE
- X — FENCE
- O — OVERHEAD UTILITY
- ▭ CONCRETE

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

REVISED:	
JOB # 20219	
DATE: JANUARY 6, 2020	
SHEET 1 OF 1	

WARNER-HOMER TOPOGRAPHIC SURVEY

PART OF LOTS 4 & 5, ALL OF LOTS 6-9, BLOCK 19, CITY OF SALIDA, COLORADO 81201

LANDMARK SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

OCTOBER 15, 2021



DRAINAGE REPORT
RESIDENCES AT SALIDA BOTTLING COMPANY

BILL HUSSEY, PE
Crabtree Group Inc.
Salida, Colorado
Project #20037



719.539.1675
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201
422 Main Street Ventura, CA 93001

Contents

1 Introduction 1

2 Existing Conditions 1

3 Soils 1

4 Precipitation 1

5 Runoff Analysis 2

6 Conclusion 2

1 INTRODUCTION

Residences at Salida Bottling Company is a proposed development in the City of Salida, at the west corner of Highway 291 (1st Street) and the Monarch Spur Trail. Improvements to the site will include landscaping, pedestrian and vehicle access pavement, and buildings.

2 EXISTING CONDITIONS

The subject site is currently a parking lot with road base surface. Existing stormwater flow on site consists of sheet flow from southwest to northeast. There is no evidence of significant off-site generated stormwater runoff entering the site. Runoff generated on site currently discharges to Highway 291, which slopes down from northwest to southeast, and the Salida Ditch, which slopes down from southwest to northeast.

3 SOILS

Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson gravelly sandy loam, which is assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

4 PRECIPITATION

Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

5 RUNOFF ANALYSIS

The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Predevelopment peak site runoff for the 25-year, 24 hour is 0.33 cfs. Postdevelopment peak site runoff for the 25-year, 24 hour storm is 0.96 cfs.

Therefore, per TR-55 Figure 6-1, a minimum of 1,020 cubic feet of stormwater detention is needed to mitigate the additional runoff caused by development of the site. Surface detention will be provided per the civil engineering plans.

TR-55 calculations are included in Appendix C.

6 CONCLUSION

The development of the site is expected to increase the on-site generated stormwater flows after completion of construction. To mitigate this impact, a minimum of 1,020 cubic feet of on-site stormwater detention is incorporated in the site plan. Incorporation of the stormwater storage into the site design will mitigate the impact of the development to the stormwater flows in the area.

This analysis assumes that the vehicle access lane is asphalt. If pervious pavers are installed, less detention will be required.

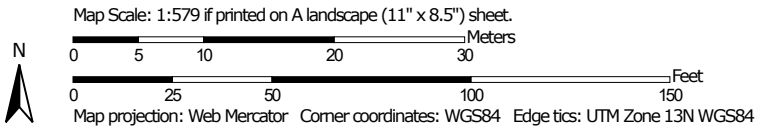
Because the site is located at the bottom of the Salida Ditch watershed, it may be beneficial to detain only the 2 year storm on site for water quality purposes, and avoid adding to the peak flow of the Salida Ditch in larger storms.

APPENDIX A: SOILS REPORT

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils





 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
 Survey Area Data: Version 14, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	0.6	100.0%
Totals for Area of Interest		0.6	100.0%

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

DoD—Dominson gravelly sandy loam, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq8d
Elevation: 7,200 to 8,800 feet
Mean annual precipitation: 11 to 16 inches
Frost-free period: 75 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

Dominson and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dominson

Setting

Landform: Alluvial fans, fan terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or moderately coarse-textured gravelly outwash

Typical profile

H1 - 0 to 11 inches: gravelly sandy loam
H2 - 11 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R048AY316CO - Dry Mountain Outwash
Hydric soil rating: No

Minor Components

St. elmo

Percent of map unit:

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

Survey Area Data: Version 14, Sep 2, 2021

APPENDIX B: NOAA PRECIPITATION ESTIMATES



NOAA Atlas 14, Volume 8, Version 2
Location name: Salida, Colorado, USA*
Latitude: 38.5373°, Longitude: -105.9937°
Elevation: 7059.85 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

PF tabular

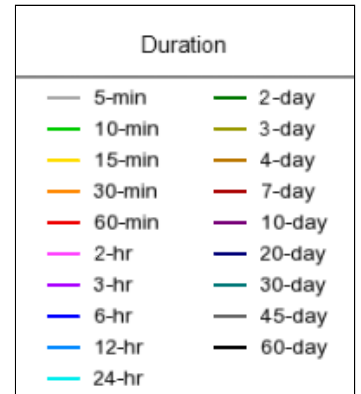
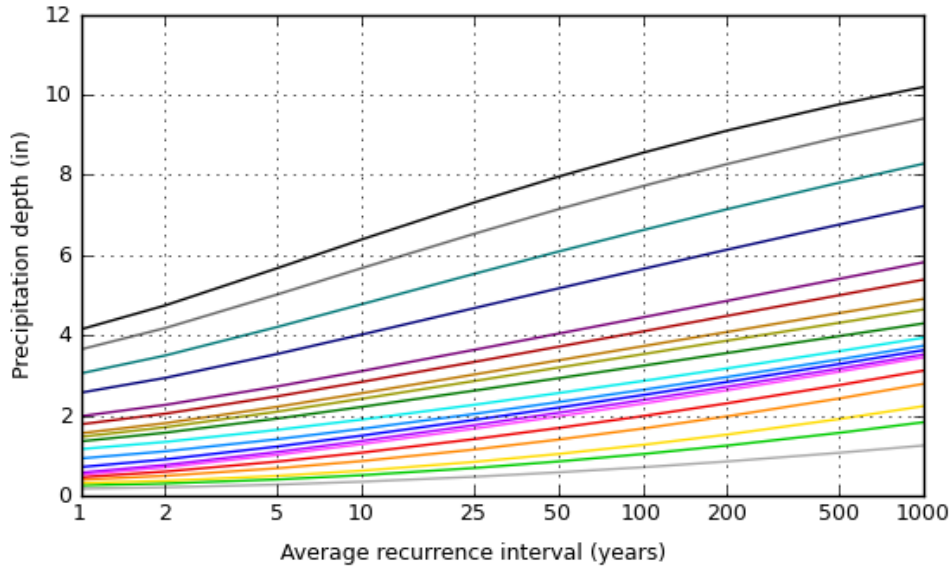
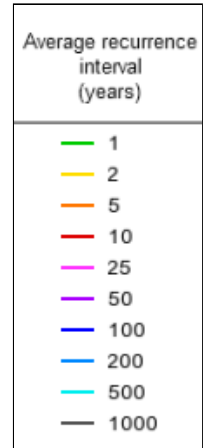
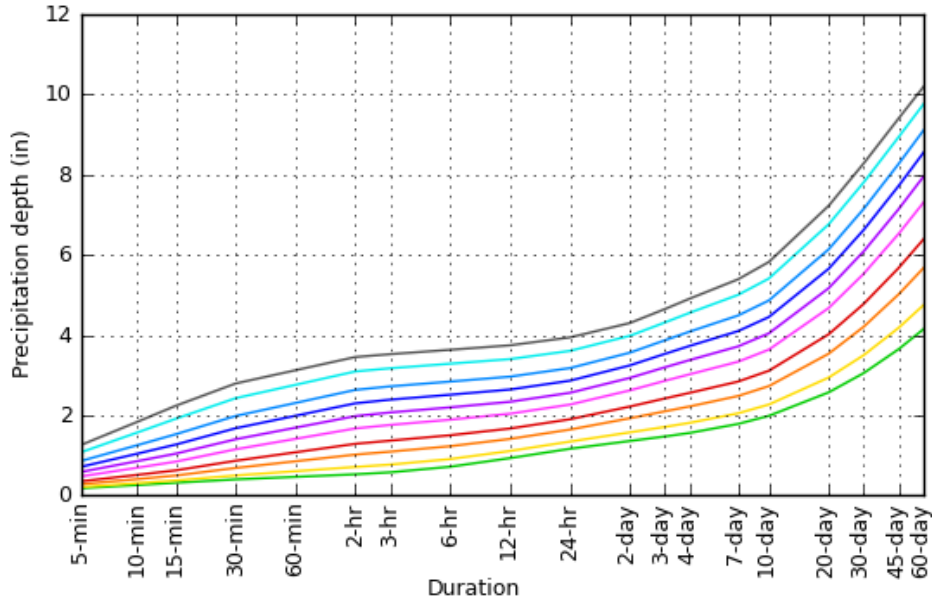
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.176 (0.138-0.229)	0.208 (0.163-0.271)	0.277 (0.216-0.361)	0.349 (0.271-0.458)	0.471 (0.364-0.673)	0.582 (0.434-0.835)	0.709 (0.509-1.04)	0.854 (0.586-1.29)	1.07 (0.703-1.66)	1.25 (0.792-1.94)
10-min	0.257 (0.202-0.335)	0.305 (0.239-0.396)	0.405 (0.317-0.529)	0.511 (0.397-0.671)	0.689 (0.533-0.985)	0.853 (0.636-1.22)	1.04 (0.745-1.53)	1.25 (0.858-1.89)	1.57 (1.03-2.43)	1.83 (1.16-2.84)
15-min	0.314 (0.246-0.408)	0.371 (0.291-0.483)	0.494 (0.386-0.645)	0.623 (0.484-0.818)	0.841 (0.650-1.20)	1.04 (0.775-1.49)	1.27 (0.909-1.86)	1.53 (1.05-2.31)	1.91 (1.26-2.97)	2.24 (1.41-3.47)
30-min	0.398 (0.312-0.517)	0.496 (0.389-0.645)	0.683 (0.534-0.892)	0.863 (0.670-1.13)	1.15 (0.878-1.62)	1.40 (1.04-1.99)	1.67 (1.19-2.44)	1.98 (1.35-2.97)	2.42 (1.59-3.75)	2.79 (1.77-4.33)
60-min	0.461 (0.362-0.600)	0.602 (0.472-0.783)	0.850 (0.664-1.11)	1.07 (0.834-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.99 (1.41-2.87)	2.31 (1.57-3.44)	2.76 (1.80-4.24)	3.12 (1.98-4.84)
2-hr	0.525 (0.417-0.674)	0.708 (0.562-0.909)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.27)	1.98 (1.47-2.72)	2.30 (1.64-3.25)	2.63 (1.80-3.84)	3.09 (2.04-4.66)	3.45 (2.21-5.27)
3-hr	0.574 (0.460-0.731)	0.767 (0.613-0.977)	1.09 (0.868-1.39)	1.37 (1.08-1.75)	1.76 (1.34-2.36)	2.07 (1.54-2.82)	2.39 (1.72-3.35)	2.72 (1.88-3.93)	3.17 (2.10-4.73)	3.52 (2.27-5.33)
6-hr	0.714 (0.579-0.896)	0.905 (0.733-1.14)	1.23 (0.989-1.55)	1.50 (1.20-1.90)	1.89 (1.46-2.50)	2.19 (1.66-2.95)	2.51 (1.83-3.46)	2.84 (1.98-4.04)	3.28 (2.21-4.82)	3.63 (2.37-5.41)
12-hr	0.929 (0.763-1.15)	1.11 (0.908-1.37)	1.41 (1.15-1.75)	1.67 (1.35-2.08)	2.04 (1.60-2.65)	2.33 (1.79-3.09)	2.64 (1.95-3.59)	2.96 (2.10-4.15)	3.40 (2.31-4.91)	3.74 (2.48-5.49)
24-hr	1.16 (0.966-1.42)	1.34 (1.11-1.64)	1.64 (1.36-2.01)	1.90 (1.56-2.34)	2.27 (1.80-2.90)	2.56 (1.99-3.33)	2.86 (2.14-3.82)	3.18 (2.28-4.37)	3.60 (2.49-5.12)	3.94 (2.64-5.69)
2-day	1.36 (1.14-1.63)	1.57 (1.32-1.89)	1.92 (1.61-2.32)	2.22 (1.85-2.69)	2.62 (2.11-3.29)	2.93 (2.30-3.74)	3.24 (2.46-4.25)	3.56 (2.58-4.81)	3.98 (2.77-5.54)	4.30 (2.92-6.10)
3-day	1.47 (1.25-1.75)	1.71 (1.45-2.04)	2.10 (1.77-2.51)	2.42 (2.03-2.91)	2.86 (2.31-3.55)	3.19 (2.53-4.03)	3.53 (2.69-4.58)	3.87 (2.83-5.17)	4.31 (3.03-5.95)	4.65 (3.18-6.53)
4-day	1.56 (1.33-1.85)	1.81 (1.54-2.15)	2.22 (1.89-2.64)	2.56 (2.16-3.06)	3.02 (2.46-3.73)	3.38 (2.68-4.24)	3.73 (2.86-4.81)	4.09 (3.00-5.43)	4.55 (3.21-6.24)	4.91 (3.38-6.85)
7-day	1.78 (1.54-2.09)	2.05 (1.76-2.40)	2.48 (2.13-2.92)	2.84 (2.42-3.36)	3.33 (2.74-4.07)	3.72 (2.99-4.61)	4.10 (3.18-5.22)	4.49 (3.33-5.88)	5.00 (3.57-6.76)	5.39 (3.75-7.42)
10-day	1.98 (1.72-2.31)	2.27 (1.97-2.64)	2.73 (2.36-3.18)	3.11 (2.67-3.65)	3.64 (3.01-4.40)	4.04 (3.27-4.97)	4.45 (3.48-5.62)	4.86 (3.64-6.32)	5.41 (3.89-7.24)	5.82 (4.08-7.94)
20-day	2.57 (2.26-2.95)	2.94 (2.59-3.37)	3.53 (3.10-4.07)	4.02 (3.50-4.64)	4.67 (3.92-5.55)	5.17 (4.24-6.24)	5.65 (4.47-7.01)	6.14 (4.65-7.83)	6.76 (4.92-8.89)	7.23 (5.13-9.69)
30-day	3.05 (2.71-3.47)	3.50 (3.10-3.98)	4.21 (3.72-4.80)	4.78 (4.20-5.47)	5.53 (4.67-6.49)	6.09 (5.03-7.27)	6.62 (5.28-8.11)	7.15 (5.45-9.01)	7.81 (5.72-10.1)	8.28 (5.92-11.0)
45-day	3.65 (3.27-4.11)	4.18 (3.74-4.71)	5.02 (4.47-5.67)	5.68 (5.03-6.44)	6.53 (5.55-7.57)	7.14 (5.94-8.43)	7.72 (6.20-9.34)	8.27 (6.35-10.3)	8.94 (6.60-11.5)	9.41 (6.78-12.3)
60-day	4.15 (3.74-4.64)	4.75 (4.27-5.32)	5.67 (5.08-6.37)	6.39 (5.69-7.21)	7.31 (6.24-8.40)	7.96 (6.65-9.30)	8.55 (6.90-10.3)	9.11 (7.03-11.2)	9.76 (7.24-12.4)	10.2 (7.39-13.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

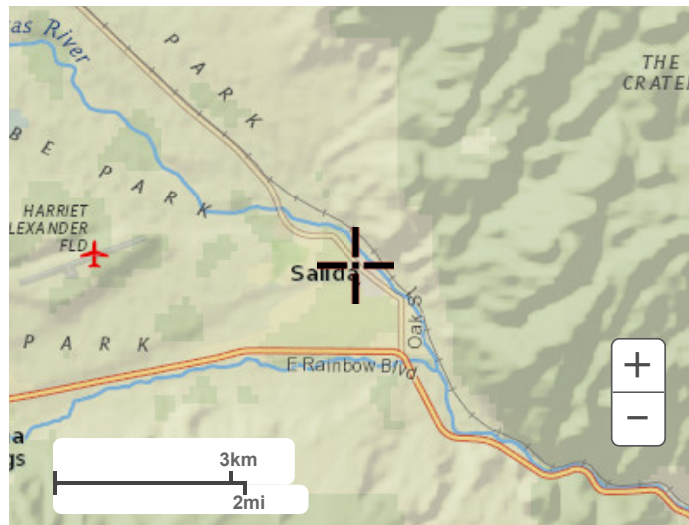
PDS-based depth-duration-frequency (DDF) curves
Latitude: 38.5373°, Longitude: -105.9937°



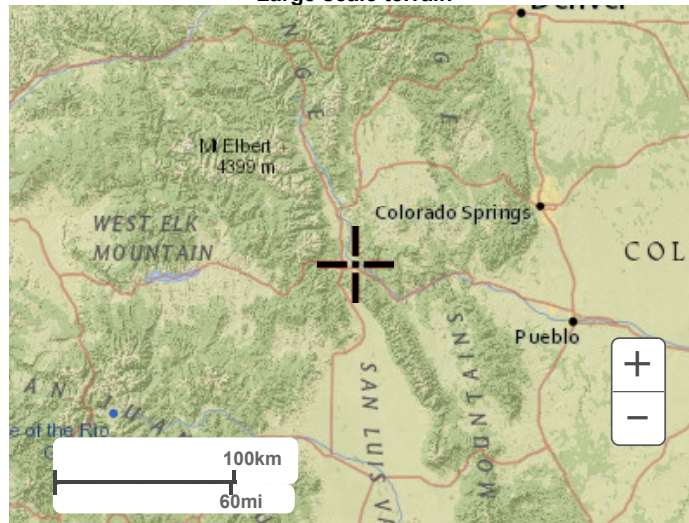
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Maps & aeriels

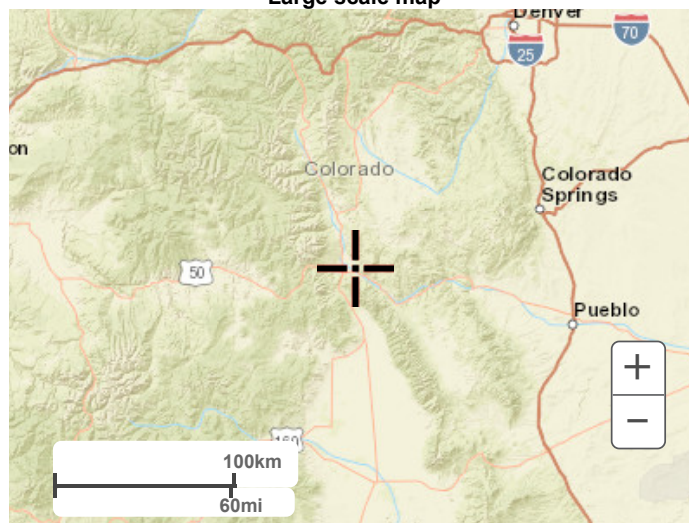
Small scale terrain



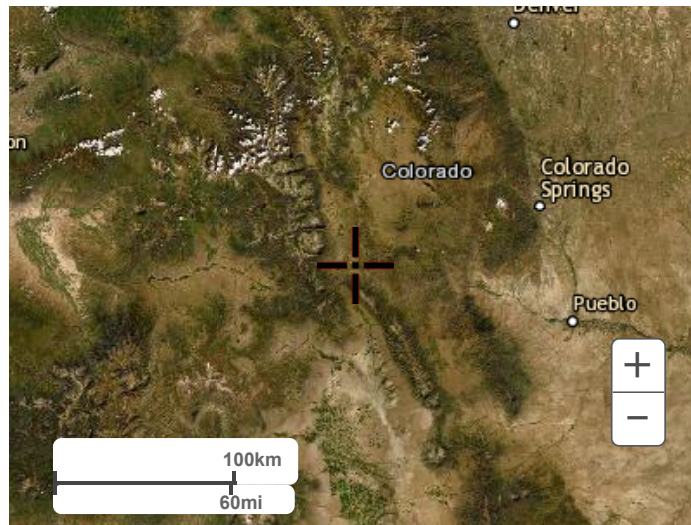
Large scale terrain



Large scale map



Large scale aerial



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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

APPENDIX C: HYDROLOGIC ANALYSIS

DRAINAGE CALCULATIONS

Project Name: Residences at Salida Bottling Company

Project #: 20037

Location: Salida, CO

Client Name: Salida Bottling Company

Client Address:

Client Phone #:

Prepared By: WBH **Date:** 10/14/2021

Checked by: **Date:**

Area Name:

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.9
25	2.27
50	2.56
100	2.86

Source:

Rainfall Distribution: II

MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area $A_m = 0.0009$ mi.²

Rainfall distribution II

1st Stage	2nd Stage
-----------	-----------

2. Frequency \dots yr

2	25
---	----

3. Peak Inflow

discharge q_i \dots cfs

0.378	0.955
-------	-------

(from Post-Developed worksheet)

4. Peak outflow

discharge q_p \dots cfs

0.047	0.331
-------	-------

(from Pre-Developed worksheet)

5. Compute q_p/q_i \dots

0.12	0.35
------	------

6. V_s/V_r \dots

0.53	0.35
------	------

$(V_s/V_r = C_0 + C_1(q_p/q_i) + C_2(q_p/q_i)^2 + C_3(q_p/q_i)^3)$

7. Runoff, Q \dots

0.56	1.33
------	------

(from Post-Developed worksheet)

8. Runoff Vol. V_r \dots cu-ft

1,221	2,891
-------	-------

$(V_r = QA_m 53.33)$

9. Storage vol, V_s \dots cu-ft

645	1,013
-----	-------

10. Maximum storage E_{max} \dots

--	--

(from plot)

Invoice

Remit payment to:

Central Colorado Title & Escrow
1055 East Highway 50
Salida, CO 81201

Billed to:

Wes Hill & Associates
129 E. U.S. Highway 50
Salida, CO 81201

Invoice number: 19-08153
Invoice date: January 24, 2019
Please pay before:
Our file number: 19-08153
Your reference number: 323 W 1ST/WARNER

Property:

323 West First Street
Salida, CO 81201
Chaffee County


Brief legal: PT LOTS 4 & 5 ALL LOTS 6-9
AND PT VAC ALLEY BLK 19
SALIDA

DESCRIPTION	AMOUNT
Owner's Policy (Coverage \$900,000.00)	1,295.00
Loan Policy (Coverage \$687,000.00)	150.00
CO-130 (Extended Coverage)	85.00
Tax Certificate	10.00
Invoice total amount due:	<u><u>\$ 1,540.00</u></u>

THIS INVOICE IS FOR INFORMATIONAL PURPOSES ONLY. THESE ITEMS WILL BE COLLECTED AT CLOSING FROM BUYER OR SELLER DEPENDING ON THE TERMS OF THE EXECUTED PURCHASE CONTRACT.

NOTES:

Owners Policy Reissue Rate

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No: 19-08153

**SCHEDULE B, PART I
Requirements**


All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company
8. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
9. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.
10. Deed from RJPA Holdings, LLC to 323 W 1st, LLC, a Colorado limited liability company, conveying that portion of subject property described in Quit Claim Deed recorded July 24, 2015 as Reception No. 421429.
11. Please be advised that our search did not disclose any open Deeds of Trust of Record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. Recorded Statement of Authority signed by the member (s) of 323 W 1st, LLC, authorized to transact business on behalf of the company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Schedule BI & BII (Cont.)	


13. A survey in form, content and certification acceptable to the Company as the basis for issuing endorsement Form 110.1, in connection with the Owner's policy to be issued hereunder.

NOTE: Upon issuance of the policy (following satisfaction of all requirements), exceptions identified in Schedule B.2 as items 1 through 4 will be deleted or insured over and, upon proof of payment of taxes and assessments due and payable, exception 5 will be revised to read: Taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.

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Schedule BI & BII (Cont.)	

Commitment No.: 19-08153

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Note: Exception number 5. will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.

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ALTA Commitment for Title Insurance

ISSUED BY
First American Title Insurance Company


Schedule BI & BII (Cont.)

- 9. 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 Court 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, in U.S. Patent issued February 12, 1881 and recorded August 4, 1881 in Book 19 at Page 130.
- 10. NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:
 - a) Mountain Bell Telephone Company - filed October 2, 1981, Reception No. 211211;
 - b) Public Service Company of Colorado - filed November 2, 1981, Reception No. 211929;
 - c) Western Slope Gas Company - December 11, 1981, Reception No. 212569 and filed May 24, 1985, Reception No. 234357; (Company name amended to "Western Gas Supply Company" by certificates recorded June 27, 1988 in Book 497 at Page 103); merged with Public Service Company of Colorado per instrument recorded January 25, 1993 in Book 531 at Page 694.
 - d) Greeley Gas Company - filed November 18, 1981, at Reception No. 212196.
 - e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System" recorded September 14, 1988 in Book 498 at Page 950.
- 11. Any existing leases or tenancies.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule C	

File No.: 19-08153

The Land referred to herein below is situated in the County of Chaffee, State of Colorado, and is described as follows:

Lots No. 6, 7, 8 and 9
 Block No. 19
 City of Salida
 Chaffee County, Colorado
 and

Fractional Lots Four (4) and Five (5) in Block 19 of the City of Salida and a strip of land between said Block 19 and the right-of-way of the Denver and Rio Grande Western Railroad (Monarch branch) all of which is more particularly described as a Tract of land located within the City of Salida, Chaffee County, Colorado and being part of fractional Block No. 19 of Original Salida and part of the adjoining railroad reservation land being described as follows:
 Beginning at the common corner of Lots 5 and 6 of said Block No. 19 located on First Street;
 Thence South 48°48'24" West along the common lot line of said Lots 5 and 6 for a distance of 150.00 feet to the Northeasterly alley boundary of said Block No. 19;
 Thence South 41°11'36" East along said Northeasterly alley boundary 53.76 feet to the Northerly boundary of the Denver and Rio Grande Western Railroad - Monarch Branch;
 Thence North 63°13'57" East along said railroad boundary 154.88 feet to the Southwesterly boundary of said First Street;
 Thence North 41°11'36" West along said street boundary 92.34 feet to the point of beginning.

TOGETHER WITH
 THAT PORTION OF THE FOLLOWING DESCRIBED ALLEY LOCATED WITHIN BLOCK 19, IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, THAT ABUTS LOTS 5,6,7, 8 AND 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ALLEY IN BLOCK 19 AND THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 19, FROM WHENCE THE INTERSECTION OF SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SECOND STREET BEARS SOUTH 60°24'50" WEST, A DISTANCE OF 178.58 FEET;


THENCE SOUTH 60°24'50" WEST ALONG SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19, A DISTANCE OF 2.69 FEET;

THENCE NORTH 40°46'31" WEST, A DISTANCE OF 215.34 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF I STREET;

THENCE NORTH 49°13'29" EAST ALONG SAID RIGHT-OF-WAY OF I STREET, A DISTANCE OF 2.42 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF THE ALLEY WITHIN BLOCK 19;

THENCE SOUTH 40°49'58" EAST ALONG SAID NORTHEASTERLY ALLEY RIGHT-OF-WAY, A DISTANCE OF 215.86 FEET TO THE POINT OF BEGINNING.

>

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN 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

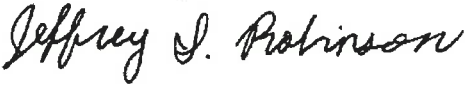
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary



Central Colorado Title & Escrow
1055 East Hwy 50
Salida, CO 81201
719.539.1001
719.539.1661 Fax
www.centralcoloradotitle.com

A Policy-Issuing Agent of First American Title Insurance Company

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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, this 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;
 - (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.

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(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>.

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First American Title™

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) 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 will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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: Pursuant to CRS 10-11-123, notice is hereby given:

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

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

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

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

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

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

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 an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

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



First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

January 12, 2021

Mr. Paul Inge
Paul Inge Custom Building
8315 CR 144
Salida, CO 81201

Subject: Geotechnical Engineering Study
323 West 1st Street, Salida, CO

Project No. 20-464

Dear Mr. Inge:

This geotechnical engineering study was performed to provide foundation recommendations for the subject project. As requested, representatives of Mountain Engineering and Testing (MET) visited the subject site on December 21, 2020 to record the subsurface conditions in two exploratory test pits at the site. The project was performed based on our proposal P-20-168 signed on December 17, 2020.

Proposed Construction: This report was compiled for the proposed construction of approximately 16-17 residential 3 story structures with a partial basement 4 to 6 feet deep, at the subject location. Construction of the structures is proposed along the entirety of the lot with parking in the cutting the lot in half (see Figure 1). Grading plans were not provided, however, no significant fills or cuts are anticipated aside from the excavation for the basements.

Foundation loads are anticipated to be light to moderate and typical for the type of construction. If loads, locations or conditions including fills or cuts are significantly different from those described above or depicted in this report, MET should be notified to reevaluate the recommendations contained herein.

Site Conditions: The 0.67 acre lot is located on 1st Street one block northeast of downtown Salida, Colorado. The lot is bordered by 1st Street to the northeast, residential and commercial lots to the northwest and southwest and the Monarch Spur trail to the southeast. The area of the proposed buildings footprints is on a graded gravel parking lot that slopes gently to the east (1%-2%). The site has been previously developed for various purposes previous to its current use as a gravel parking lot.

Subsurface Conditions: Subsurface conditions at the site were observed in five test pits dug just outside the proposed footprints of the structures provided on the site plan. The footprints of the structures were not staked in the field prior to MET’s arrival on-site. The approximate locations of the test pits are shown on Figure 1. The test pit logs and legend are presented on Figures 2-6.

The density of the native soil was evaluated with a 5/8-inch penetrometer driven into the various strata with blows from a 10-pound hammer falling 12 inches. This test is similar to the standard penetration test described by ASTM D 1586. Depths at which penetrometer testing were performed and the corresponding resistance values are shown on the test pit logs, Figures 2 and 3.

GES 20-448

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The subsurface conditions encountered in Test Pits 1-4 consisted of between 0.5-3.5 feet of loose to medium dense manmade fill at the surface, containing various types of debris and rubble. The fill was underlain by brown medium dense to dense gravely sand with cobble to the end of excavation at 8 feet.

Subsurface conditions encountered in test pit 5 were similar with 2 feet of medium dense manmade fill at the surface underlain by brown medium dense sandy gravel with cobble to the end of excavation at 8 feet. Test pits 1-5 were concluded at depths of 8 feet due to the relative density of the soil and rock content encountered.

A sample of the native gravely sand with cobble was collected from Test Pit 1 at a depth of 4 feet. The results of gradation testing performed on the sample obtained from test pit Test Pit 1 are shown on Figure 7 and the Figure 2 test pit log.

Ground water was not encountered in the test pits at the time of excavation. Seasonal ground water was estimated at a depth greater than six feet. In the limited phase II subsurface investigation performed by AEI Consultants on March 19, 2019 four soil borings were completed. Groundwater was encountered at depth ranging from 18.5-20.5 feet in the 3 boring that depths exceeded 7.5 feet.

Ground water observations by MET and AEI Consultants are based on conditions current at the time of the fieldwork performed and may not be indicative of other times or locations. Ground water levels may fluctuate with varying seasonal and weather conditions. It should be expected that groundwater may be encountered for excavations deeper than explorations contained in this report, particularly on the southern edge of the property during annual high water runoff in the ditch located along the Monarch Spur Trail.

Foundation Recommendations: The presence of manmade fills, rubble, and debris is of particular importance to avoid placement of foundation elements. Foundation elements should only be placed on undisturbed, native soils or compacted structural fill to minimize the potential of differential or excessive settlement. The following design and construction criteria are recommended for a shallow foundation system bearing on the undisturbed, native, dense to very dense gravelly cobble with sand or structural fill with an estimated settlement of less than 0.60 inches. The following design and construction criteria are recommended for a spread footing foundation system.

- Footings (interior and exterior) should have a minimum embedment of 48 inches (minimum partial basement depth) from the native surface and bear on the dense gravelly sand, sandy gravel or on structural fill designed for:
 - An allowable soil bearing pressure of 3,000 psf.
 - An allowable coefficient of friction of 0.41.

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- Exterior footings and footings beneath unheated areas should be placed at least 24 inches below the exterior grade for frost protection.
- Spread footings should have a minimum width of 16 inches for continuous footings and 24 inches for isolated pads.
- Continuous foundations walls expected to span greater than 8 feet should have additional reinforcement top and bottom sufficient to achieve the expected span, under the maximum expected factored load.
- Subgrade soils disturbed by excavation operations should be re-compacted prior to placement of foundation elements. If the presence of large rocks makes disturbing the native soil below the footing elevation unavoidable, then the rocks should be removed and replaced with compacted structural fill.
- MET recommends a 4-6 inch layer of compacted structural fill be placed on native cobble soils to avoid point loading of rock or cobble on foundation elements.
- If fill material/soils, contaminated soils, rubble, soft or yielding soils, or any deleterious materials are encountered during excavation, MET should be contacted to assess the soil conditions and recommend remedial measures. At a minimum, those soils/materials should be completely removed to native subgrade soils and replaced with compacted structural fill. Any structural fill should be compacted in 6 inch lifts per the recommendations discussed in "Fill Materials" until the desired footing elevation is achieved.
- Compacted fill placed against the sides of the foundations to resist lateral loads should be a granular material. Requirements for fill placed and compacted to resist lateral loads are discussed below in "Fill Materials, Placement and Compaction."
- **Once the excavation is exposed, but prior to placement of any fill or footing formwork, a representative of MET must be called out to verify the nature and density of the foundation excavations to ensure that relatively uniform soil conditions are present and to confirm that MET's recommendations are consistent with actual conditions. If MET is not able to verify the soil conditions, MET cannot be held responsible for recommendations that may be inconsistent with actual conditions.**

Lateral Earth Pressures: The lateral equivalent fluid pressures for soils above a free water surface are recommended below:

<u>Backfill Material</u>	<u>Active</u>	<u>Passive</u>	<u>At Rest</u>
On-site Gravelly Sand	34 pcf	400 pcf	53 pcf
Imported Structural Fill	34 pcf	400 pcf	53 pcf

All foundation walls should be designed for appropriate surcharge pressures such as adjacent buildings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. If water or sloping backfill conditions occur, we should be contacted to reevaluate our recommendations.

The native on-site soils, exclusive of organic matter or other deleterious matter, can be used as foundation wall backfill. However, the on-site materials placed within 3 feet of foundation walls should **not** contain materials greater than 3 inches in diameter.

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Floor Slabs: A minimum depth of 6 inches of compacted structural fill or gravel is recommended below floor slabs placed in accordance with the recommendations in the "Fill Material, Placement and Compaction" section of this report. Topsoil, fills, and deleterious material; if encountered below slab areas, should be removed and replaced with the structural fill material recommended under the heading "Fill Materials, Placement and Compaction" in this report.

Floor slab control joints should be used to reduce damage due to shrinkage cracking. Joint spacing is dependent on slab thickness and aggregate size, and should be consistent with recognized guidelines such the Portland Cement Association (PCA) and the American Concrete Institute (ACI). A vapor retarder membrane is recommended for slabs with moisture sensitive floor coverings to reduce moisture in the concrete slab. Concrete placement and curing should be in accordance with the American Concrete Institute recommendations. Improper curing techniques and/or high slump concrete can cause excessive shrinkage, cracking and/or curling of the concrete slab. Floor slab control joints should be used to reduce damage due to shrinkage cracking.

Concrete placement and curing should be in accordance with the American Concrete Institute recommendations. Improper curing techniques and/or high slump concrete can cause excessive shrinkage, cracking and/or curling of the concrete slab.

Site Clearing and Subgrade Preparation: Strip and remove existing vegetation, debris, rubble, contaminated soils, and other deleterious materials from the proposed subgrade areas. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

Stripped materials consisting of vegetation and organic materials should be used to revegetate exposed areas after completion of grading operations. Organic materials should only be placed in non-structural areas. **Onsite rounded or subrounded cobble is not suitable for stabilization aggregate or structural fill.**

Fill Materials, Placement and Compaction: The on-site gravel, exclusive of topsoil and materials greater than 3 inches in diameter, will be suitable for use as fill. Only crushed aggregate should be placed below the ground water elevation. **Imported** structural fill should conform to the following:

<u>Sieve Size</u>	<u>Percent Finer</u>	<u>Plasticity</u>
2 inch	100	Liquid Limit 30 max.
No. 4 Sieve	30-70	Plasticity Index 10 max.
No. 50 Sieve ..	10-50	
No. 200 Sieve	5-20	

Frozen soils should not be used as fill or backfill, and fill should not be placed over frozen ground. The subgrade preparation during winter should follow ACI 306 Chapter 6 when temperatures fall below freezing.

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The following compaction recommendations are provided for structural fill depths less than five (5) feet. If fill materials are placed in excess of five feet, we should be contacted to review the conditions and provide additional recommendations, if necessary. The compaction and moisture contents shown in the following table are recommended for granular soils.

FILL AREA	MIN. COMPACTION	MOISTURE CONTENT
Below Foundations	98% Std. Proctor (ASTM D698) or 93% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Below Floor Slabs	95% Std. Proctor (ASTM D698) or 90% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Landscape & Wall Backfill	90% Std. Proctor (ASTM D698)	Optimum Moisture, +/- 3%

Compliance: Performance of the foundations supported on compacted fills or prepared subgrade depend upon compliance with the above earthwork recommendations. To assess compliance, observation and testing of subgrade soils and fill materials should be performed under the direction of the geotechnical engineer.

Surface Drainage: The exterior ground surface within 10 feet of the building should have a minimum positive slope of 6 inches over 10 feet. A minimum slope of 2½ inches over 10 feet is recommended in paved areas. Drains and roof downspouts should discharge well beyond the limits of all backfill.

Subsurface Drain System: Increases in moisture of the subgrade soils increase the risk of foundation settlement, and therefore should be reduced or prevented. A perimeter drain system is recommended to reduce moisture seepage into the subgrade soils. The drain should consist of perforated 4-inch diameter, rigid PVC pipe surrounded with free-draining granular material. To prevent contamination of the free-draining granular material filter fabric consisting of Mirafi 140N or approved equal should be placed between the native soils and the gravel collector. The PVC pipe should have a minimum 1% grade and should be sloped to a sump and pump or to a suitable gravity outlet. Clean outs should be provided at minimum intervals of 50 feet.

Concrete: Based on the granular soils encountered in the test pits, we recommend a Type II cement type. Material testing of the foundation concrete for slump, air content and compressive strength is recommended during placement.

Limitations: This study has been conducted in accordance with generally accepted geotechnical engineering practices in this area for use by the client for design purposes. The conclusions and recommendations submitted in this letter are based upon the data obtained from the exploratory test pits and the proposed type of construction. The nature and extent of subsurface variations across the

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site may not become evident until excavation is performed. If during construction, fill, soil, rock or water conditions appear to be different from those described herein, this office should be advised at once so reevaluation of the recommendations may be made. We recommend on-site observation of excavations by a representative of the geotechnical engineer.

The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g. mold, fungi, and bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential of such contamination or pollution, other studies should be undertaken.

Please contact me at 719-539-2312 at your convenience if you have any questions of if we can be of further assistance.

Sincerely,

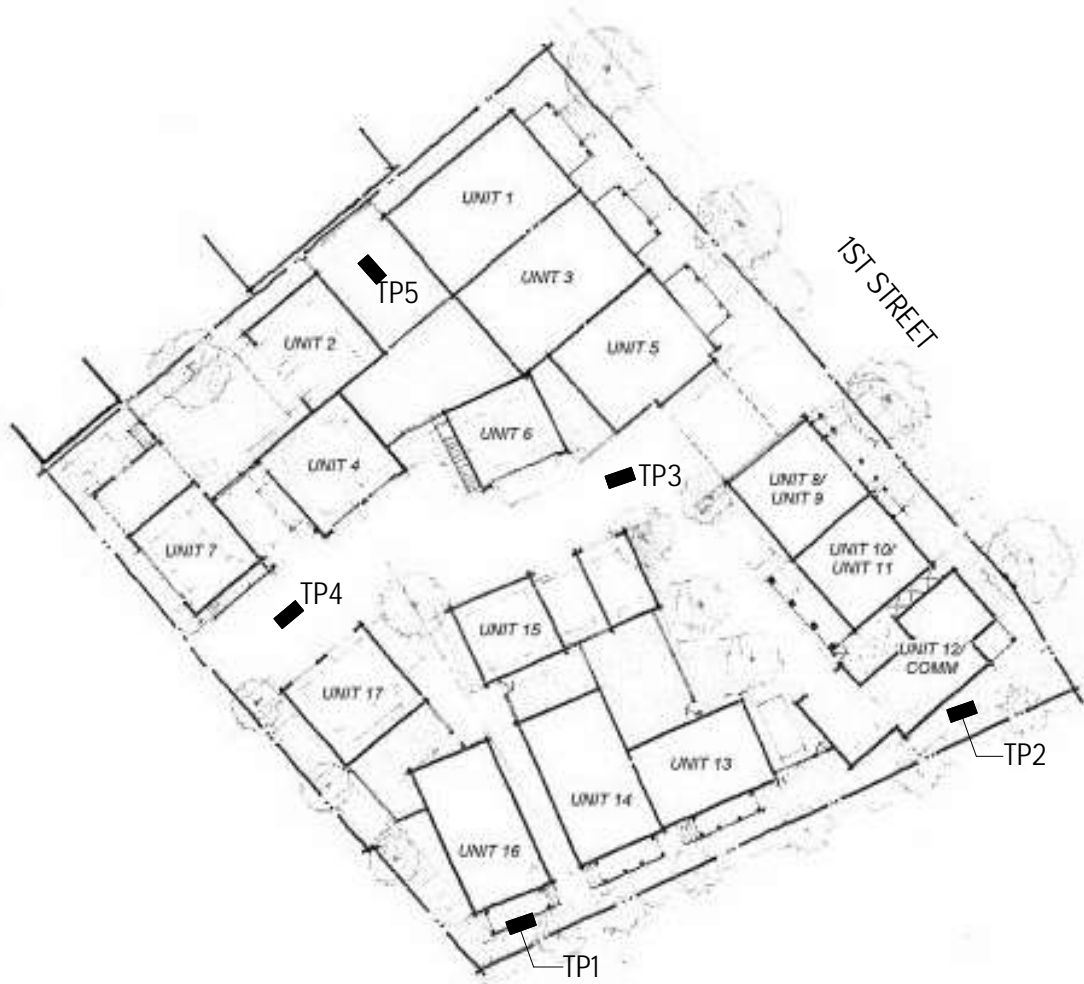
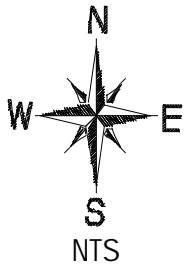
MOUNTAIN ENGINEERING AND TESTING, INC.



Frank J Block, P.E.
Project Engineer

Attachments:

- Figure 1 Test Pit Location Plan
- Figures 2 - 6 Logs of Exploratory Test Pits
- Figure 7 Legend of Test Pit Log
- Figure 8 Gradation Test Results
- Appendix A General Fill Recommendations



SYMBOLS

■ TP1 TEST PIT NUMBER AND APPROXIMATE LOCATION

GEOTECHNICAL ENGINEERING STUDY
PROPOSED HOUSING DEVELOPMENT
323 WEST 1ST STREET, SALIDA, CO

TEST PIT LOCATION PLAN

1537 G Street
Salida, CO 81201
(719) 539-2312
Fax (719) 530-9111



2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719) 628-2069
Fax (719) 530-9111

FIGURE: 1

TEST PIT LOG NUMBER TP1

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, SALIDA, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2268' 105° 59.6207'		ELEVATION 7069 FT	
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	
				TOTAL DEPTH 8 FT	
				WATER DEPTH +8 FT	
				GEOLOGIST STEFAN WHITING	
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
			MISCELLANIOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	50/12" (N=8)	2	GRAVELLY SAND WITH COBBLE AND SILT (SM), BROWN, DENSE TO VERY DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", TRACE ROUNDED BOULDERS TO 18", DRY-MOIST.
	100/3" (N=61)	4	
		6	BULK @ 4 FT +4 = 30.3%; LL = NV -200 = 13.5%; PI = NP WC = 5.3%
		8	
		10	END AT 8' (REFUSAL)
		12	
		14	

FIGURE 2

TEST PIT LOG NUMBER TP2

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38 32.2411' 105° 59.6052'	ELEVATION 7069 FT	TOTAL DEPTH 8 FT	WATER DEPTH +8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION	DATE 12/21/20	GEOLOGIST STEFAN WHITING	CHECKED BY FRANK BLOCK

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
			MISCLANIOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	95/12" (N=15)	2	GRAVELLY SAND WITH COBBLE AND SILT (SM), LIGHT BROWN, MEDIUM DENSE, WELL GRADED FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", DRY-MOIST.
	48/12" (N=7)	4	
		6	
		8	
		10	
		12	
		14	END AT 8' (REFUSAL)

FIGURE 3

TEST PIT LOG NUMBER TP3

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2445' 105° 59.6173'		ELEVATION 7070 FT	
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	
				TOTAL DEPTH 8 FT	
				WATER DEPTH +8 FT	
				GEOLOGIST STEFAN WHITING	
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
	25/12" (N=4)	2	MISILANIOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	100/5" (N=37)	4	GRAVELLY SAND WITH COBBLE AND SILT (SM), BROWN, DENSE, WELL GRADED FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", TRACE ROUNDED BOULDERS TO 18", DRY-MOIST.
		8	END AT 8' (REFUSAL)
		10	
		12	
		14	

FIGURE 4

TEST PIT LOG NUMBER TP4

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2371' 105° 59.6291'		ELEVATION 7070 FT	
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	
				TOTAL DEPTH 8 FT	
				WATER DEPTH +8 FT	
				GEOLOGIST STEFAN WHITING	
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
		0	
		2	
	100/11" (N=17)	2	MISCLANIOUS MANMADE FILL, BROWN, MEDIUM DENSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
		4	
	100/5" (N=37)	4	GRAVELLY SAND WITH COBBLE AND SILT (SM), LIGHT BROWN, DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", DRY-MOIST.
		6	
		8	
		8	END AT 8' (REFUSAL)
		10	
		12	
		14	

FIGURE 5

TEST PIT LOG NUMBER TP5

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2565' 105° 59.6372'		ELEVATION 7071 FT	
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		TOTAL DEPTH 8 FT	
		DATE 12/21/20		WATER DEPTH +8 FT	
		GEOLOGIST STEFAN WHITING		CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
		2	MISILANIOUS MANMADE FILL, BROWN, MEDIUM DENSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	100/7" (N=26)	4	SANDY GRAVEL WITH COBBLE AND (GW), LIGHT BROWN, MEDIUM DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 10", DRY-MOIST.
	100/8" (N=23)	8	END AT 8' (REFUSAL)
		10	
		12	
		14	

FIGURE 6

LEGEND AND NOTES

PARTICLE SIZE IDENTIFICATION

- Clay - Particles finer than 0.005 millimeters.
- Silt - Particles finer than 0.074 millimeters and larger than 0.005 millimeters.
- Sand - Particles finer than No. 4 Sieve and larger than the No. 200 Sieve .
- Gravel - From 1/4-inch to 3 inches in diameter.
- Cobble - From 3 to 12 inches in diameter.
- Boulder - Larger than 12 inches in diameter.

SOIL DESCRIPTION MODIFIERS

- Trace - Represents 0 to 5 percent by weight.
- With (Coarse Grained Material) - Represents 15 to 29 percent by weight.
- With (Fine Grained Material) - Represents 5 to 12 percent by weight.

NOTES

- 100/6" - (N=15) - Indicates the number of blows required to drive a 5/8-inch penetrometer into the various strata with blows from a 10-pound hammer falling 12 inches. Number in parenthesis represents our calculated N-Value.
- - Dashed line between materials shown on the test pit logs are approximate and the transitions may be gradual.
- DATE
▼ - Groundwater level and the date of measurement.

The exploratory test pits were located based on the features shown on site plan.

Test pits are drawn to depth.

The exploratory test pit locations and elevations should be considered accurate only to the degree implied by the method used.

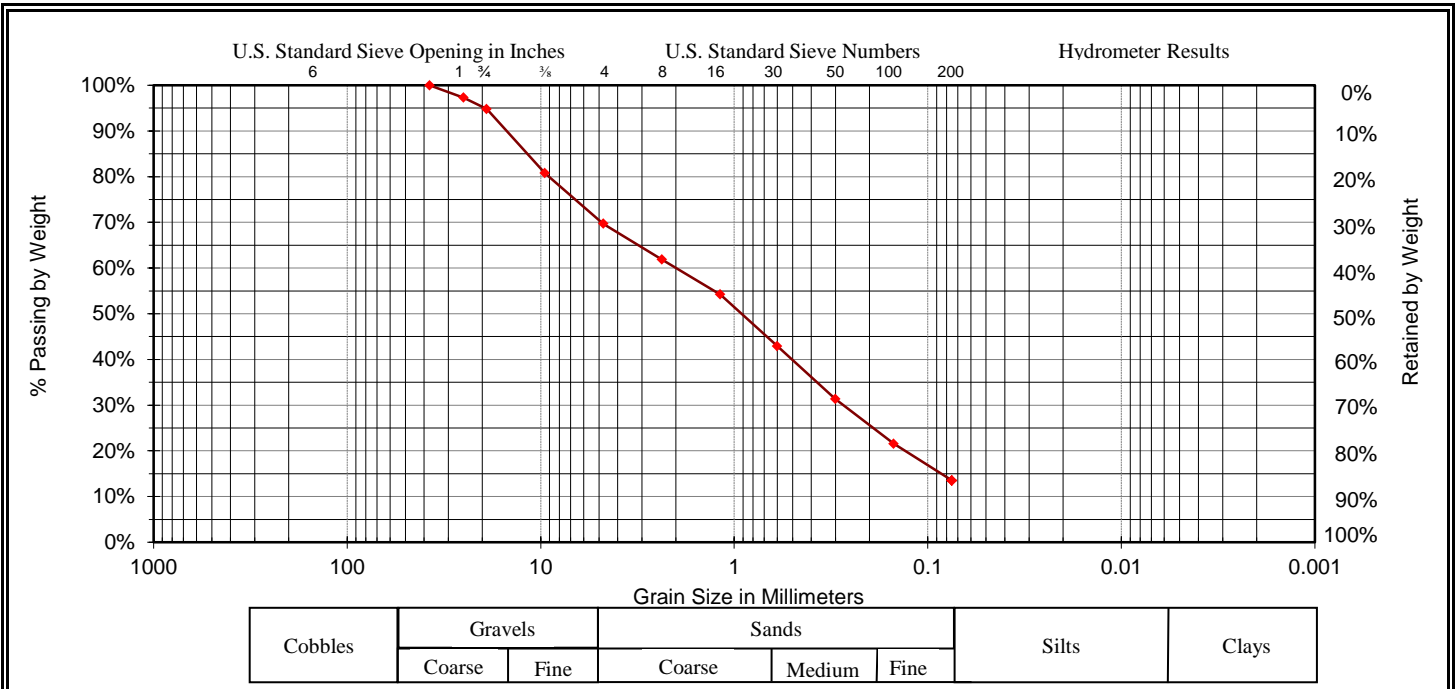
LABORATORY TEST RESULTS

- +4 = Percent retained on No. 4 sieve;
- 200 = Percentage passing the No. 200 sieve;
- LL = Liquid Limit;
- PI = Plasticity Index;
- NP = Non-plastic;
- MC = Moisture Content (%);
- WSS = Water Soluble Sulfates (ppm);
- DD = Dry Density (pcf);

FIGURE: 7

1537 G Street Salida, CO 81201 (719) 539-2312 Fax (719) 530-9111	 MOUNTAIN ENGINEERING AND TESTING, INC.	2035 1/2 Grande Avenue Monte Vista, CO 81144 (719) 628-2069 Fax (719) 530-9111
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Gradation Test Results ASTM C136



Date : 12/28/20	D ₁₀ = 0.06	USCS Classification (ASTM D2487)	Gravel
Sample #: 1	D ₃₀ = 0.28	SM, Silty Sand with Gravel	30.3%
Sample Use: Classification	D ₆₀ = 2.08	AASHTO Classification	Sand
Source: Test Pit	C _c = 0.68	A-1-b	56.2%
Client: Paul Inge	C _u = 37.37	Atterberg Classification	Silt & Clay
Project Location: Salida, CO	Liquid Limit= NV	NP, Non-Plastic	13.5%
Test Pit #: 1	Plastic Limit= NP	Water Soluble Sulfates	Moisture Content
Depth: 4 Feet	Plasticity Index= NP	N/A	5.3%

Coarse Section				Fines Section							
Sieve Size		Cumulative	Cumulative	Specs		Sieve Size		Cumulative	Cumulative	Specs	
US (in.)	Metric (mm)	Percent Retained	Percent Passing	Max	Min	US (in.)	Metric (mm)	Percent Retained	Percent Passing	Max	Min
1.50"	37.50	0%	100%			#8	2.360	38%	62%		
1.00"	25.00	3%	97%			#16	1.180	46%	54%		
3/4"	19.00	5%	95%			#30	0.600	57%	43%		
3/8"	9.50	19%	81%			#50	0.300	69%	31%		
#4	4.75	30%	70%			#100	0.150	78%	22%		
						#200	0.075	86.5%	13.5%		

Project Name: 323 W 1st Street	Project Number: 20-464	Figure: 8
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Appendix A General Engineered Fill Recommendations

- A. Clearing and Grubbing
 - a. Areas where excavation or fill placement will be undertaken shall be cleared of all trees, stumps, roots, brush, rubbish, organic soil, or other objectionable matter as determined by the Soil Engineer. Organic soil which is suitable for topsoil shall be stockpiled for later use in landscaping,

- B. Preparation of Area to be Filled
 - a. Scarification: After vegetation and other unsuitable material have been removed, the ground surface of the area to be filled shall be scarified to a depth of at least six (6) inches, and the ground surface is free from ruts, ridges and other uneven features.

 - b. Benching: Where fills are placed upon hillsides or slopes where the slope ratio of the original ground exceeds 5 horizontal to 1 vertical (20%), the original ground slope shall be stepped or benched, and the surfaces of benches scarified to a depth of at least six (6) inches. Ground slopes which are flatter than 5 horizontal to 1 vertical shall be benched when considered necessary by the Soil Engineer.

 - c. Subgrade Compaction: After the foundation for the fill has been scarified and benched as necessary, the ground surface shall be bladed until it is uniform size and brought to the proper moisture content for compaction. The ground surface shall then be compacted to the densities recommended in the geotechnical report.

 - d. Existing Earth Fill: Any unsuitable existing fill on the site shall be removed until undisturbed native soil is exposed. The native soil shall then be scarified, prepared, and compacted and suitable structural fill shall be placed, in accordance with these guidelines.

- C. Compacted Fill
 - a. Fill Materials: Material for fill shall consist of suitable soil as identified in soil reports and/or approved by the Soil Engineer. The fill materials used shall be free of vegetation, frozen material, or other deleterious material. The fill shall no contain particles having a diameter greater than three (3) inches.

 - b. Rock: The maximum rock size in fill materials shall be three (3) inches. Large rocks shall not be allowed to nest and voids between rocks shall be carefully filled with properly compacted soil. No large rocks will be permitted within twelve (12) inches of finished grade.

 - c. Fill Placement: Fill shall be placed in uniform, level layers which do not exceed six (6) inches thickness after compaction. Each layer shall be placed, mixed, and spread in such a manner as to insure uniformity of each layer, and to prevent the formation of layers or zones of material which differ significantly in characteristics from the surrounding fill.

- d. Moisture Control: Prior to compaction, the fill material shall be brought to its Proctor optimum moisture content, plus or minus 3% to insure even and uniform moisture conditions within the layer. The contractor may be required to add water to material in the excavation or borrow areas prior to transporting to the fill if, in the opinion of the Soil Engineer, proper moisture control cannot be obtained by adding water directly to the fill surface.
- e. Compaction Procedure: After each layer has been spread, mixed, and brought to the proper moisture content, it shall be mechanically compacted to the recommended density. Other levels of compaction may also be specified by the Soil Engineer depending upon the type of soil encountered. Compaction of each layer shall be continuous over the entire area of the layer, and compaction equipment shall make sufficient passes to insure uniform and adequate compaction of each layer.
- f. Compaction of Slopes: The face slopes of fills shall be properly compacted. Compaction on face slopes of fills may be accomplished progressively in increments of three (3) to five (5) feet in fill height, or may be done after the fill is brought to its total height.

D. Quality Control

- a. Moisture Density Tests: Prior to commencement of fill operations, a Proctor test, shall be made for each soil material anticipated in the excavation and borrow areas. Additional Proctor tests shall be made during construction if different materials are encountered, or if soil mixtures on the fill warrant additional testing. Occasional single-point density tests shall be performed if necessary to verify the appropriateness of the Proctor values being used.
- b. Density Testing: Field density tests shall be made by the Soil Engineer of the compaction of each layer of fill. At least one test shall be made for each layer of fill, and sufficient suitable compaction of each layer has been achieved. Density tests shall be taken in the compacted material below the disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof has not been properly compacted, the particular layer or portion shall be reworked until the required density has been obtained.

E. Seasonal Limits

- a. No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable weather conditions. When fill operations are interrupted by weather conditions, fill operations shall not be resumed until the moisture content and density of the previously placed fill are tested for density.



March 19, 2019

LIMITED PHASE II SUBSURFACE INVESTIGATION

Property Identification:

323 West 1st Street
Salida, Colorado 81201

AEI Project No. 400082

Prepared for:

High Country Bank
7360 West Highway 50
Salida, Colorado 81201

Prepared by:

AEI Consultants
2420 West 26th Avenue, Suite 400D
Denver, Colorado 80211
(720) 238-4582

Environmental &
Engineering Due
Diligence

Site Investigation &
Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Consulting

Construction,
Site Stabilization &
Stormwater Services

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

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March 19, 2019

Mr. Joe Smith
High Country Bank
7360 West Highway 50
Salida, Colorado 81201

Subject: Limited Phase II Subsurface Investigation
323 West 1st Street
Salida, Colorado 81201
AEI Project No. 400082

AEI Consultants (AEI) prepared the following report to document the results of a Limited Phase II Subsurface Investigation (Phase II) performed at the above referenced property, hereafter referred to as the "Site" (See Figure 1). The investigation was completed in general accordance with the authorized scope of services outlined in AEI's proposal 62462, signed February 21, 2019.

1.0 SITE DESCRIPTION

The Site consists of a vacant 0.64-acre gravel-surfaced parking lot. The Site is located on the west side of the intersection of West 1st Street and the Monarch Spur Trail in a mixed commercial and residential area of Salida, Colorado (Figure 2).

The Site slopes gently to the east with elevations ranging between 7,065 to 7,070 feet above mean sea level. Based on the regional topographic gradient, the direction of groundwater flow beneath the Site is inferred to be to the northeast. The Arkansas River is located approximately 678 feet to the northwest.

Based on a review of the Geologic Map of Colorado, the Site is underlain by the Dry Union Formation, which is comprised of sedimentary deposits of the Tertiary Period. According to the United States Department of Agriculture (USDA) Soil Survey, soils at the Site are described as the Dominson Series. Soils from this series are classified as gravelly sandy loam.

Refer to Section 4.1 below for additional information on the site geology and groundwater conditions.

2.0 BACKGROUND

According to a February 4, 2019 Phase I Environmental Site Assessment (ESA) completed by AEI, the Site was developed with several buildings that included warehousing, livery, blacksmiths, outbuilding storage, and a dwelling along West First Street from 1886 through 1904. From 1909 through 1945, the Site was occupied by an auto wrecking business (315 West First Street), the Salida Street Department warehouse (323-327 West First Street), and a beverage bottling operation (309 West First Street). By 1950, with the exception of the auto wrecking and bottling buildings, all of the former structures on the Site had been demolished and replaced with a garage

building occupied by the City of Salida Public Works Department (Salida PWD) (323 West First Street). The two remaining commercial buildings (309 and 315 West First Street) were demolished sometime between 1979 and 1984 and the Site was solely occupied by Salida PWD garage (323 West First Street). The Salida PWD continued to operate on the Site until 2009, when the last remaining building was demolished. The Site has been used as a surface parking lot since that time.

During the Phase I ESA, AEI identified the following concerns:

- According to a 1945 Sanborn map, a former commercial building with frontage along West First Street (315 West First Street), was occupied at the time by an auto wrecking business. The same Sanborn map also depicted two gasoline underground storage tanks (USTs) within the street in front of this building. While the noted location on the map may not correlate to their actual location, the USTs are presumed to have been associated with this former building and business its operations. AEI cannot rule out the possibility that USTs were historically present on the Site as early as 1945. By 1950, a portion of the Site was redeveloped with a commercial garage building. This building was occupied by the Salida PWD until 2009. According to interviews conducted during this AEI assessment and information from prior reports, operations conducted within the former garage building included fleet vehicle/equipment repair, storage, and offices. In particular, Mr. Kevin Nelson, Inspector with the City of Salida, stated that there were no in-ground features present, such as oil change pits, hydraulic lifts, floor drains/trench drains, or oil/water separators within the garage/repair area of the building. However, Mr. Nelson did state that a concrete sump was present in one of the newer (1995) additions to the building that was used to collect snow melt/wash water from any vehicles or equipment brought in to the building. The sump was reported to be connected to the municipal sewer system and no other inline debris collection system (e.g., separator) was reported to be in use with the sump.

AEI did not uncover any other records regarding the disposition of any former building features during building demolitions. Further, AEI did not uncover any records regarding the removal of the two tanks associated with the former 315 West First Street building. Therefore, based on the unconfirmed disposition of past features of concern, length of time the Site was occupied for automotive wrecking (in at least 1945) and fleet maintenance by the City of Salida (more than 55 years), further investigation of the sump was recommended.

- The Site is listed as a UST site in the regulatory database report and within Colorado Division of Labor and Employment (CDLE) Division of Oil and Public Safety (OPS) records. According to the regulatory database report, the Site is reported to have utilized three galvanized steel USTs that have been permanently closed. The three UST capacities and contents were noted to include the following: one 1,000-gallon gasoline, one 1,000-gallon diesel fuel, and one 500-gallon gasoline.

Records reviewed from OPS included a two-page UST Notification Form from 1986 noting that the three USTs were still in use at that time, did not contain any internal or external protection, and were owned by the City of Salida. No additional details were reported on the 1986 form. However, a one-page letter enclosed in the OPS files that was sent from the City of Salida to



the OPS noted that the City of Salida has discontinued the use of all three USTs effective March 16, 1990 and that the USTs were planned for removal as soon as possible. However, no additional records were identified during this assessment which confirmed the UST removal date(s), the condition of the USTs at the time of removal, or any subsurface sampling at the time of removal to confirm no release had occurred. Based on the unconfirmed disposition of the USTs and undocumented analysis of the subsurface conditions at the time, AEI recommended additional investigation.

3.0 INVESTIGATION EFFORTS

AEI was requested to perform additional investigation, including the collection of soil and groundwater samples in the area of the former USTs and the repair shop, to evaluate if the former operations had adversely impacted the property.

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 locating service Colorado 811 was notified to identify public utilities in the work area. Private utility locating was conducted by Ground Penetrating Radar Systems (GPRS) of Denver, Colorado to identify underground utilities on the subject property.

3.3 Geophysical Survey

On February 28, 2019, a geophysical survey was conducted by GPRS (Appendix A). The purpose of the survey was to determine if any USTs remain on the Site or to locate disturbed soils that may represent former UST basins. The geophysical survey was conducted using ground penetrating radar (GPR). The geophysical survey did not identify any anomalies indicative of USTs or disturbed soils indicative of a former UST basin.

The client should be aware of the inherent limitations of geophysical surveying methods and that above and underground utilities and other man-made or natural features (i.e. automobiles, debris piles, tree roots, reinforced concrete, certain soil conditions, etc.), if in the area of the survey, may decrease the effectiveness of the survey. The client should be aware that the lack of a detection of a feature from a geophysical survey does not mean that the feature does not exist, only that it was not detected.

3.4 Drilling and Soil Sample Collection

On February 28, 2019, four soil borings (SB-1 through SB-4) were advanced by Site Services of Golden, Colorado using a truck-mounted hollow stem auger. The borings were advanced to depths between 14 and 28 feet below ground surface (bgs). The location and purpose of each boring are listed below:

- Boring SB-1 was advanced near the location of the former Salida PWD UST for the collection of soil and groundwater samples.
- Boring SB-2 was advanced near the location of the former UST identified in Sanborn Maps for the collection of soil and groundwater samples.
- Boring SB-3 was advanced near the southern portion of the former Salida PWD building for the collection of soil and groundwater samples.
- Boring SB-4 was advanced near the former Salida PWD UST for the collection of soil samples.

The borings were advanced using 6 5/8-inch outer diameter auger. Soil samples were collected by advancing a five-foot long California split spoon. After each interval, the spoon was retrieved, the spoon barrel disassembled, and the sample liner transferred to the onsite geologist.

Soils from borings SB-1 through SB-4 were evaluated for the purposes of lithologic logging, headspace testing, and sample collection for laboratory analyses. Soil samples were obtained by removing the soil from the split-spoon, placed in four-ounce glass jars, and capped. Upon collection, each sample was labeled with the project name, boring number, sample depth, and date/time of sampling. After labeling, each sample was entered onto chain-of-custody documentation and placed into an iced cooler for transportation to a State of Colorado-certified laboratory for analyses.

Soils were visually inspected for the potential presence of impacted soils. Recovered soils were described on detailed boring logs in general conformance with the United Soil Classification System (USCS). The boring logs for borings SB-1 through SB-4 are presented in Appendix B.

Headspace field measurements were measured with a photoionization detector (PID) equipped with an electrodeless 10.6 eV ultraviolet lamp for detecting the potential presence of organic vapors in the soil samples. To initiate the headspace testing procedure, soil samples were removed from the spoon, placed into labeled, plastic bags, and sealed for conducting the tests. Due to the weather conditions at the time of sampling the plastic bags were placed on the dashboard with the defrost running to assist with the volatilization of any contaminants in the sample. After a sufficient duration of time had elapsed for vapor build-up inside the bags, each bag was then punctured with the PID probe tip to measure the concentration of any gases in the headspace. Measurements of the headspace were obtained in the parts per million (ppm) range for total organic vapors. The results of the headspace tests (PID readings) for borings SB-1 through SB-4 were recorded on the boring logs, presented in Appendix B.

Down-hole equipment was decontaminated prior to drilling and between successive boring locations.

3.5 Groundwater Sample Collection

On February 28, 2019, groundwater samples were collected from borings SB-1, SB-2 and SB-3 by inserting temporary PVC casing into the boreholes and collecting the samples using a new PVC tubing and a foot valve.



3.6 Boring Abandonment

Following completion of sample collection and removal of tooling, the borings were backfilled with soil cuttings and hydrated bentonite chips and completed at the surface to match the surrounding conditions.

3.8 Laboratory Analyses

The soil and groundwater samples were labeled and placed into a cooler with ice following sampling. The samples were transferred under appropriate chain-of-custody documentation to SGS Accutest of Wheat Ridge, Colorado. Laboratory analytical documentation is provided in Appendix C.

Two soil samples from borings SB-1 and SB-4 were analyzed for:

- Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260
- Polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270

Two soil samples from borings SB-2 and SB-3 were analyzed for:

- Volatile organic compounds (VOCs) by EPA Method 8260
- PAHs by EPA Method 8270

One groundwater sample from boring SB-1 was analyzed for:

- BTEX by EPA Method 8260
- PAHs by EPA Method 8270

Two groundwater samples from borings SB-2 and SB-3 were analyzed for:

- VOCs by EPA Method 8260
- PAHs by EPA Method 8270

3.9 Investigation Derived Wastes

No investigation derived waste was created during this investigation.

4.0 FINDINGS

The Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division has the responsibility for overseeing soil and groundwater cleanups in Colorado.

The soil analytical results were compared with the Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for Residential sites and the EPA's RSLs for Worker Protection (Commercial sites) (both dated November of 2017), and the CDPHE Groundwater Protection Values Soil Cleanup Table (CGWPVSC) dated March of 2014.

The Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division has the responsibility for overseeing soil and groundwater cleanups



in Colorado under a variety of regulatory programs. Soil sampling results were compared to the Soil Remediation Objectives (SROs) listed in the CDPHE's Dry Cleaner Remediation Guidance Document, dated March 2006.

The groundwater analytical results were compared to the Colorado Basic Standards for Groundwater (CBSGW), which were issued by the CDPHE's Water Quality Control Commission (WQCC) in January of 1987, with amended rules taking effect in December of 2016.

The OPS has established the Tier 1 Risk Based Screening Levels (Tier 1 RBSL) for UST-related volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The Tier 1 RBSLs were revised in October of 2005 and published in the Petroleum Storage Tank Owner/Operator Guidance Document to assist owners and/or operators in conducting release investigations, performing initial response actions, preparing site characterization reports, and preparing and implementing corrective action plans.

4.1 Geology and Hydrogeology

Unconsolidated sediment encountered in each of the borings generally consisted of sands with gravel, cobble and boulders (Appendix B). AEI attempted to collect blow counts in the borings, however due to cobbles and boulders in the subsurface, blow counts exceeded 50 after two to four inches. In boring SB-2 a six-inch thick concrete pad was encountered at 0.4 feet bgs.

Saturated soils were encountered at 19 feet bgs in borings SB-1, SB-2 and SB-3. Groundwater was measured in boring SB-1, SB-2 and SB-3 at depths ranging between 18.5 and 20.5 feet bgs. Groundwater was not encountered in boring SB-4.

4.2 Soil Sample Analytical Results

The following information is a summary of the soil sample analytical test results (Appendix C). This information has also been included in Table 1.

- Toluene was reported at a concentration of 0.0019 in boring SB-2. The concentration does not exceed the regulatory screening levels.
- All 18 PAHs were reported in the soil sample collected from boring SB-2. Of the PAHs, only benzo(a)pyrene exceeded any of the regulatory screening levels. The reported concentration of benzo(a)pyrene at 0.159 milligrams per kilogram (mg/kg) exceeded the OPS Tier 1 RBSL for soil exposure of 0.062 mg/kg and the EPA RBSL for residential exposure of 0.11 mg/kg; however, it was below the OPS Groundwater Protection Level of 4.8 mg/kg.
- The reported concentrations of all remaining VOCs and PAHs in the samples from borings (SB-1, SB-3 and SB-4) were below the laboratory method detection limits.

4.3 Groundwater Sample Analytical Results

The following information is a summary of the groundwater sample analytical test results (Appendix C). This information has also been included in Table 2.



- Methyl ethyl ketone (MEK) was reported in borings SB-2 and SB-3 at 22.2 and 9.9 micrograms per liter ($\mu\text{g/L}$), respectively, which do not exceed the regulatory screening levels.
- The remaining VOCs and PAHs were not reported above the laboratory method detection limits.

5.0 SUMMARY AND CONCLUSIONS

AEI has completed a Phase II at the Site. The purpose of the Phase II at the Site was to assess the potential for USTs at the Site and to evaluate current conditions related to the former operation of USTs and repair operations associated with the DPW. A total of four borings (SB-1 through SB-4) were advanced at the Site for the collection of soil and groundwater samples. A geophysical survey using GPR was conducted at the site in an attempt to locate any USTs that may remain on the Site or locate disturbed soils indicative of former UST basins.

A summary of the investigation findings includes:

- The geophysical survey did not identify any anomalies indicative of USTs at the Site.
- Toluene was reported at a concentration of 0.0019 mg/kg in the soil sample collected at 8.5 feet bgs in boring SB-2. The concentration of toluene does not exceed any of the regulatory screening levels.
- The remaining VOCs were not reported in soil samples collected from the remaining borings above the laboratory method detection limits.
- All 18 PAHs were reported in boring SB-2, completed at the reported location of the former UST identified in Sanborn Maps from 1945. Of the reported PAHs in boring SB-2, only benzo(a)pyrene exceeded any of the regulatory screening levels. The reported concentration of benzo(a)pyrene at 0.159 mg/kg exceeded the OPS Tier 1 RBSL for soil exposure of 0.062 mg/kg and the EPA RBSL for residential exposure of 0.11 mg/kg but was below the OPS Tier 1 Groundwater Protection Level of 4.8 mg/kg.
- PAHs were not reported in soil samples collected from the remaining borings above the laboratory method detection limits.
- Methyl ethyl ketone was reported in the groundwater samples from borings SB-2 and SB-3 at 22.2 and 9.9 $\mu\text{g/L}$, respectively, which do not exceed the regulatory screening levels.
- The remaining VOCs and PAHs in groundwater were not reported above the laboratory method detection limits

Although benzo(a)pyrene was reported in boring SB-2 at concentrations exceeding the regulatory levels for soil exposure, this concentration is below the OPS Tier 1 screening level based on groundwater protection. Based on the depth of the impacted soils at 8.5 feet bgs and the lack of groundwater impacts, the only potential exposure route would be to workers during excavation or utility construction. Direct contact with the soil at 8.5 feet bgs appears unlikely. Based on the depth of the impacts and lack of groundwater impacts AEI does not recommend any additional investigation. However it is recommended that a Material Management Plan (MMP) be created for the Site so workers are aware of potential exposure to impacted soils and proper soil management, sampling and disposal protocols are established if the soils are disturbed.



6.0 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 subject property. 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 High Country Bank. All reports, both verbal and written, whether in draft or final, are for the benefit of High Country Bank. 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 High Country Bank. 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 AEI at 720.238.4582.

Sincerely,
AEI Consultants

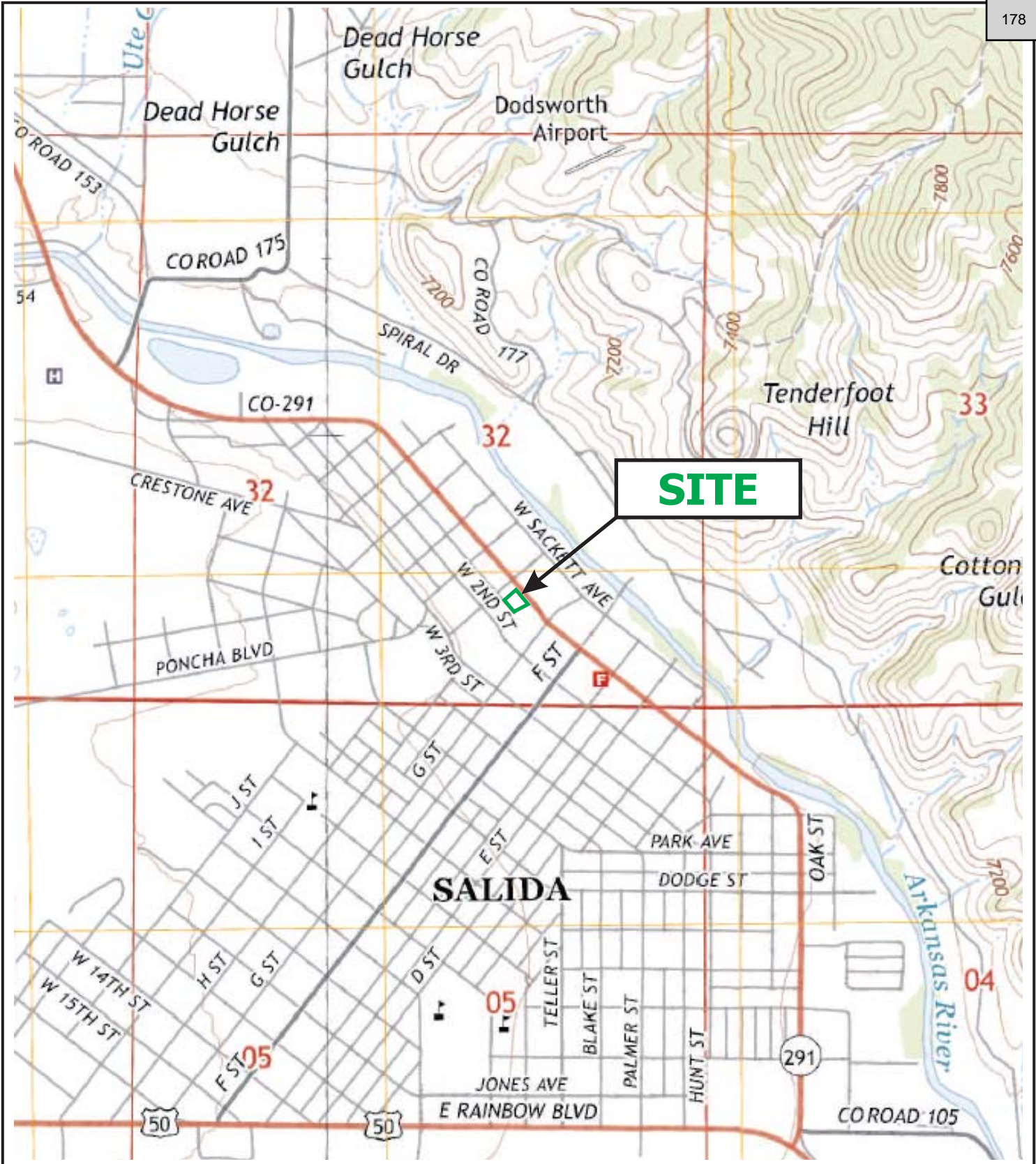


Jason Grubb, PG
Senior Geologist



David Provance, PG
Senior Author

FIGURES



LEGEND

Map: SALIDA EAST, COLORADO
Date: 2013
Source: USGS



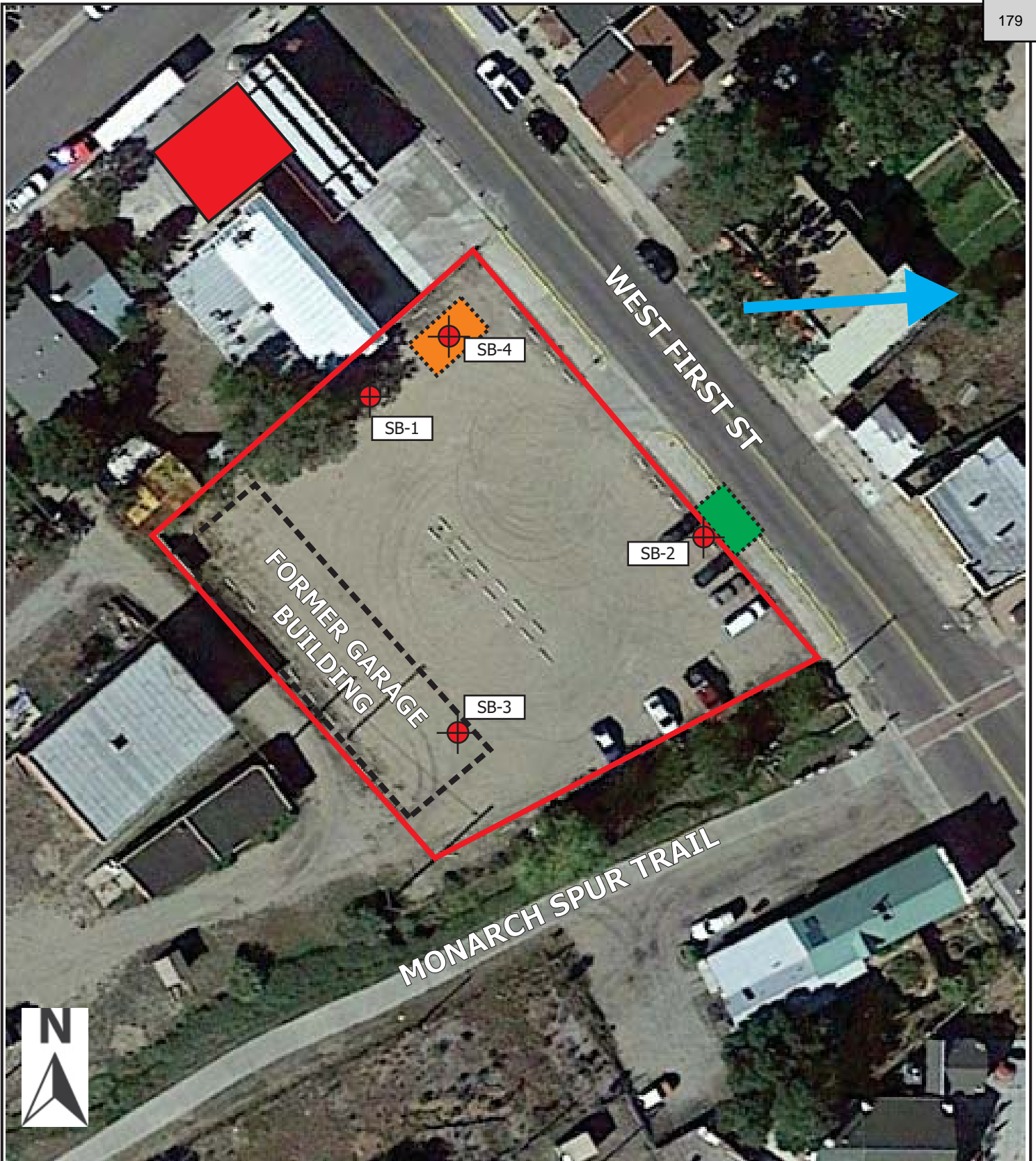
AEI Consultants

2420 West 26th Avenue, Suite 400D, Denver, Colorado

SITE LOCATION MAP

323 WEST 1ST STREET
SALIDA, COLORADO 81201

FIGURE 1
Project No. 400846



LEGEND

- Approximate Property Boundary
- Former UST Basin
- Soil Boring
- 1945 Sanborn UST
- Off-Site UST Basin
- Inferred Direction of Groundwater Flow

AEI Consultants

2420 West 26th Avenue, Suite 400-D, Denver, Colorado

SITE MAP

323 WEST FIRST STREET
SALIDA, COLORADO 81201

FIGURE 2
Project No. 400082

TABLES

TABLE 1: SOIL SAMPLE DATA SUMMARY
323 West First Street, Salida, Colorado 81201

Analysis	Units	SB-1	SB-2	SB-3	SB-4	Comparison Values				
		2/28/2019 14 (feet bgs)	2/28/2019 8.5 (feet bgs)	2/28/2019 9 (feet bgs)	2/28/2019 7.5 (feet bgs)	OPS Tier 1 RBSL Soil Exposure	RBSL GW Protection	CDPHE GWPVSC	EPA RSL Residential	EPA RSL Commercial
VOCs										
Toluene	mg/kg	< 0.001	0.0019 J	< 0.001	< 0.001	4000	140	50	490	4,700
Remaining VOCs	mg/kg	<MDL	<MDL	<MDL	<MDL	varies	varies	varies	varies	varies
PAHs										
Acenaphthene	mg/kg	< 0.017	0.0659 J	< 0.017	< 0.017	3,600	> Sat	N/A	360	4,500
Acenaphthylene	mg/kg	< 0.017	0.0788	< 0.017	< 0.017	N/A	N/A	N/A	N/A	N/A
Anthracene	mg/kg	< 0.017	0.115	< 0.017	< 0.017	18,000	> Sat	N/A	1,800	23,000
Benzo(a)anthracene	mg/kg	< 0.017	0.157	< 0.017	< 0.017	0.62	1.6	1,000	1.1	21
Benzo(b)fluoranthene	mg/kg	< 0.017	0.245	< 0.017	< 0.017	0.62	4.5	1,000	1.1	21
Benzo(k)fluoranthene	mg/kg	< 0.017	0.0842	< 0.017	< 0.017	6.2	4.4	1,000	11	210
Benzo(g,h,i)perylene	mg/kg	< 0.017	0.136	< 0.017	< 0.017	N/A	N/A	N/A	N/A	N/A
Benzo(a)pyrene	mg/kg	< 0.017	0.159	< 0.017	< 0.017	0.062	4.8	1,000	0.11	2.1
Chrysene	mg/kg	< 0.017	0.238	< 0.017	< 0.017	62	1.5	1,000	110	2,100
Dibenzo(a,h)anthracene	mg/kg	< 0.017	0.0302 J	< 0.017	< 0.017	0.062	14	1,000	0.11	2.1
Fluoranthene	mg/kg	< 0.017	0.435	< 0.017	< 0.017	2,300	> Sat	1,000	240	3,000
Fluorene	mg/kg	< 0.017	0.0868	< 0.017	< 0.017	2,400	> Sat	N/A	240	3,000
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.017	0.147	< 0.017	< 0.017	0.62	> Sat	1,000	1.1	21
1-Methylnaphthalene	mg/kg	< 0.024	0.11	< 0.024	< 0.024	N/A	N/A	N/A	18	73
2-Methylnaphthalene	mg/kg	< 0.031	0.115	< 0.030	< 0.031	N/A	N/A	N/A	24	300
Naphthalene	mg/kg	< 0.024	0.087	< 0.024	< 0.024	850	> Sat	23	3.8	17
Phenanthrene	mg/kg	< 0.017	0.354	< 0.017	< 0.017	N/A	N/A	N/A	N/A	N/A
Pyrene	mg/kg	< 0.017	0.382	< 0.017	< 0.017	1,800	> Sat	1,000	180	2,300

Notes:

- mg/kg milligrams per kilogram
- <MDL less than the method detection limit
- NA not analyzed
- bgs below ground surface
- N/A not applicable
- VOCs volatile organic compounds
- PAHs polynuclear aromatic hydrocarbons
- > Sat denotes that even at a concentration equal to the saturation of the chemical, a hazard quotient of 1 and a cancer risk of 1^{E-6} is not exceeded
- Bold** Result exceeds applicable Comparison Value
- J estimated value, analyte detected below the quantitation limit

Comparison Values:

- OPS: Colorado Department of Labor and Employment Division of Oil and Public Safety
- Tier 1 RBSL: Tier 1 Risk Based Screening Levels
- CDPHE: Colorado Department of Public Health and Environment
- GWPVSC: Groundwater Protection Values Soil Cleanup
- EPA: Environmental Protection Agency
- RSL: Risk Based Screening Levels

TABLE 2: GROUNDWATER SAMPLE DATA SUMMARY
323 West First Street, Salida, Colorado 81201

Analysis	Units	SB-1	SB-2	SB-3	Comparision Values	
		2/28/2019	2/28/2019	2/28/2019	OPS	CDPHE
		(feet bgs)	(feet bgs)	(feet bgs)	Tier 1 RBSL	CBSGW
VOCs						
MEK	µg/L	NA	22.2	9.9 J	N/A	N/A
Remaining VOCs	µg/L	<MDL	<MDL	<MDL	varies	varies
PAHs						
PAHs	µg/L	<MDL	<MDL	<MDL	varies	varies

Notes:

- µg/L micrograms per liter
- <MDL less than the method detection limit
- NA not analyzed
- bgs below ground surface
- N/A not applicable
- MEK methyl ethyl ketone
- VOCs volatile organic compounds
- PAHs polynuclear aromatic hydrocarbons
- Bold** Result exceeds applicable Comparision Value
- J estimated value, analyte detected below the quantitation limit

Comparision Values:

- OPS: Colorado Department of Labor and Employment Division of Oil and Public Safety
- Tier 1 RBSL: Tier 1 Risk Based Screening Levels
- CDPHE: Colorado Department of Public Health and Environment
- CBSGW: Colorado Basic Standards for Groundwater

APPENDIX A
GEOPHYSICAL SURVEY REPORT



**SUBSURFACE
SCANNING
SOLUTIONS**

Subsurface Investigation for Storage Tanks/Utilities

Prepared For: AEI Consultants

Prepared By:
Jordan Bradish
Project Manager-CO/WY
3/6/2019



March, 6, 2019

AEI Consultants
Attn: Jason Grubb
Site: 323 West First St., Salida, CO

We appreciate the opportunity to provide this report for our work completed on 2/28/2019 at the above address in Salida, CO.

PURPOSE

The purpose of this project was to search for underground storage tanks (USTs), UST-related piping and/or underground utilities prior to drilling three soil boring locating. The interior of the buildings on site were excluded from the scope of this project.

EQUIPMENT

- **400 MHz GPR Antenna.** The antenna is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. GPR works by sending pulses of energy into a material and recording the strength and the time required for the return of the reflected signal. Reflections are produced when the energy pulses enter into a material with different electrical properties from the material it left. The strength of the reflection is determined by the contrast in signal speed between the two materials. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the conductivity of the materials. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **Electromagnetic Pipe Locator.** The EM locator can detect the electromagnetic fields from live power or radio frequency signals. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes, risers, or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. The receiver is moved over the surface without coming in contact with the ground so it is not affected by terrain. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. Depths achieved can be as much as 20' depending on the type of signal being traced or methods used. For more information, please visit: [Link](#)

PROCESS

The EM pipe locator was used to connect to accessible, traceable pipes that may be tank-related such as vent pipes or product lines. A current is induced onto the pipe which creates an electromagnetic field that can be traced using the receiver. We can then attempt to trace these pipes to their origin or end point and paint or flag their locations.

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 3'-5' scan spacing in order to locate any potential UST's that may remain at the site. With this site, due to obstructions, some area's were limited to shorter scans. The GPR data is interpreted in real time and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. Relevant scan examples were saved and will be provided in this report.

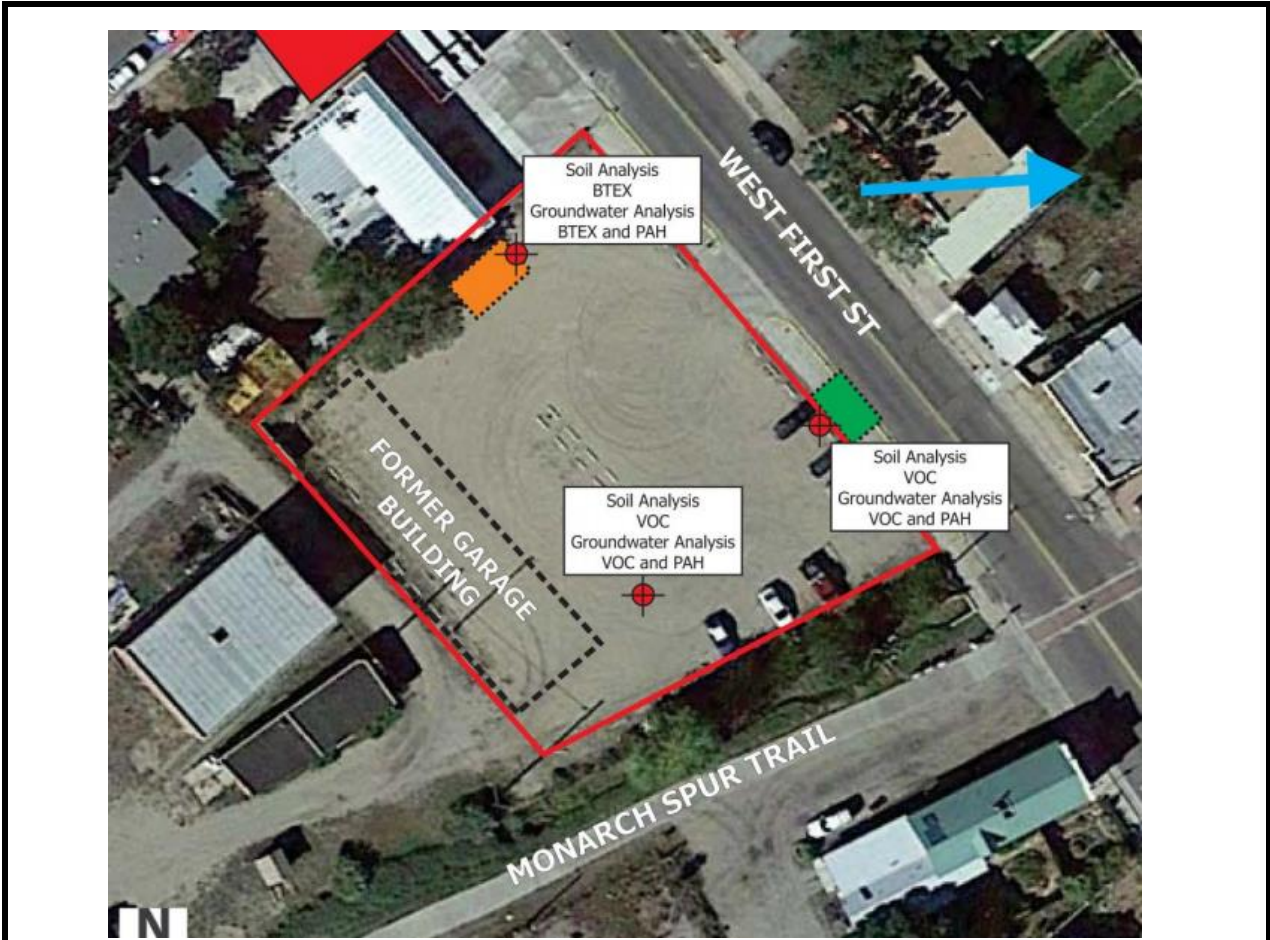
LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services such as One Call/811.

FINDINGS

We found that the soil allowed for maximum GPR depth penetration of 2'-3' in most areas. We were able to locate one unknown line with the RD. We were not able to locate any known utilities on site. The data seen on site wasn't consistent with UST data signatures

The following pages will provide photos and further explanation of our findings.



Scan Area Outlined in Red



323 West First Street



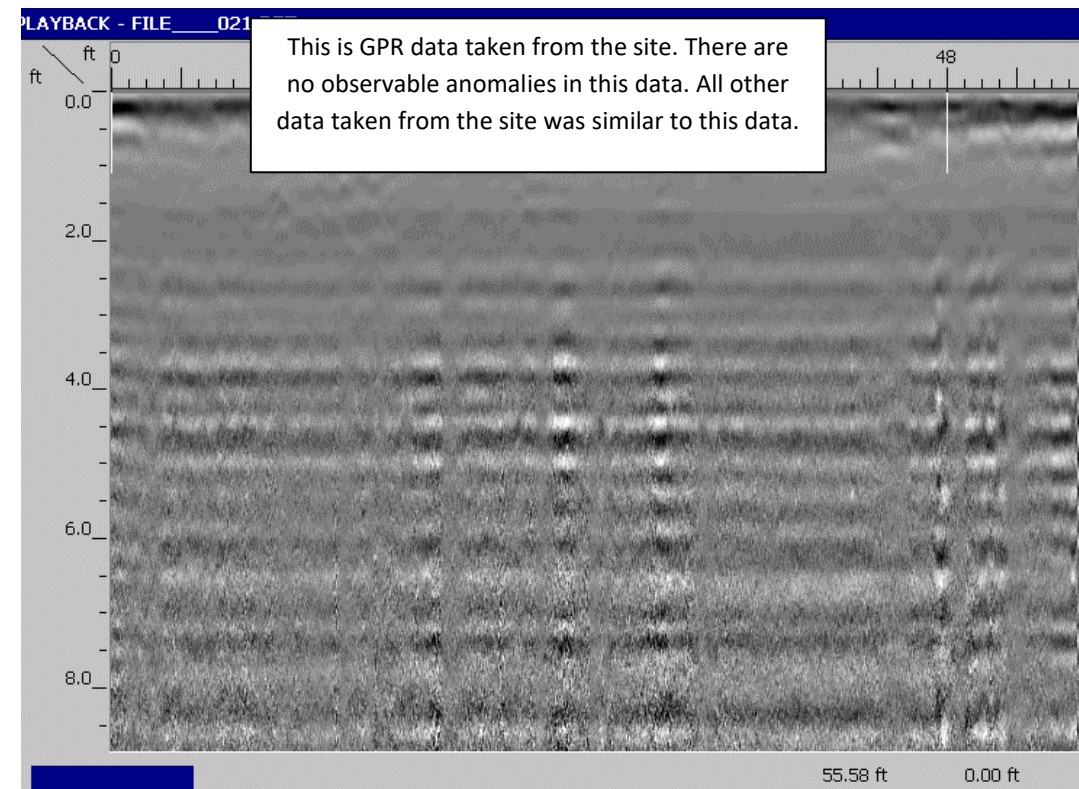
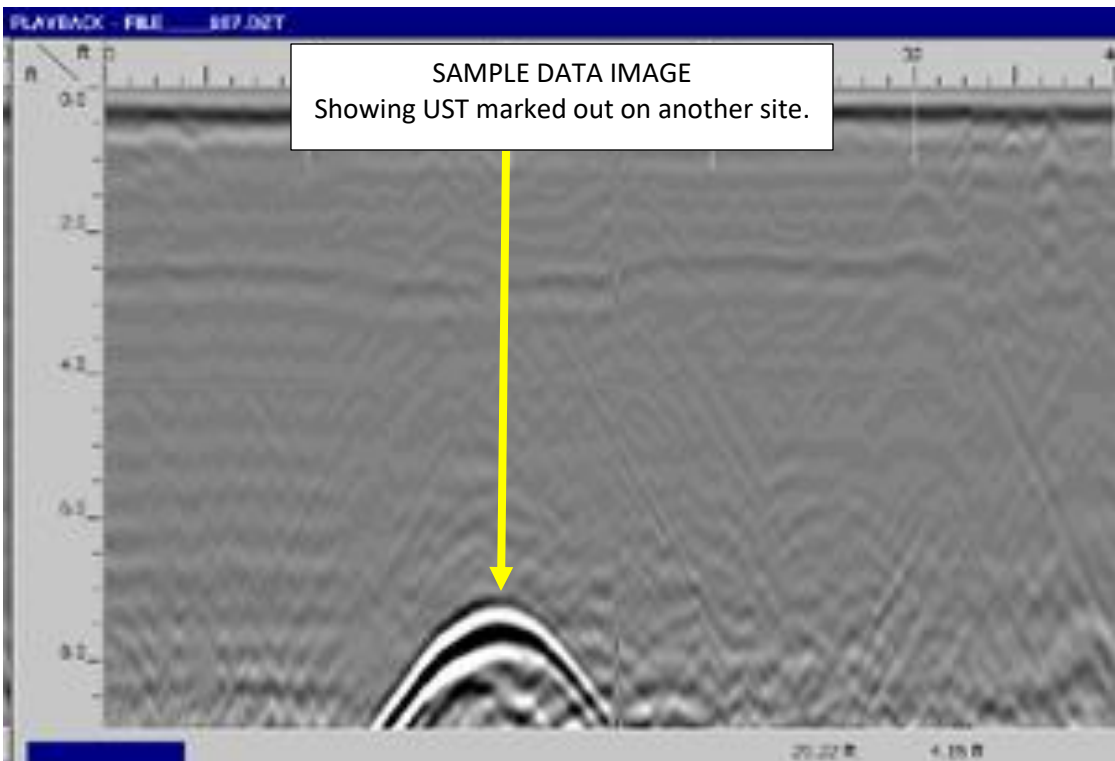


Site Map with Findings
Red = Unknown Line



323 West First Street





GPR Data Screenshots and Photos

323 West First Street



CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Signed,

Jordan Bradish

Jordan Bradish
Project Manager – CO/WY



Direct: 720.340.6200
jordan.bradish@gprsinc.com
www.gprsinc.com

APPENDIX B
BORING LOGS



AEI CONSULTANTS
 2420 West 26th Avenue, Suite 400D
 Denver, Colorado 80211
 Telephone: 720-238-4582

CLIENT High Country Bank **PROJECT NAME** Eric Warner
PROJECT NUMBER 400082 **PROJECT LOCATION** Salida, CO
DATE STARTED 2/28/19 **COMPLETED** 2/28/19 **GROUND ELEVATION** _____ **HOLE SIZE** 6.25 inches
DRILLING CONTRACTOR Site Services **GROUND WATER LEVELS:**
DRILLING METHOD Hollow Stem Auger **AT TIME OF DRILLING** ---
LOGGED BY Jason Grubb **CHECKED BY** David Provance **AT END OF DRILLING** ---
NOTES _____ **▼ AFTER DRILLING** 20.10 ft

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
3.5			0.0		(SW) Very fine to coarse sand with sub-angular to sub-round gravel Moist	
5			0.0		(SW) Very fine to coarse sand with sub-angular to sub-round gravel and cobbles Moist	
10			0.0			
11.5			0.2		Gravel, cobble and boulders with sand Moist	
15	SB-1 14'		0.2			
18.0			0.2		(SW) Very fine to coarse grained sand and rounded gravel and cobble Wet	
19.0			0.2		(SW) Very fine to coarse grained sand and rounded gravel and cobble Saturated	
20						
24.0						

Bottom of borehole at 24.0 feet.



AEI CONSULTANTS
 2420 West 26th Avenue, Suite 400D
 Denver, Colorado 80211
 Telephone: 720-238-4582

CLIENT High Country Bank **PROJECT NAME** Eric Warner
PROJECT NUMBER 400082 **PROJECT LOCATION** Salida, CO
DATE STARTED 2/28/19 **COMPLETED** 2/28/19 **GROUND ELEVATION** _____ **HOLE SIZE** 6.25 inches
DRILLING CONTRACTOR Site Services **GROUND WATER LEVELS:**
DRILLING METHOD Hollow Stem Auger **AT TIME OF DRILLING** ---
LOGGED BY Jason Grubb **CHECKED BY** David Provance **AT END OF DRILLING** ---
NOTES _____ **▼ AFTER DRILLING** 18.50 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
0.4					(SW-SM) Very fine to coarse grained silty sand	
0.8					Moist	
					Concrete	
					(SW) Very fine to coarse grained sand with sub-rounded to rounded gravel	
5			0.2		Moist	
	SB-2 8.5'					
8.5			1.8		Boulder	
9.0					(SW) Very fine to coarse grained sand with sub-rounded to rounded gravel	
					Moist	
15			0.9			
19.0			0.1		(SW) Very fine to coarse grained sand with sub-rounded to rounded gravel	
					Saturated	
24.0						

Bottom of borehole at 24.0 feet.

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ



AEI CONSULTANTS
 2420 West 26th Avenue, Suite 400D
 Denver, Colorado 80211
 Telephone: 720-238-4582

CLIENT High Country Bank **PROJECT NAME** Eric Warner
PROJECT NUMBER 400082 **PROJECT LOCATION** Salida, CO
DATE STARTED 2/28/19 **COMPLETED** 2/28/19 **GROUND ELEVATION** _____ **HOLE SIZE** 6.25 inches
DRILLING CONTRACTOR Site Services **GROUND WATER LEVELS:**
DRILLING METHOD Hollow Stem Auger **AT TIME OF DRILLING** ---
LOGGED BY Jason Grubb **CHECKED BY** David Provanca **AT END OF DRILLING** ---
NOTES _____ **▽ AFTER DRILLING** 20.55 ft

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
5			0.0		(SW-SM) Very fine to coarse grained silty sand with subangular to subrounded gravel Moist	
10	SB-3 9'		0.1		(SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobbles and boulders Moist	
15			0.0			
20			0.0		(SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobbles and boulders ▽ Saturated	
24.0						

Bottom of borehole at 24.0 feet.



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CLIENT High Country Bank **PROJECT NAME** Eric Warner
PROJECT NUMBER 400082 **PROJECT LOCATION** Salida, CO
DATE STARTED 2/28/19 **COMPLETED** 2/28/19 **GROUND ELEVATION** _____ **HOLE SIZE** 6.25 inches
DRILLING CONTRACTOR Site Services **GROUND WATER LEVELS:**
DRILLING METHOD Hollow Stem Auger **AT TIME OF DRILLING** ---
LOGGED BY Jason Grubb **CHECKED BY** David Provance **AT END OF DRILLING** ---
NOTES _____ **AFTER DRILLING** ---

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
5	SB-4 7.5'		0.2		(SP-SM) Very fine to medium grained silty sand Moist (SW) Very fine to coarse grained sand with subangular to subrounded gravel and cobble Moist (SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobble and boulders Moist	

Refusal at 7.5 feet.
 Bottom of borehole at 7.5 feet.

APPENDIX C
LABORATORY ANALYTICAL REPORTS

The results set forth herein are provided by SGS North America Inc.

e-Hardcopy 2.0
Automated Report

Technical Report for

AEI Consultants

Vacant Lot

400082 PO#186735

SGS Job Number: DA13922

Sampling Date: 02/28/19



Report to:

AEI Consultants
2500 Camino Diablo,
Walnut Creek, CA 94597
jgrubb@aeiconsultants.com; jsmith@aeiconsultants.com;
bcampbell@aeiconsultants.com
ATTN: Jason Grubb

Total number of pages in report: 58



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.



Scott Heideman
Laboratory Director

Client Service contact: Carissa Cumine 303-425-6021

Certifications: CO (CO00049), ID (CO00049), NE (NE-OS-06-04), ND (R-027), NJ (CO007), OK (D9942)
UT (NELAP CO00049), LA (LA150028), TX (T104704511), WY (8TMS-L)

This report shall not be reproduced, except in its entirety, without the written approval of SGS.
Test results relate only to samples analyzed.

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SGS North America Inc.

Sample Summary

AEI Consultants

Job No: DA13922

Vacant Lot

Project No: 400082 PO#186735

Sample Number	Collected		Received	Matrix		Client Sample ID
	Date	Time By		Code	Type	
DA13922-1	02/28/19	10:38 JG	03/01/19	SO	Soil	SB-1 14'
DA13922-2	02/28/19	11:38 JG	03/01/19	AQ	Ground Water	SB-1 GW
DA13922-3	02/28/19	12:12 JG	03/01/19	SO	Soil	SB-2 8.5'
DA13922-4	02/28/19	13:25 JG	03/01/19	AQ	Ground Water	SB-2 GW
DA13922-5	02/28/19	14:22 JG	03/01/19	SO	Soil	SB-3 9'
DA13922-6	02/28/19	15:54 JG	03/01/19	AQ	Ground Water	SB-3 GW
DA13922-7	02/28/19	17:03 JG	03/01/19	SO	Soil	SB-4 7.5'

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: DA13922
Account: AEI Consultants
Project: Vacant Lot
Collected: 02/28/19

Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
---------------	------------------	-----------------	----	-----	-------	--------

DA13922-1 SB-1 14'

No hits reported in this sample.

DA13922-2 SB-1 GW

No hits reported in this sample.

DA13922-3 SB-2 8.5'

Toluene	1.9 J	2.2	1.1	ug/kg	SW846 8260B
Acenaphthene	65.9 J	72	18	ug/kg	SW846 8270C
Acenaphthylene	78.8	72	18	ug/kg	SW846 8270C
Anthracene	115	72	18	ug/kg	SW846 8270C
Benzo(a)anthracene	157	72	18	ug/kg	SW846 8270C
Benzo(b)fluoranthene	245	72	18	ug/kg	SW846 8270C
Benzo(k)fluoranthene	84.2	72	18	ug/kg	SW846 8270C
Benzo(g,h,i)perylene	136	72	18	ug/kg	SW846 8270C
Benzo(a)pyrene	159	72	18	ug/kg	SW846 8270C
Chrysene	238	72	18	ug/kg	SW846 8270C
Dibenzo(a,h)anthracene	30.2 J	72	18	ug/kg	SW846 8270C
Fluoranthene	435	72	18	ug/kg	SW846 8270C
Fluorene	86.8	72	18	ug/kg	SW846 8270C
Indeno(1,2,3-cd)pyrene	147	72	18	ug/kg	SW846 8270C
1-Methylnaphthalene	110	72	25	ug/kg	SW846 8270C
2-Methylnaphthalene	115	72	32	ug/kg	SW846 8270C
Naphthalene	87.0	72	25	ug/kg	SW846 8270C
Phenanthrene	354	72	18	ug/kg	SW846 8270C
Pyrene	382	72	18	ug/kg	SW846 8270C

DA13922-4 SB-2 GW

Methyl ethyl ketone	22.2	10	5.0	ug/l	SW846 8260B
---------------------	------	----	-----	------	-------------

DA13922-5 SB-3 9'

No hits reported in this sample.

DA13922-6 SB-3 GW

Methyl ethyl ketone	9.9 J	10	5.0	ug/l	SW846 8260B
---------------------	-------	----	-----	------	-------------

DA13922-7 SB-4 7.5'

No hits reported in this sample.

Sample Results

Report of Analysis

Report of Analysis

3.1
3

Client Sample ID: SB-1 14'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-1		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 97.9
Method: SW846 8260B		
Project: Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51526.D	1	03/05/19 16:01	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.05 g	5.0 ml
Run #2		

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	102%		70-131%
2037-26-5	Toluene-D8	97%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	105%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID: SB-1 14'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-1		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 97.9
Method: SW846 8270C SW846 3546		
Project: Vacant Lot		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141565.D	1	03/05/19 20:31	DC	03/05/19	OP17541	E1G2414
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	30.1 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	31	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	60%		23-130%
4165-60-0	Nitrobenzene-d5	55%		12-131%
1718-51-0	Terphenyl-d14	88%		29-141%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-1 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-2		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59020.D	1	03/05/19 20:53	CH	n/a	n/a	V7V3009
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	107%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	105%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID: SB-1 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-2		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8270C SW846 3510C		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141533.D	1	03/04/19 21:00	DC	03/04/19	OP17533	E1G2412
Run #2							

Run #	Initial Volume	Final Volume
Run #1	1020 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.69	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.59	ug/l	
120-12-7	Anthracene	ND	2.0	0.69	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.69	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.88	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.88	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	0.98	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	0.98	ug/l	
218-01-9	Chrysene	ND	2.0	0.69	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.88	ug/l	
86-73-7	Fluorene	ND	2.0	0.59	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-20-3	Naphthalene	ND	2.0	0.78	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.59	ug/l	
129-00-0	Pyrene	ND	2.0	0.69	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	47%		19-130%
321-60-8	2-Fluorobiphenyl	49%		20-130%
1718-51-0	Terphenyl-d14	27%		13-149%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 3

Client Sample ID: SB-2 8.5'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-3		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 92.8
Method: SW846 8260B		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51527.D	1	03/05/19 16:25	MB	n/a	n/a	V5V2714
Run #2							

Run #	Initial Weight	Final Volume
Run #1	5.00 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	54	24	ug/kg	
107-02-8	Acrolein	ND	22	16	ug/kg	
107-13-1	Acrylonitrile	ND	11	8.6	ug/kg	
71-43-2	Benzene	ND	1.1	0.54	ug/kg	
108-86-1	Bromobenzene	ND	2.2	0.54	ug/kg	
74-97-5	Bromochloromethane	ND	2.2	0.65	ug/kg	
75-27-4	Bromodichloromethane	ND	2.2	0.54	ug/kg	
75-25-2	Bromoform	ND	2.2	1.1	ug/kg	
104-51-8	n-Butylbenzene	ND	2.2	0.54	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.2	0.54	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.2	0.54	ug/kg	
75-15-0	Carbon disulfide	ND	2.2	0.54	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.2	0.54	ug/kg	
108-90-7	Chlorobenzene	ND	2.2	0.54	ug/kg	
75-00-3	Chloroethane	ND	2.2	0.86	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.3	1.4	ug/kg	
67-66-3	Chloroform	ND	2.2	0.54	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.2	0.54	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.2	0.54	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	11	7.5	ug/kg	
124-48-1	Dibromochloromethane	ND	2.2	0.65	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.2	0.54	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.2	0.54	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.2	0.54	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.2	0.54	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.2	0.54	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.2	0.54	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.2	0.54	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.2	0.54	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.2	0.54	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.2	0.54	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.2	0.54	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	SB-2 8.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-3	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	92.8
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.2	0.54	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.2	0.54	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.2	0.54	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.2	0.54	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	2.2	0.54	ug/kg	
100-41-4	Ethylbenzene	ND	2.2	0.54	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.2	0.59	ug/kg	
591-78-6	2-Hexanone	ND	11	5.4	ug/kg	
98-82-8	Isopropylbenzene	ND	2.2	0.54	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.2	0.54	ug/kg	
74-83-9	Methyl bromide	ND	2.2	0.54	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.2	0.54	ug/kg	
74-87-3	Methyl chloride	ND	2.2	0.97	ug/kg	
74-95-3	Methylene bromide	ND	2.2	0.65	ug/kg	
75-09-2	Methylene chloride	ND	4.3	3.2	ug/kg	
78-93-3	Methyl ethyl ketone	ND	11	5.4	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	11	5.4	ug/kg	
91-20-3	Naphthalene	ND	4.3	3.2	ug/kg	
103-65-1	n-Propylbenzene	ND	2.2	0.54	ug/kg	
100-42-5	Styrene	ND	2.2	0.54	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.2	0.54	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.2	0.54	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.2	0.54	ug/kg	
108-88-3	Toluene	1.9	2.2	1.1	ug/kg	J
87-61-6	1,2,3-Trichlorobenzene	ND	2.2	1.1	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.2	1.1	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.2	0.54	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.2	0.54	ug/kg	
79-01-6	Trichloroethylene	ND	2.2	0.54	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.2	1.1	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.2	0.54	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.2	0.54	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.2	0.54	ug/kg	
108-05-4	Vinyl Acetate	ND	11	5.4	ug/kg	
75-01-4	Vinyl chloride	ND	2.2	0.54	ug/kg	
1330-20-7	Xylene (total)	ND	2.2	1.1	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		70-131%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis



Client Sample ID: SB-2 8.5'	
Lab Sample ID: DA13922-3	Date Sampled: 02/28/19
Matrix: SO - Soil	Date Received: 03/01/19
Method: SW846 8260B	Percent Solids: 92.8
Project: Vacant Lot	

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	101%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID: SB-2 8.5'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-3		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 92.8
Method: SW846 8270C SW846 3546		
Project: Vacant Lot		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141568.D	1	03/05/19 21:56	DC	03/05/19	OP17541	E1G2414
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	30.0 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	65.9	72	18	ug/kg	J
208-96-8	Acenaphthylene	78.8	72	18	ug/kg	
120-12-7	Anthracene	115	72	18	ug/kg	
56-55-3	Benzo(a)anthracene	157	72	18	ug/kg	
205-99-2	Benzo(b)fluoranthene	245	72	18	ug/kg	
207-08-9	Benzo(k)fluoranthene	84.2	72	18	ug/kg	
191-24-2	Benzo(g,h,i)perylene	136	72	18	ug/kg	
50-32-8	Benzo(a)pyrene	159	72	18	ug/kg	
218-01-9	Chrysene	238	72	18	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	30.2	72	18	ug/kg	J
206-44-0	Fluoranthene	435	72	18	ug/kg	
86-73-7	Fluorene	86.8	72	18	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	147	72	18	ug/kg	
90-12-0	1-Methylnaphthalene	110	72	25	ug/kg	
91-57-6	2-Methylnaphthalene	115	72	32	ug/kg	
91-20-3	Naphthalene	87.0	72	25	ug/kg	
85-01-8	Phenanthrene	354	72	18	ug/kg	
129-00-0	Pyrene	382	72	18	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	72%		23-130%
4165-60-0	Nitrobenzene-d5	61%		12-131%
1718-51-0	Terphenyl-d14	91%		29-141%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID: SB-2 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-4		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59021.D	1	03/05/19 21:17	CH	n/a	n/a	V7V3009
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

B = Indicates analyte found in associated method blank

E = Indicates value exceeds calibration range

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-2 GW	
Lab Sample ID: DA13922-4	Date Sampled: 02/28/19
Matrix: AQ - Ground Water	Date Received: 03/01/19
Method: SW846 8260B	Percent Solids: n/a
Project: Vacant Lot	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	22.2	10	5.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	111%		70-130%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-2 GW	
Lab Sample ID: DA13922-4	Date Sampled: 02/28/19
Matrix: AQ - Ground Water	Date Received: 03/01/19
Method: SW846 8260B	Percent Solids: n/a
Project: Vacant Lot	

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%
2037-26-5	Toluene-D8	96%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID: SB-2 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-4		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8270C SW846 3510C		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141534.D	1	03/04/19 21:28	DC	03/04/19	OP17533	E1G2412
Run #2							

Run #	Initial Volume	Final Volume
Run #1	1020 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.69	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.59	ug/l	
120-12-7	Anthracene	ND	2.0	0.69	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.69	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.88	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.88	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	0.98	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	0.98	ug/l	
218-01-9	Chrysene	ND	2.0	0.69	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.88	ug/l	
86-73-7	Fluorene	ND	2.0	0.59	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-20-3	Naphthalene	ND	2.0	0.78	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.59	ug/l	
129-00-0	Pyrene	ND	2.0	0.69	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	60%		19-130%
321-60-8	2-Fluorobiphenyl	59%		20-130%
1718-51-0	Terphenyl-d14	22%		13-149%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID: SB-3 9'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-5		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 98.4
Method: SW846 8260B		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51528.D	1	03/05/19 16:48	MB	n/a	n/a	V5V2714
Run #2							

Run #	Initial Weight	Final Volume
Run #1	5.00 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	51	22	ug/kg	
107-02-8	Acrolein	ND	20	15	ug/kg	
107-13-1	Acrylonitrile	ND	10	8.1	ug/kg	
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-86-1	Bromobenzene	ND	2.0	0.51	ug/kg	
74-97-5	Bromochloromethane	ND	2.0	0.61	ug/kg	
75-27-4	Bromodichloromethane	ND	2.0	0.51	ug/kg	
75-25-2	Bromoform	ND	2.0	1.0	ug/kg	
104-51-8	n-Butylbenzene	ND	2.0	0.51	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.0	0.51	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.0	0.51	ug/kg	
75-15-0	Carbon disulfide	ND	2.0	0.51	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.0	0.51	ug/kg	
108-90-7	Chlorobenzene	ND	2.0	0.51	ug/kg	
75-00-3	Chloroethane	ND	2.0	0.81	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.1	1.3	ug/kg	
67-66-3	Chloroform	ND	2.0	0.51	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.0	0.51	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.0	0.51	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	7.1	ug/kg	
124-48-1	Dibromochloromethane	ND	2.0	0.61	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.0	0.51	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.0	0.51	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.0	0.51	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.0	0.51	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.51	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.0	0.51	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.0	0.51	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.51	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.51	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.51	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.0	0.51	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID:	SB-3 9'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-5	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	98.4
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.51	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.0	0.51	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.0	0.51	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.51	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.51	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.0	0.56	ug/kg	
591-78-6	2-Hexanone	ND	10	5.1	ug/kg	
98-82-8	Isopropylbenzene	ND	2.0	0.51	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.0	0.51	ug/kg	
74-83-9	Methyl bromide	ND	2.0	0.51	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.0	0.51	ug/kg	
74-87-3	Methyl chloride	ND	2.0	0.91	ug/kg	
74-95-3	Methylene bromide	ND	2.0	0.61	ug/kg	
75-09-2	Methylene chloride	ND	4.1	3.0	ug/kg	
78-93-3	Methyl ethyl ketone	ND	10	5.1	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	10	5.1	ug/kg	
91-20-3	Naphthalene	ND	4.1	3.0	ug/kg	
103-65-1	n-Propylbenzene	ND	2.0	0.51	ug/kg	
100-42-5	Styrene	ND	2.0	0.51	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.0	0.51	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.0	0.51	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.0	0.51	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.0	0.51	ug/kg	
79-01-6	Trichloroethylene	ND	2.0	0.51	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.0	1.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.51	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.0	0.51	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.0	0.51	ug/kg	
108-05-4	Vinyl Acetate	ND	10	5.1	ug/kg	
75-01-4	Vinyl chloride	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	99%		70-131%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-3 9'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-5		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 98.4
Method: SW846 8260B		
Project: Vacant Lot		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	98%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	98%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID: SB-3 9'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-5		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 98.4
Method: SW846 8270C SW846 3546		
Project: Vacant Lot		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141562.D	1	03/05/19 19:07	DC	03/05/19	OP17541	E1G2414
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	30.0 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	30	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	68%		23-130%
4165-60-0	Nitrobenzene-d5	61%		12-131%
1718-51-0	Terphenyl-d14	90%		29-141%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 3

Client Sample ID: SB-3 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-6		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59022.D	1	03/05/19 21:40	CH	n/a	n/a	V7V3009
Run #2							

Run #	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-3 GW		Date Sampled: 02/28/19
Lab Sample ID: DA13922-6		Date Received: 03/01/19
Matrix: AQ - Ground Water		Percent Solids: n/a
Method: SW846 8260B		
Project: Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	9.9	10	5.0	ug/l	J
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	107%		70-130%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-3 GW	Date Sampled: 02/28/19
Lab Sample ID: DA13922-6	Date Received: 03/01/19
Matrix: AQ - Ground Water	Percent Solids: n/a
Method: SW846 8260B	
Project: Vacant Lot	

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
17060-07-0	1,2-Dichloroethane-D4	98%		70-130%
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	98%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID: SB-3 GW		
Lab Sample ID: DA13922-6		Date Sampled: 02/28/19
Matrix: AQ - Ground Water		Date Received: 03/01/19
Method: SW846 8270C SW846 3510C		Percent Solids: n/a
Project: Vacant Lot		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141561.D	1	03/05/19 18:39	DC	03/04/19	OP17533	E1G2414
Run #2							

Run #	Initial Volume	Final Volume
Run #1	1050 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	1.9	0.67	ug/l	
208-96-8	Acenaphthylene	ND	1.9	0.57	ug/l	
120-12-7	Anthracene	ND	1.9	0.67	ug/l	
56-55-3	Benzo(a)anthracene	ND	1.9	0.67	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	1.9	0.86	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	1.9	0.86	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	1.9	0.95	ug/l	
50-32-8	Benzo(a)pyrene	ND	1.9	0.95	ug/l	
218-01-9	Chrysene	ND	1.9	0.67	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	1.9	1.2	ug/l	
206-44-0	Fluoranthene	ND	1.9	0.86	ug/l	
86-73-7	Fluorene	ND	1.9	0.57	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	1.9	1.3	ug/l	
90-12-0	1-Methylnaphthalene	ND	1.9	0.67	ug/l	
91-57-6	2-Methylnaphthalene	ND	1.9	0.67	ug/l	
91-20-3	Naphthalene	ND	1.9	0.76	ug/l	
85-01-8	Phenanthrene	ND	1.9	0.57	ug/l	
129-00-0	Pyrene	ND	1.9	0.67	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	54%		19-130%
321-60-8	2-Fluorobiphenyl	58%		20-130%
1718-51-0	Terphenyl-d14	28%		13-149%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: SB-4 7.5'		
Lab Sample ID: DA13922-7		Date Sampled: 02/28/19
Matrix: SO - Soil		Date Received: 03/01/19
Method: SW846 8260B		Percent Solids: 97.3
Project: Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51529.D	1	03/05/19 17:12	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.02 g	5.0 ml
Run #2		

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-131%
2037-26-5	Toluene-D8	98%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID: SB-4 7.5'		Date Sampled: 02/28/19
Lab Sample ID: DA13922-7		Date Received: 03/01/19
Matrix: SO - Soil		Percent Solids: 97.3
Method: SW846 8270C SW846 3546		
Project: Vacant Lot		

Run #1	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141566.D	1	03/05/19 21:00	DC	03/05/19	OP17541	E1G2414
Run #2							

Run #1	Initial Weight	Final Volume
Run #1	30.1 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	31	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	81%		23-130%
4165-60-0	Nitrobenzene-d5	74%		12-131%
1718-51-0	Terphenyl-d14	93%		29-141%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

SGS Accutest Sample Receipt Summary

226

Job Number: DA13922

Client: AEI

Project: VACANT LOT

Date / Time Received: 3/1/2019 3:08:00 PM

Delivery Method:
Airbill #'s: HD

Cooler Temps (Initial/Adjusted): #1: (5.7/5.7):

Cooler Security
Y or N
Y or N

- | | |
|--|---|
| 1. Custody Seals Present: <input checked="" type="checkbox"/> <input type="checkbox"/> | 3. COC Present: <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Custody Seals Intact: <input checked="" type="checkbox"/> <input type="checkbox"/> | 4. Smpl Dates/Time OK: <input checked="" type="checkbox"/> <input type="checkbox"/> |

Cooler Temperature
Y or N

- | | |
|---|--|
| 1. Temp criteria achieved: <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 2. Cooler temp verification: <u>Bar Therm;</u> | |
| 3. Cooler media: <u>Ice (Bag)</u> | |
| 4. No. Coolers: <u>1</u> | |

Quality Control Preservation
Y or N
N/A

- | | |
|---|--|
| 1. Trip Blank present / cooler: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | |
| 2. Trip Blank listed on COC: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | |
| 3. Samples preserved properly: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | |
| 4. VOCs headspace free: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | |

Sample Integrity - Documentation
Y or N

- | | |
|---|--|
| 1. Sample labels present on bottles: <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 2. Container labeling complete: <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 3. Sample container label / COC agree: <input checked="" type="checkbox"/> <input type="checkbox"/> | |

Sample Integrity - Condition
Y or N

- | | |
|---|--|
| 1. Sample recvd within HT: <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 2. All containers accounted for: <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 3. Condition of sample: <u>Intact</u> | |

Sample Integrity - Instructions
Y or N
N/A

- | | | |
|---|--|-------------------------------------|
| 1. Analysis requested is clear: <input checked="" type="checkbox"/> <input type="checkbox"/> | | |
| 2. Bottles received for unspecified tests: <input type="checkbox"/> <input checked="" type="checkbox"/> | | |
| 3. Sufficient volume recvd for analysis: <input checked="" type="checkbox"/> <input type="checkbox"/> | | |
| 4. Compositing instructions clear: <input type="checkbox"/> <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 5. Filtering instructions clear: <input type="checkbox"/> <input type="checkbox"/> | | <input checked="" type="checkbox"/> |

Comments

DA13922: Chain of Custody

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4.1
4

MS Volatiles

5

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	22	ug/kg	
107-02-8	Acrolein	ND	20	15	ug/kg	
107-13-1	Acrylonitrile	ND	10	8.0	ug/kg	
71-43-2	Benzene	ND	1.0	0.50	ug/kg	
108-86-1	Bromobenzene	ND	2.0	0.50	ug/kg	
74-97-5	Bromochloromethane	ND	2.0	0.60	ug/kg	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/kg	
75-25-2	Bromoform	ND	2.0	1.0	ug/kg	
104-51-8	n-Butylbenzene	ND	2.0	0.50	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.0	0.50	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.0	0.50	ug/kg	
75-15-0	Carbon disulfide	ND	2.0	0.50	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.0	0.50	ug/kg	
108-90-7	Chlorobenzene	ND	2.0	0.50	ug/kg	
75-00-3	Chloroethane	ND	2.0	0.80	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.0	1.3	ug/kg	
67-66-3	Chloroform	ND	2.0	0.50	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.0	0.50	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.0	0.50	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	7.0	ug/kg	
124-48-1	Dibromochloromethane	ND	2.0	0.60	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.0	0.50	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.0	0.50	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.0	0.50	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.50	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/kg	
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.0	0.50	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.0	0.50	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/kg	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.50	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.0	0.55	ug/kg	
591-78-6	2-Hexanone	ND	10	5.0	ug/kg	
98-82-8	Isopropylbenzene	ND	2.0	0.50	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.0	0.50	ug/kg	
74-83-9	Methyl bromide	ND	2.0	0.50	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.0	0.50	ug/kg	
74-87-3	Methyl chloride	ND	2.0	0.90	ug/kg	
74-95-3	Methylene bromide	ND	2.0	0.60	ug/kg	
75-09-2	Methylene chloride	ND	4.0	3.0	ug/kg	
78-93-3	Methyl ethyl ketone	ND	10	5.0	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	10	5.0	ug/kg	
91-20-3	Naphthalene	ND	4.0	3.0	ug/kg	
103-65-1	n-Propylbenzene	ND	2.0	0.50	ug/kg	
100-42-5	Styrene	ND	2.0	0.50	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.0	0.50	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.0	0.50	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.0	0.50	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.0	0.50	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.0	0.50	ug/kg	
79-01-6	Trichloroethylene	ND	2.0	0.50	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.0	1.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.50	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.0	0.50	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.0	0.50	ug/kg	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/kg	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	Limits
1868-53-7	Dibromofluoromethane	99% 70-131%
2037-26-5	Toluene-D8	97% 70-130%
460-00-4	4-Bromofluorobenzene	97% 70-130%
17060-07-0	1,2-Dichloroethane-D4	101% 70-130%

5.1.1
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Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	ND	10	5.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	Limits	
1868-53-7	Dibromofluoromethane	112%	70-130%
17060-07-0	1,2-Dichloroethane-D4	97%	70-130%
2037-26-5	Toluene-D8	100%	70-130%
460-00-4	4-Bromofluorobenzene	104%	70-130%

5.1.2
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Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
67-64-1	Acetone	250	224	90	30-198
107-02-8	Acrolein	250	198	79	66-137
107-13-1	Acrylonitrile	125	125	100	70-130
71-43-2	Benzene	50	47.9	96	68-130
108-86-1	Bromobenzene	50	45.3	91	70-130
74-97-5	Bromochloromethane	50	50.5	101	70-130
75-27-4	Bromodichloromethane	50	48.8	98	70-130
75-25-2	Bromoform	50	50.0	100	68-130
104-51-8	n-Butylbenzene	50	48.0	96	68-130
135-98-8	sec-Butylbenzene	50	46.7	93	69-130
98-06-6	tert-Butylbenzene	50	45.8	92	70-130
75-15-0	Carbon disulfide	50	54.8	110	67-130
56-23-5	Carbon tetrachloride	50	49.3	99	67-130
108-90-7	Chlorobenzene	50	45.6	91	70-130
75-00-3	Chloroethane	50	50.5	101	69-130
110-75-8	2-Chloroethyl vinyl ether	50	47.0	94	68-130
67-66-3	Chloroform	50	48.1	96	70-130
95-49-8	o-Chlorotoluene	50	45.3	91	67-130
106-43-4	p-Chlorotoluene	50	45.7	91	68-130
96-12-8	1,2-Dibromo-3-chloropropane	50	47.0	94	68-130
124-48-1	Dibromochloromethane	50	48.0	96	70-130
106-93-4	1,2-Dibromoethane	50	46.7	93	70-130
95-50-1	o-Dichlorobenzene	50	46.0	92	70-130
541-73-1	m-Dichlorobenzene	50	46.3	93	69-130
106-46-7	p-Dichlorobenzene	50	45.0	90	69-130
75-71-8	Dichlorodifluoromethane	50	48.4	97	33-173
75-34-3	1,1-Dichloroethane	50	49.7	99	70-130
107-06-2	1,2-Dichloroethane	50	46.8	94	70-130
75-35-4	1,1-Dichloroethylene	50	51.9	104	70-130
156-59-2	cis-1,2-Dichloroethylene	50	49.9	100	70-130
156-60-5	trans-1,2-Dichloroethylene	50	50.1	100	69-130
78-87-5	1,2-Dichloropropane	50	47.9	96	70-130
142-28-9	1,3-Dichloropropane	50	46.2	92	70-130
594-20-7	2,2-Dichloropropane	50	50.3	101	67-130
563-58-6	1,1-Dichloropropene	50	49.3	99	70-130
10061-01-5	cis-1,3-Dichloropropene	50	49.7	99	70-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
10061-02-6	trans-1,3-Dichloropropene	50	48.7	97	68-130
100-41-4	Ethylbenzene	50	46.6	93	69-130
87-68-3	Hexachlorobutadiene	50	47.7	95	67-130
591-78-6	2-Hexanone	250	240	96	58-130
98-82-8	Isopropylbenzene	50	46.5	93	70-130
99-87-6	p-Isopropyltoluene	50	46.7	93	70-130
74-83-9	Methyl bromide	50	45.2	90	57-130
1634-04-4	Methyl Tert Butyl Ether	50	49.1	98	70-130
74-87-3	Methyl chloride	50	45.9	92	51-137
74-95-3	Methylene bromide	50	50.3	101	70-130
75-09-2	Methylene chloride	50	50.0	100	69-130
78-93-3	Methyl ethyl ketone	250	269	108	61-136
108-10-1	4-Methyl-2-pentanone	250	248	99	69-130
91-20-3	Naphthalene	50	48.8	98	70-130
103-65-1	n-Propylbenzene	50	46.1	92	68-130
100-42-5	Styrene	50	48.2	96	70-130
630-20-6	1,1,1,2-Tetrachloroethane	50	47.0	94	70-130
79-34-5	1,1,2,2-Tetrachloroethane	50	46.6	93	68-130
127-18-4	Tetrachloroethylene	50	47.7	95	68-130
108-88-3	Toluene	50	45.7	91	65-130
87-61-6	1,2,3-Trichlorobenzene	50	47.5	95	70-130
120-82-1	1,2,4-Trichlorobenzene	50	46.9	94	70-130
71-55-6	1,1,1-Trichloroethane	50	48.3	97	68-130
79-00-5	1,1,2-Trichloroethane	50	47.2	94	70-130
79-01-6	Trichloroethylene	50	48.6	97	70-130
75-69-4	Trichlorofluoromethane	50	50.8	102	70-130
96-18-4	1,2,3-Trichloropropane	50	43.3	87	68-130
95-63-6	1,2,4-Trimethylbenzene	50	46.4	93	66-130
108-67-8	1,3,5-Trimethylbenzene	50	46.2	92	68-130
108-05-4	Vinyl Acetate	250	268	107	70-130
75-01-4	Vinyl chloride	50	48.3	97	65-130
1330-20-7	Xylene (total)	150	139	93	69-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	101%	70-131%
2037-26-5	Toluene-D8	98%	70-130%
460-00-4	4-Bromofluorobenzene	98%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	70-130%

* = Outside of Control Limits.

5.2.1
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Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59004.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
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CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	111%	70-130%
17060-07-0	1,2-Dichloroethane-D4	96%	70-130%
2037-26-5	Toluene-D8	98%	70-130%
460-00-4	4-Bromofluorobenzene	100%	70-130%

* = Outside of Control Limits.

5.2.2
5

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
67-64-1	Acetone	250	189	76	70-130
107-02-8	Acrolein	250	165	66	10-281
107-13-1	Acrylonitrile	125	136	109	58-136
71-43-2	Benzene	50	49.9	100	70-130
108-86-1	Bromobenzene	50	47.7	95	70-130
74-97-5	Bromochloromethane	50	53.7	107	70-130
75-27-4	Bromodichloromethane	50	51.0	102	70-130
75-25-2	Bromoform	50	47.6	95	61-130
104-51-8	n-Butylbenzene	50	53.2	106	69-130
135-98-8	sec-Butylbenzene	50	50.2	100	70-130
98-06-6	tert-Butylbenzene	50	49.4	99	70-130
75-15-0	Carbon disulfide	50	56.8	114	67-130
56-23-5	Carbon tetrachloride	50	54.5	109	70-130
108-90-7	Chlorobenzene	50	49.7	99	70-130
75-00-3	Chloroethane	50	57.0	114	64-138
110-75-8	2-Chloroethyl vinyl ether	50	48.1	96	68-130
67-66-3	Chloroform	50	55.5	111	70-130
95-49-8	o-Chlorotoluene	50	49.3	99	70-130
106-43-4	p-Chlorotoluene	50	50.1	100	70-130
96-12-8	1,2-Dibromo-3-chloropropane	50	52.4	105	65-130
124-48-1	Dibromochloromethane	50	48.8	98	65-130
106-93-4	1,2-Dibromoethane	50	50.0	100	70-130
95-50-1	o-Dichlorobenzene	50	51.7	103	63-130
541-73-1	m-Dichlorobenzene	50	49.8	100	65-130
106-46-7	p-Dichlorobenzene	50	49.9	100	68-130
75-71-8	Dichlorodifluoromethane	50	54.9	110	10-200
75-34-3	1,1-Dichloroethane	50	54.1	108	70-130
107-06-2	1,2-Dichloroethane	50	53.2	106	67-131
75-35-4	1,1-Dichloroethylene	50	56.4	113	70-130
156-59-2	cis-1,2-Dichloroethylene	50	56.4	113	70-130
156-60-5	trans-1,2-Dichloroethylene	50	55.9	112	70-130
78-87-5	1,2-Dichloropropane	50	51.2	102	70-130
142-28-9	1,3-Dichloropropane	50	48.8	98	70-130
594-20-7	2,2-Dichloropropane	50	53.9	108	32-148
563-58-6	1,1-Dichloropropene	50	54.3	109	70-130
10061-01-5	cis-1,3-Dichloropropene	50	50.3	101	68-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
10061-02-6	trans-1,3-Dichloropropene	50	49.1	98	64-130
100-41-4	Ethylbenzene	50	49.5	99	69-130
87-68-3	Hexachlorobutadiene	50	55.0	110	51-134
591-78-6	2-Hexanone	250	219	88	69-130
98-82-8	Isopropylbenzene	50	51.9	104	70-130
99-87-6	p-Isopropyltoluene	50	51.6	103	70-130
74-83-9	Methyl bromide	50	59.2	118	56-136
74-87-3	Methyl chloride	50	59.4	119	48-147
74-95-3	Methylene bromide	50	53.3	107	70-130
75-09-2	Methylene chloride	50	55.2	110	70-130
108-10-1	4-Methyl-2-pentanone	250	234	94	70-130
78-93-3	Methyl ethyl ketone	250	248	99	69-130
1634-04-4	Methyl Tert Butyl Ether	50	54.4	109	70-130
91-20-3	Naphthalene	50	56.7	113	61-130
103-65-1	n-Propylbenzene	50	48.7	97	70-130
100-42-5	Styrene	50	53.0	106	70-130
630-20-6	1,1,1,2-Tetrachloroethane	50	51.2	102	70-130
79-34-5	1,1,2,2-Tetrachloroethane	50	49.1	98	60-130
127-18-4	Tetrachloroethylene	50	50.8	102	70-130
108-88-3	Toluene	50	48.8	98	70-130
87-61-6	1,2,3-Trichlorobenzene	50	55.9	112	55-130
120-82-1	1,2,4-Trichlorobenzene	50	55.0	110	65-130
71-55-6	1,1,1-Trichloroethane	50	54.5	109	70-130
79-00-5	1,1,2-Trichloroethane	50	49.1	98	68-130
79-01-6	Trichloroethylene	50	51.6	103	70-130
75-69-4	Trichlorofluoromethane	50	54.3	109	68-146
96-18-4	1,2,3-Trichloropropane	50	51.0	102	70-130
95-63-6	1,2,4-Trimethylbenzene	50	50.0	100	70-130
108-67-8	1,3,5-Trimethylbenzene	50	51.6	103	70-130
108-05-4	Vinyl Acetate	250	268	107	49-131
75-01-4	Vinyl chloride	50	60.8	122	57-144
1330-20-7	Xylene (total)	150	151	101	70-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	110%	70-130%
17060-07-0	1,2-Dichloroethane-D4	99%	70-130%
2037-26-5	Toluene-D8	99%	70-130%
460-00-4	4-Bromofluorobenzene	96%	70-130%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13920-1 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	ND	277	364	131	279	327	117	11	5-239/30
107-02-8	Acrolein	ND	277	174	63	279	152	54	13	5-183/30
107-13-1	Acrylonitrile	ND	139	140	101	140	128	92	9	37-162/30
71-43-2	Benzene	ND	55.5	50.2	90	55.8	45.6	82	10	48-130/30
108-86-1	Bromobenzene	ND	55.5	41.5	75	55.8	38.6	69	7	27-136/30
74-97-5	Bromochloromethane	ND	55.5	54.5	98	55.8	48.1	86	12	58-130/30
75-27-4	Bromodichloromethane	ND	55.5	50.0	90	55.8	45.3	81	10	47-130/30
75-25-2	Bromoform	ND	55.5	48.4	87	55.8	44.8	80	8	33-130/30
104-51-8	n-Butylbenzene	ND	55.5	30.3	55	55.8	30.1	54	1	5-168/30
135-98-8	sec-Butylbenzene	ND	55.5	33.2	60	55.8	32.4	58	2	12-149/30
98-06-6	tert-Butylbenzene	ND	55.5	34.9	63	55.8	34.3	61	2	20-147/30
75-15-0	Carbon disulfide	ND	55.5	56.0	101	55.8	49.8	89	12	37-143/30
56-23-5	Carbon tetrachloride	ND	55.5	48.3	87	55.8	43.6	78	10	37-136/30
108-90-7	Chlorobenzene	ND	55.5	42.8	77	55.8	40.9	73	5	26-130/30
75-00-3	Chloroethane	ND	55.5	54.8	99	55.8	54.2	97	1	43-148/30
110-75-8	2-Chloroethyl vinyl ether	ND	55.5	53.1	96	55.8	53.9	97	1	56-134/30
67-66-3	Chloroform	ND	55.5	51.1	92	55.8	46.5	83	9	56-130/30
95-49-8	o-Chlorotoluene	ND	55.5	39.0	70	55.8	36.7	66	6	5-202/30
106-43-4	p-Chlorotoluene	ND	55.5	37.7	68	55.8	36.7	66	3	5-227/30
96-12-8	1,2-Dibromo-3-chloropropane	ND	55.5	45.9	83	55.8	43.1	77	6	7-187/30
124-48-1	Dibromochloromethane	ND	55.5	47.3	85	55.8	44.8	80	5	41-130/30
106-93-4	1,2-Dibromoethane	ND	55.5	51.1	92	55.8	47.2	85	8	51-132/30
95-50-1	o-Dichlorobenzene	ND	55.5	36.7	66	55.8	35.4	63	4	12-139/30
541-73-1	m-Dichlorobenzene	ND	55.5	37.0	67	55.8	35.9	64	3	13-139/30
106-46-7	p-Dichlorobenzene	ND	55.5	35.5	64	55.8	35.2	63	1	13-136/30
75-71-8	Dichlorodifluoromethane	ND	55.5	51.0	92	55.8	49.5	89	3	26-173/30
75-34-3	1,1-Dichloroethane	ND	55.5	54.0	97	55.8	48.5	87	11	58-130/30
107-06-2	1,2-Dichloroethane	ND	55.5	51.1	92	55.8	46.4	83	10	59-130/30
75-35-4	1,1-Dichloroethylene	ND	55.5	54.1	97	55.8	48.6	87	11	55-130/30
156-59-2	cis-1,2-Dichloroethylene	ND	55.5	53.1	96	55.8	48.6	87	9	55-130/30
156-60-5	trans-1,2-Dichloroethylene	ND	55.5	54.3	98	55.8	48.6	87	11	49-130/30
78-87-5	1,2-Dichloropropane	ND	55.5	51.4	93	55.8	46.0	82	11	59-130/30
142-28-9	1,3-Dichloropropane	ND	55.5	49.5	89	55.8	46.2	83	7	55-130/30
594-20-7	2,2-Dichloropropane	ND	55.5	54.0	97	55.8	47.6	85	13	43-136/30
563-58-6	1,1-Dichloropropene	ND	55.5	49.4	89	55.8	45.8	82	8	42-132/30
10061-01-5	cis-1,3-Dichloropropene	ND	55.5	50.4	91	55.8	45.5	81	10	40-133/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13920-1 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
10061-02-6	trans-1,3-Dichloropropene	ND	55.5	49.0	88	55.8	45.8	82	7	40-130/30
100-41-4	Ethylbenzene	ND	55.5	42.9	77	55.8	40.1	72	7	25-144/30
87-68-3	Hexachlorobutadiene	ND	55.5	20.4	37	55.8	19.9	36	2	5-153/30
591-78-6	2-Hexanone	ND	277	292	105	279	266	95	9	43-149/30
98-82-8	Isopropylbenzene	ND	55.5	39.0	70	55.8	37.6	67	4	21-143/30
99-87-6	p-Isopropyltoluene	ND	55.5	33.9	61	55.8	32.5	58	4	12-151/30
74-83-9	Methyl bromide	ND	55.5	51.6	93	55.8	51.4	92	0	5-167/30
1634-04-4	Methyl Tert Butyl Ether	ND	55.5	55.1	99	55.8	50.1	90	10	66-130/30
74-87-3	Methyl chloride	ND	55.5	48.1	87	55.8	48.6	87	1	34-162/30
74-95-3	Methylene bromide	ND	55.5	52.1	94	55.8	47.7	85	9	55-130/30
75-09-2	Methylene chloride	ND	55.5	54.0	97	55.8	49.2	88	9	58-130/30
78-93-3	Methyl ethyl ketone	ND	277	324	117	279	303	109	7	41-169/30
108-10-1	4-Methyl-2-pentanone	ND	277	275	99	279	251	90	9	54-147/30
91-20-3	Naphthalene	ND	55.5	33.7	61	55.8	33.5	60	1	5-164/30
103-65-1	n-Propylbenzene	ND	55.5	37.2	67	55.8	36.1	65	3	21-144/30
100-42-5	Styrene	ND	55.5	43.6	79	55.8	41.2	74	6	12-159/30
630-20-6	1,1,1,2-Tetrachloroethane	ND	55.5	46.0	83	55.8	42.6	76	8	38-131/30
79-34-5	1,1,2,2-Tetrachloroethane	ND	55.5	48.4	87	55.8	44.1	79	9	33-149/30
127-18-4	Tetrachloroethylene	ND	55.5	43.2	78	55.8	39.6	71	9	27-134/30
108-88-3	Toluene	4.3	55.5	48.4	79	55.8	45.1	73	7	34-130/30
87-61-6	1,2,3-Trichlorobenzene	ND	55.5	25.4	46	55.8	25.8	46	2	5-157/30
120-82-1	1,2,4-Trichlorobenzene	ND	55.5	27.5	50	55.8	28.2	51	3	5-164/30
71-55-6	1,1,1-Trichloroethane	ND	55.5	49.8	90	55.8	45.6	82	9	45-130/30
79-00-5	1,1,2-Trichloroethane	ND	55.5	49.5	89	55.8	46.4	83	6	30-152/30
79-01-6	Trichloroethylene	ND	55.5	47.6	86	55.8	43.3	78	9	31-147/30
75-69-4	Trichlorofluoromethane	ND	55.5	51.0	92	55.8	50.0	90	2	55-133/30
96-18-4	1,2,3-Trichloropropane	ND	55.5	48.1	87	55.8	43.4	78	10	51-134/30
95-63-6	1,2,4-Trimethylbenzene	ND	55.5	38.8	70	55.8	36.1	65	7	5-174/30
108-67-8	1,3,5-Trimethylbenzene	ND	55.5	38.0	68	55.8	35.9	64	6	26-138/30
108-05-4	Vinyl Acetate	ND	277	136	49	279	112	40	19	5-158/30
75-01-4	Vinyl chloride	ND	55.5	53.8	97	55.8	52.7	94	2	55-138/30
1330-20-7	Xylene (total)	ND	166	129	77	167	120	72	7	24-143/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	MS	MSD	DA13920-1	Limits
1868-53-7	Dibromofluoromethane	103%	104%	99%	70-131%
2037-26-5	Toluene-D8	98%	100%	99%	70-130%
460-00-4	4-Bromofluorobenzene	99%	100%	101%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	102%	98%	70-130%

* = Outside of Control Limits.

5.3.1
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Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	ND	250	302	121	250	286	114	5	60-133/30
107-02-8	Acrolein	ND	250	158	63	250	178	71	12	10-281/30
107-13-1	Acrylonitrile	ND	125	128	102	125	134	107	5	47-151/30
71-43-2	Benzene	ND	50	51.6	103	50	49.8	100	4	67-130/30
108-86-1	Bromobenzene	ND	50	49.3	99	50	48.2	96	2	70-130/30
74-97-5	Bromochloromethane	ND	50	54.5	109	50	51.5	103	6	70-130/30
75-27-4	Bromodichloromethane	8.6	50	57.5	98	50	58.2	99	1	70-130/30
75-25-2	Bromoform	0.85	J 50	47.3	93	50	47.8	94	1	60-130/30
104-51-8	n-Butylbenzene	ND	50	52.2	104	50	49.3	99	6	51-143/30
135-98-8	sec-Butylbenzene	ND	50	49.4	99	50	48.7	97	1	69-130/30
98-06-6	tert-Butylbenzene	ND	50	49.1	98	50	48.1	96	2	47-158/30
75-15-0	Carbon disulfide	ND	50	52.7	105	50	56.0	112	6	64-130/30
56-23-5	Carbon tetrachloride	ND	50	52.3	105	50	53.9	108	3	70-130/30
108-90-7	Chlorobenzene	ND	50	50.1	100	50	48.1	96	4	70-130/30
75-00-3	Chloroethane	ND	50	58.8	118	50	57.8	116	2	58-139/30
110-75-8	2-Chloroethyl vinyl ether	ND	50	49.7	99	50	51.8	104	4	10-174/30
67-66-3	Chloroform	6.3	50	58.7	105	50	59.6	107	2	70-130/30
95-49-8	o-Chlorotoluene	ND	50	50.2	100	50	47.9	96	5	70-130/30
106-43-4	p-Chlorotoluene	ND	50	50.4	101	50	49.2	98	2	70-130/30
96-12-8	1,2-Dibromo-3-chloropropane	ND	50	48.8	98	50	47.8	96	2	62-130/30
124-48-1	Dibromochloromethane	5.7	50	54.5	98	50	53.9	96	1	65-130/30
106-93-4	1,2-Dibromoethane	ND	50	50.2	100	50	49.9	100	1	70-130/30
95-50-1	o-Dichlorobenzene	ND	50	50.5	101	50	48.4	97	4	63-130/30
541-73-1	m-Dichlorobenzene	ND	50	49.4	99	50	48.4	97	2	65-130/30
106-46-7	p-Dichlorobenzene	ND	50	49.5	99	50	47.7	95	4	66-130/30
75-71-8	Dichlorodifluoromethane	ND	50	54.9	110	50	54.0	108	2	10-200/30
75-34-3	1,1-Dichloroethane	ND	50	55.8	112	50	54.7	109	2	61-130/30
107-06-2	1,2-Dichloroethane	ND	50	47.4	95	50	51.8	104	9	63-135/30
75-35-4	1,1-Dichloroethylene	ND	50	50.5	101	50	55.0	110	9	67-130/30
156-59-2	cis-1,2-Dichloroethylene	ND	50	54.7	109	50	52.8	106	4	70-130/30
156-60-5	trans-1,2-Dichloroethylene	ND	50	53.0	106	50	55.7	111	5	70-130/30
78-87-5	1,2-Dichloropropane	ND	50	49.5	99	50	51.9	104	5	70-130/30
142-28-9	1,3-Dichloropropane	ND	50	50.6	101	50	49.0	98	3	70-130/30
594-20-7	2,2-Dichloropropane	ND	50	51.3	103	50	53.7	107	5	32-153/30
563-58-6	1,1-Dichloropropene	ND	50	53.8	108	50	53.9	108	0	70-130/30
10061-01-5	cis-1,3-Dichloropropene	ND	50	52.0	104	50	52.2	104	0	68-130/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
10061-02-6	trans-1,3-Dichloropropene	ND	50	51.8	104	50	50.4	101	3	64-130/30
100-41-4	Ethylbenzene	ND	50	49.9	100	50	47.8	96	4	69-130/30
87-68-3	Hexachlorobutadiene	ND	50	51.2	102	50	49.0	98	4	41-140/30
591-78-6	2-Hexanone	ND	250	245	98	250	256	102	4	69-130/30
98-82-8	Isopropylbenzene	ND	50	51.6	103	50	48.9	98	5	70-130/30
99-87-6	p-Isopropyltoluene	ND	50	51.7	103	50	49.2	98	5	70-130/30
74-83-9	Methyl bromide	ND	50	64.8	130	50	61.1	122	6	47-147/30
74-87-3	Methyl chloride	ND	50	60.8	122	50	60.3	121	1	48-147/30
74-95-3	Methylene bromide	ND	50	50.6	101	50	52.0	104	3	70-130/30
75-09-2	Methylene chloride	ND	50	50.5	101	50	53.8	108	6	70-130/30
108-10-1	4-Methyl-2-pentanone	ND	250	248	99	250	257	103	4	70-130/30
78-93-3	Methyl ethyl ketone	ND	250	275	110	250	295	118	7	69-130/30
1634-04-4	Methyl Tert Butyl Ether	ND	50	51.9	104	50	53.1	106	2	69-130/30
91-20-3	Naphthalene	ND	50	51.0	102	50	50.6	101	1	55-130/30
103-65-1	n-Propylbenzene	ND	50	49.9	100	50	48.3	97	3	62-132/30
100-42-5	Styrene	ND	50	50.3	101	50	48.6	97	3	70-130/30
630-20-6	1,1,1,2-Tetrachloroethane	ND	50	49.9	100	50	47.9	96	4	70-130/30
79-34-5	1,1,2,2-Tetrachloroethane	ND	50	48.2	96	50	48.4	97	0	60-130/30
127-18-4	Tetrachloroethylene	ND	50	51.5	103	50	49.3	99	4	67-130/30
108-88-3	Toluene	ND	50	47.0	94	50	47.8	96	2	70-130/30
87-61-6	1,2,3-Trichlorobenzene	ND	50	51.8	104	50	49.9	100	4	52-130/30
120-82-1	1,2,4-Trichlorobenzene	ND	50	52.2	104	50	49.5	99	5	60-130/30
71-55-6	1,1,1-Trichloroethane	ND	50	52.0	104	50	53.7	107	3	70-130/30
79-00-5	1,1,2-Trichloroethane	ND	50	51.0	102	50	49.3	99	3	68-130/30
79-01-6	Trichloroethylene	ND	50	51.4	103	50	51.9	104	1	70-130/30
75-69-4	Trichlorofluoromethane	ND	50	55.9	112	50	53.6	107	4	54-157/30
96-18-4	1,2,3-Trichloropropane	ND	50	50.4	101	50	52.1	104	3	70-130/30
95-63-6	1,2,4-Trimethylbenzene	ND	50	51.4	103	50	48.7	97	5	65-130/30
108-67-8	1,3,5-Trimethylbenzene	ND	50	50.7	101	50	49.0	98	3	44-155/30
108-05-4	Vinyl Acetate	ND	250	277	111	250	285	114	3	47-133/30
75-01-4	Vinyl chloride	ND	50	60.8	122	50	59.7	119	2	55-144/30
1330-20-7	Xylene (total)	ND	150	147	98	150	143	95	3	67-130/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	MS	MSD	DA12204-5	Limits
1868-53-7	Dibromofluoromethane	106%	108%	102%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	101%	103%	70-130%
2037-26-5	Toluene-D8	100%	100%	98%	70-130%
460-00-4	4-Bromofluorobenzene	97%	100%	100%	70-130%

* = Outside of Control Limits.

5.3.2
5

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59010.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59011.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
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CAS No.	Surrogate Recoveries	MS	MSD	DA12204-5	Limits
1868-53-7	Dibromofluoromethane	105%	104%	102%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	103%	103%	70-130%
2037-26-5	Toluene-D8	96%	102%	98%	70-130%
460-00-4	4-Bromofluorobenzene	101%	98%	100%	70-130%

* = Outside of Control Limits.

5.3.3
5

MS Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-MB	1G141528.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.70	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.60	ug/l	
120-12-7	Anthracene	ND	2.0	0.70	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.70	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.90	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.90	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	1.0	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	1.0	ug/l	
218-01-9	Chrysene	ND	2.0	0.70	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.90	ug/l	
86-73-7	Fluorene	ND	2.0	0.60	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.70	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.70	ug/l	
91-20-3	Naphthalene	ND	2.0	0.80	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.60	ug/l	
129-00-0	Pyrene	ND	2.0	0.70	ug/l	

CAS No.	Surrogate Recoveries	Limits	
4165-60-0	Nitrobenzene-d5	79%	19-130%
321-60-8	2-Fluorobiphenyl	73%	20-130%
1718-51-0	Terphenyl-d14	86%	13-149%

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-MB	1G141557.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	67	17	ug/kg	
208-96-8	Acenaphthylene	ND	67	17	ug/kg	
120-12-7	Anthracene	ND	67	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	67	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	67	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	67	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	67	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	67	17	ug/kg	
218-01-9	Chrysene	ND	67	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	67	17	ug/kg	
206-44-0	Fluoranthene	ND	67	17	ug/kg	
86-73-7	Fluorene	ND	67	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	67	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	67	23	ug/kg	
91-57-6	2-Methylnaphthalene	ND	67	30	ug/kg	
91-20-3	Naphthalene	ND	67	23	ug/kg	
85-01-8	Phenanthrene	ND	67	17	ug/kg	
129-00-0	Pyrene	ND	67	17	ug/kg	

CAS No.	Surrogate Recoveries	Limits	
321-60-8	2-Fluorobiphenyl	82%	23-130%
4165-60-0	Nitrobenzene-d5	76%	12-131%
1718-51-0	Terphenyl-d14	93%	29-141%

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-BS	1G141529.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
83-32-9	Acenaphthene	50	34.3	69	48-130
208-96-8	Acenaphthylene	50	39.1	78	48-130
120-12-7	Anthracene	50	40.9	82	64-130
56-55-3	Benzo(a)anthracene	50	42.5	85	68-130
205-99-2	Benzo(b)fluoranthene	50	43.5	87	68-130
207-08-9	Benzo(k)fluoranthene	50	43.4	87	67-130
191-24-2	Benzo(g,h,i)perylene	50	42.3	85	66-130
50-32-8	Benzo(a)pyrene	50	43.6	87	66-130
218-01-9	Chrysene	50	42.4	85	65-130
53-70-3	Dibenzo(a,h)anthracene	50	44.3	89	64-130
206-44-0	Fluoranthene	50	42.4	85	63-130
86-73-7	Fluorene	50	39.8	80	57-130
193-39-5	Indeno(1,2,3-cd)pyrene	50	44.6	89	64-130
90-12-0	1-Methylnaphthalene	50	32.5	65	36-130
91-57-6	2-Methylnaphthalene	50	31.4	63	32-130
91-20-3	Naphthalene	50	30.3	61	29-130
85-01-8	Phenanthrene	50	40.5	81	64-130
129-00-0	Pyrene	50	42.0	84	70-130

CAS No.	Surrogate Recoveries	BSP	Limits
4165-60-0	Nitrobenzene-d5	73%	19-130%
321-60-8	2-Fluorobiphenyl	74%	20-130%
1718-51-0	Terphenyl-d14	81%	13-149%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-BS	1G141558.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
83-32-9	Acenaphthene	1670	1570	94	55-130
208-96-8	Acenaphthylene	1670	1600	96	55-130
120-12-7	Anthracene	1670	1550	93	70-130
56-55-3	Benzo(a)anthracene	1670	1600	96	70-130
205-99-2	Benzo(b)fluoranthene	1670	1610	97	70-130
207-08-9	Benzo(k)fluoranthene	1670	1630	98	70-130
191-24-2	Benzo(g,h,i)perylene	1670	1680	101	70-130
50-32-8	Benzo(a)pyrene	1670	1620	97	70-130
218-01-9	Chrysene	1670	1620	97	70-130
53-70-3	Dibenzo(a,h)anthracene	1670	1740	104	70-130
206-44-0	Fluoranthene	1670	1590	95	70-130
86-73-7	Fluorene	1670	1590	95	62-130
193-39-5	Indeno(1,2,3-cd)pyrene	1670	1710	103	70-130
90-12-0	1-Methylnaphthalene	1670	1510	91	47-130
91-57-6	2-Methylnaphthalene	1670	1510	91	46-130
91-20-3	Naphthalene	1670	1500	90	45-130
85-01-8	Phenanthrene	1670	1530	92	70-130
129-00-0	Pyrene	1670	1550	93	70-130

CAS No.	Surrogate Recoveries	BSP	Limits
321-60-8	2-Fluorobiphenyl	85%	23-130%
4165-60-0	Nitrobenzene-d5	77%	12-131%
1718-51-0	Terphenyl-d14	92%	29-141%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-MS	1G141531.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412
OP17533-MSD	1G141532.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412
DA12204-4	1G141530.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-4 ug/l	Spike Q	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND	50	33.1	66	50	37.6	75	13	31-130/30
208-96-8	Acenaphthylene	ND	50	38.0	76	50	43.2	86	13	31-130/30
120-12-7	Anthracene	ND	50	39.9	80	50	43.7	87	9	38-140/30
56-55-3	Benzo(a)anthracene	ND	50	41.3	83	50	43.5	87	5	44-149/30
205-99-2	Benzo(b)fluoranthene	ND	50	42.6	85	50	44.6	89	5	44-153/30
207-08-9	Benzo(k)fluoranthene	ND	50	42.4	85	50	45.0	90	6	44-151/30
191-24-2	Benzo(g,h,i)perylene	ND	50	42.1	84	50	44.5	89	6	45-149/30
50-32-8	Benzo(a)pyrene	ND	50	42.5	85	50	45.3	91	6	40-148/30
218-01-9	Chrysene	ND	50	42.3	85	50	44.3	89	5	40-153/30
53-70-3	Dibenzo(a,h)anthracene	ND	50	43.4	87	50	46.6	93	7	43-153/30
206-44-0	Fluoranthene	ND	50	42.0	84	50	44.5	89	6	42-148/30
86-73-7	Fluorene	ND	50	38.2	76	50	42.6	85	11	34-134/30
193-39-5	Indeno(1,2,3-cd)pyrene	ND	50	43.7	87	50	45.9	92	5	42-153/30
90-12-0	1-Methylnaphthalene	ND	50	32.2	64	50	37.3	75	15	25-130/30
91-57-6	2-Methylnaphthalene	ND	50	31.6	63	50	36.7	73	15	23-130/30
91-20-3	Naphthalene	ND	50	29.6	59	50	34.8	70	16	21-130/30
85-01-8	Phenanthrene	ND	50	39.2	78	50	42.9	86	9	42-140/30
129-00-0	Pyrene	ND	50	41.8	84	50	43.3	87	4	46-148/30

CAS No.	Surrogate Recoveries	MS	MSD	DA12204-4	Limits
4165-60-0	Nitrobenzene-d5	66%	77%	74%	19-130%
321-60-8	2-Fluorobiphenyl	68%	79%	73%	20-130%
1718-51-0	Terphenyl-d14	79%	82%	78%	13-149%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-MS	1G141563.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414
OP17541-MSD	1G141564.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414
DA13922-5	1G141562.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13922-5 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND	1690	1270	75	1690	1280	76	1	10-167/30
208-96-8	Acenaphthylene	ND	1690	1440	85	1690	1440	85	0	10-167/30
120-12-7	Anthracene	ND	1690	1510	89	1690	1510	89	0	22-143/30
56-55-3	Benzo(a)anthracene	ND	1690	1620	96	1690	1580	93	3	15-152/30
205-99-2	Benzo(b)fluoranthene	ND	1690	1660	98	1690	1630	96	2	17-155/30
207-08-9	Benzo(k)fluoranthene	ND	1690	1600	94	1690	1620	96	1	10-172/30
191-24-2	Benzo(g,h,i)perylene	ND	1690	1670	99	1690	1680	99	1	10-153/30
50-32-8	Benzo(a)pyrene	ND	1690	1650	97	1690	1660	98	1	19-151/30
218-01-9	Chrysene	ND	1690	1640	97	1690	1610	95	2	21-147/30
53-70-3	Dibenzo(a,h)anthracene	ND	1690	1740	103	1690	1740	103	0	16-152/30
206-44-0	Fluoranthene	ND	1690	1610	95	1690	1590	94	1	14-151/30
86-73-7	Fluorene	ND	1690	1440	85	1690	1460	86	1	10-196/30
193-39-5	Indeno(1,2,3-cd)pyrene	ND	1690	1690	100	1690	1730	102	2	15-153/30
90-12-0	1-Methylnaphthalene	ND	1690	1300	77	1690	1300	77	0	10-199/30
91-57-6	2-Methylnaphthalene	ND	1690	1310	77	1690	1300	77	1	10-188/30
91-20-3	Naphthalene	ND	1690	1260	74	1690	1280	76	2	10-194/30
85-01-8	Phenanthrene	ND	1690	1500	89	1690	1490	88	1	22-144/30
129-00-0	Pyrene	ND	1690	1560	92	1690	1540	91	1	16-152/30

CAS No.	Surrogate Recoveries	MS	MSD	DA13922-5	Limits
321-60-8	2-Fluorobiphenyl	73%	73%	68%	23-130%
4165-60-0	Nitrobenzene-d5	66%	67%	61%	12-131%
1718-51-0	Terphenyl-d14	92%	90%	90%	29-141%

* = Outside of Control Limits.

Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Project **CHT River Ridge Lot 1**

Residential, Non-Residential, M.F. Residential Multi-Family ▼

Pressure Zone at Project 60 ▼

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	30	120
Toilet (flush valve)	35	0	0
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	0	0
Shower (single head)	2.5	16	40
Sink (lavatory)	1.5	30	45
Kitchen Sink	2.2	16	35.2
Utility Sink	4	1	4
Dishwasher	2	17	34
Bathub	8	9	72
Clothes Washer	6	16	96
Hose connections (with 50 ft of hose)			
1/2 in.	5		0
5/8 in.	9		0
3/4 in.	12		0
Miscellaneous			
Bedpan washers	10		0
Drinking fountains	2		0
Dental units	2		0
Combined Fixture Value			446.2
Demand (gpm) - See Curves			43
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			43
Minimum Meter Size			1"
Service Line Velocity (fps)			6.4
Minimum Service Size (HDPE)			2"

UPC DFU DFU Total

4	120
	0
	0
	0
2	32
1	30
2	32
2	2
2	34
2	18
3	48
	316

800 SF	1000 SF	1400 SF	COMMERCIAL
1	2	3	1
1	1	1	
1	2	3	1
1	1	1	
			1
1	1	1	1
1	1	1	

6" sewer at 1% OK up to 700 DFU

Approved by: _____

calculated
user inputted

HRRMC reports six current hospitalizations from COVID-19

by D.J. DeJong
Mail Staff Writer

Heart of the Rockies Regional Medical Center reported six hospitalizations for COVID-19 as of Wednesday.

That brings the total of hospitalizations for patients suffering from the virus to 12 for the month, with nine in the past 14 days.

November ties with December, July and October for most hospital stays for those with COVID-19 since the pandemic started.

September saw the most hospitalizations with 14.

HRRMC reported that 72 percent of its capacity was filled as of Wednesday.

November has also seen a surge of cases within the

county to the highest number in one month at 376 cases.

Chaffee County Public Health reported 169 of those cases were detected in the last 14 days. No cases were added to the county's dashboard Thursday due to the holiday.

Of the pandemic total of 2,243 cases, 219 or about 9.76 percent have been breakthrough cases among those who had previously been vaccinated. That number falls within predictions of efficacy made by the Centers for Disease Control and Prevention.

Reinfections account for 14 cases or 0.62 percent of all cases in the county.

Colorado Department of Public Health and Environment stated, "Slowing the spread of COVID-19 will

decrease the daily number of cases and hospitalizations that occur in Colorado. Preventing hospitalizations will help make sure our hospitals have the staff and equipment they need."

Top of the list of tips for prevention from the state health department is getting vaccinated, followed by nonpharmaceutical protocols such as masking, distancing and staying home if sick.

The fully vaccinated rate for the state is currently 73.23 percent.

Chaffee County is listed as 13th in the state for full vaccinations at a rate of 75.8 percent for those ages 12 and older. Data including ages 5-11 have not yet been reported by the state.

Poncha Springs trustees approve budget

by D.J. DeJong
Mail Staff Writer

Poncha Springs trustees approved the 2022 budget as presented by Town Administrative Officer Brian Berger at their meeting Monday.

Total expenditures for 2022 are projected to be \$3,338,655. The total amount breaks down to:

General fund

\$912,246

Enterprise fund

\$629,903

Conservation Trust Fund

\$3,500

Capital projects fund

\$1,828,655

Among items added to the draft budget were a public works truck, highway visual and safety improvements

and \$2,000 to pay for parade expenses in expectation that the Fourth of July and Veterans Day parades in 2021 will be continued in the new year.

Following a public hearing, trustees approved a site plan for a building planned for Crossroads Retail Park Lot 10, which will include two retail spaces and three dwelling spaces.

Trustees recently adopted a measure in the land use code requiring a broken roof line for aesthetic reasons. The plan presented by Mark Bourget called for a flat facade.

The plan was approved with the proviso that the roof line on the front facade be elevated to conform to the land use code.

Trustees approved as pre-

sented a preliminary plat for Tailwind II Phase 1.

There was some discussion about possible inclusion of a park in the new development.

A limit of 1,000 people for special events in the town of Poncha Springs was set along with adoption of the Poncha Springs event center policy.

The policy aims to better document public safety for events in the town, including security, emergency plans and traffic control plans.

Trustees approved final payment to Electric Power and Process and acceptance of the water infrastructure improvement project, the well No. 7 addition.

Trustees also voted to move their next regular meeting from Dec. 27 to Dec. 13.

Legal Notice

PUBLIC NOTICE

Sangre de Cristo Electric Association, Inc.
29780 US Highway 24 N., P.O. Box 2013, Buena Vista, CO 81211

Sangre de Cristo Electric Association's Wildfire Mitigation Rate Rider, approved by the board of directors October 29, 2020 to pay for costs associated with augmented vegetation management efforts to reduce the risk of wildfires near SDCEA power lines, will increase from \$6.00 per month to \$7.00 per month January 1, 2022 through December 2022. Rate Schedule No. 13 is available to members for examination by signing in to their respective account(s) on the SDCEA's website, myelectric.coop. Once signed in, visit My Profile-Documents. The rate schedules and explanations are also available by calling toll-free during regular business hours, 844-395-2412. Published in The Mountain Mail November 26, 2021

PUBLIC NOTICE

ADVERTISEMENT FOR BIDS

Submit Bids To:
Town of Poncha Springs, Attn. Brian Berger
333 Burnett Avenue or PO Box 190
Poncha Springs, CO 81242
Office Phone: (719) 539-6882

Sealed BIDS for construction of the 2022 East Poncha Avenue will be received at the Poncha Town Hall, 333 Burnett Avenue, Poncha Springs, CO until 1:30 PM, Date: January 19, 2022. At which time, they which time they will be open and read. The project consists of street rehabilitation for East Poncha Avenue from Poncha Springs Lane to La Plata Street. The rehabilitation consists of removal of existing asphalt, new curb & gutter, sidewalk and asphalt.

Bid Bond, Performance/Payment and Warranty Bonds are required. The project is tax-exempt; the contractor will be provided with the tax-exempt number for materials purchases.

A pre-bid conference call meeting will be held on Wednesday December 15th, 2021 at 10:00 am

Contractors requesting bid documents will be provided with a Zoom video/telephone conference call number and ID by email to join the call or may attend in person at the Poncha Springs Town Hall.

Last day for bid questions is January 11, 2022, at 12:00 pm. All bid questions shall be submitted in writing by email to tvandaveer@crabtreegroupinc.com. Responses to questions and Addendums will be sent to all contractors who have requested bid documents.

Contractors are required to have the capability to communicate via email and submit project documentation by Dropbox. The Town reserves the right to modify or cancel this bid process at any time.

Copies of the Plans and Specifications are available. Electronic copies by email are available at no charge to qualified contractors registered in good standing with the Secretary of State. Qualified contractors' email requests for electronic copies shall use the subject line of 2022 East Poncha Avenue Project and must be sent to both of the following emails addresses: ldeluca@crabtreegroupinc.com, & tvandaveer@crabtreegroupinc.com. All other requests for documents shall be to Poncha Springs via CORA public records request.

Brian Berger
Administrator
Published in The Mountain Mail November 19, 23, 26, 30, 2021

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A MAJOR IMPACT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on December 14, 2021 at or about the hour of 6:00 p.m., public hearings will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/190909234220683277>. The hearing concerns Major Impact Review applications for the property described as "Part of Lots 4 & 5, All of Lots 6-9, Block 19, City of Salida", also known as 323 West First Street. The applications have been submitted by Salida Bottling Company, LLC represented by Erick Warner.

The applicant is requesting:

A. Approval of a Planned Development overlay zone for the above described 0.6 acres currently split-zoned Commercial (C-1) and Industrial (I) and in the Hwy 291 Established Residential Overlay. For the overall site, the purpose is to create a subdivision with townhome lots fronting off of a private drive, to increase allowed density, to increase allowed building heights, to increase allowed number of building stories, and to decrease the front setback. On the individual townhome lots, the request also includes: to increase the maximum lot coverage for structures, to decrease minimum lot size, to decrease minimum lot frontage, to decrease minimum landscape area, and to decrease setbacks. On the HOA owned outlot, the request is to increase the maximum lot coverage for uncovered parking/access.

B. Approval of a Major Subdivision to split the above described 0.6 acre parcel into 16 townhome lots and 1 outlot, with the intention of 1 townhome lot

to be further split in the future into 1 residential condominium and 1 commercial condominium. This will result in a total of 16 residential units, 1 commercial unit, and 1 HOA owned and managed outlot for the common areas containing the private drive, landscaping, pedestrian access and parking.

Any recommendations by the Planning Commission for the Planned Development and Major Subdivision shall be forwarded to the City Council for review and public hearings.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record. Published in The Mountain Mail Nov. 26, 2021

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING ANNEXATION AND ZONING APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on December 14, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/190909234220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Jeff Kriebel, Thomas Clegg, and Wendell Winger; for the properties located at 7543 County Road 141, 7547 County Road 141 and 7551 County Road 141.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property Medium Density Residential (R-2).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for February 01, 2022, at or about the hour of 6:00 p.m., at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record. Published in The Mountain Mail Nov. 26, 2021

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF SALIDA PLANNING COMMISSION CONCERNING AN ORDINANCE TO AMEND CHAPTERS 6 AND 16 OF THE SALIDA MUNICIPAL CODE REGARDING ADULT ENTERTAINMENT ESTABLISHMENTS AND SEXUALLY ORIENTED BUSINESSES

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that a public hearing will be held on Tuesday, December 14th, 2021 at or about the hour of 6:00 p.m. by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, CO and online at: <https://register.gotowebinar.com/rt/190909234220683277> to consider amendments to Chapter 16 of the Salida Municipal Code regarding adult entertainment establishments and sexually-oriented businesses. A subsequent hearing will also be heard by the Salida City Council at a later date to be determined and duly noticed. Interested persons are encouraged to attend the public hearings online or in person. Further information on the application may be obtained from either the City Clerk's Office or the Community Development Department.

Published in The Mountain Mail Nov. 26, 2021

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