Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, October 10, 2019
7:00 P.M. TOWN HALL

1. CALL TO ORDER

2. ROLL CALL

3. 7:00 p.m. – 7:05 p.m.
   Minutes of the August 29, 2019 meeting…….……..……...Attachment A

4. 7:05 p.m. – 7:10 p.m.
   Public Comment – Persons present not on the agenda

5. 7:10 p.m. – 8:30 p.m.
   PUBLIC HEARING – Sopris Lofts – Major Site Plan & Conditional Use Permit….Attachment B
   Applicant: 1201 CO Ave Holdings, LLC
   Location: 1201 Colorado Avenue

6. 8:30 p.m. – 8:35 p.m.
   Staff Update

7. 8:35 p.m. – 8:40 p.m.
   Commissioner Comments

8. 8:40 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings:
10-24-19 – Thompson Park Preliminary/Final Subdivision Plat- Parcel 2
311 Main Street - Condominiumization
11-14-19 - TBD

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 29, 2019

Commissioners Present:
Michael Durant, Chair
Ken Harrington, Vice-Chair
Marina Skiles
Nick Miscione
Nicholas DiFrank (1st Alternate)

Staff Present:
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:
Jay Engstrom
Jade Wimberley
Tristan Francis (2nd Alternate)
Jeff Davlyn

Other Persons Present
Mark Chain, 811 Garfield Avenue
Donna Dayton, 315 Oak Run Road
Rick Lofaro, 105 Ptarmigan Ct, Basalt
Nancy Pazik, 365 Oak Run Road
Martha Moran, 269 Crystal Road
Jon Towne, 395 Oak Run Road
John Foulkrod, 1349 Wald Drive
Kim Spence, 295 Oak Run Road
Frank Taverna, 405 Oak Run Road
Georgia Chamberlain, 1349 Wald Drive

The meeting was called to order at 7:00 p.m. by Michael Durant.

August 15, 2019 Minutes:

Ken made a motion to approve the August 15, 2019 minutes. Nicholas seconded the motion and they were approved unanimously with Marina and Nick abstaining.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

CONTINUED PUBLIC HEARING – Crystal Acres PUD Amendment
Location: 315 Oak Run Road
Applicants: Jerome & Donna Dayton

Three letters were distributed from other owners in Crystal Acres.

John said that this is a continued public hearing for an application for a Major PUD amendment for the Crystal Acres Planned Unit Development. He said that the Planning Commission is required to hold a public hearing and either recommend to approve, deny or continue the public hearing.

John said that the public hearing was closed at the July 11, 2019 meeting, the Commission may if they wish, re-open the public comment portion of the hearing.

John continued by saying that the purpose of the amendment is to update Section 12, Special Restrictions of the PUD to better define what a "Primitive Trail" is by providing a review through a conditional use permit with review criteria and providing design and construction details for a "low impact trail." He stated that there are no proposed changes to any of the district zoning parameters

Section 12, Special Restrictions: A. Riparian Zone

John explained that this section pertains to the designated riparian zone between the building rear setback line and the Town owned Public Open Space on lots 18 through 31 along Oak Run Road. He said specifically, the section states that the indicated lots are entitled to have one primitive footpath leading to the Crystal River.

John stated that the proposed PUD language includes Staff suggestions and Commission suggestions such as no lighting, language specifying that only one path is allowed. He said that no structures such as tables, landings, shade structures, fire pits or other improvements are allowed. He said that construction methods and submittal requirements for the Conditional Use Permit are also included in the proposed language.

John stated that the P&Z did want to discuss the width of the trail. He said that there was discussion on 24", 36" or a range in-between.

John said that one of the items added for the Conditional Use Permit was that an inspection be performed before the construction of the trail and then a final inspection after it is complete.

John stated that also added is the requirement for the Town approval through a Wildfire Mitigation Permit for the removal of vegetation, which can only be removed with Town approval.

Marina asked who would be conducting the inspections.

John said either himself or John Plano.

Ken asked for clarification on the width of the trail.

John said that Staff had gone back and forth between 24" and 36" and that Staff thought it would be good to bring it up with the P&Z.

Mark Chain introduced Donna Dayton and said that they live at 315 Oak Run. He said that it is what is called the riparian zone district from lots 18-31 on the river side of Crystal Acres. He said that it goes from the top of the hillside to close to the river. He

said that the river is actually owned by the Town. Mark explained his images on the screen.

Mark said that John noted that the public comment section was closed and he said that we would like to see it opened as there are new people here.

Mark said that this application is for amending one section, Section 12 of the PUD, which is what can happen in the riparian zone district. He said that he thinks it should be called the hillside and riparian zone as the hillside is very important too. He said that the way it has always been and always should be is that there needs to be a consultation with Staff if there is removal. He said also with the Fire District under the wildfire mitigation permit process, which came in at 2012.

Mark said to make a long story short, the whole purpose is to try to get some definition of what a primitive path was. He said that he thought what the Dayton's put in was a primitive path. He said that when he looked on the internet, talked to various people as well as talked to various experts, that there is no universal definition of primitive. He said that some believe that if it is on dirt, over tree root, over rocks but that the purpose is to not take down trees just for a path.

Mark said one option besides saying don't change the text at all or adopt changes of what we have tried to suggest. He said that more of a definition of what primitive is could also be changed.

Mark said that there has been concern about the whole process for a Conditional Use Permit. He said that he is not sure of what could be done to make it reasonable of what's written. He said that you need a professional to say what should be done and how to minimize the impact in the area. He said that this is a Staff level review, which says that you need a professional in there. He said that it is a concern that this is just another bureaucratic process and we have enough of these. He said that when you are going down the hillside to the riparian area that a Conditional Use Permit is appropriate. He said that he would not go to anything further than that.

Mark said that he has a version of Section 12, with a strike through version of the changes that we have suggested. He said a lot was from Staff recommendations at the last public hearing. He said that he did not write in 24" verses 36" tread width, 24" really came from the Town. He said that if it's 36" and the path gets taken out that he thinks its more of an impact. He said that this gets into someone putting something in and then asking for forgiveness, which was not the intent in this situation.

Mark said that the Dayton's did not want contentiousness in the neighborhood. He said that we had talked about withdrawing the application, which may not serve the Town in the long run. He said that this will come again, it could be in one month it could be in fifteen years.

Mark said that if it goes a different direction that the Dayton's will probably say ok whatever the P&Z recommends and not take it to the Board of Trustees. He said that they are here to see it through, look at the changes we suggested.

Michael asked how wide the trail is.

Donna answered that it was three feet, from edge of wood to edge of wood.

Michael said that the way he read the PUD is that these property owners that are along the riverside have a right to a primitive trail today.

Mark and John answered that is correct.

Michael said that they have a right to a primitive trail today and that if they want to go in there with a machete there would be nothing to stop them. He said that there would be no regulations to define what that primitive trail would be with no checks and balances on the part of the Town in order to make sure it was done properly.

John said that is correct.

Michael asked Donna when you get down to the bottom of your path what does the river look like, do you have an opening there?

Donna said that there is a break in the willows but that there are willows down there. She said that there is city property down there. She said that their original intent was weed abatement.

Marina asked if the Commission decides the width is less than the applicant has already built will the applicant be required to revise their trail.

John explained that it could go two ways, he said that the applicant did indicate that they would bring it into conformance of the new standards or it could be considered non-conforming.

Mariana asked how much of the trail has been built because they did have to stop at some point.

Donna stated that there is about six steps left at the top.

Ken asked John what the implication of non-conforming was.

John stated that they could not maintain it and if they needed to do repairs on it or make improvements that they would have to bring it to the adopted standards.

Ken asked if they would have time to comply.

John answered yes.

Motion to Open Public Hearing

A motion was made by Ken to open the public comment portion of the hearing. Nicholas seconded the motion and it was approved unanimously.

Rick Lofaro, **105 Ptarmigan Ct, Basalt** said that he is the executive director of Roaring Fork Conservancy. He said that he has not spoken before this Commission previously. He said that he is not here to endorse a trail or speak out against a trail. He said that he would like to encourage you, as you here public comment, and make decisions on whether or not to amend a PUD, that he is really here on behalf of the river, because the river doesn't have a voice in this and in the spirit of preserving the riparian habitat and the hillside vegetation. He said that the actual riparian vegetation is fairly slim and that it is a thin strip of willow so it is important to look at the entire hillside. He said that it is important to look at what is tolerable and allowable and makes sense in that hillside area, particularly in the size of allowable trail building but also vegetation removal. He said what is important is that yes we can plant plants and they will grow back but our rivers suffer death by a thousand cuts every time a riparian property is compromised and vegetation is removed or trails are built in insufficient manor. He said that he encourages everyone to think about the river and think about the next generations of folks that come through here and the importance of protecting that valuable resource that makes up less than two percent of the entire land mass of the State of Colorado. He said that it is our most economically valuable and ecologically valuable habitat in this valley. He said that upwards of eighty-five percent of all wildlife species use the riparian habitat at some life stage. He said that from everything as tiny as a catas fly to the biggest elk, relies on the very important green ribbon of life and once it's gone it's very hard to bring back and replicate. He said whichever direction you decide to go please be very thoughtful about future generations and how were taking care of not just the rivers and what's inside of it but the very vibrant and the very important green ribbon of life that holds our soils and banks together that helps return water to the river in late season and really helps stabilize things like we had this past year.

Ken asked what a sufficient manner for building a trail was.

Rick stated that he is not an expert on trails so this is his own personal opinion but that he would be more in favor of a single track type of earth rock trail and not encouraging heavy improvements. He said that you could call it a cattle trail or game trail or a single track. He said that would be more of a responsible use in a riparian habitat and an allowable use for folks to get down to the river and enjoy it. He said that he works as a technical advisor to the Town of Basalt specifically on new development and redevelopment when there are things of this nature. He said that there are riparian projects that may or may not involve vegetation removal. He said that he is happy to participate as well and there is no charge for this service. He said that if you consider amending the PUD and increasing any of the regulations that he would be happy to be in that process to help review projects as necessary.

Nancy Pazik, **365 Oak Run Road** said that she has two reasons why she feels this PUD change should not be approved. She said an admitted mistake that one homeowner made has led to this PUD amendment and approval would send the wrong message, possibly leading to many more PUD amendments in the future. She said that this PUD amendment is deceptive and the photos of the other staircases in the PUD amendment are not from Crystal Acres. She said that they are from Crystal Village, however they are shown as though they are examples of existing staircases within Crystal Acres. She that the riparian zone has changed to riparian hillside protection zone but it is a riparian zone and should be protected as such. She said that the maximum width of the path and stair material is not even stated in the PUD amendment. She said that heavy equipment would be allowed to build the trail as it is not excluded. She said that this could damage wildlife habitat, compact vegetation roots to the point that trees could be killed. She said as stated previously that this PUD amendment requires fifty percent agreement from owners. She said that the vote was conducted by the homeowner seeking the change however, the vote was not anonymous as our names were pre-filled on the post card that we returned to the homeowner and the vote was done long before the PUD amendment was even written. Therefore the homeowners never held a vote on the proposed amendment. She said that the post card that we voted on just asked whether the homeowner should go forward with writing the amendment and not whether we agreed with the amendment after it was written. She said that many that voted had no idea that the path allowance would be changed from primitive to low impact trail, timbered, cement, six foot wide or more. She said that there was nothing specified in the PUD as to what the width would need to be. She said that a full amendment to the PUD is not necessary and that she just wants a tighter definition of a primitive trail with 24” maximum rock and dirt materials only. She said that she would be willing to work with the P&Z to further tighten that definition.

Michael said that he is going to put one more stipulation on the public hearing, if you wrote us a letter please don’t get up and read your letter because we have already read it.

Martha Moran, **269 Crystal Road** said that she is late in the game and that she wrote a letter today too. She said she was interested in this public hearing as a neighbor and she decided to inquire about it for a couple of reasons. She said that she is in the Crystal Village Subdivision. She said that she has been involved in riparian path construction as a US Forest trails and wilderness manager and that she has been an expert in her time. She said she has been involved on several river projects and she understands what primitive means. She has done fifty days of kayaking this year on the Crystal River, Roaring Fork River and the Colorado River. She said that she has observed many riparian changes and the amount of vegetation removed in the last two years is significant. She said that she is astonished that our river zoning allows so much vegetation removed for fire needs and that she thinks it has really been removed for viewing. She said she understands now also for removal of noxious weeds as she talked to the neighbor. She said that she is excited that they are going to give you some guidance because the vegetation changes are significant to the birds and the wildlife in the past few years. She said that she believes that the vegetation removal is the issue not a sustainable path. She said that the trail has been created and it will not impact the

riparian system and do not pull out the timbers. She said it was for safety and access but trampling is not good. She said many homeowners along the river corridors have purchased their homes and then they have gone and wiped out all the vegetation to get to the river and this has started to be standard practice. She said that she has built a lot of river accesses and please don't use toxic stuff into it. She said what has been created for river access is great and it makes sense. She said that the cease and desist was crazy and it was more of a nimby issue. She said creating sustainable access which is in their zoning, it is eighty percent completed, rocks fall and they are getting older. She said the PUD indicates this path is allowed and this is what was created. She said creating standards is a great practice and should be done for the riparian or anyone on the rivers no matter if it's just this subdivision. She said where she lives in Crystal Village and what happened in the last six months is pretty amazing. She said allowing timbers maybe 24" and 36" is fine and that's what we use, implemented and used for her river programs, wilderness programs and for her trails. She said that she suggests that you allow this. She showed a picture that she said she took today. She observed this access and that it looks great and pulling the timbers out will impact the stabilization of the riparian zone. She said that trampling is not sustainable and not safe. She said that defining the standard is what should be done and creating standards for river access is key. She said that she is retired after thirty years and what the path is, is not a concern from her point of view.

Jon Towne, **395 Oak Run Road** said that he is Frank's neighbor. He said that he has no expertise, he said that he supports everything the first speaker said. He said that he is committed to conservancy, protecting habitat and sustaining the original beauty of the Crystal River. He said that this is the second attack of our riparian zone, he said four years ago was a major assault, but the board then stopped it. He said that he stands here today with what happened four years ago and that this is a lesser one. He said that the man pushing these changes was the most vociferous supporter of the riparian zone when the Town was negotiating with Frank and his partner, which were the developers of this ranch. He said that his first plea to this Board is that we pray and hope that you support this concept. He said what was said earlier today is so true, once you lose it you are not getting it back. He said that the trendy thing right now is conservancy, everyone is concerned about trying to save something. He said that this Town had the wisdom to decide to have houses but do it in such a way. He said the one thing no one has mentioned tonight, Mr. Foulkrod said last time, the Crystal River is this Town's most precious resource and that it supports the birds and everything else we hold sacred. He said that there is no need to change what it is, these things were drawn up twenty years ago. He said that it scares the hell out of him that this man here, gesturing toward Mark Chain, who fought so vigorously for this twenty years ago, isn't. He said protect our river and protect our wildlife.

Michael told Jon Towne not to get personal.

John Foulkrod, **1349 Wald Drive** said that the one point he would like to make is that we had a lot of meetings about this back twenty years ago and at the time the developers were not in favor of this but the counsel was. He said that the object was to preserve the river and that we thought this was the best way. He said because

someone comes along twenty-five years later, buys a house and just goes down there and builds a staircase and for that reason we are going to change the rules is wrong. He didn't know what the rules were and ignored them and went ahead did what he wanted to do without the understanding of what had been done twenty five years ago. He said that all that was said in his covenants that were given to him when he bought the house.

Kim Spence, **295 Oak Run Road** said that Jerome and Donna are his neighbors and that they are lovely people. He said initially he thought keep your stairs but let's not change the covenants. He said that they wanted a safer access to the river, it's very steep there, and the reality is that the primitive trail keeps people from building a trail there because it's really hard to build a trail there. He said you could dig in and put some rocks but they will erode away. He said that the term primitive trail meant a path, we have a primitive path that he has to cut back the weeds every year to access the river or through the Town lot next door. He said that he wants Jerome and Donna to have their stairs and that ripping them out is going to be more degradation to the environment than leaving them there. He doesn't want the subdivision amended because it's like a taking because if he wants to put a primitive path in to build a few steps to take his kayak in or out then he'll have to have someone come out to approve it, it has to be built a certain way. He said that twenty five years ago that he had just moved here and that he was psyched that people were protecting the riparian zone of Carbondale. He said that people fought hard for this, he said that Frank probably would have liked it if people could build paths all the way to the river as it would have been easier to sell his lots. He said that Frank acquiesced to what the Town said he had to do. He said that he thinks it is a riparian zone all the way up to the edge and that there are currents, willows, alders and oaks and that it is not just a tiny sliver at the river's edge. He said that there are bears on his back porch eating the currents. He said that amending the PUD is not what we need to do and we need to figure out a better way for Jerome and Donna to have their stairs and to continue to protect the riparian zone the way it was intended.

Frank Taverna, **405 Oak Run Road** said he will repeat some of the other things that have been said. He said that he cannot stress enough that some of the owners that have signed this petition in favor of looking at these steps have expressed the point that they don't know what this PUD amendment was about because they never saw it. He said that if we had a vote today of the homeowners in the subdivision that there would not be a majority to approve a PUD amendment. He said he would like to invite the Commissioners to do a site visit down to Oak Run to look at some of the lots to see what most of us consider a primitive path.

Georgia Chamberlain, **1349 Wald Drive** said that her property does not back up to the river so she uses the public access and Staircase Park as well as the access at the cul-de-sac. She said that she gets to enjoy the river and she appreciates the public access. She said that what Rick and Nancy said at the beginning that she agrees with him and to keep the river as wild as we can. She said that Nancy brought out some details for the Commission to keep in mind.

Motion to Close Public Hearing

A motion was made by Nicholas to close the public hearing. Marina seconded the motion and it was approved unanimously.

Discussion

- If the PUD is not amended the language stays the same, the existing language stays as one primitive path per lot owner.
- If the PUD amendment does not pass the owners would be required to remove their steps.
- If the PUD amendment does pass but the standard for the width of the path is not as wide then their path is non-conforming.
- There is more impact removing their steps than keeping it.
- If an owner has an existing path, and they want to keep it, all is good.
- If all paths were restricted then that would be a taking, which is not on the table.
- If they do not have a path and the PUD amendment goes through they would need a permit to construct one.
- Would a weed whacker or machete to clear a dirt path that did not require any improvements be subject to the regulations under the new PUD amendment?
- If a neighbor reported someone for cutting vegetation down it would be an interpretation call, site by site basis.
- Heavy equipment is prohibited for building a trail in the hillside zone.
- A single track or a basic dirt path might not be the best solution, as it could cause more erosion as well as a width undefined and has the potential to get wider.
- A minimal construction standard would provide understanding for installation and adjacent ecology. How would the path connect to the side of the river?
- What is the maximum size of tree allowed to be removed? Root mass supports the hillside and the slope, which would increase erosion.
- The water has no way to pass from one stair to another, in the erosion control plan. The water needs to pass from one side of the trail to the other.
- The ADA width of a path is thirty six inches but not a requirement by the Town.
- Primitive can mean thoughtlessness.
- Preservation is passing the PUD amendment with modifications.
- Revegetation with native vegetation, add to 2D.
- Let the Tree Board weigh in.
- If the non-conforming stairs needed repair they would need to make it conforming.
- Respect the original wording of a primitive trail, which is not thirty six inches wide.
- A trail is not meant to walk down with multiple people.
- Clarifying the definition of a primitive trail will help everyone and future development.
- The Commission discussed the proposed PUD amendments.
- The Commission stated that the maximum stair width was 30”.
- Removal of the existing stairs would cause more damage, finishing the remaining steps shall be a maximum width of 30”.

- Non-conforming status would be on a maintenance basis, once the steps started to degrade they would have to be brought into conformance upon replacement, which would be the width of 30".
- The Commission would like a member or two to be at the Board of Trustees meeting for this application, John will let the Commission know the date.

PUD Amendment Revisions

- Change the language for 2B – The use of heavy equipment is prohibited, remove the rest of the sentence.
- Change the width to no more than thirty inches.
- Insert a line in the standards, no removal of trees that are over 1.5 "caliper subject to the review and comment of the Tree Board.
- Change the language for 2D – Revegetation shall be with native materials as prescribed by the Tree Board.
- Remove from the document figures 1 and 2 and the diagram.
- Add condition 4: The existing stairs at 315 Oak Run Road are considered non-conforming.
- Add condition 5: With all indicated changes as made by the P&Z.

Motion

Ken made a motion to recommend approval of a major planned unit development amendment for the Crystal Acres Planned Unit Development with the conditions and findings in the Staff report and added #5 condition with all of the indicated changes by the P&Z. Nicholas seconded the motion and it was recommended unanimously.

P&Z Recommendation for P&Z Appointment

Ken made a motion to recommend to reappoint Jeff Davlyn as a regular voting member of the Planning and Zoning Commission. Nick seconded the motion and the recommendation was unanimous.

Staff Update

John said that it has been busy and that Dr. Stein will be submitting tomorrow. He said that they have also been discussing redevelopment of the Sopris Shopping Center.

John told the Commission that Janet's husband had passed away last Saturday.

Commissioner Comments

Marina said that the new metal building across from RVR looks like an airplane hanger.

Nick said that he will be moving outside of Town limits.

Michael stated that two members of the Commission can live outside of Town limits and currently all members live in Town so this is not an issue.

Michael asked how many meetings Tristan has missed.

John read the code on attendance, that the Commission may request that the Board of Trustees remove members who fail to attend three consecutive meetings without excuse from the Chair of the Planning and Zoning Commission.

Michael directed Staff to give Tristan the what fors and that he has 24 hours to respond. He said that if we haven't heard from him that we suggest he resign.

Motion to Adjourn

A motion was made by Ken to adjourn. Marina seconded the motion and the meeting was adjourned at 9:00 p.m.

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning Commission Agenda Memorandum

Meeting Date: 10-10-2019

TITLE: Sopris Lofts – 1201 Colorado Avenue
Major Site Plan Review and Conditional Use Permit

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Agency and Town Referral Comments
- Public Works/Utilities
- Building Official
- Fire District

Sheets A6.01 and A6.02 (rev. 10-3-2019)
Enhanced Images
Land Use Application

BACKGROUND

This is an application for a Major Site Plan Review and Conditional Use Permit. The Planning Commission is required to hold a public hearing and recommend approval of the request or recommend denial. The Commission may also continue the public hearing.

The applicant is 1201 CO Ave Holdings, LLC.

The owner is Ronald B. Stein of Stein Properties, L.P.

The property is located at the northeast corner of Highway 133 and Main Street and is known as 1201 Colorado Avenue. The property is 34,215 sq. ft. and is zoned Mixed-Use.

One mixed-use building is proposed on the property. The portion of the building along Highway 133 and Main Street includes 3,881 sq. ft. of general commercial. The balance of the building is comprised of 27 rental units.

There would be 18 efficiency apartments and 9 two-bedroom units for a total of 27 units. The efficiency units would range from 416 sq. ft. to 628 sq. ft. The two-bedroom units would range from 960 sq. ft. to 978 sq. ft.

A public plaza at the corner of Highway 133 and Main Street is proposed. In addition, there would be a public trail along the east side of the property from Main Street to Colorado Avenue. There would also be a 10 ft. wide bicycle/pedestrian trail along Colorado Avenue. The RFTA bus stop would remain at the southeast corner of the site, which would require an easement.

Surrounding Uses and Zoning

North	PCC and PUD	Shopping Center and Mini-Storage
South	PCC	Shopping Center
West	PCC	7-11 and Office Building
East	C/T	Mixed Use (Braeburn Building)

Comprehensive Plan

The property is designated as "New Urban" on the Future Land Use Plan in the 2013 Comprehensive Plan. This designation allows for a flexible mix of retail, restaurants, service commercial, lodging, offices and multiple story mixed-use buildings which may include residential upstairs. Uses should be transitioned appropriately to adjoining uses.

Development should be urban with buildings close to the sidewalks/streets. Parking should be in landscaped lots behind the buildings or in courtyards. Site design should provide safe connections to the buildings for pedestrians and cyclists.

Building facades and rooflines should be broken-up to avoid monotony and box-like structures. There should be architectural elements facing the streets.

Mixed Use (MU) Zone District

Below is the purpose section of the MU zone district:

The purpose of the Mixed-Use District is intended to foster compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The Mixed-Use District is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency.

MAJOR SITE PLAN REVIEW

Zoning District Parameters

Uses

Ground floor multi-family dwelling units require a conditional use permit which is approved administratively. Multi-family dwelling units on the second and third floor are a permitted use in the MU zone district. General Retail under 10,000 sq. ft. is a permitted use. A restaurant with an outdoor dining facility is a permitted use.

Lot Area Per Dwelling Unit

There would be (27) dwelling units. The development would meet the minimum lot area per dwelling unit required in the MU zone district as follows:

18 efficiency x 1,050 sq. ft. = 18,900 sq. ft.
9 2-bedroom x 1,650 sq. ft. = 14,850 sq. ft.

Total square footage required = 33,750 sq. ft.

The parcel is 34,215 sq. ft. This requirement has been met.

Setbacks

The allowed front yard setback is 0 ft., however, it also includes a maximum 10 ft. setback. The purpose of this regulation was to ensure that buildings are constructed close to the front property line to create an urban feel. The allowed side and rear yard setbacks are 0 ft.

Highway 133 has been designated as the front yard with the north and south property lines as the side yards and the east side of the lot as the rear yard. Here are the setbacks:

	Required	Proposed
Front – Highway 133	Min. 0 ft. Max 10 ft.	10 ft.
Side – Colorado (North)	0 ft.	53 ft.
Side – Main (South	0 ft.	17 ft.
Rear – (East)	0 ft.	44.65 ft.

These setbacks are the closest points of the building footprint to the property lines.

Building Height

The allowed building height in the MU zone district is 35 ft. An additional 30” is allowed for parapet walls. Rooftop mechanical equipment can exceed the height by 5 ft. Because of the grade of the site, this has been a challenging issue; however, the elevations on Sheet A4.01 show that the building meets the allowed maximum building height.

Impervious Lot Coverage

The maximum impervious lot coverage is 90% or 30,793 sq. ft. The required minimum landscaped area is 10% or 3,422 sq. ft. The proposal is for 5,895 sq. ft. or 17%. This is in compliance.

Section 5.3.3. Private Common Open Space

This code section is intended to ensure that developments (other than residential subdivisions) contribute to the provision of common open space. 15% of common open space is required for a mixed-use development. In this case, 5,132 sq. ft. is required. The site plan (architectural) shows 10,813 sq. ft. (32%) of common open space. The common area calculations include the pathway along Colorado Avenue, the trail from Main to Colorado, the plaza area, child's play area and the perimeter landscaping.

In addition to the common open space provided, the public plaza would function has a gathering place. The applicant has indicated that this area would be open to the public. An easement would be required to allow public access.

UDC Code Section 5.3.3.F.6 requires a child's play area which is a minimum of 400 sq. ft. or 1% of the required open space whichever is greater. A proposed play area is located to the northwest corner of the building. The plans do not indicate the square footage of this area or any type of play equipment. The play equipment should be ADA and fall-attenuation compliant. This information should be provided.

Section 5.4 Landscaping and Screening

Site Area Landscaping

The development standards require 10% of Site Area Landscaping, or 3,421 sq. ft. The proposal is for 5,895 sq. ft. or 17% so this requirement has been met.

Street Trees

The street tree section in the UDC was recently amended to reflect the Tree Board's recommendation. The number of street trees is based on the size of the trees. The applicant indicates that they utilized a 35 ft. spacing for the street trees, though there is a larger gap along Main Street due to underground utility boxes. The street trees are shown on the Landscape/Irrigation Plan included in Exhibit J.

The Tree Board reviewed the Landscape Plan. Overall, they recommended approval; however, they requested some changes to the landscaping.

- The highway ROW between the curb and the existing sidewalk should remain turf rather than the proposed cobble. There are irrigation lines and boxes in this

area which could potentially be damaged by errant vehicles on the cobble and the cobble would make it much more difficult to repair lines.

- The two (2) Honey Locust within the turf area shall be planted a minimum of 10 feet away from the edge of the existing concrete path. This is intended to maintain pedestrian access and design consistency throughout the corridor.

- The 4-foot planting strip, for the two trees adjacent to the building, is not sufficient space for a tree that will eventually grow to have a 30'-40' canopy spread at maturity. The Tree Board suggests a hedge row to help provide a vegetative buffer. There shall be a minimum 10' planting area for all trees planted within the public right-of-way.

- Other concerns regarding these four trees is trail user/tree conflicts and tree/utility/infrastructure conflicts resulting in damage. To be consistent with the Highway 133 corridor, the trees in the turf area, on the northwest corner, shall be planted 10' from the edge of concrete.

- The two (2) Maple trees on the southwest corner of the site shall be replaced with a columnar species, such as a fastigiate English Oak to facilitate pedestrian access without tree conflicts.

- Compacted crusher fines do not provide an adequate growing medium for the plant material located on the site and within public right-of-way. The Tree Board requests that shrub/perennial beds are mulched. If there are areas where crusher fines must be used, a minimum 10' mulch ring around trees and 4' mulch ring around shrubs shall be used.

- Increase public access to bus stop. Pedestrians will cut from the southeast corner of the building to the bus stop. It may be beneficial to provide access from that area, so shrubs/plant material isn't jeopardized.

These can be made conditions of approval.

Landscape Strips

Section 5.7.5.B. requires all development shall be buffered from Highway 133 by a 10 ft. wide landscape strip. In addition, the guidelines in the supplemental standards for properties with frontages along Highway 133 require a 10 ft. side landscape buffer along Highway 133 as measured from the property line. Buildings and parking may not be located in this buffer area.

The applicant is requesting Alternative Compliance in order to place the plaza in this setback area. Complicating matters is that the UDC only allows a 10 ft. setback so that the building cannot be set back further to accommodate the plaza area. This is a

conflict in the code which should be addressed in future amendments. Staff is recommending approval of the alternative compliance.

Main Street has the required 5 ft. landscape strip.

The landscape strip along Colorado Avenue ranges from 3 ft. to 6 ft. This is due to the Town's desire to have an 8 ft. path along Colorado. Alternative Compliance is requested for this configuration. Staff is supportive of this request.

Parking Lot Landscaping

The UDC requires landscape islands for every 12 parking spaces. This has been met. The landscape islands must be 6 ft. wide and contain 75 sq. ft. The landscape islands on Colorado are 10 ft. wide and 15+ feet deep, exceeding the required 75 ft.

Screening

Section 5.4.5.B.1. – This code section states all roof-mounted mechanical equipment shall be screened from the view of a person standing on the property line of the far side of an adjacent street public street. Individual screening of mechanical equipment is prohibited. The plans do not show the solar panel and mechanical equipment. There should be a cross section from the south side of Main Street and from the north side of Colorado Avenue to demonstrate that the equipment would be adequately screened.

UDC Section 5.4.5.B.2. states that waste collection areas should be enclosed this a 6 ft. solid wood fence or masonry wall. The site plan shows one recycling and waste collection area on the northeast corner of the site. It is enclosed with a 6 ft. high solid wood fence.

Section 5.5.3 Pedestrian Circulation

The site plan shows a 5 ft. wide bicycle/pedestrian on the east side of the property between Main Street and Colorado Avenue. The applicant has offered that this can be used by the public. This is a valuable corridor to allow people getting off at the bus stop to walk or bike to the north. There will need to be a public access easement as part of the approval. In addition, it is important that this pathway be well lit.

An 8 ft. wide trail is proposed along Colorado Avenue. This trail is on the applicant's property so again, an easement will be needed. The turning radius of the trail at the intersection of Colorado and Highway 133 should be more rounded for bicyclists. In addition, the trail along Colorado should be curved to blend onto Colorado on the east side of the property.

There is an existing 10 ft. wide trail along Highway 133 and an existing 5 to 10 ft. wide sidewalk along Main Street. No changes are proposed to those walkways at this time.

UDC Section 5.5.3.B.1.C. requires pedestrian connections to the transit stop. Both the Public Works Director and Building Official expressed concern about connections to the south side of this property – both to the sidewalk and to the bus stop. The pedestrian connections should be enhanced.

The Building Official also indicated that the building code requires that accessible routes shall coincide with or be located in the same area as a general circulation path. There is a set of stairs accessing the sidewalk on the west side of the property leading to the Highway 133 trail. When leaving the commercial space, an able body person could traverse approximately 45' to access the sidewalk, while a person with certain disabilities would have to traverse 220' to access the same sidewalk. This would not be considered in the "same area." This should be reconfigured.

The Building Official also pointed out there are several ramps associated with this project, both inside and outside the building. If the slope is steeper than 1:20 (5%), handrails would be required on both sides of the ramp. In addition, no ramp shall be steeper than 1:12 (8%).

UDC Section 5.5.3.B.2. requires a pedestrian crosswalk from the northeast corner of the building to the easterly drive. This should be included on the site plan.

The pedestrian connections should be reconfigured to address those concerns.

Site and Building Design

A number of code sections apply to the site and building design in this application. In order to avoid duplication in the Staff report, the site and design discussion have been consolidated. The applicable code sections are:

Section 5.6 Residential Site and Building Design
Section 5.6.5.C Multifamily Building Design Standards
Section 5.7 Commercial Site and Building Design
Section 5.7.5 Supplemental Standards: Properties with frontage along Highway 133
Section 5.7.6 Supplemental Standards: Building of 10,000 sq. ft. or larger

The first part of this section will discuss items which are in compliance. The second section will go over code sections which need further discussion.

<u>Code Sections in Compliance</u>

Section 5.6.3. requires that all development with ten or more units comply with the common open space requirements in Section 5.3 Open Space. This has been addressed.

Section 5.6.3 suggests promoting a more diverse community through the provision of a variety of housing types. While this development doesn't provide a mix of housing

types, it offers some smaller rental units in a multi-use building which seems appropriate for this site.

The general residential guidelines discuss energy conservation and site orientation guidelines. The buildings will be subject to the Town's energy code. In addition, the applicant is pursuing or has received an energy efficient mechanical system grant with help from CORE. The application indicates the use of passive solar. Large windows have been utilized to maximize light.

UDC Section 5.7.6.D.3. has standards which require a defined percentage of required transparent and non-transparent glazing. The percentage varies depending on the building level. Due to the level of detailed plans required to do these measurements, compliance with this code section will be done at the time of building permit. However, it appears that the building will meet these regulations based on the number of windows used in the building design.

Private Outdoor Space

In Section 5.6.5., private outdoor space is required for each residential unit. 80 sq. ft. or 10% of the gross floor area, whichever is greater, is required for ground floor units. The minimum dimension of the private outdoor open space is 8 ft.

Units on the upper floors are required to have 60 sq. ft. or 5% of the floor area, whichever is larger. The minimum dimension is 6 ft.

Each unit has either a ground floor porch area or a deck. Sheets A6.01 and A6.02 (rev. 10-3-2019) has a table which shows the square footage of each unit and the private outdoor space associated with that type of unit. It appears that the proposal is in compliance with this requirement.

Bulk Storage

The code requires one cubic foot of storage for each three sq. ft. of gross area of the unit. Those calculations are on Sheets A6.02 and A2.01 (rev. 10-3-2019). The location of the bulk storage areas is shown as well.

Entryways

In larger projects, the identity of the individual units should be evident in the building elevations. This has been done through the use of balconies and building articulation. In addition, each unit is identifiable. Ground floor units each have their own entryway. Entries and stairwells are an integral part of the building.

Internal Focus

The UDC suggests that uses with a highway frontage should have a strong internal focus, rather than a highway orientation. The code goes on to state that if the lot depth makes it difficult to achieve an internal focus that highway orientation is acceptable. The size of this lot would make a strong internal focus difficult to create. Staff is supportive of the proposed layout.

Code Sections Requiring Additional Discussion

There are a number of code sections related to building design which Staff has listed below which need additional attention. Staff does not feel that the commercial portion of the building along Highway 133 and Main Street is in compliance with these sections. There are also some questions about the building overall as it relates to horizonal articulation and the roofline. Many of these code sections are duplicative because of the various design standards which apply to mixed-use buildings.

Staff would note that there are a number of positive things about the building design such as the plaza area, use of building materials, balconies, layout, etc.

Staff feels that the applicant should be given the opportunity to demonstrate compliance or the opportunity to adjust the building design. Staff is recommending continuance of this item to allow revisions to the plans.

The code sections are as follows:

UDC Section 5.6.7.E. discusses roof forms. It states that long, continuous roof forms should be avoided.

Section 5.6.5.C. requires that long roof lines be varied by providing different heights or varying roof orientation.

Section 5.7.4.A.2. states that pedestrian activity should be encouraged on the street. Buildings should incorporate human-scaled features at ground level, i.e., articulated entries, canopies, recessed entries, changes of color and material or texture.

Section 5.7.4.B. states that buildings on street corners shall recognize the importance of their location by:

1. Concentrating tallest portions of buildings at intersections where they may “frame” the corner.

2. Employing architectural features such as angled facades, prominent entrances, stepped parapet walls, or other unit features.

Section 5.7.4.D. discusses primary entrances. It requires that buildings be oriented so that the principle entrance faces the street providing the main access to the site.

The guidelines in UDC Section 5.7.6. has supplemental standards for buildings 10,000 sq. ft. or greater as follows:

> Horizontal Articulation - Buildings shall be designed to reduce mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 ft. measured horizontally. The components shall be distinguished from one another through variations in roof form, variations in roof height of two feet or more or changes in wall plane of 12 inches or more.
>
> Vertical Articulation – Buildings shall be designed to reduce mass by including a clearly identifiable base, body and top with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50 percent of the total building height.

5.7.6.D. Design for Pedestrians

The design of a new building or addition shall incorporate architectural features, elements and details that are designed for pedestrian scale and pedestrian-oriented accesses.

1. Primary Building Entrance

Buildings shall feature visually prominent primary building entrances. Unless otherwise provided in this Code, buildings shall incorporate a combination of two or more of the following techniques:

a. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;

b. Prominent tower, dome, or spire;

c. Peaked roof;

d. Projecting or recessed entry;

e. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or

f. Other comparable techniques.

UDC Section 5.7.6.D.2. requires that ground floor facades incorporate pedestrian friendly design features such as arcades, display windows, entryways, awning or other features. Shaded sidewalks may be created toward this standard.

One other concern is the treatment of the building façades adjacent to the covered parking area as the facades present a blank face toward Main Street and Colorado Avenue.

Section 5.8.3 Parking

The parking requirements are as follows:

18 efficiency units x 1.25	= 22.50 spaces
9 two-bedroom units x 1.75	= 15.75 spaces
Required residential parking	= 38.25 spaces
3,881 sq. ft. of general retail divided by 200	= 19.41 spaces
Total required parking spaces	= 57.66 spaces

Section 5.8.4.D.1 of the UDC allows for a 15% parking reduction for developments in the MU zone district to reflect the reduced automobile use associated with mixed-use developments.

57.66 spaces x .15	= 8.65 spaces

Section 5.8.4.D.2 allows a 15% parking reduction for multifamily residential dwellings if the proposed use is located within 300 ft. of a transit stop.

38.25 x .15	= 5.74 spaces

Section 5.8.4.D.3 allows a 20% reduction for non-residential uses if the use incorporates a transit stop. The bus stop is partially on this property and the applicant proposes an easement for that transit stop.

19.41 x .20	= 3.88

These three calculations add up to a parking reduction of 18.27 parking spaces as follows:

Total required spaces	= 57.66
Parking reduction	= 18.27
Total number of spaces required	= 39.39 or 39 (rounds down)

The proposal is for 47 parking spaces on-site and on Colorado Avenue as follows:

Total on-site	30 spaces
Colorado Avenue	17 spaces

Parking was discussed during review of an earlier application as well as with this applicant. It was agreed that having the bike path in front of the parking rather than behind it seemed like a safer alternative. The parking was then shifted to the north with the trail between the development and the parking spaces. The Public Works Director was involved in those discussions and remains supportive of the concept.

This parking would remain as public parking. Staff would recommend that two-hour parking limitations be established along Colorado Avenue to keep the parking open for the commercial uses on this site.

This would have to be approved through the Alternative Compliance section of the code. Only 9 of the 17 spaces on Colorado would count toward required parking. The balance is in excess of the required parking.

The parking lot and parking spaces meet the dimensional requirements of the UDC.

Section 5.8.7. addresses off-street bike biking. In this case, 6 bike parking spaces will be required. The site plan shows 8 bike parking spaces in a bike rack at the northeast corner of the building.

UDC Section 5.8.7.C. requires a changing and shower facility for commercial spaces which are 1,000 sq. ft. or larger. This facility will need to be constructed within the commercial space.

Section 5.11 Community Housing Inclusionary Requirements

Section 5.11.4 of the UDC requires that 20 percent of the rental units be deed restricted as affordable dwelling units. In this case, five units would be required. Resident occupied (RO) deed restrictions are not required since this is a rental development.

The following number of units would be required:

Two units	Category 2 (100% AMI) - $1377
Two units	Category 1 (80% AMI) - $1102
One unit	Category 3 (120% AMI) - $1653

The housing mitigation plan demonstrates that 15% of the total bedrooms would be deed restricted as follows:

36 bedrooms x .15 = 5.4 or 5 bedrooms

Five efficiency apartments would be deed restricted. The floor plan in Sheets A6.01 and A6.02 show the type of units which would be deed restricted.

OTHER

Engineering

There will be utility and street improvements along Colorado Avenue as part of this development. Because of this, a Development Improvements Agreement will be required.

As noted previously, there will also be public pedestrian and bicycle easements required as part of this project along Colorado Avenue, on the east side of the property and for the public plaza. These easements will be done in conjunction with the Development Improvements Agreement.

If this application is approved, a Development Improvements Agreement will be considered by the Board at a future date. A condition will be added that approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans and a Development Improvements Agreement.

One of the more significant comments from the Public Works Director is that modeling of the sewer main in Colorado Avenue indicates that it is undersized for the full build-out/infill in the older part of Town. The recommendation to remedy the situation is to increase the size of the main from 10 inches to 12 inches from the interceptor in Highway 133 back to 11th Street. The Director notes that this would be an appropriate upgrade in conjunction with this development. This may require some cost sharing which would be agreed to within the context of the Development Improvements Agreement.

Building Department

The Building Official reviewed the plans and has noted several items in a memo dated September 18, 2019. This memo has been included in the packet. Most of these are related to the building code. The one related to pedestrian connections and ramps were previously covered.

Colorado Department of Transportation

Colorado Avenue has been restricted to right-in/right-out due to the proximity of the Main Street intersection. The Access Control Plan states Colorado Avenue will be closed in the future.

The Existing Conditions Map shows a Slope Easement recorded at Reception #842631. This was an easement provided to CDOT when the roundabout was constructed. The purpose of the easement was to ensure that the slope remained stable. While the building is not located within that easement area, some of the site improvements are. The applicant is talking to CDOT to begin the process to get a release of the easement.

SITE PLAN REVIEW CRITERIA

A Major Site Plan Review may be approved if the Town finds that all of the following approval criteria have been met:

1. The site plan is consistent with the Comprehensive Plan;

2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;

3. The site plan complies with all applicable development and design standards set forth in this Code; and

4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

FISCAL ANAYLSIS

The commercial square footage may provide revenue to the Town.

RECOMMENDATION

Staff is supportive of this application. The Site Plan, including landscaping, parking, trails and sidewalks, etc., are acceptable. The engineering, including drainage, utilities, etc., are also supported by Staff with the exception of a few items noted in the Public Works Director memo. Those items can be addressed through conditions. The Housing Mitigation Plan is in compliance with the UDC.

However, as noted in the Staff Report, there are some concerns related to the building design and pedestrian connections. Staff would suggest that the public hearing be continued to October 24, 2019 to allow the applicant time to address those concerns. If the Planning Commission has additional concerns, the Commission should advise the applicant of those concerns so those could be addressed as well.

Staff would recommend that the Planning Commission allow Staff presentation and questions, applicant presentation and questions as well as accept public comment. The Commission may want to then discuss the application and provide feedback to the applicant.

Staff would then recommend the following motion: **Move to continue the public hearing to the October 24, 2019.**

Prepared By: Janet Buck, Planning Director

TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue

Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT: Sopris Lofts
LU 19-19-20

DATE: September 30, 2019

REVIEW COMMENTS:

Streets:

- The only snow storage is shown in the open space near the play area. This area is less than 30 feet wide and the landscape plan shows a tree in the middle of it. Is all of the snow from the entire site going to be plowed/hauled to this area? If so, it does not appear to be large enough. Please provide calculations that confirm that this area is large enough to accommodate all of the snow from the entire site.

Water:

- C-3.0: Note on westerly 6" hot tap indicates that it is for a hydrant/service line, but the plan looks like it is just a hydrant tap. Please clarify.
- C-3.0: Note on easterly 6" hot tap indicates that it is for a hydrant/service line, but the plan looks like it is just a service line. Please clarify.
- Final plans should include a detail for water line protection where the sewer crosses the new water lines.

Sanitary Sewer:

- C-3.0: Sewer connection is proposed to be a 12x8 wye. Consider installation of a manhole rather than a wye for this size of connection.
- Final plans should include a cleanout outside of the building.

Storm Water:

- C-2.0: Several of the smaller drain basins are less than three feet deep. At this depth, it seems like there would be a likelihood that they could freeze during the winter particularly once the frost has reached this depth.

Irrigation/Ditches:

- The SH-133 irrigation system runs along the west side of the property and includes heads on the property at the toe of the slope. Coordinate with the Town Parks Department to better understand the location and potential conflicts prior to final plans.

Landscaping/Planting:

- The highway ROW between the curb and the existing sidewalk should remain turf rather than the proposed cobble. There are irrigation lines and boxes in this area which could potentially be damaged by errant vehicles on the cobble and the cobble would make it much more difficult to repair lines.
- The two (2) Honey Locust within the turf area shall be planted a minimum of 10 feet away from the edge of the existing concrete path. To maintain pedestrian access and design consistency throughout the corridor.
- The 4-foot planting strip, for the two trees adjacent to the building, is not sufficient space for a tree that will eventually grow to have a 30'-40' canopy spread at maturity. We would like to suggest a hedge row to help provide a vegetative buffer. There shall be a minimum 10' planting area for all trees planted within the public right of way.
- Other concerns regarding these four trees is trail user/tree conflicts and tree/utility/infrastructure conflicts resulting in damage. To be consistent with the 133 corridor, the trees in the turf area, on the northwest corner, shall be planted 10' from the edge of concrete.
- The two (2) Maple trees on the southwest corner of the site shall be replaced with a columnar species, such as a fastigiate English Oak to facilitate pedestrian access without tree conflicts.
- Compacted crusher fines to do provide an adequate growing medium for the plant material located on the site and within public right-of-way. The Tree Board requests that shrub/perennial beds are mulched. If there are areas where crusher fines must be used, a minimum 10' mulch ring around trees and 4' mulch ring around shrubs shall be used.
- Increase public access to bus stop. Pedestrians will cut from the southeast corner of the building to the bus stop. It may be beneficial to provide access from that area, so shrubs/plant material isn't jeopardized.

General/Other:

- Street cuts for the new water services will need to be a minimum of 10 feet wide and shall extend the full width of the road.

Memorandum

To: **Janet Buck, Planning Director**

From: **John Plano, Building Official**

Date: **9/18/2019**

Re: **Sopris Lofts, Site Plan Review**
LU19-19-20

This review is a limited courtesy review only, a full plan review is to take place when a building permit is applied for. This is just an overview of the big picture items that might have to be addressed during Building Permitting process. Accessibility and Egress are typical items for this limited review.

The Mail Room is not allowed to be accessed from within the Exit Enclosure (Fire-Rated Stair). Openings into an exit enclosure is limited to normally occupied spaces.

"Accessible routes shall coincide with or be located in the same area as a general circulation path." There is a set of stairs accessing the sidewalk on the west side, toward Highway 133. Directly across from the stairs is a crosswalk for Highway 133. When leaving the commercial space an able body person would traverse approximately 45' to access the sidewalk, while a person with certain disabilities would have to traverse 220' to access the same sidewalk. This is not is not in the same area.

There are several ramps associated with this project, both inside and outside the building. If the slope is steeper that 1:20 (5%) it will require handrails on both sides of the ramp. At no time shall a ramp be steeper than 1:12 (8%).

The accessible parking spaces are required to be on the shortest accessible route and it appears that there are closer parking spaces that can be utilized for accessibility.

All residential units are required to be designed as "B Type Units" and at least one is required to be designed as an "A Type Unit" in regards to accessibility. The details associated with this requirement will be reviewed at building permit. I just wanted to make sure it will be addressed. It is noted that the primary door to some of the units do not meet the pull side maneuvering clearances that are required.

TOWN OF CARBONDALE

PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: *LU19-19-20*

DATE SENT: *9-9-19*

COMMENTS DUE: *9-30-19*

TO:

To assist the Town in its review of this project, your review and written comments are requested. Please notify the Planning Department if you will not be able to respond by the date listed above. Questions regarding this project should be directed to the Planning Department, 963-2733.

APPLICANT: 1201 CO AVE HOLDINGS LLC

OWNERS: Stein Properties LP

LOCATION: 1201 Colorado Avenue (NE Corner of Main & Highway 133

ZONE: Mixed-Use Zone District

PROJECT DESCRIPTION: Major Site Plan Review & Conditional Use Permit to construct a mixed use building with 27 rental apartments and 3, 881 sq. ft. of commercial space.

PLANNING STAFF CONTACT: Janet Buck

The following are conditions or comments I would offer regarding this item: (Attach separate sheet if necessary)

1. Water Supplies for Fire Protection
The proposed 25,954 square foot mixed use building will require an automatic fire sprinkler system. The proposed 6-inch water service main will be adequate to supply the sprinkler system.

The proposed location and spacing of the fire hydrants is adequate. The Town's existing water system is capable of providing the required fire flow of 1,500 gallons per minute for the sprinklered building.

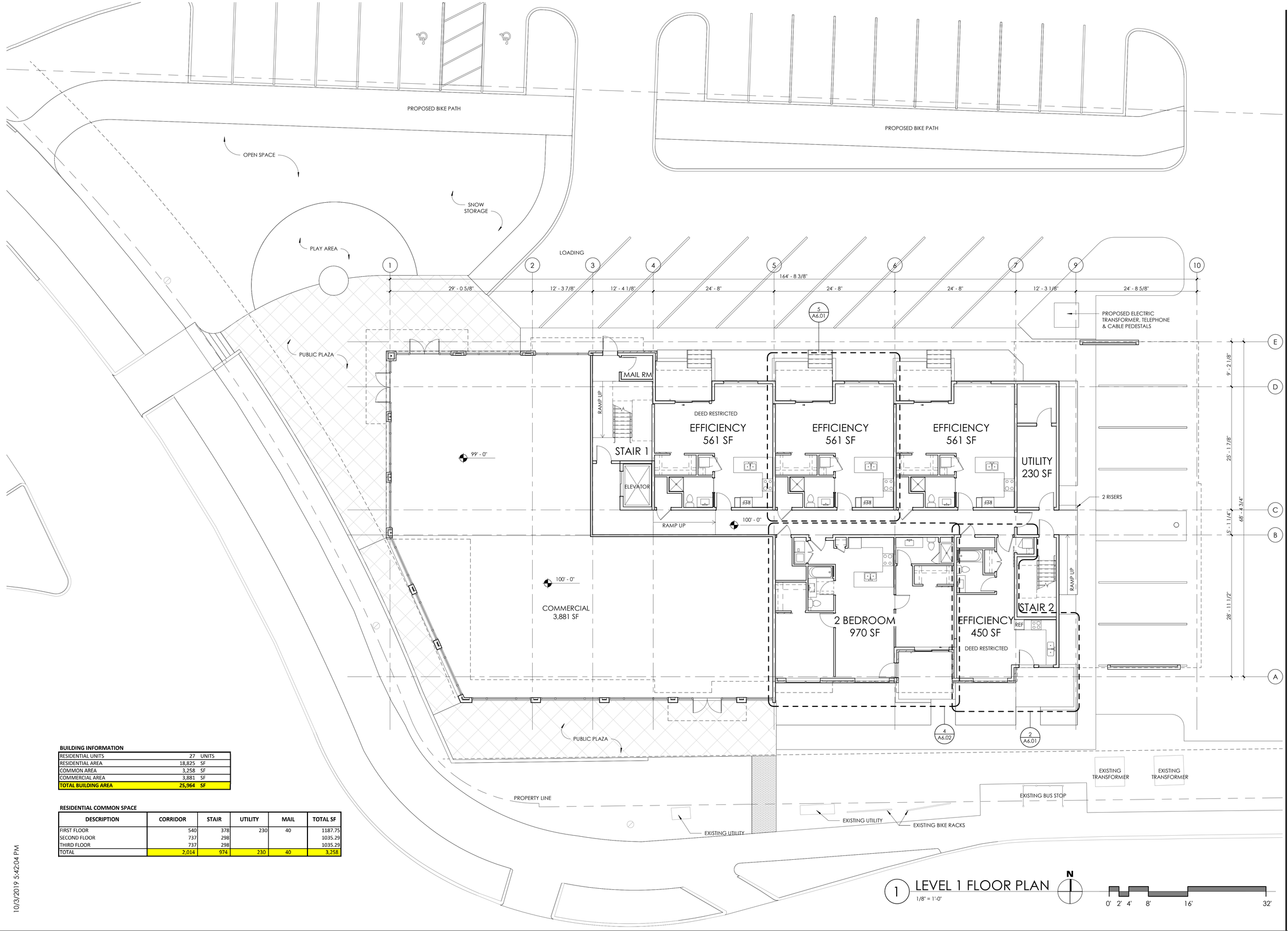
2. Access
The proposed access for the development is adequate for emergency apparatus.

Date: September 26, 2018

Bill Gavette
Deputy Chief
Carbondale & Rural Fire Protection District
970-963-2491

Please return comments to both: jbuck@carbondaleco.net
msikes@carbondaleco.net

Planning Department
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623



BUILDING INFORMATION

RESIDENTIAL UNITS	27	UNITS
RESIDENTIAL AREA	18,825	SF
COMMON AREA	3,258	SF
COMMERCIAL AREA	3,881	SF
TOTAL BUILDING AREA	**25,964**	**SF**

RESIDENTIAL COMMON SPACE

DESCRIPTION	CORRIDOR	STAIR	UTILITY	MAIL	TOTAL SF
FIRST FLOOR	540	378	230	40	1187.75
SECOND FLOOR	737	298			1035.29
THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

N

0' 2' 4' 8' 16' 32'

10/3/2019 5:42:04 PM

neo studio
3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

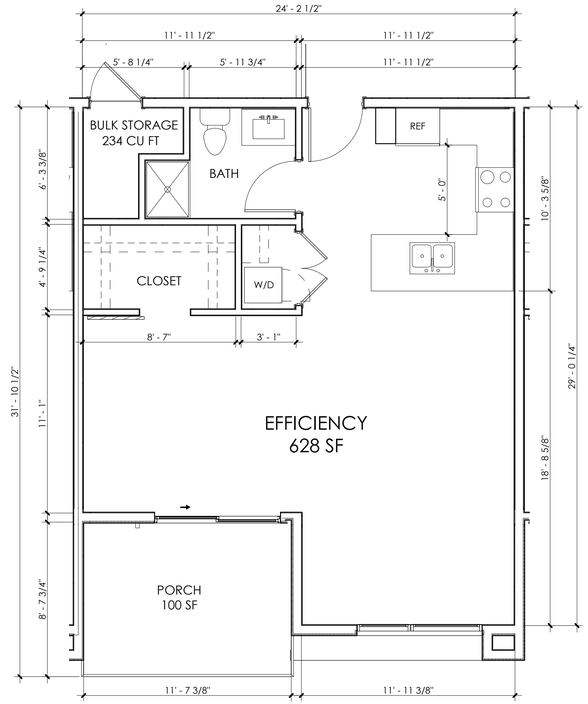
PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/3/2019
REVISIONS

ISSUED
FOR: NOT FOR CONSTRUCTION

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

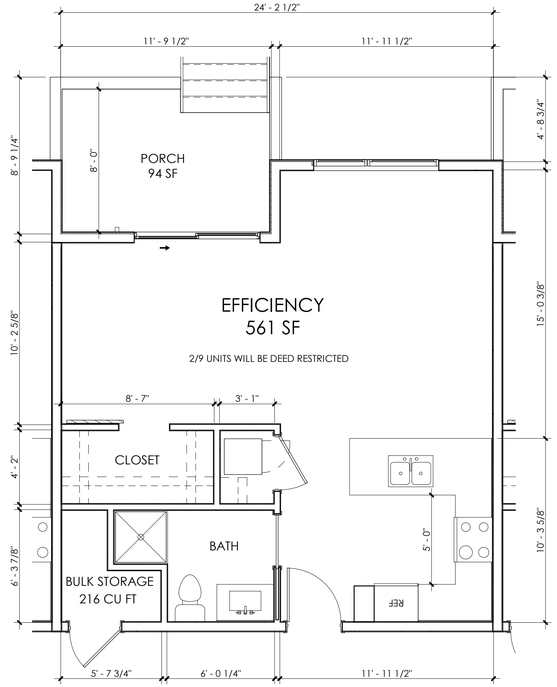
SHEET TITLE:
LEVEL 1 FLOOR PLAN

A2.01



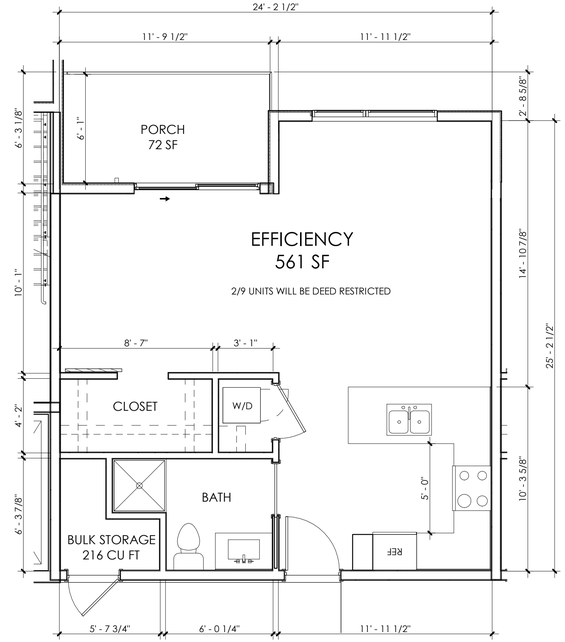
4 ENLARGED EFFICIENCY 3

1/4" = 1'-0"



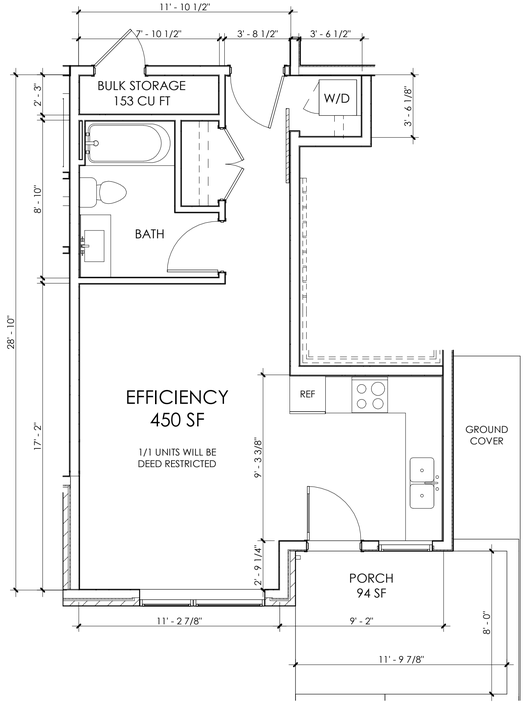
5 ENLARGED EFFICIENCY 2 - LEVEL 1

1/4" = 1'-0"



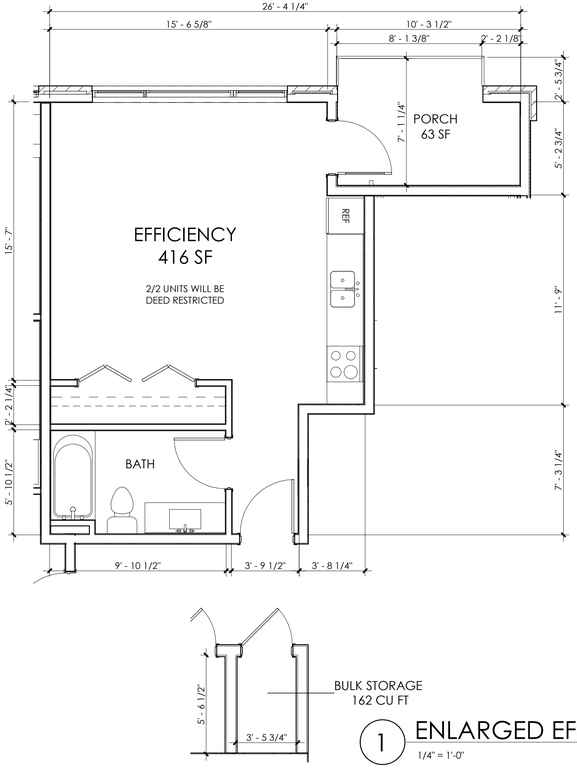
3 ENLARGED EFFICIENCY 2

1/4" = 1'-0"



2 ENLARGED EFFICIENCY ALTERNATE 1 - LEVEL 1

1/4" = 1'-0"



1 ENLARGED EFFICIENCY 1

1/4" = 1'-0"

RESIDENTAL UNITS

DESCRIPTION	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL	
	QUANTITY	SF 417	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 561	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 628	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 970	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 960	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 978	STORAGE (CU FT/UNIT)	OUTDOOR		
FIRST FLOOR	1	450	153	94	3	1,683	216	94	-	-	-	-	1	970	405	113	-				-				3,103	
SECOND FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861	
THIRD FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861	
NUMBER OF UNITS	3				9				6				5				2				2				27	UNITS
RESIDENTIAL NET S.F.		1,282				5,049				3,768				4,850				1,920				1,956			18,825	S.F.

neo studio

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 10/3/2019
REVISIONS

ISSUED
FOR: NOT FOR CONSTRUCTION

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

SHEET TITLE:
ENLARGED UNIT PLANS

A6.01

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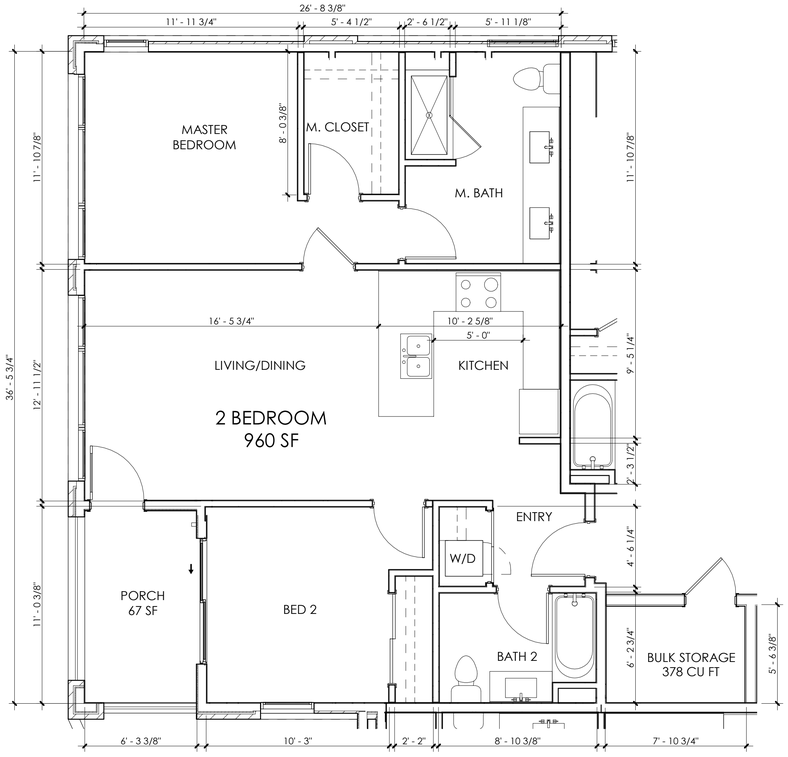
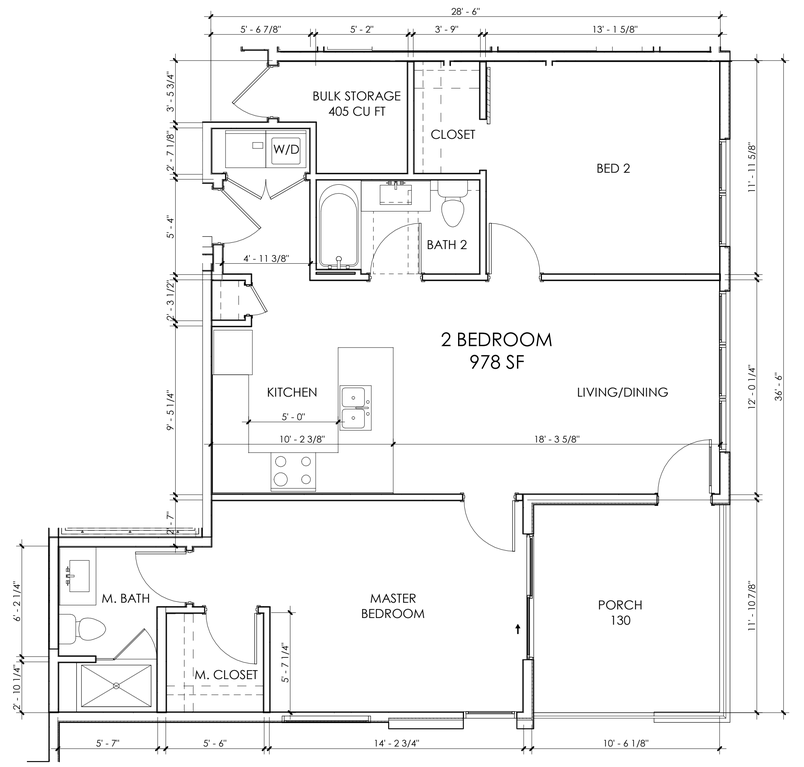


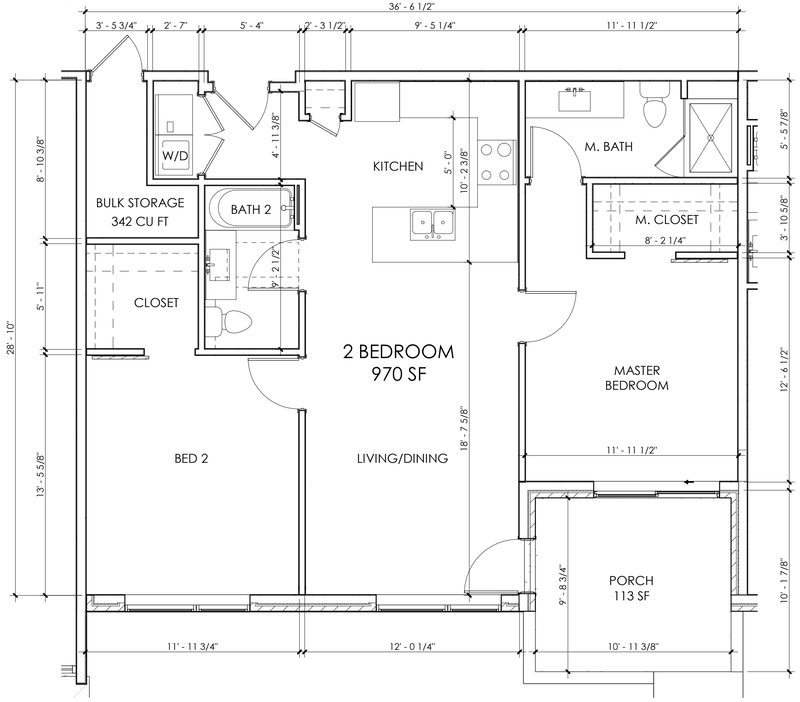
2 ENLARGED 2 BEDROOM - ALTERNATE 1

1/4" = 1'-0"



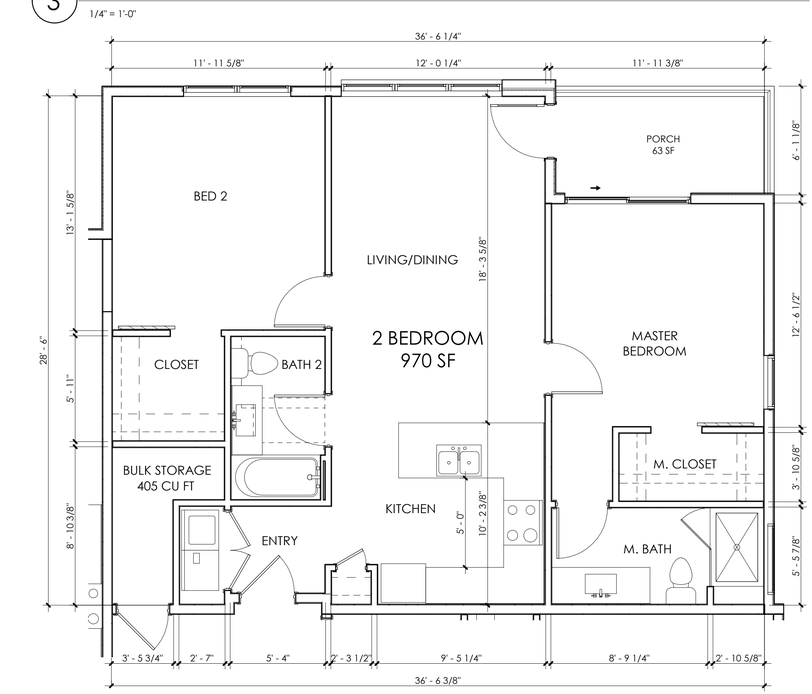
3 ENLARGED 2 BEDROOM - ALTERNATE 2

1/4" = 1'-0"



4 ENLARGED 2 BEDROOM - LEVEL 1

1/4" = 1'-0"



1 ENLARGED 2 BEDROOM

1/4" = 1'-0"

RESIDENTAL UNITS

DESCRIPTION	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL	
	QUANTITY	SF 417	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 561	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 628	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 970	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 960	STORAGE (CU FT/UNIT)	OUTDOOR	QUANTITY	SF 978	STORAGE (CU FT/UNIT)	OUTDOOR		
FIRST FLOOR	1	450	153	94	3	1,683	216	94	-	-	-	-	1	970	405	113	-				-				3,103	
SECOND FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861	
THIRD FLOOR	1	416	162	63	3	1,683	216	72	3	1,884	234	100	2	1,940	405	63	1	960	378	67	1	978	405	130	7,861	
NUMBER OF UNITS	3				9				6				5				2				2				27	UNITS
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SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

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

SHEET TITLE:
ENLARGED UNIT PLANS

A6.02

Sopris Lofts

1201 Colorado Avenue,
Carbondale, Colorado 81623

Town of Carbondale, Colorado

Major Site Plan Review & Conditional Use Permit Application

Final Prepared August 29, 2019

Prepared for:
1201 CO Ave Holdings, LLC
414 Aspen Airport Business Center Unit A
Aspen, Colorado 81611

Prepared by:
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, Colorado 81601

Table of Contents

1. Owner/Applicant/Consultant List

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BGENSHAFT@GENSHAFTCRAMER.COM

2. Intent of Applications

Major Site Plan Review Application

Table 2.5-1 of the Town of Carbondale Unified Development Code ("UDC") mandates a Major Site Plan Review in the MU Zone District for a development project with >10 residential units or >12,000 sf of commercial. As this property is zoned MU and contains 27 residential units, Major Site Plan Review is required. See the Project Narrative below for specifics on the proposed mix of uses.

Table 2.5-1: Site Plan Review Thresholds

	Administrative Site Plan Review (Staff)	Minor Site Plan Review (Planning & Zoning Commission)	Major Site Plan Review (Board Of Trustees)
Residential Districts[1][2]			
R/LD and OTR		Single-family with accessory dwelling unit	
R/MD	< 4 units	4-6 units	> 6 units
R/HD	< 6 units	6-9 units	> 9 units
Commercial and Mixed-Use Districts[1][2]			
HCC	< 5,000 sf	5,001 – 10,000 sf	> 10,000 sf
C/T	< 7,000 sf	7,001 – 12,000 sf	> 12,000 sf
MU[3]	< 6 units or < 7,000 sf	6-9 units or 7,001 – 12,000 sf	> 10 units or > 12,000 sf
All Other Districts			
All other districts	< 10,000 sf	10,001 - 30,000 sf	> 30,000 sf

Notes:
[1] Unit numbers are cumulative within one lot and refer to residential dwelling units.
[2] Accessory dwelling units each count as one unit.
[3] The stricter requirement shall apply. For example, a 4-unit building with 8,000 sf would require minor site plan review.

Conditional Use Permit Application

According to 4.3.2.B2 of the Carbondale UDC, dwelling units on the ground floor of a mixed-use project require a Conditional Use Permit. See the Project Narrative below and Floor Plans attached as an Exhibit for the specifics of proposed residential uses on the ground floor.

3. Project Narrative

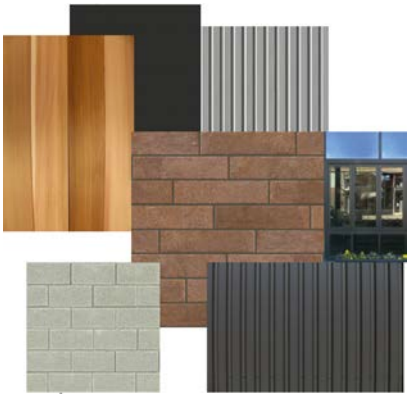
Sopris Lofts is a proposed mixed-use development offering commercial and residential space. The design is compliant with the letter and spirit of the UDC and the Town of Carbondale's 2013 Comprehensive Plan (the "Comprehensive Plan"). The site layout contains several pedestrian and bike paths and a public plaza. The building façade is comprised of numerous architectural elements that reduce apparent massing and create an urban vibe.

The site is readily accessible by multiple modes of transportation. Access points on Colorado Ave. (one point of ingress and two points of egress), combined with ample parking, allow for easy automobile access. Additional traffic on Colorado Ave resulting from the development is addressed in the Traffic Letters attached as an Exhibit to this Application. The site is bounded by a sidewalk that allows for easy transit around the site (including between Main St. and Colorado Ave.), and there is a bus stop on the property line on Main Street. Numerous internal walkways enable safe intra-site movement. Open space in the northwestern area of the property provides a communal gathering place for residents and commercial patrons and a play area for children.

SE CORNER PERSPECTIVE

The building is set toward the southwestern edge of the property, near both Main St. and Highway 133. Parking is located on the eastern and northern parts of the property and along Colorado Ave. The parking is largely screened from Main St. and Highway 133 by the building and proposed landscaping. The general orientation of the building and parking makes the building the focal point of the site and fits the New Urban description in the Comprehensive Plan. Sopris Lofts has 47 parking spaces, which is 7 spaces more than the 40 spaces required by the UDC (see the Site Plan as an Exhibit to this Application for details). The extra spaces should make it more convenient for residents, employees and patrons to enjoy Sopris Lofts.

The facade is broken up to reduce the visual mass and give the appearance of multiple buildings. It is comprised of five main materials: brick, wood siding, non-reflective metal siding, CMU block, and fiber cement panel. The materials both acknowledge Carbondale's rich heritage (brick) and contribute to a newer, more contemporary look. The combination of different materials further breaks up the look of the building. Refer to the Building Elevations and Material Sample Boards



attached as an Exhibit to this Application for additional details.

The Applicant has engaged CORE to ensure compliance with the Town of Carbondale's Energy Code and to create a structure that is as energy efficient as possible. To date, the Applicant has received a design grant from CORE and is using the grant to explore installing energy-efficient mechanical and HVAC systems.

Unit Count Table		
Unit Type	Floor Area (SF)	# of Units
Efficiency #1	416	2
Efficiency #1	450	1
Efficiency #2	561	9
Efficiency #3	628	6
2-Bedroom	970	5
2-Bedroom Alt. 1	960	2
2-Bedroom Alt. 2	978	2
Total		27

The residential portion of Sopris Lofts consists of 27 rental apartments, including 18 efficiency units and nine two-bedroom, two-bathroom units. Five of the efficiency units are deed-restricted as dictated by the UDC and the Community Housing Guidelines. The market-rate units are generally smaller than what is typical in Carbondale and in the broader Roaring Fork Valley, which should result in more attainable rents relative to other newly built rental properties. Three different efficiency unit models and three two-bedroom models offer multiple options to renters, as outlined in the Unit Count Table.

Sopris Lofts also contains 3,881 SF of commercial space with frontage on both Highway 133 and on Main St. There is a public plaza a few feet from the edge of the commercial space, providing an inviting atmosphere and a more communal experience for residents, customers and employees.

All required public infrastructure improvements will be completed in the early phases of construction. Construction is expected to commence shortly after a building permit is granted.

4. Amendment to Ordinance #18-2016 regarding Mixed-Use Zone District

Per a Pre-Application Conference with Janet Buck on June 26, 2019 and the Pre-Application Conference Summary attached as an Exhibit, on September 27, 2016, the Town Board approved Ordinance #18-2016 rezoning the property from Planned Community Commercial (PCC) to Mixed-Use (MU). Condition #4 of that ordinance states that the rezoning shall revert to PCC if development is not commenced within one year of the ordinance. No development has taken place.

Tarn Udall, the Town Attorney, indicated that an amendment to Ordinance #18-2016 would be necessary to eliminate that condition in order to move forward with a

development under the MU zone district. It was agreed that if a Major Site Plan Review Application is submitted, that it should include a request that the ordinance be amended. This can be done concurrently with the Major Site Plan Review Application and process. A public hearing for this amendment is not necessary although Staff does suggest that the amendment be noted in a public notice. No fee is required for any type of rezoning.

As part of this Application and review process the Applicant is formally requesting an amendment to Ordinance #18-2016 to eliminate condition #4 in order to retain the Mixed-Use Zoning designation that was granted in the Ordinance.

5. Alternative Compliance

A request for Alternative Compliance is included for the Site and Landscape Plan to address a UDC conflict between the required landscape buffer of 10' along Highway 133 and a required 10' maximum front yard setback along Highway 133. In order to retain access to the plazas and commercial spaces along Highway 133, Sopris Lofts proposes to split the difference between the required 10 ft. landscape buffer and the plazas to provide access to the commercial spaces within the 10 ft. maximum front yard setback. Alternative compliance is proposed for a 4 ft. landscape area adjacent to the 6 ft. plaza connection within this maximum setback. See the Site Plan and Landscape Plan attached as an Exhibit for additional details.

A 5 ft. landscape buffer is required along Colorado Avenue and Main Street. The proposed landscape buffer along Main Street meets this criterion. Due to the need for onsite parking and the Town's desire for an 8 ft. pedestrian path along Colorado Avenue, the landscape buffer along Colorado Avenue ranges in size from 3 ft. to 6 ft. Alternative compliance is sought for the portion of the proposed landscape buffer that is less than 5 ft. See the Site Plan and Landscape Plan attached as an Exhibit for additional details.

Alternative compliance may be approved if the Applicant demonstrates that following criteria have been met by the proposed alternative:

1. Achieves the intent of the subject standard to a better degree than the subject standard;
2. Advances the goals and policies of the Comprehensive Plan and this Code to a better degree than the subject standard;
3. Results in benefits to the community that exceed benefits associated with the subject standard; and
4. Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this ordinance.

The Applicant proposes that the Alternative Compliance items meet the above criteria by providing landscape along Highway 133 and Colorado Ave. with a plaza for commercial space along Highway 133 and an 8 ft. pedestrian path requested by the Town of Carbondale along Colorado Ave. as benefits for the community. These

Alternative Compliance items do not negatively impact adjacent properties and meet the goals of the Comprehensive Plan.

6. Consistency with the Comprehensive Plan

The Future Land Use Designation in the Comprehensive Plan for the Sopris Lofts property is New-Urban. As a result of this designation, the Sopris Lofts project seeks to create an urban, pedestrian/bike friendly environment while accommodating automobile access and parking. The mixed-use commercial and residential building is the focal point of the site, located close to the sidewalks and pathways along the street. Parking is located behind the building and in a less visible lot to the side of the building. Commercial and urban residential uses are proposed and considered appropriate here. Sopris Lofts has pedestrian and bike oriented pathways along Highway 133, Colorado Ave. and Main Street that connect to the Highway 133 Corridor and downtown Carbondale. There is a RFTA bus stop on Main Street that resides on a portion of the property. The Applicant proposes to grant an easement to RFTA in support of the bus stop at this location.

Small Town Character Vision and Goals

Sopris Lofts seeks to optimize resources in the town boundary by proposing this infill development in the core of Carbondale at the intersection of Highway 133 and Main Street. The proposed design enhances the small-town character of Carbondale by breaking up the facade to give the appearance of multiple buildings. The proposed materials also acknowledge Carbondale's rich heritage (brick) and also contribute to a newer, more contemporary look. Proposed trees, landscaping, plazas, and pedestrian/bike paths are integrated into the project and connect to the surrounding public ROWs. Mixed-use commercial and residential uses have been integrated into this transit oriented, multi-modal development.

Economic Growth, Diversification and Self-Sufficiency

Sopris Lofts seeks to build on Carbondale's economic strengths by locating commercial space within the robust downtown core and along the Highway 133 corridor, while capturing more local spending and providing attainable housing for future employees.

Diversity in Housing Types

The UDC encourages a variety of higher density housing types in the MU zoning district to lower per-unit land and development costs. Sopris Lofts consists 27 rental apartments, including 18 efficiency units and nine two-bedroom, two-bathroom units. Five of the efficiency units are deed-restricted as dictated by the UDC and the Community Housing Guidelines. The market-rate units are generally smaller than what is typical in Carbondale and in the broader Roaring Fork Valley, which should result in more attainable rents relative to other newly built rental properties. Three different efficiency unit models and three two-bedroom models offer multiple options to renters. This project also directly connects the varied residential spaces to the commercial and

employment areas. Sopris Lofts will be available to all age groups with accessible elevators to units on all floors and accessible ramps to the commercial space.

Infrastructure and Town Government Fiscal Health

The Sopris Lofts project meets many of the goals and strategies established in the Town of Carbondale's 2013 Comprehensive Plan:

- Provides community-serving commercial space in an appropriate location to improve Carbondale's commercial base and augment town sales tax revenues.
- Streetscape and landscaping is provided along Colorado Avenue, Highway 133, and Main Street to improve aesthetics and functionality for residents, businesses and customers.
- An outdoor public plaza is also proposed for the commercial space fronting Highway 133 and Main Street to act as a communal gathering space.
- Proposes to provide employment-generating commercial space and a diversity of housing types, creating opportunities to live and work in Carbondale.
- Contains multi-modal connectivity including a bike/pedestrian path along Colorado Avenue that connects to the Highway 133 path system and to the Main Street path and RFTA bus stop.
- Accommodates demand for downtown parking by including on-site parking and on-street parking in the town's right-of-way for the project.

Ecology and Renewable Energy

Sopris Lofts residences will comply with the Town of Carbondale's Residential Efficient Building Program and the commercial space will comply with the 2012 International Green Construction Code. The Applicant has engaged CORE to ensure compliance with the Town of Carbondale's Energy Code and to create a structure that is as energy efficient as possible. To date, the Applicant has received a design grant from CORE and is using the grant to explore installing energy-efficient mechanical and HVAC systems.

Diverse, Creative and Educated Community

Sopris Lofts hopes to further enhance Carbondale's individuality and diversity by making its residences available to an assortment of economic groups and age groups. The potential exists within the project to explore one's creative aspects in the commercial space and live in the residences above. It is the goal of this project to provide a welcoming and caring place to everyone regardless of their economic circumstances or appearances.

Youth Vision

The youth vision statements in the Town of Carbondale's 2013 Comprehensive Plan are a synthesis of ideas generated at the youth vision workshop at Roaring Fork High School during Spring 2011. In line with their vision, the Sopris Lofts project is an infill project at the crossroads of Highway 133 and Main Street, Carbondale intended to provide for a safe friendly mixed-use environment, provide opportunities for commercial and

residential space with an on-site RFTA bus stop, provide pedestrian and bike access to downtown businesses and events, and provide a mix of residential types including those appropriate for young people.

7. Compliance with Site Plan Approval Criteria

The site plan meets the purposes of the MU zone district and is consistent with the Comprehensive Plan. Sopris Lofts is a compact, mixed-use development that seeks to provide people with the opportunity to live and work in a pedestrian-friendly environment. The project contains multimodal access, a vertical and horizontal mix of land uses, and provides for a communal and walkable environment through its building design, streetscape, plazas, and paths. The site plan also meets the dimensional standards of the MU zone district. See Compliance with Table 3.3-7 MU District Dimensional Standards below.

The site plan is consistent with the previously approved land use approval. On September 27, 2016 the Town of Carbondale Board of Trustees passed Ordinance No. 18 Series of 2016 to rezone the northeast corner of Highway 133 and Main Street to the Mixed-Use Zone District. This ordinance requires Major Site Plan Review for the entire property prior to development of any portion of the parcel. This Major Site Plan Review and Conditional Use Permit Application is in response to this required condition and also seeks to extend the approval of the rezoning to the Mixed-Use Zone District.

Traffic generated by the proposed development will be adequately served by existing streets within Carbondale. Per previous approvals, approval of the Major Site Plan Review is contingent upon submittal of a traffic study and CDOT approval of the access. Sopris Engineering has prepared a traffic study, which is attached as an Exhibit to this Application.

The site plan complies with all applicable development and design standards set forth in the UDC. Please reference the Table of Contents to review the following Code compliance sections of this Application:

- CONSISTENCY WITH THE COMPREHENSIVE PLAN
- COMPLIANCE WITH SITE PLAN APPROVAL CRITERIA
- COMPLIANCE WITH 3.3.5, SUB-SECTION A: TOWN'S GOAL FOR MIXED-USE
- COMPLIANCE WITH TABLE 3.3-7 MU DISTRICT DIMENSIONAL STANDARDS
- COMPLIANCE WITH TABLE 3.3-8 OTHER APPLICABLE SECTIONS
- COMPLIANCE WITH 3.7.5 TRANSITIONS BETWEEN DIFFERENT LAND USE AREAS
- COMPLIANCE WITH 4.3.2 RESIDENTIAL USES, SUB-SECTION B2
- COMPLIANCE WITH 5.3.3 PRIVATE COMMON OPEN SPACE
- COMPLIANCE WITH 5.4.3 MINIMUM LANDSCAPING REQUIRED
- COMPLIANCE WITH 5.4.5 SCREENING, SUB-SECTION B2C 7
- COMPLIANCE WITH 5.6 RESIDENTIAL SITE & BUILDING DESIGN
- COMPLIANCE WITH PRIVATE OUTDOOR SPACE DESIGN
- COMPLIANCE WITH BUILDING DESIGN STANDARDS
- COMPLIANCE WITH COMMERCIAL SITE AND BUILDING DESIGN
- COMPLIANCE WITH HORIZONTAL ARTICULATION STANDARDS

- COMPLIANCE WITH VERTICAL ARTICULATION STANDARDS
- COMPLIANCE WITH DESIGN FOR PEDESTRIANS STANDARDS
- COMPLIANCE WITH ARCHITECTURAL ELEMENTS, MATERIALS AND COLOR
- COMPLIANCE WITH OFF-STREET PARKING REQUIREMENTS
- COMPLIANCE WITH DESIGN OF OFF-STREET PARKING AREA
- COMPLIANCE WITH 5.8.7 OFF-STREET BICYCLE PARKING, SUB-SECTION A
- COMPLIANCE WITH 5.10 EXTERIOR LIGHTING STANDARDs
- COMPLIANCE WITH 5.11.4 RESIDENTIAL DEVELOPMENT MITIGATION REQUIREMENTS

8. Compliance with 3.3.5, Sub-section A: Town's goal for Mixed-Use District

The Mixed-Use district is intended to provide multimodal access to and from Downtown and the Rio Grande Trail, encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency.

The Sopris Lofts project is a compact, mixed-use development that seeks to provide people with the opportunity to live and work in a pedestrian-friendly environment. The project contains multimodal access, a vertical and horizontal mix of land uses, and provides for a communal and walkable environment through its building design, streetscape, plazas, and paths. The site plan also meets the dimensional standards of the MU zone district. See Compliance with Table 3.3-7 MU District Dimensional Standards below.

9. Compliance with Table 3.3-7 MU District Dimensional Standards

See the following table for compliance with MU District Dimensional Standards:

Table 3.3-7: MU District Dimensional Standards			
Lot Standards		Code	Proposed
Lot area, minimum		2,500 sf	34,215 sf
Lot area, minimum, multifamily dwellings: [1]		33,750 SF	34,215 sf
Lot depth, minimum		100 feet	230 feet @ midpt.
Lot width, minimum		25 feet	145 feet @midpt.
Impervious lot coverage, maximum		90 percent	83 percent
Landscaped area, minimum		10 percent	17 percent
Setbacks			
A	Front, minimum	0 feet	10 feet
B	Front, maximum	10 feet	10 feet
C	Side, minimum	0 feet	16 feet & 53 feet
D	Side, adjacent to residential district, minimum	5 feet	NA
E	Rear, minimum	0 feet	40 feet
F	Rear, adjacent to residential district, minimum	5 feet	NA
G	Adjacent to alley, minimum	5 feet	NA
Building Standards			
H	Height, principal building, maximum	35 feet	35 feet
I	Height, accessory building, maximum	25 feet	NA
Notes:			
[1] Minimum lot area for multifamily dwellings is calculated by summing the minimum per-unit square footage specified in this table; however, in all cases the minimum lot area shall be no smaller than 2,500 sf. For example, the minimum lot area for a three unit multi-family development with two bedroom units would be			
18 Efficency Units x 1,050 SF/Unit = 18,900 SF			
9 Two Bedroom Units x 1,650 SF/Unit = 14,850 SF			
Minimum Lot Area Required = 33,750 SF			

10. Compliance with Table 3.3-8 Other Applicable Sections

Please reference the Table of Contents to review the following Code compliance sections of this Application:

Table 3.3-8: Other Applicable Sections	
Summary Tables of Dimensional Standards	Section 3.7
Exceptions to Dimensional Standards	Section 3.7.5
Allowable Uses	Section 4.2
Use-Specific Standards	Section 4.3
Site and Building Design	Section 5.6 and 5.7

Landscaping and Screening	Section 5.4
Off-Street Parking	Section 5.8
Exterior Lighting	Section 5.10

11. Compliance with 3.7.5 Transitions Between Different Land Use Areas

The contiguous adjoining property to the east of the Sopris Lofts parcel is zoned Commercial/Transitional (C/T). There are no neighboring residential dwellings on this adjoining property line that would require a transition between different land uses.

12. Compliance with 4.3.2 Residential Uses, Sub-section B2

For the MU zone district, dwelling units on the ground floor require a Conditional Use Permit. Dwelling units are proposed on the ground floor of this proposed mixed-use building in the MU zone district. The Conditional Use Permit Application is included as a part this Sopris Lofts Major Site Plan Review and Conditional Use Permit Application.

13. Compliance with 5.3.3 Private Common Open Space

Mixed-Use is required to have at least 15% of private common open space as a percentage of site area. The Sopris Lofts site contains 10,813 sq. ft. of private common open space, which is 32% of the 34,215 sq. ft. parcel. The private common open space includes the pathway along Colorado Avenue, the east property line walkway, the commercial plaza spaces, the adjoining play area, the perimeter landscape areas.

14. Compliance with 5.4.3 Minimum Landscaping Required

The Carbondale UDC requires a landscaping buffer of at least 10 ft. between Highway 133 and the rest of the site. The UDC also requires a maximum front yard setback along Highway 133 of 10 ft. In order to retain access to the plazas and commercial spaces along Highway 133, Sopris Lofts proposes to split the difference between the required 10 ft. landscape buffer and the plazas to provide access to the commercial spaces within the 10 ft. maximum front yard setback. In order to address this UDC conflict, Alternative compliance is proposed for a 4 ft. landscape area adjacent to the 6 ft. plaza connection within this maximum setback. See the site plan attached as an Exhibit See for additional details.

A 5 ft. landscape buffer is required along Colorado Avenue and Main Street. The proposed landscape buffer along Main Street meets this criterion. Due to the need for onsite parking and the Town's desire for an 8 ft. pedestrian path along Colorado Avenue, the landscape buffer along Colorado Avenue ranges in size from 3 ft. to 6 ft. Alternative compliance is sought for the portion of the proposed landscape buffer that is less than 5 ft.

In the Mixed-Use zone district, landscaped islands must be used to separate rows of 12 or more parking spaces. The proposed onsite parking and parking with the Colorado Avenue meet this criterion with oversized planting islands.

A five-foot wide landscape area is also required between parking areas and side and rear lot lines. The proposed walkway and landscape is proposed within the five foot wide landscape strip along the eastern property line, consistent with the recommendations of staff.

15. Compliance with 5.4.5 Screening, Sub-section B2c

The proposed waste storage area will be located on site and enclosed by a six-foot solid wood fence. See the Site Plan prepared by Sopris Engineering and the Landscape Plan prepared by The Land Studio for details, both are included as Exhibits to this Application.

16. Compliance with 5.6 Residential Site and Building Design

Compliance with this section is intended to provide a high-quality mixed-use development with visual variety and neighborhood architectural compatibility per the following:

5.6.3.A. All units have private open space that is adjacent to the living area and meet the area requirements of 5.3. Refer to the unit matrix for the proportion of open space on the site.

5.6.3.B. This project offers a mixture of studio and two-bedroom apartments and commercial space. There are 3 primary studio sizes and 3 layouts for the two-bedroom units. Refer to the Unit Count Table for detailed areas of the units.

Unit Count Table		
Unit Type	Floor Area (SF)	# of Units
Efficiency #1	416	2
Efficiency #1	450	1
Efficiency #2	561	9
Efficiency #3	628	6
2-Bedroom	970	5
2-Bedroom Alt. 1	960	2
2-Bedroom Alt. 2	978	2
Total		27

5.6.3.C.2. Garages are not provided. Parking is provided around the building and is accessed from Colorado Ave.; a portion of the parking on the east side of the building is covered by apartments above. Parking has landscaping screening where possible.

5.6.3.D. The adjacent zone district is non-residential and has the same height restriction.

5.6.3.E. Utilities will be underground.

5.6.3.F.1. All lights will be energy efficient and wall assemblies meet energy code. We are pursuing an energy efficient mechanical system with help from CORE energy consultants.

5.6.3.F.2. The building is oriented to the south to maximize passive solar gains in the winter and reduce solar exposure in the summer on the east and west side.

5.6.3.F.3. No view planes have been identified that affect the site.

5.6.3.F.4. Refer to the Landscape Plan for plant selection.

5.6.5.B. Every apartment has private outdoor space as an extension of the living space. The private outdoor space meets or exceeds the minimum area requirements. Refer to the unit matrix for private outdoor areas per unit type.

5.6.5.C.1. Interior spaces are designed to maximize daylight while meeting the energy requirements of exterior walls. Ceiling heights have been maximized within the height limit for a spacious interior feeling.

5.6.5.C.2.A. Building elevations are designed to break the building into distinct segments. The exterior materials help to differentiate each segment of the building while complimenting other portions of the façade. The building utilizes materials common to the Town of Carbondale and the Roaring Fork Valley.

5.6.5.C.2.B. All ground level residences have private entries with landscaping around them. Commercial entries are separated from residential entrances and are differentiated with canopies. The extensive storefront around the commercial space differentiates it from the rest of the building.

5.6.5.C.2.C. Roof lines have varying heights and setbacks. Parapets are used break up the roof line and pitched roofs help differentiate the different ends of the building.

5.6.5.C.2.D.i. Stairwells are integrated within the building and are not apparent on the facade. Other site elements help to define the commercial space and integrate the building within the existing topography.

5.6.5.C.2.D.ii. There are not accessory structures other than the trash enclosure in this proposal.

5.6.5.C.2.D.iii. Patio walls will be masonry and are a common material at the ground level that help make them integral to the design.

5.6.5.C.2.D.iv. Roof mounted mechanical equipment will be properly screened per section 5.4.5 and will comply with height restrictions; mechanical equipment is not proposed at the ground level.

5.6.5.C.2.D.iii. Exterior perimeter walls complement the landscape design and vice versa. This project proposes materials that fit in with the character and history of Carbondale.

5.6.5.C.4. Bulk storage is within the building and adjacent to the unit it serves. Bulk storage spaces meet or exceed the required volume and will not host mechanical or electrical equipment.

5.6.5.C.5. The proposed building is a single building, multi-building requirements do not apply.

5.6.5.C.6. The adjacent land uses (C/T, CRW, PC) are similar to the Mixed-Use Zone in that they allow for multiple uses. The site is not adjacent to a residential district. The building is located to the west end of the site to take advantages of views of Mount Sopris, in addition, the building helps to define the corner and building setbacks along Main Street.

5.6.5.C.7. New paths are being provided to enhance circulation around the site for pedestrians and cyclists. A public plaza is offered as an amenity for the residents, commercial tenants, and neighbors. A new bicycle path is being provided along Colorado Ave. and is buffered from traffic with street parking. A pedestrian walk is proposed to connect Main Street to Colorado Ave along the east property line. Parking will be screened with landscaping.

17. Compliance with 5.7 Commercial Site and Building Design

Compliance with this section is intended to provide a high-quality, attractive, and sustainable mixed-use development that is compatible with the Town's Comprehensive Plan principles and policies per the following:

5.7.3.A. The building is situated to the west end of the site to take advantage of the unobstructed views of Mount Sopris. The building's position helps to establish a street edge and 'hold the corner' at the intersection of Main Street and Hwy 133.

5.7.3.B. The building's design meets the requirements of Section 3.7.5. Re: 5.6.3.D above.

5.7.3.C. The building is oriented along an east-west axis to maximize solar gains in the winter and reduce heat gain in the summer. The flat roofs proposed minimize snow shed by allowing water to drain through the building and into the storm runoff system. On site snow storage is proposed along the west end of the parking lot. Public gathering spaces are oriented to the south and to views of Mount Sopris.

5.7.3.D. The proposed building is a single building, multi-building requirements do not apply.

5.7.3.E. A curb and sidewalk exists along Main Street and Hwy 133 and a new bike path will be provided along Colorado Ave. Refer to the landscape plan for compliance with landscape standards.

5.7.3.F. A new pedestrian walkway is proposed between Main Street and Colorado Ave along the east property line accessible to the public. A new 8' bike path is also planned along Colorado Ave. Landscaping around the site helps to provide interest for pedestrians and cyclists and buffers street traffic from sidewalks.

5.7.3.G. Utilities will be underground.

5.7.4.A. Architectural details at the ground level are of a scale that relates to the human body, while articulating an overall building design. The building is modulated to reduce the appearance of a monotonous and repetitive façade.

5.7.4.B. The building's design emphasizes the corner through a combination of architectural features and landscaping. A commercial space is located on the corner and differentiates itself with a plaza and storefront at the ground level that wraps around the building. This element is highlighted by a building setback on the upper floors. Conceptually the intent is to draw the public to the commercial space and is where public amenities are provided. These elements help to embrace the corner.

5.7.4.C. Building facades along public streets do not have blank walls.

5.7.4.D. The building has 3 street fronts with 3 distinct designs. Entrances face Main Street and Colorado Ave. for both the commercial space and residences. New walkways provide a direct connection between parking to entries.

5.7.4.E. The architectural style compliments surrounding buildings through the use of materials and scale. The building's scale is similar to the surrounding retail shops along Hwy 133 and townhomes east of the site on Main Street. The building's materials consist of brick, wood siding, composite panels, CMU block, and metal panels.

5.7.5.B.1. A landscaped buffer is proposed along Hwy 133, though alternative compliance is requested, as a portion of this buffer will be hardscaped to accommodate circulation around the building while complying with the 10' maximum front yard setback along Highway 133. In order to address this UDC conflict, Alternative compliance is proposed for a 4 ft. landscape area adjacent to the 6 ft. plaza connection within this maximum setback.

5.7.5.B.2. The primary building façade is oriented toward Main Street, though the building does have three street facing elevations including Hwy 133. Entrances face Main Street and Colorado Ave. The building is positioned to the west of the site to take advantage of views of Mount Sopris.

5.7.5.B.3. New access from Hwy 133 is not proposed; off-street parking is accessed from Colorado Ave.

5.7.6.B. Building facades are modulated to reduce the building's mass. The building has 4 distinct components, that utilize shifts in the wall planes, roof forms, and window configuration for differentiation.

5.7.6.C. The building is designed with an identifiable base, body and top that separate vertical components. Masonry is used along the base to help 'ground' the building, while lighter materials are used above.

5.7.6.D. Details at the ground level relate to the human-scale and help articulate the overall building design.

5.7.6.D.1. Building entries are covered at the commercial space to help identify and differentiate them from residential entries. Landscaping, porches and walkways also help to differentiate commercial and residential entries at the ground level.

5.7.6.D.2. Pedestrian oriented features at the commercial space include storefront windows, changes in paving material, and proximity to open space. Walkways to the commercial space directly connect to city sidewalks, while residential walkways are more private by being offset from major sidewalks and landscape design.

5.7.6.D.3. The ground floor meets the minimum glazing requirements. Residential glazing is designed to optimize privacy, security and comfort, while commercial glazing is large and expansive to allow people passing by to see into the space. Glazing requirements for levels above the first floor are also met.

5.7.6.E.1. Roof forms vary along the façade to reduce repetition and large unbroken volumes.

5.7.6.E.2. Neon is not proposed for this project.

5.7.6.E.3. Bright colors are not proposed; colors are coordinated across the façade to compliment building components.

18. Compliance with 5.8 Off-Street Parking Requirements

See the following table for compliance with the Town of Carbondale's UDC MU District Off-Street Parking Requirements:

Parking Requirements (Sections 5.8.3 and 5.8.4 of UDC; pages 219-228)			
Unit Type	**Units in Project**	**Req. Parking Spaces per Unit**	**Req. Parking Spaces**
Efficiency	18	1.25	22.50
2-BR > 800 SF	9	1.75	15.75
Total MF	**27**		**38.25**
Commercial Parking			
Total Commercial SF			3,881
1 Parking Space Required per X Square Feet			200
Commercial Parking Spaces Required			**19.41**
Total Parking Spaces Required (Pre-Reductions)			**57.66**
Reductions	**Reduction %**		
MU Zoning	*15.0%*		(8.65)
less than 300 ft from transit	*15.0%*		(8.65)
Post-Reduction Total Required Parking Spaces			**40.36**
Parking Spaces Provided			**47.00**
Required Total Parking Spaces (Incl. Applicable Rounding Standards)			**40.00**
Surplus / (Deficit)			***7.00***

19. Compliance with 5.8.6. Design of Off-Street Parking and Loading Areas

The Development Standards contained in Section 5.8.6. Design of Off-Street Parking and Loading Areas of the Carbondale UDC were utilized for the design of the off-street parking and loading areas for Sopris Lofts. See the site plan prepared by Sopris Engineering and attached as an Exhibit to this Application for details related to on-street and off-street parking.

20. Compliance with 5.8.7 Off-Street Bicycle Parking, Sub-section A

Per Carbondale's UDC, one bike parking space is required per three commercial parking spaces. Nineteen commercial parking spaces are required generating the requirement for 6.47 bike parking spaces. The proposed bike parking area is composed of eight spaces and is designated on the Site Plan attached as an Exhibit to this Application.

21. Compliance with 5.10 Exterior Lighting Standards

Compliance with this section is intended to provide efficient exterior lighting at minimum levels to provide for safety, security, and enjoyment of the site per the following:

5.10.2.B. Refer to the Photometric Site Plan and the included proposed light fixture specifications for details on compliance.

5.10.3.B. Refer to the Photometric Plan and the proposed light fixture specifications for details on compliance.

5.10.3.C.1. Refer to Photometric Site Plan for light levels at the property lines.

5.10.3.C.2. Refer to light fixture specifications for information on controls.

5.10.3.D. Electrical service will be provided underground.

5.10.4.A. Exterior lighting meets the general standards; flood lights and pole mounted fixtures are not proposed.

5.10.4.B. Fixtures meet the height limits, light shielding and energy requirements.

5.10.5.A.1. Light power densities conform with table 5.10-1.

5.10.5.A.2. Refer to the photometric plan for light levels and fixture specifications. Pole mounted fixtures are not proposed, bollards with integral fixtures are proposed at the bike rack and at the exit of the drive aisle.

5.10.5.A.3. Fixtures meet color temperature restrictions, re: photometric plan.

5.10.5.A.4. Refer to Photometric Plan.

5.10.5.A.5. Refer to Photometric Plan.

5.10.5.A.6. Refer to the photometric plan for specifications on controls.

5.10.5.A.7. Walkways & bikeways will not be illuminated.

5.10.5.A.8. Refer to Photometric Site Plan for specifications.

5.10.5.A.9. Refer to Photometric Plan for specifications.

5.10.5.A.10. Refer to Photometric Plan for specifications.

5.10.5.A.11. Refer to architectural elevations for fixture heights.

5.10.5.B. Security lighting not provided.

5.10.5.B. Illuminated signs not part of proposal.

5.10.6. Parking areas are not illuminated. Refer to the Photometric Plan, all exterior fixtures meet the BUG ratings, temperature restrictions, and reduced activity requirements.

5.10.8. Prohibited lights are not proposed.

5.10.10. Street lighting is not proposed.

5.10.11.B. Proposed fixtures meet BUG ratings, re: Photometric Plan for fixture specifications.

22. Compliance with 5.11.4 Residential Development Mitigation Requirements

Five of the efficiency units are deed-restricted as dictated by the Town of Carbondale's UDC and the Community Housing Guidelines. The following matrix demonstrates Sopris Lofts' compliance with the Town of Carbondale's Residential Development Mitigation Requirements:

Affordable Housing Requirements (Sections 5.11.4; page 269)

Market Rate Units

Unit Type	Units in Project	Bedrooms per Unit	Total Bedrooms
Efficiency	13	1.00	13.00
2-BR	9	2.00	18.00
Total	**22**		**31.00**

Affordable Units

Unit Type	Units in Project	Bedrooms per Unit	Total Bedrooms
Efficiency	5	1.00	5.00
Total	**5**		**5.00**

Total Units

Unit Type	Units in Project	Bedrooms per Unit	Total Bedrooms
Efficiency	18	1.00	18.00
2-BR	9	2.00	18.00
Total	**27**		**36.00**

% Required Affordable Units	*20.0%*
Required Affordable Units (unrounded)	5.40
Required Affordable Units Applicable Rounding Standards	**5.00**
% Required Affordable Bedrooms	*15.0%*
Required Affordable Bedrooms (unrounded)	5.40
Required Affordable Bedrooms Applicable Rounding Stds.	**5.00**

23. Exhibits

Exhibit A	Completed Land Use Application Form
Exhibit B	Owner Authorization Letter
Exhibit C	Pre-Application Conference Summary
Exhibit D	Existing Conditions Survey
Exhibit E	Sopris Engineering Civil Plans
	Site Plan
	Grading and Drainage Plan
	Drainage Basin Plan
	Master Utility Plan
Exhibit F	Table of Site Data Calculations
Exhibit G	Floor Plans and Building Elevations
Exhibit H	Sample Material Boards
Exhibit I	Three Dimensional Renderings
Exhibit J	Landscape / Irrigation Plan
Exhibit K	Engineering Report
Exhibit L	Drainage Report
Exhibit M	Traffic Letters
Exhibit N	Soils Report
Exhibit O	Lighting Plan
Exhibit P	Neighboring Property Owners
Exhibit Q	Title Commitment
Exhibit R	Ordinance No. 18-2016

EXHIBIT A

Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date_____
Fees_____Date Pd_____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: 1201 CO AVE HOLDINGS, LLC Phone: 402-681-2415

Applicant Address: 414 ASPEN AIRPORT BUSINESS CENTER UNIT A, ASPEN, COLORADO 81611

E-mail: jschrager91@gmail.com

Owner Name: STEIN PROPERTIES LP Phone: _____

Address: 624 W OLIVE AVE, BURBANK, CALIFORNIA

E-mail: _____

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

1201 COLORADO AVENUE

PART 2 – PROJECT DESCRIPTION

General project description:

Sopris Lofts is a proposed mixed-use development offering commercial and residential space. The Commercial space will have frontage on both Highway 133 and Main st. with a public plaza near the commercial space. The residential portion consists of 27 rental apartments.

Size of Parcel: 34,215 SQ. FT. # Dwelling Units: 27 Sq Ftg Comm: 3,881 SQ. FT.

Type of Application(s): MAJOR SITE PLAN REVIEW & CONDITIONAL USE PERMIT

Existing Zoning: MU Proposed Zoning: MU

PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Jack Schrager 8/29/19
Applicant Signature Date

Signature of all owners of the property must appear before the application is accepted.

Richard B Stein 8/29/19
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this_____day of

_____20____, by_____.

Witness my hand and official
My commission expires:

See Attatchment for Notary

_____
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Aug 29 2019 (Date) before me, Kevin Thomas McDonnell (Here Insert Name and Title of the Officer),

personally appeared Ronald Bley Stein (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KEVIN THOMAS MCDONNELL
Notary Public - California
Los Angeles County
Commission # 2275936
My Comm. Expires Jan 26, 2023

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land use Application

Document Date: 8/29/19 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

EXHIBIT B

Stein Properties LP
624 W. Olive Avenue
Burbank, CA 91506-2459

August 29, 2019

Town of Carbondale
511 Colorado Ave
Carbondale CO, 81623
Attn: Janet Buck

RE: Major Site Plan Review & Conditional Use Permit Application

Dear Janet,

As you may know, we own the real property located at 1201 Colorado Avenue, Carbondale, CO 81623 (the "Property"). Pursuant to that certain Contract to Buy and Sell Real Estate dated December 6, 2018, as amended (the "Contract"), we have agreed to sell the Property to 1201 CO Ave Holdings, LLC ("Applicant"). In accordance with the Contract, we have authorized, and hereby do authorize, the Applicant to prepare and submit to the Town of Carbondale the enclosed Major Site Plant Review & Conditional Use Permit Application for the Property (the "Application"). We understand that Riley Soderquist and Jack Schrager are authorized to execute the Application and any related agreements on behalf of Applicant.

For purposes of the Application, Applicant is represented by the Land Studio Inc. and their contact information is as follows:

Douglas and Julie Pratte
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
(970)927-3690 phone
landstudio2@comcast.net

Please let us know if you have any questions or need anything further from us. We appreciate your help with the Application.

Sincerely,

Stein Properties LP

By: Ronald B Stein
Name: RONALD B STEIN
Title: PRES, Blyco Realty, gen Ptn

1201 CO Ave Holdings, LLC
414 Aspen Airport Business Center, Unit A
Aspen, CO 81611

August 29, 2019

Town of Carbondale
511 Colorado Ave
Carbondale CO, 81623
Attn: Janet Buck

RE: Major Site Plan Review & Conditional Use Permit Application

Dear Janet,

As you know, we are under contract to purchase the real property located at 1201 Colorado Avenue, Carbondale, CO 81623 (the "Property") from Stein Properties LP ("Seller"). By separate letter, the Seller has authorized us to prepare and submit the enclosed Major Site Plant Review & Conditional Use Permit Application for the Property (the "Application").

This letter authorizes the Land Studio Inc. and Doug and Julie Pratte to submit and process the Application on behalf of Applicant. The contact information for the Land Studio is:

Douglas and Julie Pratte
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, CO 81601
(970)927-3690 phone
landstudio2@comcast.net

Please let us know if you have any questions or need anything further from us. We appreciate your help with the Application.

Sincerely,

1201 CO Ave Holdings, LLC

By: _____
Name: Jack Schrager
Title: Manager

By: _____
Name: Riley Soderquist
Title: Manager

EXHIBIT C

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

July 23, 2019

Riley Soderquist via e-mail
Jack Schrager via e-mail

Re: Pre-Application Meeting - 1201 Colorado Avenue

Dear Riley and Jack:

On June 26, 2019, a pre-application meeting was held for the Stein property located at 1201 Colorado Avenue. Doug and Julie Pratt with The Land Studio, Daniel Wilde with Neo Studio, Yancy Nichol with Sopris Engineering, both of you and myself were in attendance. At the meeting, we reviewed the new Major Site Plan Review proposal for the property. The current proposal is for 27 residential units and 4,127 sq. ft. of commercial square footage. Below are specific items which we discussed.

Zoning – Mixed-Use Zone District

On September 27, 2016, the Town Board approved Ordinance #18-2016 rezoning the property from Planned Community Commercial (PCC) to Mixed-Use (MU). Condition #4 of that ordinance states that the rezoning shall revert to PCC if development is not commenced within one year of the ordinance. No development has taken place.

Tarn Udall, the Town Attorney, indicated that an amendment to Ordinance #18-2016 would be necessary to eliminate that condition in order to move forward with a development under the MU zone district. It was agreed that if a Major Site Plan Review application is submitted, that it should include a request that the ordinance be amended. This can be done concurrently with the Major Site Plan Review application and process. A public hearing for this amendment is not necessary although Staff does suggest that the amendment be noted in a public notice. No fee is required for any type of rezoning.

Building Height

I had mentioned that, due to the slope of the site, the previous application had to be amended several times to comply with the allowed building height of 35 ft. This was due to the fact that the building height is measured from the undisturbed natural ground level ("Building Height" definition in Section 8.3.) Please include the baseline for the

undisturbed natural grade with the building elevations so we will be able to measure the height accurately.

Private Outdoor Space

At the meeting, we discussed the need to make sure Private Outdoor Space was provided as set forth in UDC Section 5.6.5.B. Be aware there are size requirements for these areas based on the square footage and location of the dwelling units.

Building Design Standards

Because of the location of the property and due to the fact it is a mixed-use building, there are a number of sections which apply to the building design. These include:

5.7.3. General Site Layout Standards
5.7.4. General Building Design
5.7.1. Commercial Site and Building Design
5.7.5. Properties with Frontage along Highway 133
5.6 Residential Site and Building Design

UDC Section 5.7.6. which addresses buildings of 10,000 sq. ft. or greater may also apply depending on the square footage of the building.

The building design will be closely reviewed by Staff, the Planning Commission and the Board as this is a significant corner in the center of Town. Feel free to submit draft designs for us to take a look at prior to final submittal of the applications.

Building Code – IgCC

The Town adopted the IgCC in 2015. This building code will apply to the proposed development. I encourage you to become familiar with the IgCC if you are not already as it may affect the design of the buildings. John Plano is the Town's Building Official, and you are welcome to contact him if you have any building code questions.

Conditional Use Permit

A Conditional Use Permit is required per UDC Section 4.3.2.B.2. Generally, Staff approves these types of permits. However, for this application, go ahead and fold the request for a Conditional Use Permit in with the rest of the Major Site Plan Review application. The Planning Commission and the Board would then consider the proposed development as a whole.

At the meeting, I gave you the checklists of what needs to be submitted for these processes. If needed, the checklists are also available on the Town's website and in the UDC.

I encourage your written material to address how the application complies with the approval criteria for each process. It doesn't have to be lengthy.

Be aware that the Town bills for Developer Reimbursables to cover the costs for the Town Attorney and the Town Engineer. These costs vary based on the size and type of development application. Appendix A of the Municipal Code addresses these fees as well as land use application fees.

Please don't hesitate to contact me if you have any questions related to submittal of the application.

Thank you.

Sincerely,

Janet M. Buck
Planning Director
Town of Carbondale

EXHIBIT D

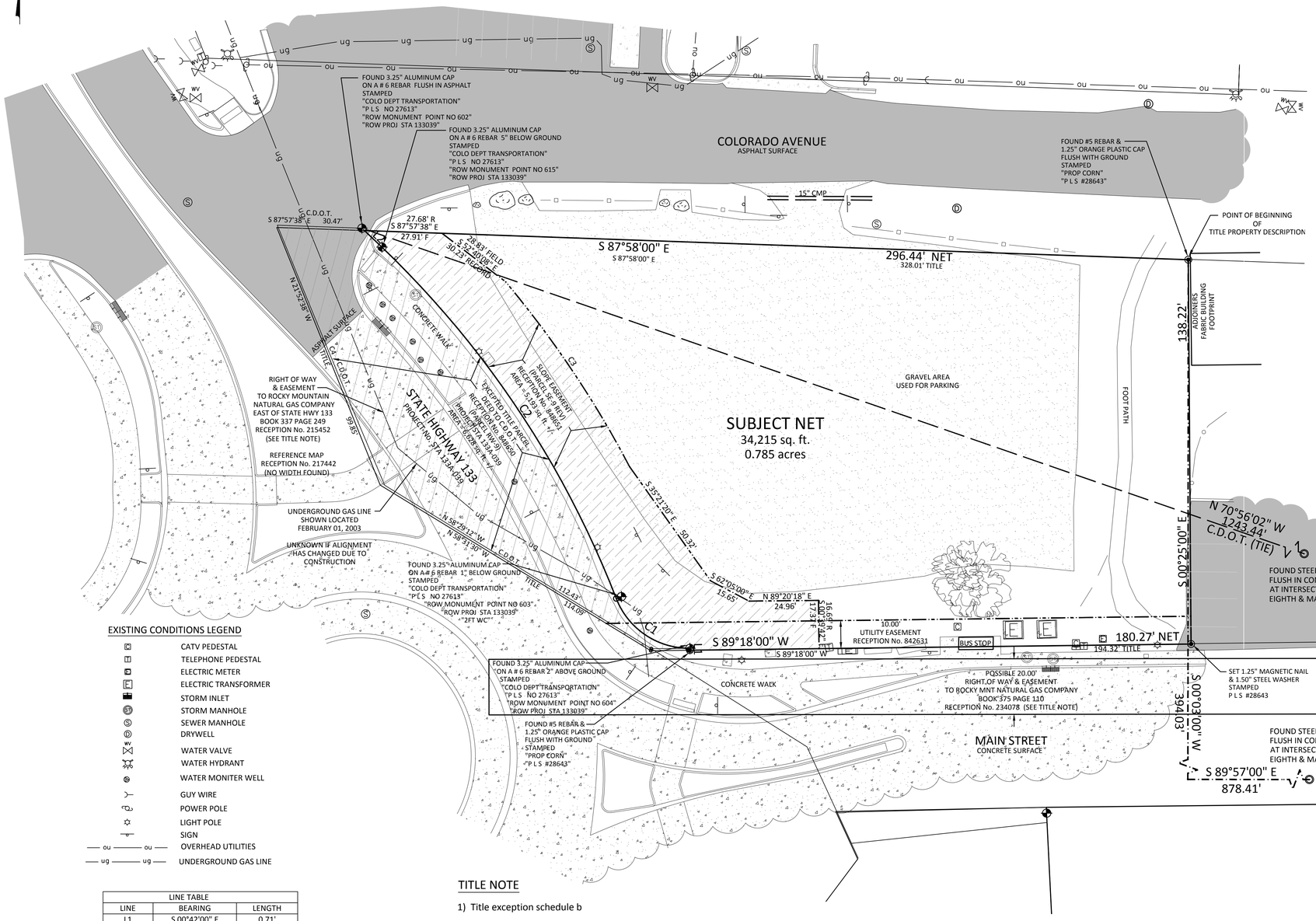
EXISTING CONDITIONS/TOPOGRAPHICAL MAP OF:

1201 COLORADO AVENUE

A PARCEL OF LAND SITUATED IN LOT 9 OF SECTION 33 & IN LOT 12 OF SECTION 34
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



EXISTING CONDITIONS LEGEND

	CATV PEDESTAL
	TELEPHONE PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	STORM INLET
	STORM MANHOLE
	SEWER MANHOLE
	DRYWELL
	WATER VALVE
	WATER HYDRANT
	WATER MONITER WELL
	GUY WIRE
	POWER POLE
	LIGHT POLE
	SIGN
ou ou	OVERHEAD UTILITIES
ug ug	UNDERGROUND GAS LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°42'00" E	0.71'
L2	N 46°27'06" W	8.59'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	33.97'	28.00'	19.43'	31.92'	S 55°54'23" E	69°30'37"
C2	153.19'	349.50'	77.84'	151.96'	N 33°42'28" W	25°06'46"
C3	80.15'	373.50'	40.23'	80.00'	N 33°49'51" W	12°17'43"
C4	101.22'	5575.90'	50.61'	101.22'	S 22°26'41" E	1°02'25"

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

TITLE NOTE

1) Title exception schedule b

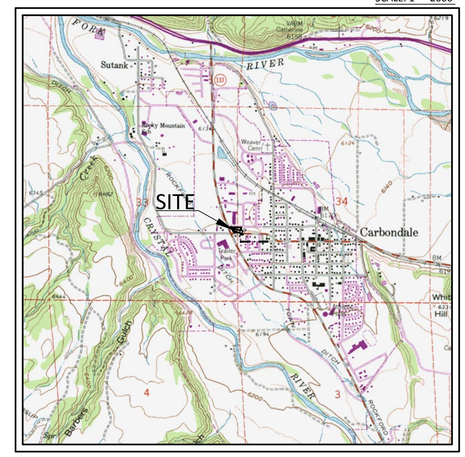
Title exception No. 8d recorded in Book 337 at page 249 as Reception 215452 & Title exception No. 8e recorded in Book 375 at page 110 as Reception 234078 do not contain a specific enough written description for accurate placement of the gas pipeline right of way and easement.

The Rocky Mountain Natural Gas Company, Inc Transmission Line Map #0282 recorded May 4, 1962 as Reception No. 217442 shows an alignment along State Highway No. 133 turning east on Main Street and continuing approximately 800' east.

This map was used in the approximate placement of the gas pipeline right of way and easements.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

VICINITY MAP
SCALE: 1" = 2000'



TITLE PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33 AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M., LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD OR STREET IN THE TOWN OF CARBONDALE, NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD AND EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No.133, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF MAIN AND EIGHTH STREET IN SAID TOWN BEARS: S. 00 DEGREES 03'00" W. 394.04 FEET AND S. 89 DEGREES 57' 00" E. 878.41 FEET;

THENCE S. 00 DEGREES 25' 00" E. 138.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THENCE S. 89 DEGREES 18'00" W. 194.31 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE N. 58 DEGREES 31' 30" W. 114.09 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE N. 21 DEGREES 52' 38" W. 99.85 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;
THENCE S. 87 DEGREES 58' 00" E. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET, 328.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT:
THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, BY INSTRUMENT RECORDED APRIL 28, 2014, AT RECEPTION NO. 848650

SURVEY NOTES

1) Date of Survey: June 06, 2015, December 04, 2016, January 18, 2017, December 6 & 7, 2017, July 8, 2019.

2) Date of Preparation: November 7-9, 2018 & July 8-10 2019 .

3) Basis of Bearing: A bearing of S 88°57'00" E between the found town control monuments found inside monument boxes at the intersections of Euclid Avenue & 8th Street and the intersection of Euclid Avenue and 4th Street. Colorado Department of Transportation recorded description bearing have been rotated 01°01'56" counter clockwise to be consistent with the title property description bearings.

4) Basis of Survey: Colorado Department of Transportation Right-of-way mapping, Bureau of Land Management plats, various documents of record, and the found survey monuments, as shown.

5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in note 4 and the Title Commitment prepared by the Title Company of the Rockies, Commitment No. 7000096-C with an effective date of December 03, 2018.

SURVEYOR'S CERTIFICATE

I hereby state that this Improvement Survey Plat was prepared by Sopris Engineering, LLC (SE) for

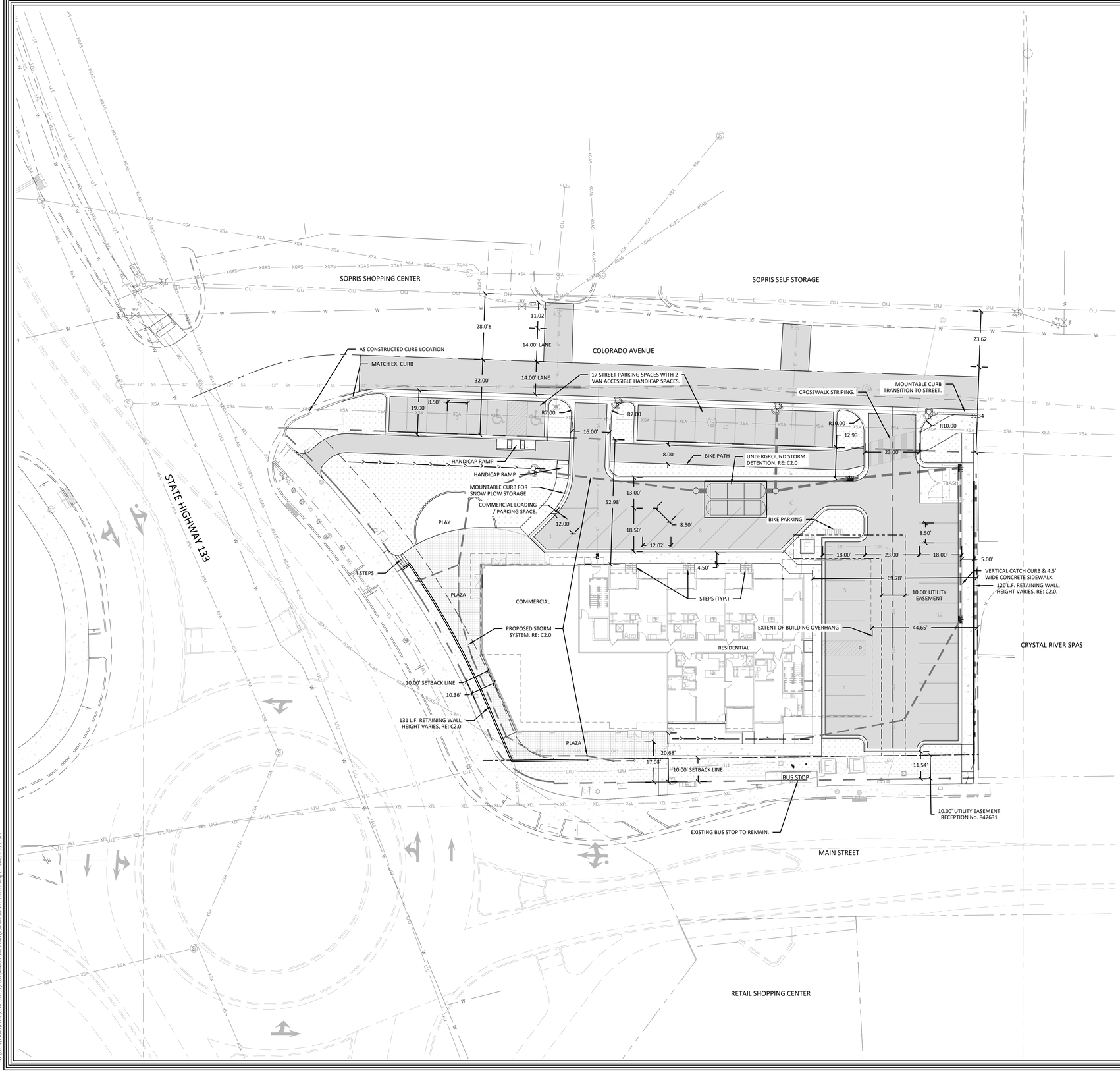
SOPRIS LOFTS LLP
& TITLE COMPANY OF THE ROCKIES

I furthermore state that the improvements on the above described parcel on this date, July 09, 2019, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements of record or in place.

Mark S. Beckler L.S. #28643

RAB 07-10-19 16210-ISP 2019.DWG

EXHIBIT E



SITE NOTES:

1. THE EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY SOPRIS ENGINEERING, LLC. THE EXISTING CONTOUR INTERVAL IS ONE (1) FOOT (DASHED).
2. THE PROPOSED CONTOUR INTERVAL IS ONE (1) FOOT.
3. REFER TO THE ARCHITECT'S PLANS FOR BUILDING INFORMATION.
4. REFER TO THE LANDSCAPE ARCHITECT'S PLANS REGARDING THE SITE LANDSCAPE IMPROVEMENTS.
5. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO.

PROPOSED LEGEND

- PROPOSED RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED SIGN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED SNOW STORAGE AREA

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING WIRE FENCE
- EXISTING ROCK WALL
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SIGN

PARKING CALCULATION

ON-GRADE PARKING SPACES			47	SPACES
REGULAR/ACCESSIBLE			45 / 2	
EFFICIENCY UNITS (18)	1.25	SPACES/UNIT	23	SPACES
TWO BEDROOM UNITS (9)	1.75	SPACES/UNIT	16	SPACES
COMMERCIAL (1 PER 200)	3,881 S.F.		19	SPACES
TOTAL BEFORE REDUCTIONS			58	SPACES
15% MIXED USE REDUCTION	9		49	SPACES
15% TRANSIT STOP REDUCTION	9		40	SPACES
TOTAL SPACES REQUIRED			**40**	**SPACES**
TOTAL SPACE PROVIDED			**47**	**SPACES**
SURPLUS			**7**	**SPACES**

BICYCLE PARKING SUMMARY	
REQ. = 1/3 OF COMM VEHICLE	
REQUIRED =	6.47
PROVIDED =	8

CIVIL PLAN INDEX

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

DESIGNED BY	JPP	
DRAWN BY	JPP	
CHECKED BY	YTN	
DATE:	08-27-2019	
JOB NO.	19066	

SOPRIS LOFTS:
1201 COLORADO AVE
CARBONDALE, COLORADO

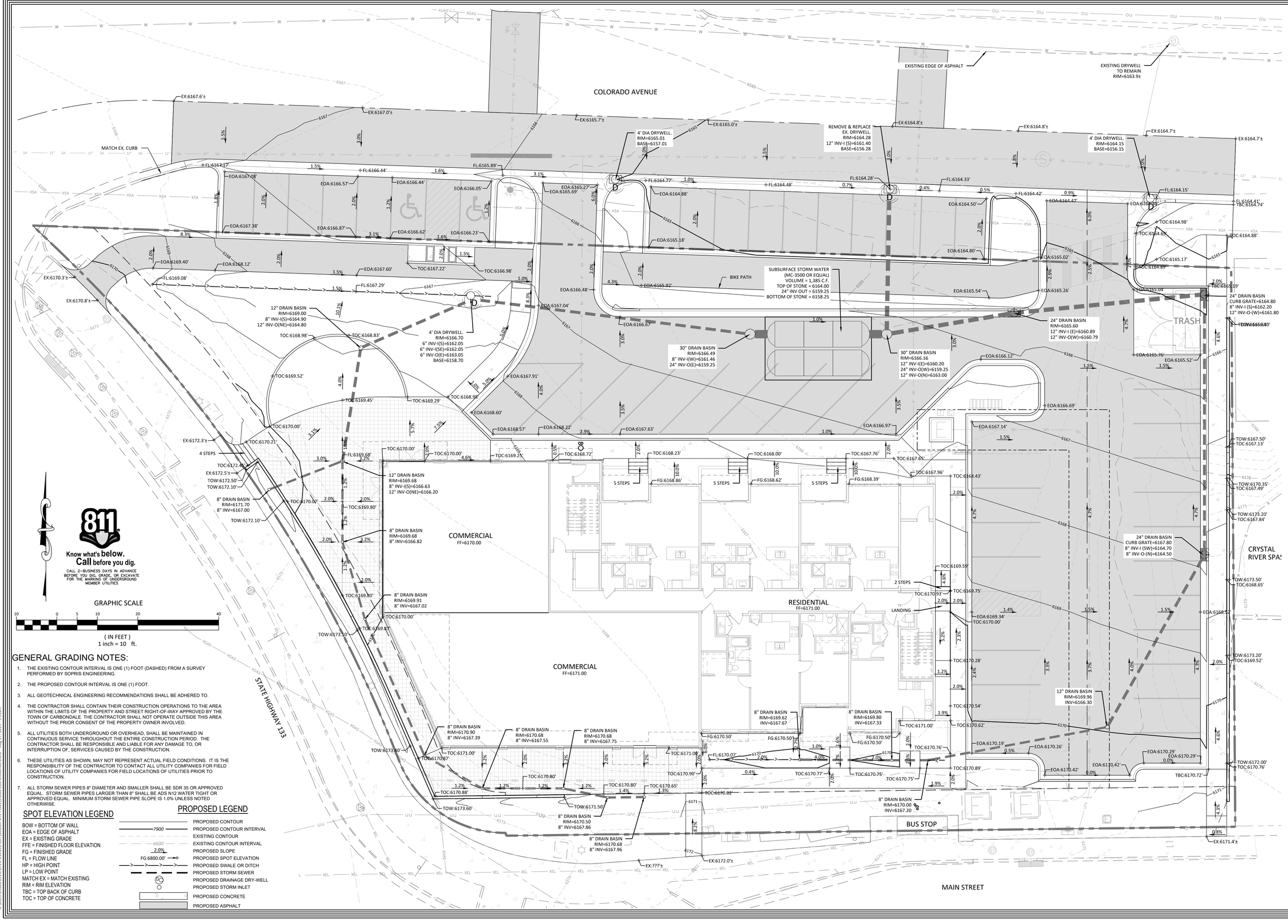
MAJOR SITE PLAN

DATE	REVISION

TITLE
SITE PLAN

DRAWING NO.
C-1.0

G:\2019\19066\CIVIL\CIVIL DWGS\PLOT\MAJOR SITE PLAN\119066-C1D-SITE.DWG - Aug 27, 2019 - 10:27am



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

GENERAL GRADING NOTES:

1. THE EXISTING CONTOUR INTERVAL IS ONE (1) FOOT (DASHED) FROM A SURVEY PERFORMED BY SOPRIS ENGINEERING.
2. THE PROPOSED CONTOUR INTERVAL IS ONE (1) FOOT.
3. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO.
4. THE CONTRACTOR SHALL CONTAIN THEIR CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE LIMITS OF THE PROPERTY AND STREET RIGHT-OF-WAY APPROVED BY THE TOWN OF CARBONDALE. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED.
5. ALL UTILITIES BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
6. THESE UTILITIES AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
7. ALL STORM SEWER PIPES 8" DIAMETER AND SMALLER SHALL BE SDR 35 OR APPROVED EQUAL. STORM SEWER PIPES LARGER THAN 8" SHALL BE ADS N12 WATER TIGHT OR APPROVED EQUAL. MINIMUM STORM SEWER PIPE SLOPE IS 1.0% UNLESS NOTED OTHERWISE.

SPOT ELEVATION LEGEND

- BOW = BOTTOM OF WALL
- EOA = EDGE OF ASPHALT
- EX = EXISTING GRADE
- FFE = FINISHED FLOOR ELEVATION
- FG = FINISHED GRADE
- FL = FLOW LINE
- HP = HIGH POINT
- LP = LOW POINT
- MATCH EX = MATCH EXISTING
- RIM = RIM ELEVATION
- TBC = TOP BACK OF CURB
- TOC = TOP OF CONCRETE

PROPOSED LEGEND

- PROPOSED CONTOUR
- PROPOSED CONTOUR INTERVAL
- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- PROPOSED SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED SWALE OR DITCH
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED STORM INLET
- PROPOSED CONCRETE
- PROPOSED ASPHALT

SOPRIS ENGINEERING, LLC
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CARBONDALE, CO 81623
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FAX: (970)-704-0313

DESIGNED BY	JPP	
DRAWN BY	JPP	
CHECKED BY	YTN	
DATE:	08-27-2019	
JOB NO.	19066	

SOPRIS LOFTS:
1201 COLORADO AVE
CARBONDALE, COLORADO

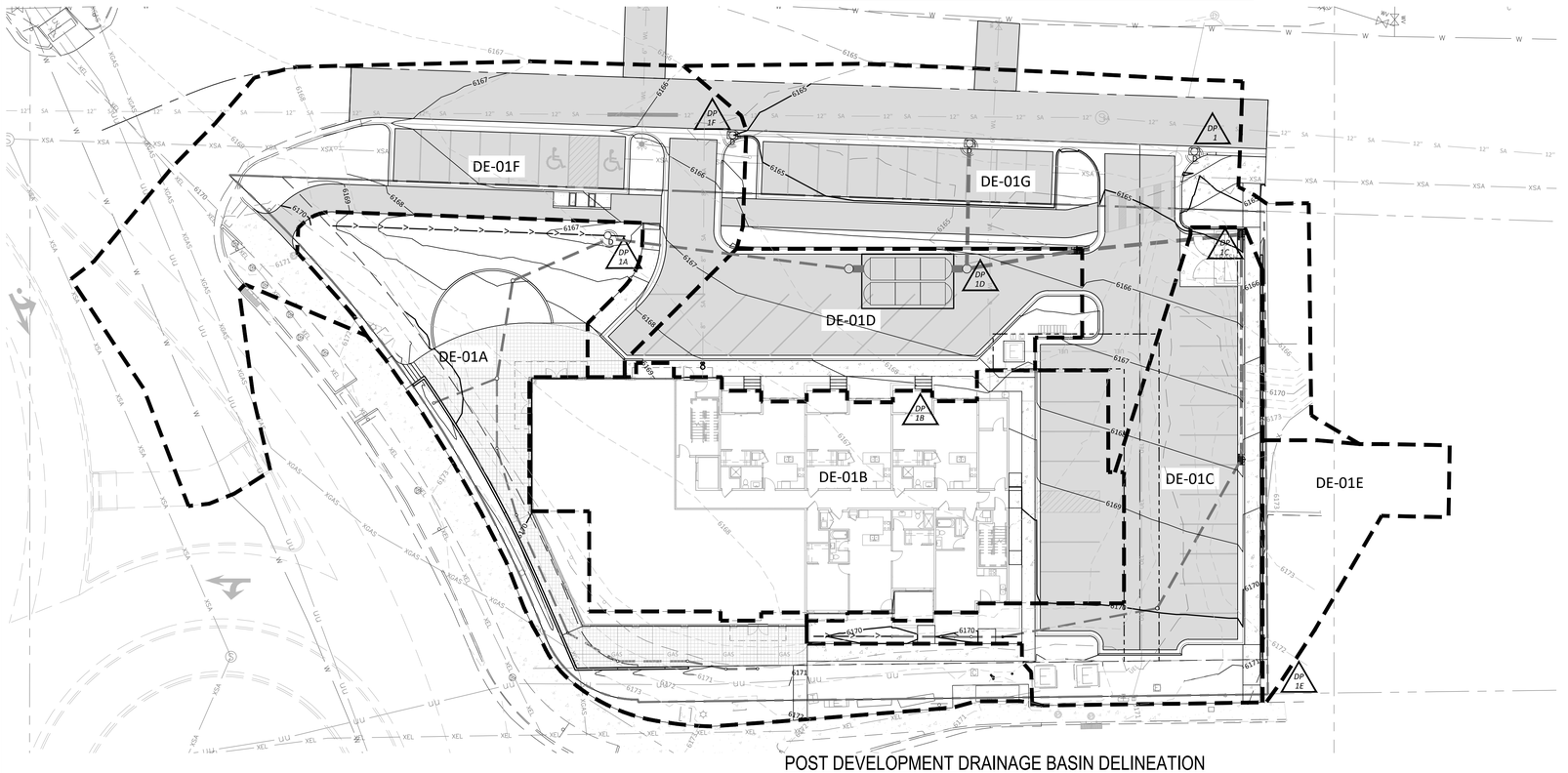
MAJOR SITE PLAN

DATE	REVISION

TITLE: GRADING PLAN

DRAWING NO. C-2.0

EXISTING DEVELOPMENT DRAINAGE BASIN DELINEATION



POST DEVELOPMENT DRAINAGE BASIN DELINEATION

PEAK RUNOFF DRAINAGE CALCULATIONS

10-YR EXISTING PEAK RUNOFF SUMMARY						DESIGN POINT ID	100-YR EXISTING PEAK RUNOFF SUMMARY				
BASIN I.D.	% IMPERVIOUS	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)		BASIN I.D.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	14%	0.25	3.66	1.202	**1.10**	DP 1	EX-1	0.42	5.96	1.202	**3.01**
10-YR POST DEVELOPMENT PEAK RUNOFF SUMMARY						**DESIGN POINT ID**	**100-YR POST DEV PEAK RUNOFF SUMMARY**				
BASIN I.D.	**% IMPERVIOUS**	**C_{10}**	**I_{10} (in/hr)**	**AREA (acres)**	**Q_{10} (cfs)**		**BASIN I.D.**	**C_{100}**	**I_{100} (in/hr)**	**AREA (acres)**	**Q_{100} (cfs)**
DE-1A	45%	0.38	3.66	0.198	**0.275**	DP 1A	DE-1A	0.51	5.96	0.198	**0.602**
DE-1B	100%	0.92	3.66	0.242	**0.814**	DP 1B	DE-1B	0.96	5.96	0.242	**1.383**
DE-1C	83%	0.66	3.66	0.147	**0.354**	DP 1C	DE-1C	0.73	5.96	0.147	**0.638**
DE-1D	87%	0.72	3.66	0.103	**0.271**	DP 1	DE-1D	0.77	5.96	0.103	**0.472**
DE-1E	71%	0.54	3.66	0.048	**0.095**	DP 1E	DE-1E	0.63	5.96	0.048	**0.180**
DE-1F	83%	0.66	3.66	0.252	**0.608**	DP 1F	DE-1F	0.73	5.96	0.252	**1.096**
DE-1G	91%	0.77	3.66	0.213	**0.600**	DP 1	DE-1G	0.83	5.96	0.213	**1.053**
TOTAL =				**1.202**	**3.017**		**TOTAL =**			**1.202**	**5.423**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 5 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

PRE/POST DRAINAGE CALCULATIONS: MODIFIED RATIONAL 1 HOUR STORM

10-YR EXISTING DETENTION RUNOFF SUMMARY						DESIGN POINT ID	100-YR EXISTING DETENTION RUNOFF SUMMARY				
BASIN I.D.	% IMPERVIOUS	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)		BASIN I.D.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	14%	0.25	0.777	1.202	**0.233**	DP 1	EX-1	0.42	1.19	1.202	**0.601**
10-YR POST DEVELOPMENT DETENTION RUNOFF SUMMARY						**DESIGN POINT ID**	**100-YR POST DEV. DET. RUNOFF SUMMARY**				
BASIN I.D.	**% IMPERVIOUS**	**C_{10}**	**I_{10} (in/hr)**	**AREA (acres)**	**Q_{10} (cfs)**		**BASIN I.D.**	**C_{100}**	**I_{100} (in/hr)**	**AREA (acres)**	**Q_{100} (cfs)**
DE-1A	45%	0.38	0.777	0.198	**0.058**	DP 1A	DE-1A	0.51	1.19	0.198	**0.120**
DE-1B	100%	0.92	0.777	0.242	**0.173**	DP 1B	DE-1B	0.96	1.19	0.242	**0.276**
DE-1C	83%	0.66	0.777	0.147	**0.075**	DP 1C	DE-1C	0.73	1.19	0.147	**0.127**
DE-1D	87%	0.72	0.777	0.103	**0.058**	DP 1	DE-1D	0.77	1.19	0.103	**0.094**
DE-1E	71%	0.54	0.777	0.048	**0.020**	DP 1E	DE-1E	0.63	1.19	0.048	**0.036**
DE-1F	83%	0.66	0.777	0.252	**0.129**	DP 1F	DE-1F	0.73	1.19	0.252	**0.219**
DE-1G	91%	0.77	0.777	0.213	**0.127**	DP 1	DE-1G	0.83	1.19	0.213	**0.210**
WEIGHTED C =	**0.69**	**TOTAL =**	**1.202**	**0.641**			**WEIGHTED C =**	**0.76**	**TOTAL =**	**1.202**	**1.083**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 5 MINUTES.
[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN
[3] RAINFALL INTENSITY IS FROM THE NOAA 14 IDF CURVE FOR CARBONDALE, CO

DESIGN POINT SUMMARY

DESIGN POINT SUMMARY								
DESIGN PT I.D.	EX Q_{100} (cfs)	DE Q_{100} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{100} (cfs)	DETENTION PROV. (cf) DRYWELL	STORMTECH	TOTAL
DP 1	0.60	1.08	0.48	1,750	0.60	412	1,385	1,797

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH (BELOW)

Duration=	60	minutes
P =	1.19	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN I.D.	Vr (ac-ft)	Vr (CF)
EX-1	0.050	2,180
DE 1A	0.090	3,930

EXISTING LEGEND

- EXISTING CONTOUR
- 7900 EXISTING CONTOUR INTERVAL
- EXISTING FLOW ARROW
- EXISTING DRAINAGE BASIN

PROPOSED LEGEND

- PROPOSED CONTOUR
- 7900 PROPOSED CONTOUR INTERVAL
- POST DEVELOPMENT DRAINAGE BASIN
- DP # DESIGN POINT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SOPRIS ENGINEERING, LLC.
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(970) 704-0311
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DESIGNED BY	JPP	
DRAWN BY	JPP	
CHECKED BY	YTN	
DATE:	08-27-2019	
JOB NO.	19066	

SOPRIS LOFTS:
1201 COLORADO AVE
CARBONDALE, COLORADO

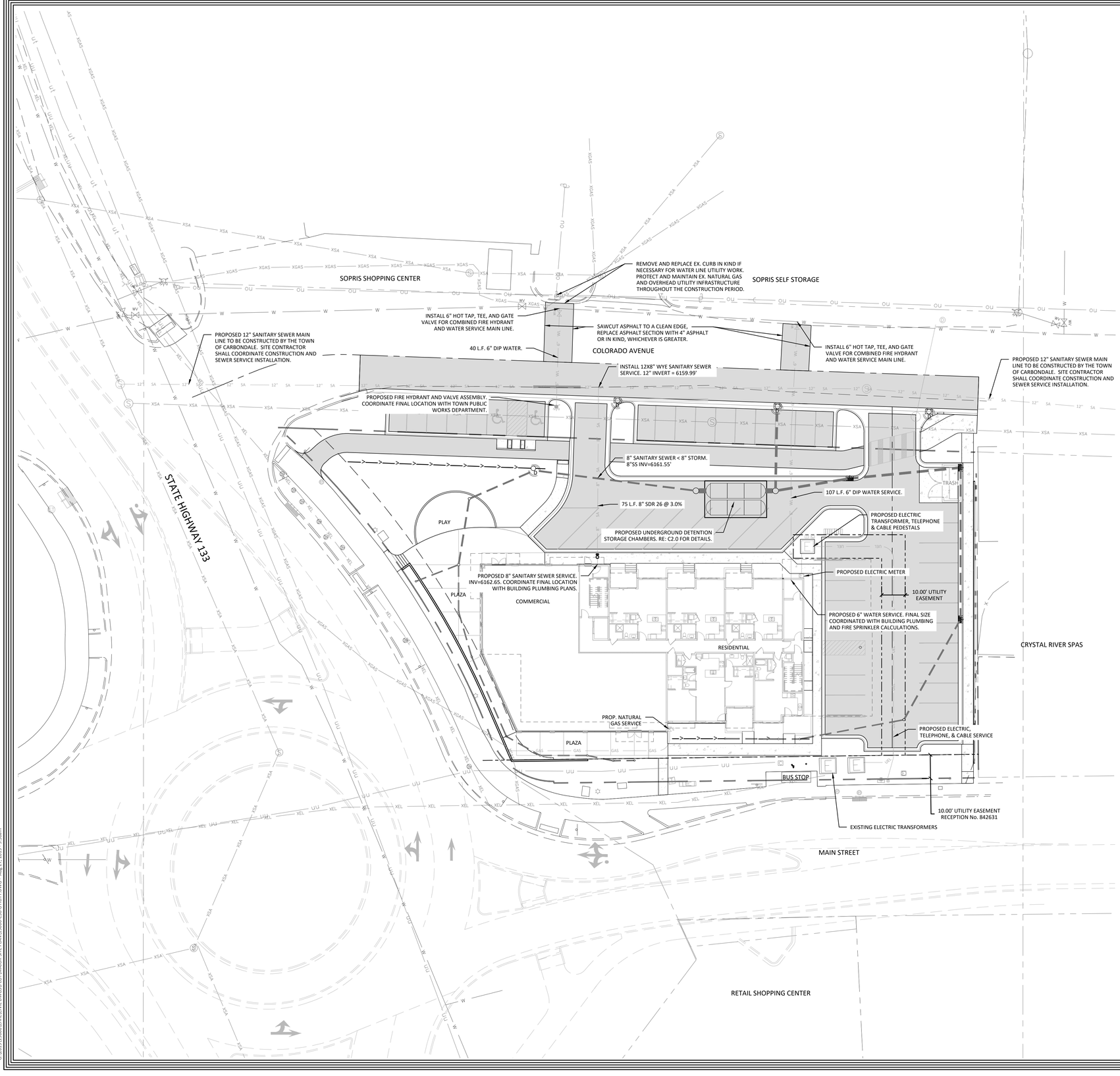
MAJOR SITE PLAN

DATE	REVISION

TITLE
DRAINAGE PLAN

DRAWING NO.
C-2.1

G:\2019\19066\CIVIL\CIVIL DWGS\PLOT\MAJOR SITE PLAN\19066-C2D-GRADING.DWG - Aug 27, 2019 - 9:33am



PROPOSED LEGEND

- PROPOSED CONTOUR
- 7900 PROPOSED CONTOUR INTERVAL
- 3"W PROPOSED 3" DIP WATER SERVICE
- 6" WL PROPOSED 6" WATER LINE
- FM PROPOSED SEWER FORCE MAIN
- 4" SWC PROPOSED 4" SANITARY SEWER SERVICE
- ETC PROPOSED ELEC, TELE, CABLE
- GAS PROPOSED GAS
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED SIGN
- PROPOSED STORM INLET
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK

EXISTING LEGEND

- EXISTING CONTOUR
- 7900 EXISTING CONTOUR INTERVAL
- W EXISTING WATER MAIN
- XSA EXISTING SANITARY SEWER MAIN
- XGAS EXISTING GAS
- XUT EXISTING TELEPHONE
- XEL EXISTING UNDERGROUND ELECTRIC
- UU EXISTING UNDERGROUND UTILITY
- XTV EXISTING CABLE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- X EXISTING WIRE FENCE
- EXISTING SEWER MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE

GENERAL UTILITY NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON A SURVEY PERFORMED BY SOPRIS ENGINEERING. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO WITHIN THE SITE BOUNDARIES. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE OWNER OR PUBLIC UTILITY REPRESENTATIVES.
5. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PUBLIC OR PRIVATE OWNER OR UTILITY COMPANY REPRESENTATIVES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WATER AND SEWER MAIN LINES AND SERVICES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS INCLUDED IN THE THE TOWN OF CARBONDALE'S PUBLIC WORKS MANUAL (FEB 2009). WHERE THE PLANS AND MANUAL DIFFER THE CONTRACTOR SHALL HOLD TO THE MORE STRINGENT CRITERIA; ALSO ALL COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
7. ALL WATER SERVICES SHALL BE INSTALLED WITH A 6.0' MINIMUM DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THAT THE MINIMUM DEPTH OF COVER IS MAINTAINED.
8. ALL WATER SERVICES SHALL INCLUDE A CURB STOP OR OTHER ISOLATION VALVE LOCATED TO PROVIDE ACCESSIBILITY.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION, SCHEDULING, AND INSTALLATION OF WATER SERVICE, SANITARY SERVICE, ELECTRIC, CABLE TELEVISION, GAS AND TELEPHONE UTILITIES PURSUANT TO UTILITY PROVIDER'S SPECIFICATIONS.

SHALLOW UTILITY NOTES:

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS.
3. UTILITY SERVICES MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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DRAWN BY	JPP	
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DATE:	08-27-2019	
JOB NO.	19066	

SOPRIS LOFTS:
1201 COLORADO AVE
CARBONDALE, COLORADO

MAJOR SITE PLAN

DATE	REVISION

TITLE
UTILITY PLAN

DRAWING NO.
C-3.0

EXHIBIT F

SOPRIS LOFTS

Table of Site Data Calculations

29-Aug-19

BUILDING INFORMATION

RESIDENTIAL UNITS	27	UNITS
RESIDENTIAL AREA	18,825	SF
COMMON AREA	3,258	SF
COMMERCIAL AREA	3,881	SF
TOTAL BUILDING AREA	**25,964**	**SF**

OPEN SPACE REQUIREMENTS

LOT SIZE	34,215
COMMON OPEN SPACE REQ. (15%)	5132.20
PROPOSED COMMON OPEN SPACE (32%)	10, 813
LANDSCAPE AREA REQUIRED (10%)	3, 421
PROPOSED LANDSCAPE AREA (17%)	5,895
MAXIMUM IMPERVIOUS LOT COVERAGE (90%)	30,794
PROPOSED IMPERVIOUS LOT COVERAGE (83%)	28,320

RESIDENTAL UNITS

DESCRIPTION	EFFICIENCY 1			
	QUANTITY	SF 416 & 450	STORAGE	OUTDOOR
FIRST FLOOR	1	450	17	84
SECOND FLOOR	1	416	18	63
THIRD FLOOR	1	416	18	63
NUMBER OF UNITS	3			
RESIDENTIAL NET S.F.		1,282	53	210
DESCRIPTION	EFFICIENCY 2			
	QUANTITY	SF 561	STORAGE	OUTDOOR
FIRST FLOOR	3	1,683	72	255
SECOND FLOOR	3	1,683	72	216
THIRD FLOOR	3	1,683	72	216
NUMBER OF UNITS	9			
RESIDENTIAL NET S.F.		5,049	216	687
DESCRIPTION	EFFICIENCY 3			
	QUANTITY	SF 628	STORAGE	OUTDOOR
FIRST FLOOR	-	-	-	-
SECOND FLOOR	3	1,884	78	300
THIRD FLOOR	3	1,884	78	300
NUMBER OF UNITS	6			
RESIDENTIAL NET S.F.		3,768	156	600
DESCRIPTION	2 BEDROOM			
	QUANTITY	SF 970	STORAGE	OUTDOOR
FIRST FLOOR	1	970	45	113
SECOND FLOOR	2	1,940	90	126
THIRD FLOOR	2	1,940	90	126
NUMBER OF UNITS	5			
RESIDENTIAL NET S.F.		4,850	225	365
DESCRIPTION	2 BEDROOM - ALTERNATE 1			
	QUANTITY	SF 960	STORAGE	OUTDOOR
FIRST FLOOR	-			
SECOND FLOOR	1	960	42	67
THIRD FLOOR	1	960	42	67
NUMBER OF UNITS	2			
RESIDENTIAL NET S.F.		1,920	84	134
DESCRIPTION	2 BEDROOM - ALTERNATE 2			
	QUANTITY	SF 978	STORAGE	OUTDOOR
FIRST FLOOR	-			
SECOND FLOOR	1	978	42	130
THIRD FLOOR	1	978	42	130
NUMBER OF UNITS	2			
RESIDENTIAL NET S.F.		1,956	84	260
DESCRIPTION	RESIDENTIAL TOTAL			
	QUANTITY	SF	STORAGE	OUTDOOR
FIRST FLOOR	5	3,103	134	452
SECOND FLOOR	11	7,861	342	902
THIRD FLOOR	11	7,861	342	902
TOTAL	**27**	**18,825**	**818**	**2,256**

RESIDENTIAL COMMON SPACE

DESCRIPTION	CORRIDOR	STAIR	UTILITY	MAIL	TOTAL SF
FIRST FLOOR	540	378	230	40	1187.75
SECOND FLOOR	737	298			1035.29
THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258

PARKING REQ'S

ON-GRADE PARKING SPACES			47	SPACES
REGULAR/ACCESSIBLE			45 / 2	SPACES
EFFICIENCY UNITS (18)	1.25	SPACES/UNIT	23	SPACES
TWO BEDROOM UNITS (9)	1.75	SPACES/UNIT	16	SPACES
COMMERCIAL (1 PER 200)	3,881	S.F.	19	SPACES
TOTAL BEFORE REDUCTIONS			58	SPACES
15% MIXED USE REDUCTION	9		49	SPACES
15% TRANSIT STOP REDUCTION	9		40	SPACES
TOTAL SPACES REQUIRED			40	SPACES
TOTAL SPACE PROVIDED			47	SPACES
SURPLUS			7	SPACES

EXHIBIT G

COLORADO AVE

PROPOSED BIKE PATH

PROPOSED BIKE PATH

OPEN SPACE

SNOW STORAGE

PLAY AREA

LOADING

TRASH ENCLOSURE

PUBLIC PLAZA

99' - 0"

99' - 0" = 6170.0'

MAIL

RAMP UP

100' - 0"

100' - 0"

100' - 0"

100' - 0"

UTILITY

100' - 0"

2 RISERS

RAMP UP

100' - 0"

99' - 0"

T.O.W

100' - 0" = 6171.0'

RAMP UP @ 1.59%

RAMP UP

REF

100' - 0"

100' - 0"

10' - 0" HWY 133 SETBACK

100' - 0"

PUBLIC PLAZA

104' - 6" T.O. WALL

100' - 0" = 6171.0'

104' - 1/2"

UTILITY EASEMENT

EXISTING UTILITY

BUS STOP

EXISTING BIKE RACKS

EXISTING UTILITY

EXISTING UTILITY

PEDESTRIAN ACCESS

HWY 133

MAIN STREET

1 SITE PLAN
1" = 10'-0"

N

0' 5' 10' 20' 40'

8/30/2019 9:03:05 AM

neo studio

3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

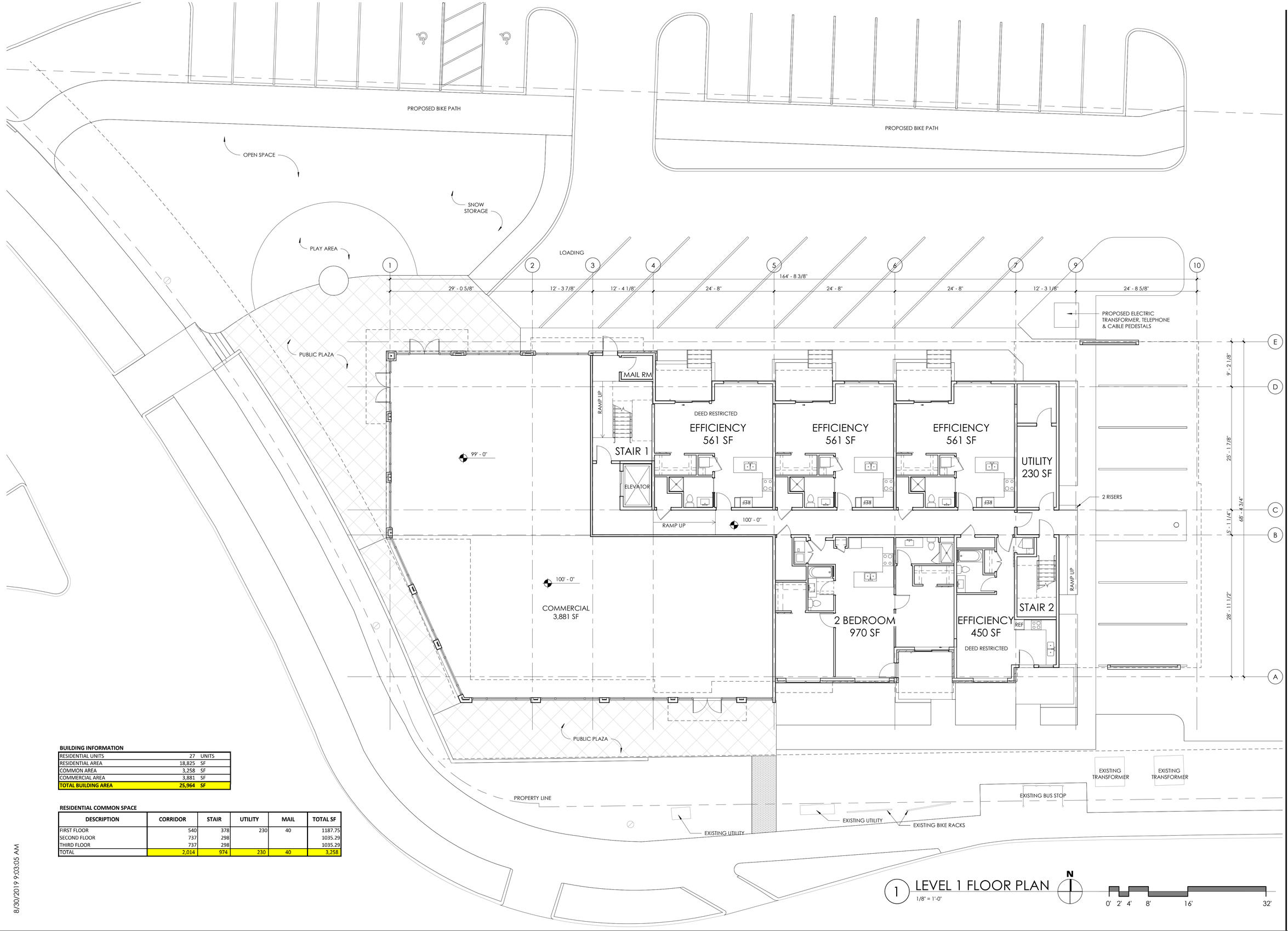
PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 8/21/2019
REVISIONS

ISSUED
FOR: NOT FOR CONSTRUCTION

SCALE: 1" = 10'-0"

SHEET TITLE:
ARCHITECTURAL SITE PLAN

A1.01



BUILDING INFORMATION

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COMMERCIAL AREA	3,881	SF
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SECOND FLOOR	737	298			1035.29
THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

N

0' 2' 4' 8' 16' 32'

8/30/2019 9:03:05 AM

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HWY 133 & MAIN STREET, CARBONDALE CO 81623

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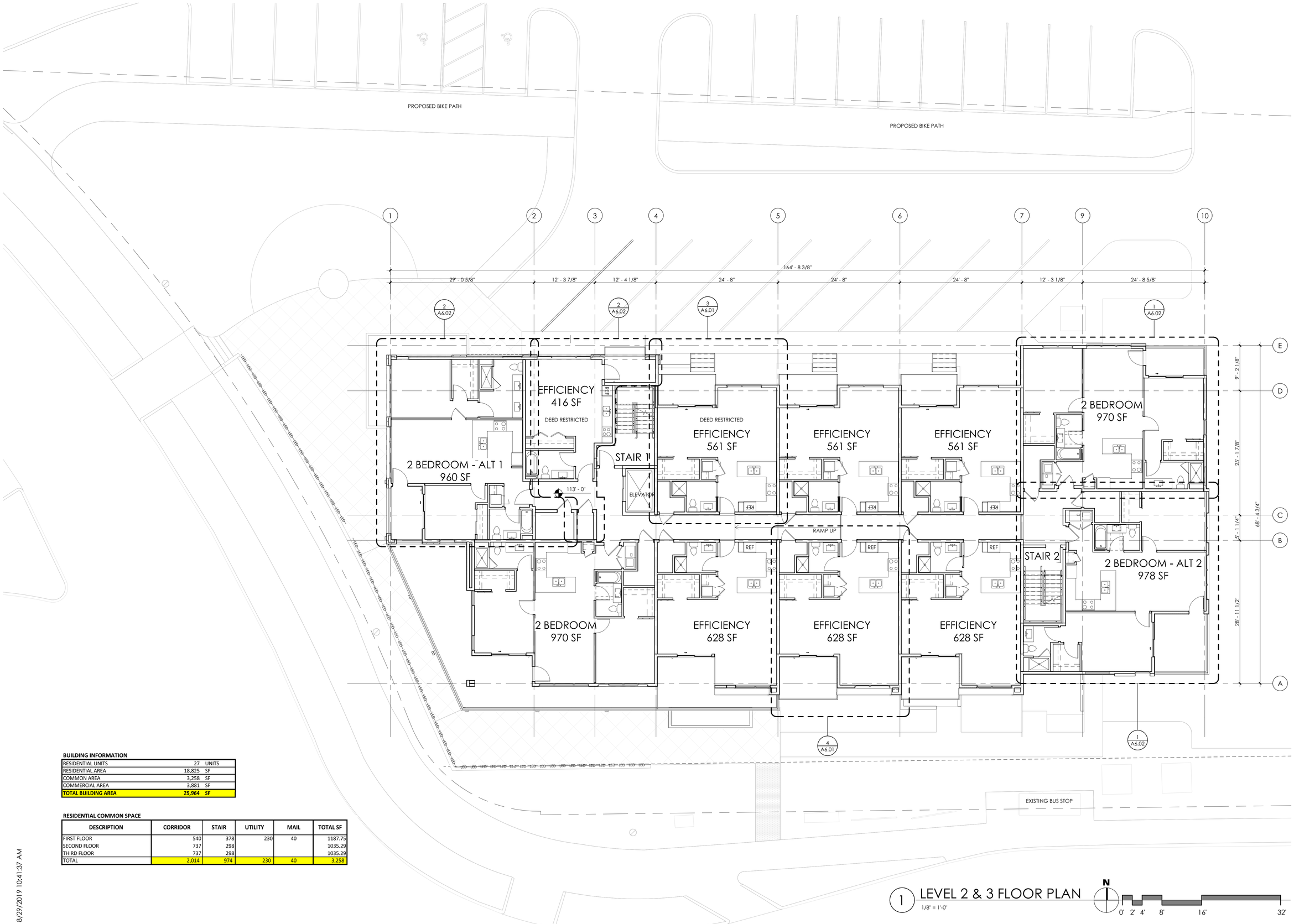
APPROVED: MICHAEL NODA
DATE: 8/21/2019
REVISIONS

ISSUED
FOR: NOT FOR CONSTRUCTION

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

A2.01



BUILDING INFORMATION

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THIRD FLOOR	737	298			1035.29
TOTAL	2,014	974	230	40	3,258

1 LEVEL 2 & 3 FLOOR PLAN
1/8" = 1'-0"

N
0' 2' 4' 8' 16' 32'

8/29/2019 10:41:37 AM

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HWY 133 & MAIN STREET, CARBONDALE CO 81623

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APPROVED: MICHAEL NODA
DATE: 8/21/2019
REVISIONS

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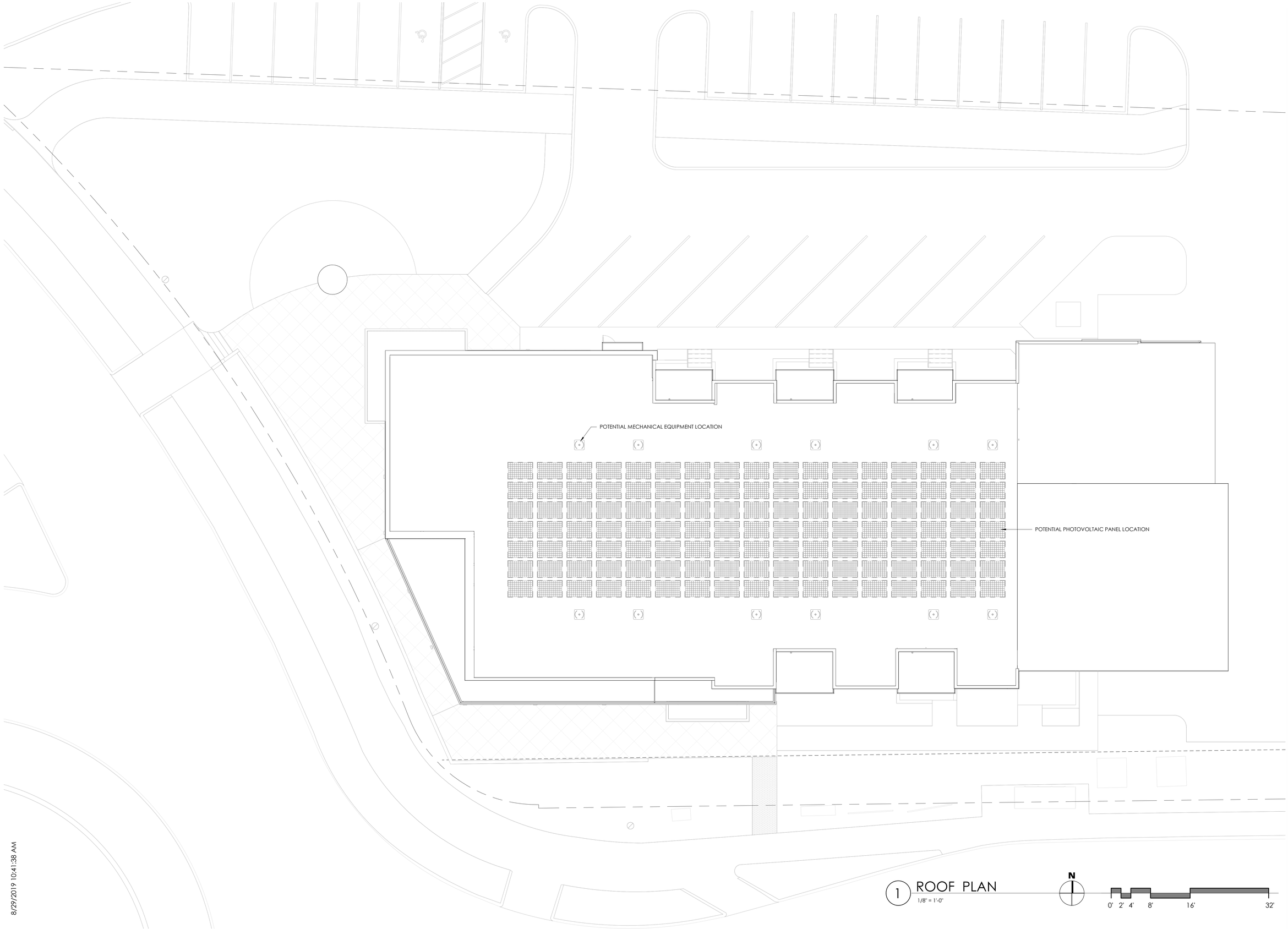
FOR: NOT FOR CONSTRUCTION

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

SHEET TITLE:
LEVEL 2 & 3 PLAN

A2.02



1 ROOF PLAN
1/8" = 1'-0"

N

0' 2' 4' 8' 16' 32'

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SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: Author
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 8/21/2019
REVISIONS

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

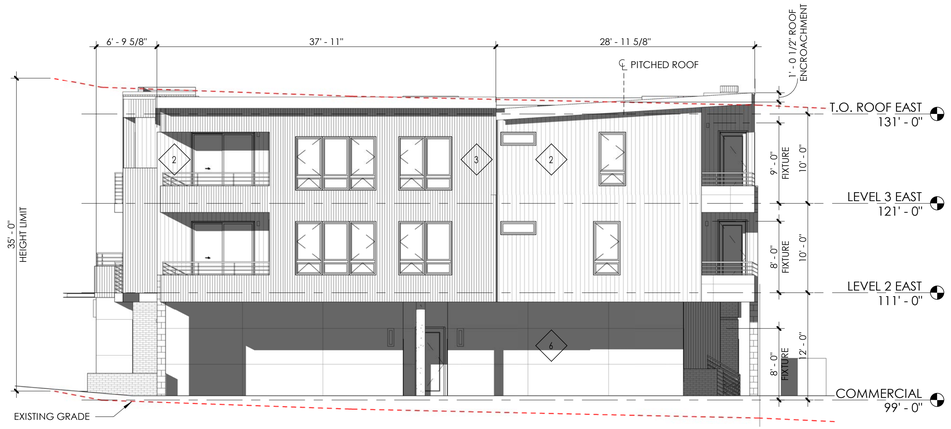
SHEET TITLE:
ROOF PLAN

A2.03

8/29/2019 10:41:38 AM

MATERIAL LEGEND

1. BRICK, RUNNING BOND
   MFR: SUMMIT BRICK
   COLOR: INCA IRONSPOT
2. #2 CEDAR WOOD SIDING
   MFR:
   COLOR: NATURAL
3. VERTICAL METAL SIDING
   MFR: DREXEL
   COLOR: BRONZE
4. HORIZONTAL METAL SIDING
   MFR: DREXEL
   COLOR: SILVER
5. 8" X 16" CMU BLOCK
   MFR: SUMMIT BRICK
   COLOR: GREY
6. FIBER CEMENT PANEL
   MFR: HARDIE OR SIMILAR
   COLOR: CHARCOAL



4 EAST ELEVATION
1/8" = 1'-0"

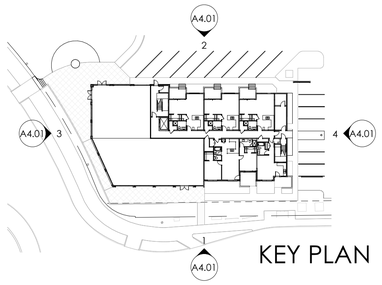
3 WEST ELEVATION
1/8" = 1'-0"

SE PERSPECTIVE

SW PERSPECTIVE

NW PERSPECTIVE

NE PERSPECTIVE



KEY PLAN

2 NORTH ELEVATION
1/8" = 1'-0"

1 SOUTH ELEVATION
1/8" = 1'-0"

8/29/2019 10:42:04 AM

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APPROVED: MICHAEL NODA
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REVISIONS

ISSUED
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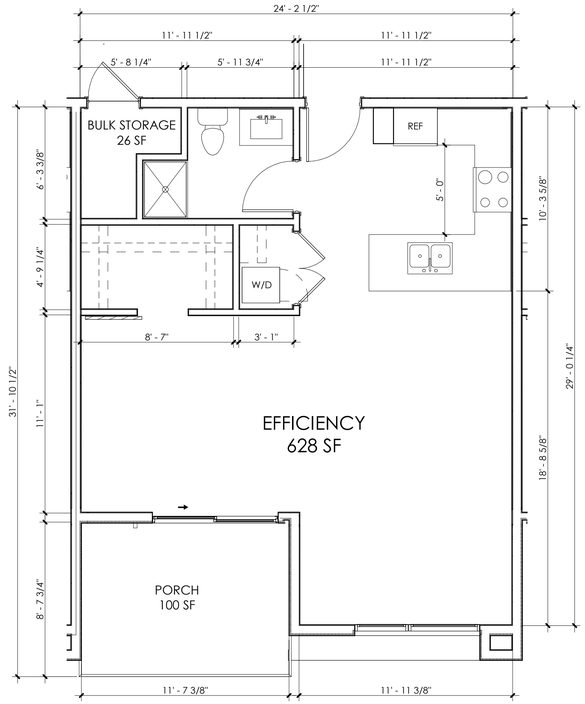
SCALE: As indicated

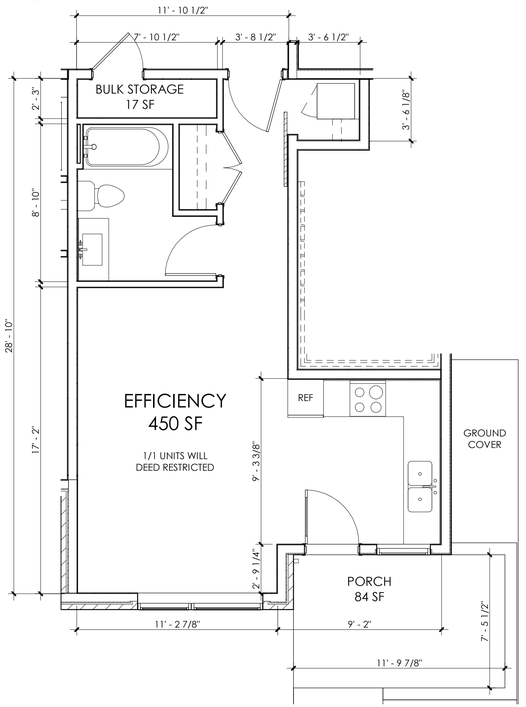
SHEET TITLE:
BUILDING ELEVATIONS

A4.01



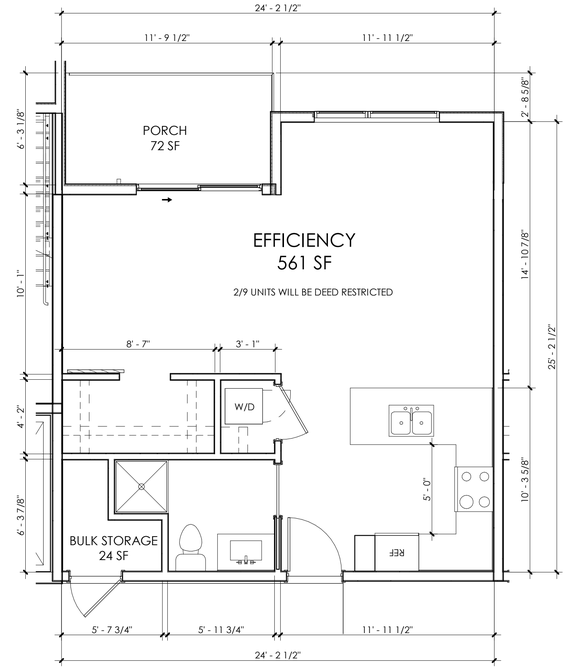
4 ENLARGED EFFICIENCY 3

1/4" = 1'-0"



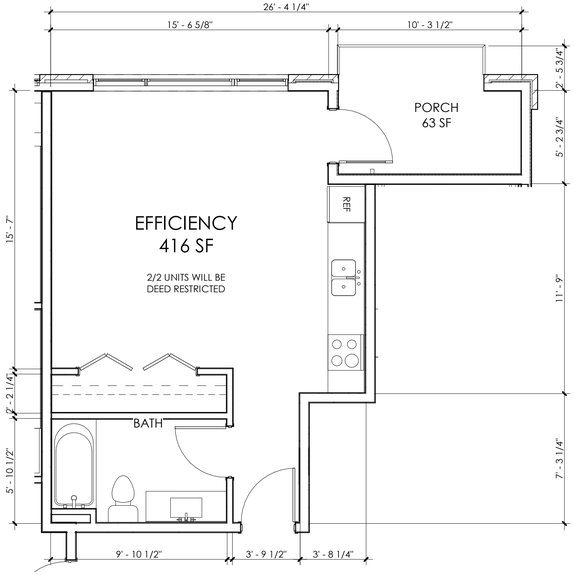
2 ENLARGED EFFICIENCY ALTERNATE 1

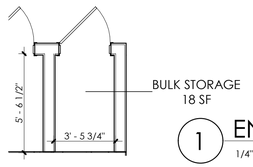
1/4" = 1'-0"



3 ENLARGED EFFICIENCY 2

1/4" = 1'-0"





1 ENLARGED EFFICIENCY 1

1/4" = 1'-0"

RESIDENTAL UNITS

DESCRIPTION	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL	
	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR		
		417				561				628				970				960				978				
FIRST FLOOR	1	450	17	84	3	1,683	24	85	-	-	-	-	1	970	45	113	-	960	42	67	-	978	45	130	3,103	
SECOND FLOOR	1	416	18	63	3	1,683	24	72	3	1,884	26	100	2	1,940	45	63	1	960	42	67	1	978	45	130	7,861	
THIRD FLOOR	1	416	18	63	3	1,683	24	72	3	1,884	26	100	2	1,940	45	63	1	960	42	67	1	978	45	130	7,861	
NUMBER OF UNITS	3				9				6				5				2				2				27	UNITS
RESIDENTIAL NET S.F.		1,282				5,049				3,768				4,850				1,920				1,956			18,825	S.F.

8/29/2019 10:42:05 AM

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SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: DW
CHECKED: Checker
APPROVED: MICHAEL NODA
DATE: 8/21/2019
REVISIONS

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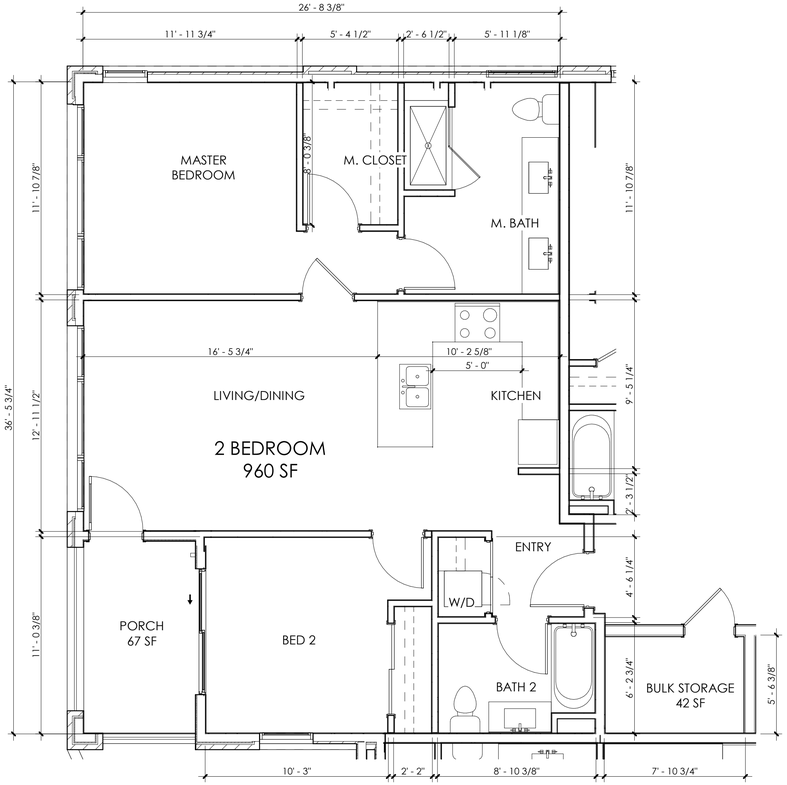
SCALE: 1/4" = 1'-0"

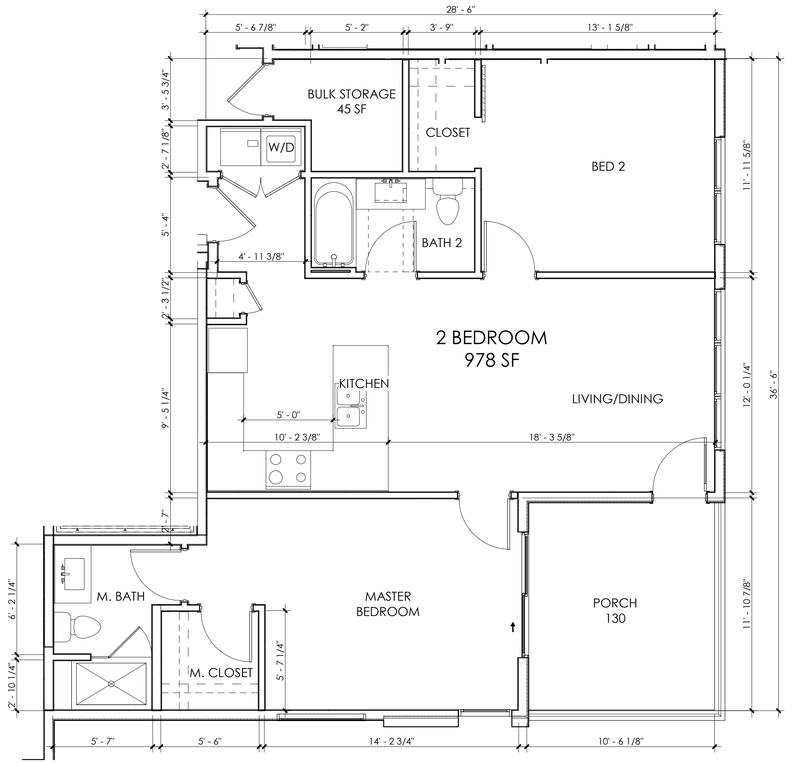
SHEET TITLE:
ENLARGED UNIT PLANS

A6.01



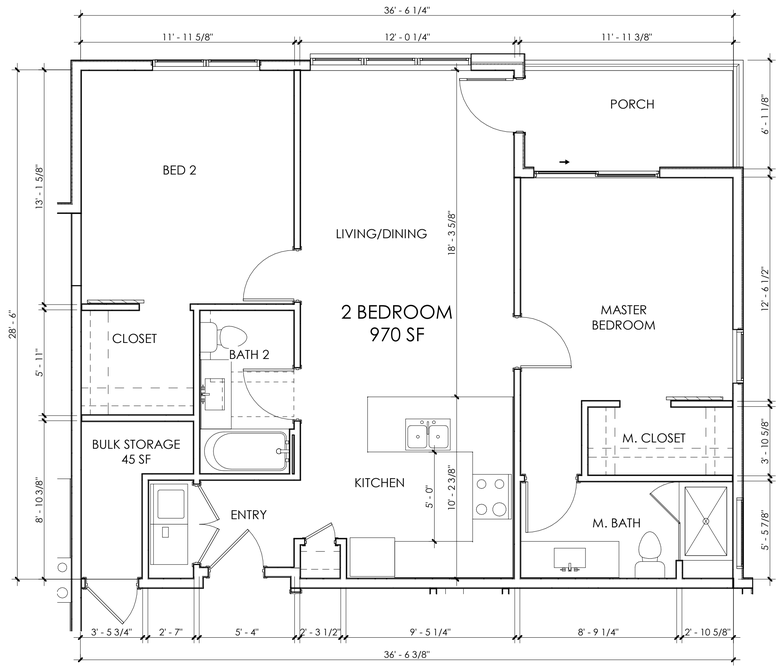
2 ENLARGED 2 BEDROOM - ALTERNATE 1

1/4" = 1'-0"



3 ENLARGED 2 BEDROOM - ALTERNATE 2

1/4" = 1'-0"



1 ENLARGED 2 BEDROOM

1/4" = 1'-0"

RESIDENTAL UNITS

DESCRIPTION	EFFICIENCY 1				EFFICIENCY 2				EFFICIENCY 3				2 BEDROOM				2 BEDROOM - ALTERNATE 1				2 BEDROOM - ALTERNATE 2				TOTAL	
	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR	QUANTITY	SF	STORAGE	OUTDOOR		
		417				561				628				970				960				978				
FIRST FLOOR	1	450	17	84	3	1,683	24	85	-	-	-	-	1	970	45	113	-				-				3,103	
SECOND FLOOR	1	416	18	63	3	1,683	24	72	3	1,884	26	100	2	1,940	45	63	1	960	42	67	1	978	45	130	7,861	
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8/30/2019 9:03:43 AM

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SOPRIS LOFTS

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DATE: 8/21/2019
REVISIONS

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

SHEET TITLE:
ENLARGED UNIT PLANS

A6.02

EXHIBIT H

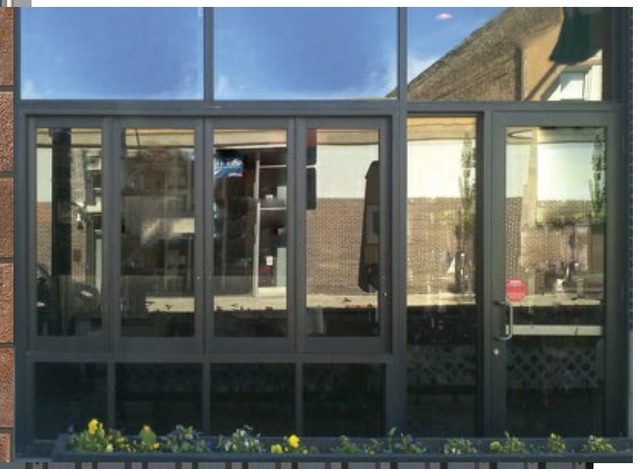
SE CORNER PERSPECTIVE

6 CHARCOAL COMPOSITE PANEL

2 #2 VERTICAL CEDAR SIDING

4 SILVER CORRUGATED METAL SIDING WITH EXPOSED FASTENERS

1 RED BRICK, RUNNING BOND



BRONZE FRAME
ALUMINUM STOREFRONT

5 GREY CMU, RUNNING BOND

3 BRONZE CORRUGATED METAL SIDING WITH EXPOSED FASTENERS

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SOPRIS LOFTS

HWY 133 & MAIN STREET,
CARBONDALE CO 81623

PROJ. NO. 19-10

SCALE:

8/21/2019

MATERIAL LEGEND

G2.0

8/27/2019 4:13:18 PM

EXHIBIT I

EXHIBIT J

Minimum Landscaped Site Area (10% of total site area)

Total lot area = 34,215 sq. ft
34,215 sq. ft x 10% = 3,421 sq. ft required landscaped site area
Actual Landscaped Site Area = 5,895 sq. ft., or 17%

Common Open Space Area (15% of total site area required)

Total lot area = 34,215 sq. ft
34,215 sq. ft x 15% = 5,132 sq. ft required Common Open Space
Actual Common Open Space = 10,813 sq. ft., or 32%

Notes:
1. Crushed Granite, tan in color, to be spread in two (2) two inch (2") lifts. Wet and tamp each lift to form a uniform, smooth surface with a cross slope of 2%, compact each lift. Upon completion of the final lift, fill any depressions, holes or divots and tamp again. Provide a one-pound sample of tan color material for review and approval.

2. Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.

3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

4. Plants shall be specimen quality, typical of their species or variety.

5. Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch .

6. Install "Weed Restrictor Fabric" from Western Landscape & Geotextile Supply or equal between soil and decomposed granite, crushed rock or cobble.

Irrigation:
All plant materials in crushed granite or cobble will be irrigated with an undergroud drip zone system.

All sod areas will be irrigated with an undergroud system utilizing rotating sprinkler nozzels.

Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.

Plant Material Schedule

Coniferous Trees			
S	6' Montrose Spire Spruce	Picea glauca montrose spire	6
PP	12' Ponderosa Pine	Pinus ponderosa	1
Deciduous Trees			
H	Shademaster Honeylocust 2.5" cal.	Gleditsia Triacanthos Shademaster	4
O	Swamp White Oak 2.5" cal.	Quercus Bicolor	3
SS	Crabapple 'Spring Snow' 2" cal.	Malus 'Spring Snow'	3
CR	Canada Red Chokecherry 2" cal.	Prunus Virginiana	2
NM	Norway Maple 'Emerld Queen' 2.5" cal.	Acer Platanoides 'Emerald Queen'	6
AM	Amur Maple, #10 cont.	Acer Ginnala	4
Shrubs,			
All shrubs #5 container			
B	Compact Burning Bush	Euonymus alatus 'Compactus'	9
S	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3
GS	Globe Blue Spruce	Picea Pungens 'Globosa'	10
R	Nearly Wild Rose	Rosa x 'Nearly Wild'	3
Perennials & Grasses			
All Perennials and Grasses #1 container			
	Blue Avena Grass	Helictotrichon sempervirens	13
	Heavy Metal Switch Grass	Panicum Virgatum 'Heavy Metal'	16
	Blue Fescue Grass		66
	Firecracker Penstemon	Penstemon Eatonii	8
	May Night Salvia	Salvia nemorosa 'May Night'	30
	Moonshine Yarrow	Achillea 'Moonshine'	30
	Walker's Low Catmint	Nepeta x faassenii	14
	Purple Coneflower 'Pow Wow'	Echinacea Purpurea 'Pow Wow'	10

COLORADO AVE

Blue Fescue Grass (16)
May Night Salvia (8)
Moonshine Yarrow (8)

Blue Avena Grass (6)

Blue Fescue Grass (16)
May Night Salvia (6)
Moonshine Yarrow (6)

Blue Avena Grass (7)
May Night Salvia (8)
Walkers' Low Catmint (6)
Moonshine Yarrow (8)

Heavy Metal Switch Grass (9)

Bike Rack

Hardscape Plaza

3"-5" river cobble over weed restrictor fabric

1/4" crushed granite over weed restrictor fabric

Heavy Metal Switch Grass (7)
Walker's Low Catmint (8)
May Night Salvia (8)
Moonshine Yarrow (8)
Firecracker Penstemon (8)
Purple Coneflower 'Pow Wow'(10)

Boulders

Blue Fescue Grass (34)

Play area

Sod

PROPOSED BIKE PATH

LOADING

TRASH ENCLOSURE

PEDESTRIAN ACCESS

BUS STOP

EXISTING BIKE RACKS

EXISTING UTILITY

HWY 133

MAIN STREET

SOPRIS LOFTS
1201 COLORADO AVE
CARBONDALE, COLORADO

THE LAND STUDIO INC.
landscape architecture land planning community planning

Prepared 08-29-19 for
Major Site Plan Review and
Conditional Use Permit
Application by:

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Not for Construction

LANDSCAPE PLAN w/ IRRIGATION NOTES

L1

EXHIBIT K

August 27, 2019

1201 CO Ave Holdings, LLC
414 AABC Unit A
Aspen, CO 81611

RE: Sopris Lofts - Highway 133 & Main St. Carbondale, CO – Engineering Letter
Sopris Eng. Job # 19066

Jack & Riley,

Sopris Engineering, LLC (SE) has prepared the following Engineering Letter for the Major Site Plan submittal for the proposed Sopris Lofts development (site) in Carbondale, CO.

The subject property (site) is located directly north of Main Street, east of State Highway 133, and south of Colorado Avenue in Carbondale, Colorado. The parcel area is 34,215 square feet. The site is bordered to the east by the Crystal Rivers Spas parcel. The existing site is currently used as a gravel parking area. The edges of the property include low grass areas.

The proposed development is a commercial and residential mixed use building. The site improvements are shown on Sheet C1.0 – Site Plan. The commercial is on the west side of the main floor, the area is approximately 3,900 square feet (SF). The residential is proposed on the east side of the main floor and on the 2nd and 3rd floors, and includes a total of 27 dwelling units. Refer to the architect's matrix for details on the proposed building.

Access

The site has an existing access to Colorado Avenue to the north. The proposed site will maintain access to the north. The primary access to the site is a proposed two way intersection near the north east corner. Both the east parking lot and north parking lot will be accessed from this intersection. The north parking lot will have a one way access from east to west for the 45 degree angled parking. The second intersection will be an exit only for the north parking lot, except for back-in to the loading zone parking space for the commercial portion of the building.

CDOT Access Permit.

SE has sent a traffic letter to the Colorado Department of Transportation (CDOT) to confirm that an access permit is not necessary for the Colorado Avenue / SH 133 intersection. SE coordinated with CDOT for the recent previous development proposal and confirmed that a CDOT access permit was not necessary. The letter to CDOT and the traffic calculations are attached to this letter.

Emergency Access

The site has good emergency access from offsite to the south, west, and north. Access into the site is provided on the east side parking access aisle. Emergency vehicles will pull in and back out the east access, or can stage on Colorado Avenue or Main street if necessary. SE will coordinate with Carbondale Fire during the approval process as necessary.

Parking

The site traffic calculation is included on Sheet C1.0, the civil site plan. The parking spaces required is 40, and the site provides 47 spaces for a net of 7 extra spaces. The required parking calculation assumes a 15% reduction for mixed use as well as a 15% reduction for the multi modal as allowed in the Town of Carbondale Unified Development Code (UDC).

Grading & Drainage

Refer to the separate drainage report and sheet C2.1 – Drainage Plan for drainage information.

The site grading is shown on Sheet C2.0 – Grading plan. The site grading has carefully considered the constraints surrounding the site. On the south the site is directly adjacent to Main Street, and also has a 10' wide existing utility easement on the south side. The site grading does not cut grade from the easement to ensure that utility cover will not be disturbed. A retaining wall is proposed near the roundabout at the southwest corner of the site, to ensure the easement grade is not disturbed.

On the west side the site is directly adjacent to the concrete path around the roundabout at SH 133 and Main Street. The site improvements include a retaining wall to provide for plaza and access space adjacent to the proposed building. Steps from the north end of the plaza are included up to the path adjacent to 133.

On the north side the site grading is tied to Colorado Avenue which has a low point and is very flat east to west. The south drive lane of the street will be re-graded to provide an adequate cross slope. A new concrete valley pan will flow to new drainage drywells at the two intermediate and at the ultimate low point adjacent to the site. The parking and asphalt trail connected to Colorado Avenue will flow down to the valley pan and the drywells.

On the east side the site matches existing grading on the adjacent Spa business property. The spa site includes a parking lot that slopes down to the south and is accessed from Main Street. The onsite grading slopes down to the north for the proposed sidewalk and proposed parking. A retaining wall is proposed onsite directly adjacent to the property line to ensure that the grade offsite on the spa parcel to the east will be maintained at the property line.

Utilities

The site utilities are shown on Sheet C3.0 – Utility Plan.

Water System

The existing water main line is in Colorado Ave. A new water service will extend from the main line to the mechanical room inside the building. We have shown a 6" water service, but the final service size will be confirmed with the potable water and fire sprinkler water demands. The utility plan also includes a new fire hydrant on the south side of Colorado Ave near the center of the site.

Sanitary Sewer

The town of Carbondale has planned for replacement of their existing sanitary sewer main line in Colorado. We understand that a new 12" sanitary sewer main line will be constructed. SE previously coordinated the design with the Town of Carbondale, and will continue to coordinate as the site design progresses. A new 8" sanitary sewer service line will extend from the 12" main line near the center of the site. The commercial and residential uses will be internally routed to the common sanitary line.

Electric/Telephone/Cable

SE has coordinated previously with the utility providers. Proposed electric, telephone, and cable will be served from the south off of existing utilities onsite near Main Street. The proposed utilities will be routed around the east side of the building to a new transformer, telephone pedestal, and cable pedestal. The utilities will then be routed to the building to enter at the mechanical room in the north east corner of the building.

Gas

Existing natural gas is available along the west property line adjacent to State Highway 133. Gas service if required for the building will be extended from the southwest corner, and will be routed to the south central portion of the building.

Irrigation Water

We understand that irrigation water is not available in this part of Carbondale.

Conclusion

The proposed site has been carefully design to consider access, setbacks, easements, utilities, grading, and drainage to support the proposed Major Site Plan submittal. The site improvements are within the property, retaining walls are included where necessary to match existing conditions. All utility services are shown.

If you have any questions or need any additional information, please call.

Sincerely,
SOPRIS ENGINEERING, LLC

John Petaisto, PE
Project Engineer

Yancy Nichol, PE
Principal

EXHIBIT L

Drainage Report

for

Sopris Lofts - Highway 133 & Main Street Carbondale, CO

Prepared for:
Town of Carbondale: Major Site Plan

Prepared by:

Sopris Engineering, LLC
502 Main Street Suite A3
Carbondale, Colorado 81623

On Behalf of:
1201 CO Ave Holdings, LLC
414 AABC Unit A
Aspen, CO 81611

SE Project Number: 19066

August 27, 2019

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I. Purpose of Drainage Study

The purpose of this Drainage Study is to:

- Evaluate the existing & historic drainage conditions and estimate flow rates at key design points to compare existing/historic versus post development drainage conditions.
- Estimate 10- and 100-year post development peak runoff rates in support of sizing of stormwater mitigation infrastructure.
- Ensure detention volumes are provided and the proposed dry well retention system has adequate capacity such that post development runoff rates do not exceed existing peak runoff rates for the 10- and 100-year storm events.
- Provide Best Management Practice (BMP) recommendations to minimize sediment transport offsite

II. General Overview & Site Description

The subject property (site) is located directly north of Main Street, east of State Highway 133, and south of Colorado Avenue in Carbondale, Colorado. The parcel area is 34,215 square feet. The site is bordered to the east by the Crystal Rivers Spas parcel. The existing site is currently used as a gravel parking area. The edges of the property include low grass areas. Adjacent to Colorado Avenue on the north side, there is a drainage swale and an existing drywell which are connected by a storm pipe that crosses Colorado Ave to the north to a second drywell in the right of way.

The site generally slopes to the north. The storm water runoff from onsite flows to the swale and the drywells along Colorado Ave. The site appears to drain well, with no evidence of long term ponding. The site however does not have a well defined drainage path downstream. Colorado Avenue has a low point north of the site, and any storm water that does not infiltrate, appears to stage up and sheet flow across developed areas to the north.

The site is proposed to be a 3 story mixed use building, that has commercial on the main floor along the Highway 133 frontage. The rest of building includes 27 residential units. The site has onsite parking on the east side and also on north side of the residential units. Additional mixed use site parking will be provided along Colorado Avenue. The remaining portions of the site include landscape areas that have patios, access sidewalks, lawn areas, and tree / shrub planting areas.

The onsite soils consist of Type 'B' Hydrologic Soils, according to the soil survey provided by the National Resource Conservation Service (NRCS). Type 'B' soils are conducive to moderate infiltration rates with moderately well drained soils. The subject property also falls within Zone C on FEMA Flood Insurance Rate Map panel number 0802341859 A with a revised date of February 5, 1986. FEMA designates Zone C as minimal risk areas outside the 0.2% (500 year storm) annual chance floodplain.

III. Existing Offsite & Onsite Drainage Basins

The existing drainage conditions were analyzed in order to estimate historic and existing peak stormwater flow rates affecting the site and were based on site survey topography and site visits. Existing design points were also established at general discharge locations for comparison between historic and post development drainage conditions. The resultant basins and design point locations are described in greater detail below and are illustrated on civil sheet C2.1.

Existing Basin 01 (EX-01) is a combined onsite and offsite basin which includes the site, as well as the small areas offsite that are directly connected hydraulically to the site storm water runoff. The basin includes a small

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area of approximately 2,900 SF of the Crystal River Spas parcel, which is directly adjacent to the site and flows west onto the site parcel. The southern half of the Colorado Avenue right of way also flows to the south into the roadside swale and drywell system. Finally, a small portion of Highway 133 right of way flows north east down to Colorado Avenue and the swale on the south side of the road. These offsite areas in addition to the onsite storm water runoff flow to the drywells and the existing culvert outlet to the north, which we have identified as existing Design Point #1 (DP#1).

The storm water runoff from the areas offsite south of the southern boundary of basin EX-01, include the concrete path which flows south to storm inlets and drywells in Main Street. West of EX-01, the runoff from the north east portion of the roundabout in Highway 133 flows to a double inlet and drywell system, which we understand is interconnected by storm pipes to additional Highway 133 drywells.

For the purposes of the drainage calculations, the onsite areas are assumed to be historic, undeveloped land. The offsite areas within basin EX-01 are assumed to be in the current existing condition. The pre-post detention is thus applied to the site improvements only.

The existing drainage basin delineations were used to estimate 10- and 100-year peak runoff rates for the subject property to determine allowable release rates for the developed site. The hydrologic methods, assumptions and results are summarized within Table 1 of Section V.

IV. Developed Offsite & Onsite Drainage Basins

In order to properly size the proposed storm water mitigation infrastructure, the post development site is divided into 7 separate basins. With the site improvements, a small area of the Crystal River Spas property will now drain to Main Street as opposed to running across the site (designated as DE-1E). The remaining offsite areas in basin EX-01 are included in the post developed basins that continue to pass through the subject property.

Post Development Onsite Basin 1A (DE-1A) is the south central and west portion of the drainage basin. The basin includes sidewalks, the retail plaza, the play area and site landscape areas. Flows from this basin are collected in storm inlets, and are routed to a proposed dry well design point (DP #1A) located on the west side of the site just south of the trail and Colorado Avenue parking. Overflow storm water from DE-1A flows in a pipe to the underground storage basin in basin DE-1D.

Post Development Onsite Basin 1B (DE-1B) is the building roof. Flows from this basin will be collected in internal roof downspouts and will be routed to the north side of the building. The plumbing design has not been completed for the building. When complete, storm sewer pipes will be added to connect to the roof downspouts. The roof downspouts have been designated as design point 1B (DP #1B). Storm water from this basin will be routed to the underground storage basin in basin DE-1D.

Post Development Onsite Basin 1C (DE-1C) is the southeast and east portion of the drainage basin. The basin includes the east parking lot and sidewalk and the landscape area north of Main Street and south of the east parking lot. The downstream inlet is designated as design point 1C (DP #1C). Flows from this basin are collected in storm inlets, and are routed to the underground storage basin in basin DE-1D.

Post Development Onsite Basin 1D (DE-1D) This basin is the primary storm water infrastructure and storage basin. The basin includes the parking lot, sidewalk, and small landscape areas north of the building. Flows from this basin are collected in storm inlets which are routed to the underground storage basin. The DP-1D design point for this basin is the storm inlet that connects to the underground basin as well as the overflow connecting pipe to the drywell in DE-1G.

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Post Development Onsite Basin 1E (DE-1E) is the small offsite Crystal River Spas portion of the drainage basin. With the existing condition, this storm water flowed onsite. With development, a retaining wall is necessary along the property line, which will direct the storm water runoff to the south to Main Street, which is designated as DP 1E.

Post Development Onsite Basin 1F (DE-1F) is the northwestern portion of the overall basin, which includes a small portion of SH 133 and includes Colorado Avenue street and parking, the bike path, and small landscape islands. Flows from this basin are primarily on the surface and routed to a proposed drywell, which is designated as DP 1F. Overflow storm water from DE-1F flows on the surface in a valley pan to DE-01G.

Post Development Onsite Basin 1G (DE-1G) is the northeastern portion of the overall basin, which includes Colorado Avenue street and parking, the bike path, small landscape areas, and some onsite streetscape. Flows from this basin are primarily on the surface routed to two proposed drywells. This sub basin is the low point for the entire drainage basin. All excess flow that is not infiltrated overtops Colorado and flows offsite to the north, which is existing design point DE-1. Note the proposed drainage improvements are interconnected with storm pipes. If one drywell or storage chamber in DE-1A, DE-1D & DE-1G is at capacity, the storm pipe will carry excess storm water to the connected structure.

The methodology for estimating post development peak runoff rates for the 10- and 100-yr storm events are discussed in Section V below and the results are summarized within Table 1.

V. Hydrologic Analysis Methods & Assumptions

Onsite and offsite drainage areas were analyzed using the Rational Method (Equation 1) since the cumulative total of tributary offsite basins and subject property being studied was less than 90 acres.

Equation 1: $Q = C^* I * A$

Q = Runoff Flow Rate (cfs); C = Runoff Coefficient

I = Rainfall Intensity (in/hr); A= Area of Basin (acres)

The runoff coefficient (C) is a variable that represents the ratio of runoff to rainfall volumes during a storm event. The determination of C mainly depends on the soil type, watershed impervious and storm event frequency. Each drainage basin was studied to determine the percent of impervious area. As noted in the basin descriptions in Section III, the onsite portion of existing basins EX-1 was assumed to be 0% impervious which correlates to 10- and 100-year runoff coefficients of 0.15 and 0.35, respectively. Concrete and asphalt surfaces within the basin but off the property were assumed to be 100% impervious or 0.92 and 0.96 for the 10- and 100-year runoff coefficients, respectively. Each basin's total or effective percent impervious area was used to establish a weighted runoff coefficient. The Urban Drainage Flood Control District (UDFCD) out of Denver, CO has developed runoff coefficient tables in Chapter 6 of Volume 1 of their Urban Storm Drainage Criteria Manual. Runoff coefficients are based on the amount of runoff and the storm event. Table 6-5 is included for reference in Appendix A of this report. This table was used to determine the corresponding 10- and 100-year weighted average runoff coefficients based on a Type B hydrologic soil classification.

The design rainfall duration used in the Rational Method is referred to as the time of concentration. The time of concentration is the cumulative travel time, including overland flow and channelized flow, for runoff to get from the furthest point upstream of a basin to a designated design point. A minimum time of concentration of 5 minutes was used for all basins given the short travel distances. Based on the Town of Carbondale's Intensity Duration Frequency (IDF) Curve, the 10- and 100-year 5-minute time of concentration rainfall intensities are 3.66 in/hr and 5.96 in/hr, respectively.

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The site has been analyzed for the peak rainfall runoff for storm water system sizing, and also has been analyzed for the 1 hour storm event for detention/retention system sizing. A summary of the 10 year and 100 year estimated peak runoff rates analyzed for this project are summarized in Table 1 below:

Table 1: Existing and Post Development Peak Runoff Summary

10-YR EXISTING PEAK RUNOFF SUMMARY						DESIGN POINT ID	100-YR EXISTING PEAK RUNOFF SUMMARY				
BASIN I.D.	% IMPERVIOUS	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)		BASIN I.D.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	14%	0.25	3.66	1.202	**1.10**	DP 1	EX-1	0.42	5.96	1.202	**3.01**
10-YR POST DEVELOPMENT PEAK RUNOFF SUMMARY						**DESIGN POINT ID**	**100-YR POST DEV PEAK RUNOFF SUMMARY**				
BASIN I.D.	**% IMPERVIOUS**	**C_{10}**	**I_{10} (in/hr)**	**AREA (acres)**	**Q_{10} (cfs)**		**BASIN I.D.**	**C_{100}**	**I_{100} (in/hr)**	**AREA (acres)**	**Q_{100} (cfs)**
DE-1A	45%	0.38	3.66	0.198	**0.275**	DP 1A	DE-1A	0.51	5.96	0.198	**0.602**
DE-1B	100%	0.92	3.66	0.242	**0.814**	DP 1B	DE-1B	0.96	5.96	0.242	**1.383**
DE-1C	83%	0.66	3.66	0.147	**0.354**	DP 1C	DE-1C	0.73	5.96	0.147	**0.638**
DE-1D	87%	0.72	3.66	0.103	**0.271**	DP 1	DE-1D	0.77	5.96	0.103	**0.472**
DE-1E	71%	0.54	3.66	0.048	**0.095**	DP 1E	DE-1E	0.63	5.96	0.048	**0.180**
DE-1F	83%	0.66	3.66	0.252	**0.608**	DP 1F	DE-1F	0.73	5.96	0.252	**1.096**
DE-1G	91%	0.77	3.66	0.213	**0.600**	DP 1	DE-1G	0.83	5.96	0.213	**1.053**
TOTAL =				**1.202**	**3.017**		**TOTAL =**			**1.202**	**5.423**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 5 MINUTES.

[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD - URBAN STORM DRAINAGE CRITERIA MANUAL. THE C FACTORS ARE ADJUSTED TO CARBONDALE, CO USING THE UDFCD RATIONAL

[3] RAINFALL INTENSITY IS FROM THE NOAA 14 PDT CURVE FOR CARBONDALE, CO

For detention mitigation onsite, we have used the modified rational method. Refer to section VII below for more detail on the site detention mitigation. The detention runoff rates for this project are summarized in Table 2 below.

Table 2: Existing and Post Development Detention Runoff Summary

10-YR EXISTING DETENTION RUNOFF SUMMARY						DESIGN POINT ID	100-YR EXISTING DETENTION RUNOFF SUMMARY				
BASIN I.D.	% IMPERVIOUS	C_{10}	I_{10} (in/hr)	AREA (acres)	Q_{10} (cfs)		BASIN I.D.	C_{100}	I_{100} (in/hr)	AREA (acres)	Q_{100} (cfs)
EX-1	14%	0.25	0.777	1.202	**0.233**	DP 1	EX-1	0.42	1.19	1.202	**0.601**
10-YR POST DEVELOPMENT DETENTION RUNOFF SUMMARY						**DESIGN POINT ID**	**100-YR POST DEV. DET. RUNOFF SUMMARY**				
BASIN I.D.	**% IMPERVIOUS**	**C_{10}**	**I_{10} (in/hr)**	**AREA (acres)**	**Q_{10} (cfs)**		**BASIN I.D.**	**C_{100}**	**I_{100} (in/hr)**	**AREA (acres)**	**Q_{100} (cfs)**
DE-1A	45%	0.38	0.777	0.198	**0.058**	DP 1A	DE-1A	0.51	1.19	0.198	**0.120**
DE-1B	100%	0.92	0.777	0.242	**0.173**	DP 1B	DE-1B	0.96	1.19	0.242	**0.276**
DE-1C	83%	0.66	0.777	0.147	**0.075**	DP 1C	DE-1C	0.73	1.19	0.147	**0.127**
DE-1D	87%	0.72	0.777	0.103	**0.058**	DP 1	DE-1D	0.77	1.19	0.103	**0.094**
DE-1E	71%	0.54	0.777	0.048	**0.020**	DP 1E	DE-1E	0.63	1.19	0.048	**0.036**
DE-1F	83%	0.66	0.777	0.252	**0.129**	DP 1F	DE-1F	0.73	1.19	0.252	**0.219**
DE-1G	91%	0.77	0.777	0.213	**0.127**	DP 1	DE-1G	0.83	1.19	0.213	**0.210**
WEIGHTED C =		**0.69**	**TOTAL =**	**1.202**	**0.641**		**WEIGHTED C =**	**0.76**	**TOTAL =**	**1.202**	**1.083**

Supporting data can be found within Appendix A of this report.

VI. Hydraulic Analysis Methods & Assumptions

Storm water runoff is routed on the surface via sheet flow and in drainage swales, and is then routed in storm sewer pipes which daylight into drywells. The hydraulic capacity calculations have been separated by standard pipe sizes for site storm water drainage with a minimum 2% slope. The pipes onsite have been sized according to the design flows, the pipes however may be submerged during larger storm events, as the flow

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backs up in the drywells and underground detention system. The detention systems for the basin are interconnected to distribute and maximize the potential for infiltration. Supporting hydraulic data for all of the calculations has been provided within Appendix B. Each of the gravity storm channels were sized using Manning's Equation (Equation 2).

Equation 2: $Q = 1.49/n * R^{2/3} * A * S^{0.5}$

Q = Runoff Flow Rate (cfs); n = Manning's Roughness Coefficient

R = Hydraulic Radius (ft); A= Flow Area (sf), S = Channel Slope (ft/ft)

The hydraulic capacity calculations have been separated by standard pipe sizes for site storm water drainage with a minimum 2% slope. In general the pipes onsite collect storm water from small subareas within the larger drainage basins. The approximate maximum capacity of each size storm pipe is summarized in Table 3 below.

Table 3: Hydraulic Pipe capacity

Pipe Size (IN)	Pipe Material	Mannings n	Slope	Capacity (CFS)
4	Solid PVC	0.011	2.00%	0.33
6	Solid PVC	0.011	2.00%	1.00
8	Solid PVC	0.011	2.00%	2.18
12	ADS N12	0.011	2.00%	6.40

The terminal storm sewer pipes will utilize 12" smooth wall HDPE pipes. The pipe capacity is greater than the 100 year storm runoff rates, but the added size again provides access for maintenance and reduces the clogging potential.

VII. Detention Mitigation Analysis & Design

The primary drainage criterion within the Town of Carbondale includes detaining/retaining stormwater runoff onsite such that post development runoff rates exiting the site do not exceed historic levels. Since dry wells are being proposed for storm water detention/retention it was sized based on the 100 year - 1 hour storm event and corresponding allowable release rate. The shorter duration high intensity storms have higher runoff rates, but the storm volume is less than the longer storms. The storm water storage systems will therefore retain storm events up to the 1 hour event.

The allowable release rate was determined by deducting the post development runoff rate contributing runoff to DP 1 from its historic rate. Table 2 summarizes the 100-year historic and post development peak runoff rates contributing runoff at design point 1, and also summarized the required storage volumes to size the proposed dry well for stormwater detention mitigation.

Table 4: Detention Runoff Rates and storage volume:

DESIGN POINT SUMMARY								
DESIGN PT I.D.	EX Q_{100} (cfs)	DE Q_{100} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{100} (cfs)	DETENTION PROV. (cf)		
						DRYWELL	STORMTECH	TOTAL
DP 1	0.60	1.08	0.48	1,750	0.60	412	1,385	1,797

The Rational Method Detention Volume approach [1] was used to estimate the required storage volume for the project based on these allowable release rate summarized within Table 2.

The proposed detention mitigation improvements include drywells and underground storage chambers. The detention system implementation and sizing methods are described in more detail below.

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A dry well is a BMP that incorporates manhole structures with perforated barrels at the deeper depths. Washed screened rock is installed around the exterior of the perforated sections. When sub-soils are capable of moderate to high infiltration rates, dry wells are considered to be a viable BMP. They dramatically reduce the increased runoff and volume of stormwater generated from surrounding impervious areas and promote infiltration; thereby improving the water quality of stormwater runoff. Based on the NRCS soils data as well as the onsite soils report prepared for this parcel, the underlying soils consist of gravel with cobbles which are ideal for infiltrating water.

The available volume provided by the dry well system includes the area within structure as well as the available voids within the gravel backfill. As a conservative approach the volume of the backfill gravel was limited to 18-inches from the structure which neglects the prism associated with the 1H:1V cut slopes. A 30% void ratio was used for estimating the available volume within voids of the gravel material. The available storage within the connecting storm drains was not included in the storage calculation. In addition, the infiltration capacity of the dry well system was also neglected which was considered to be a conservative approach. The provided volume was based on the following minimum design elements of the proposed dry well system:

Minimum Design Parameter of the Dry Well System:

- (1) 4-ft Diameter Dry Wells
- Overall Depth = 8-ft
- Min. Depth of Gravel within Excavation (outside dry well) = 5-ft
- Max. Depth of Gravel within Dry Well = 3-ft

The site is proposing a total of 4 drywells, with one drywell onsite, and 3 drywells within the southern half of the Colorado Ave right of way. The calculated drywell volume based on the minimum design parameters is 103 cf of storage. The 4 drywells provide 412 CF of storage volume.

The remaining required storage volume will be provided in underground detention storage chambers below the north parking lot on the north side of the site. Shallow surface retention was examined for this site but was not used in order to maximize the useable landscape areas onsite. The underground storage chambers are essentially horizontal or linear drywells, which utilize void space and screened rock to provide storage volume. The linear layout has a benefit over drywells in that it provides additional infiltration potential. The underground chambers onsite provide 1385 CF of storage volume.

This combined storage volume exceeds the required volume and will ensure that post development peak runoff rates do not exceed historic levels. The storm water system onsite is interconnected with the drywells in Colorado Avenue which helps maintain infiltration if any one structure is clogged. Flows exceeding the capacity of the storage system will simply discharge out the grated inlet and follow existing drainage patterns. Supporting data is provided within Appendix C of this report.

VIII. Sediment and Erosion Control

Current construction standards provide parameters for mitigation of drainage and soil erosion activities relative to site development. Very limited storm water runoff from offsite affects this parcel and the site flows to existing low points. Standard best management practices (BMP's) as described below shall be applied to this site. These BMP's are primarily grouped for two stages of the development, the construction phase and the post development phase, with the main emphasis on soil erosion and sediment transport controls.

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Temporary Erosion Control during the construction phase for the proposed improvements there will be potential for soil erosion and offsite sediment transport triggered by surface runoff during rain events. The contractor must at a minimum install and maintain the following BMPs during the construction phase:

- ✓ An embedded silt fence around the disturbed soils and especially in the low receiving ends of the slopes.
- ✓ Prior to any clearing and grubbing, lot grading, and prior to any construction work, the contractor must construct temporary sediment basins in strategically located areas in order to collect runoff sediment and stop sediment from traveling offsite.
- ✓ The site must be inspected at the end of every 14-day period during construction, and silt deposits from behind the silt fencing and from the sediment pits must be removed regularly to ensure full functioning of this erosion control system. These activities must be logged in a logbook available at the site for inspection at all times.
- ✓ Vehicle tracking pads (mud racks) at the site entrance(s) must be installed to avoid mud tracking into public right of way.
- ✓ Seed & mulch must be placed over disturbed cut and fill slopes, and watered as necessary, to establish temporary vegetative ground cover until paving, gravel surface and/or landscaping is done.

A construction site can be a very dynamic area; because of this the final location and selection of construction BMPs will be left up to the contractor. All appropriate permitting must be acquired prior to commencing construction and the criteria outlined within all appropriate permits must be adhered to until the associated permits have been closed.

Permanent BMPs shall consist of a complete landscaping and ground covering task to permanently re-vegetate and cover bear grounds that will remain open space to avoid long-term soil erosion. This effort will reduce the risk of unnecessary degradation and failure of the drainage system. Temporary erosion control structures installed during construction shall be left in place as necessary and maintained until new vegetation has been reestablished at a 70% level. Upon reaching a satisfactory level of soil stabilization from the new vegetation, all erosion control structures shall be removed; with the exception of the proposed sediment/retention basins. These should remain in place until they become a conflict with future improvements.

IX. Conclusions

The results of this drainage study suggest that no adverse drainage impacts to the subject property or surrounding properties will result from the proposed development. Although onsite peak runoff rates will increase with the added improvements, the site storm water improvements and additional drywells will eliminate any increase in stormwater runoff leaving the site. Best Management Practices (BMPs) have been identified and will be implemented during the construction of the improvements. In addition, permanent vegetated cover should be installed as soon as construction allows.

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APPENDIX A

Carbondale IDF Curve
UDFCD Rational C Factor Tables

NOAA Atlas 14, Volume 8, Version 2
Location name: Carbondale, Colorado, US*
Latitude: 39.4011°, Longitude: -107.2142°
Elevation: 6174 ft*
* source: Google Maps

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_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.30 (1.03-1.67)	1.92 (1.52-2.48)	2.89 (2.29-3.74)	3.66 (2.87-4.76)	4.63 (3.44-6.18)	5.33 (3.89-7.26)	5.96 (4.20-8.40)	6.58 (4.42-9.56)	7.30 (4.70-11.0)	7.78 (4.92-12.1)
10-min	0.948 (0.750-1.22)	1.40 (1.12-1.81)	2.12 (1.67-2.74)	2.68 (2.10-3.49)	3.39 (2.53-4.53)	3.89 (2.84-5.32)	4.37 (3.07-6.15)	4.81 (3.23-7.00)	5.34 (3.44-8.05)	5.69 (3.61-8.85)
15-min	0.768 (0.612-0.992)	1.14 (0.908-1.48)	1.72 (1.36-2.23)	2.18 (1.71-2.83)	2.76 (2.05-3.68)	3.17 (2.31-4.32)	3.55 (2.50-5.00)	3.91 (2.63-5.70)	4.34 (2.80-6.55)	4.63 (2.93-7.20)
30-min	0.518 (0.410-0.666)	0.742 (0.588-0.958)	1.09 (0.860-1.41)	1.36 (1.07-1.77)	1.70 (1.26-2.26)	1.94 (1.41-2.64)	2.16 (1.52-3.03)	2.36 (1.59-3.43)	2.59 (1.67-3.91)	2.75 (1.74-4.27)
60-min	0.344 (0.273-0.443)	0.459 (0.364-0.593)	0.638 (0.504-0.827)	0.777 (0.610-1.01)	0.953 (0.711-1.27)	1.08 (0.787-1.47)	1.19 (0.840-1.68)	1.30 (0.874-1.89)	1.42 (0.920-2.15)	1.51 (0.954-2.34)
2-hr	0.214 (0.172-0.273)	0.274 (0.220-0.349)	0.366 (0.292-0.468)	0.438 (0.348-0.562)	0.529 (0.400-0.697)	0.594 (0.439-0.799)	0.654 (0.466-0.908)	0.710 (0.483-1.02)	0.776 (0.506-1.15)	0.820 (0.524-1.26)
3-hr	0.168 (0.136-0.212)	0.204 (0.165-0.258)	0.260 (0.209-0.330)	0.305 (0.244-0.389)	0.363 (0.277-0.476)	0.405 (0.302-0.542)	0.444 (0.319-0.613)	0.482 (0.331-0.688)	0.528 (0.348-0.781)	0.560 (0.360-0.851)
6-hr	0.111 (0.091-0.138)	0.126 (0.103-0.157)	0.151 (0.123-0.189)	0.172 (0.139-0.217)	0.202 (0.157-0.264)	0.225 (0.171-0.299)	0.248 (0.182-0.341)	0.272 (0.190-0.386)	0.304 (0.204-0.447)	0.329 (0.214-0.493)
12-hr	0.069 (0.057-0.085)	0.078 (0.064-0.096)	0.094 (0.077-0.116)	0.107 (0.088-0.133)	0.127 (0.100-0.164)	0.143 (0.110-0.188)	0.159 (0.118-0.216)	0.176 (0.124-0.247)	0.200 (0.135-0.290)	0.218 (0.143-0.322)
24-hr	0.042 (0.035-0.051)	0.048 (0.040-0.058)	0.058 (0.049-0.071)	0.067 (0.056-0.083)	0.081 (0.064-0.103)	0.091 (0.071-0.119)	0.102 (0.077-0.137)	0.114 (0.082-0.158)	0.131 (0.089-0.187)	0.143 (0.095-0.209)
2-day	0.025 (0.021-0.030)	0.028 (0.024-0.034)	0.035 (0.029-0.042)	0.040 (0.034-0.048)	0.048 (0.039-0.061)	0.055 (0.043-0.070)	0.061 (0.046-0.081)	0.069 (0.050-0.094)	0.079 (0.054-0.111)	0.087 (0.058-0.124)
3-day	0.018 (0.016-0.022)	0.021 (0.018-0.025)	0.026 (0.022-0.030)	0.029 (0.025-0.035)	0.035 (0.029-0.044)	0.040 (0.032-0.051)	0.045 (0.034-0.058)	0.050 (0.036-0.067)	0.057 (0.040-0.079)	0.062 (0.042-0.088)
4-day	0.015 (0.013-0.018)	0.017 (0.015-0.020)	0.021 (0.018-0.024)	0.024 (0.020-0.028)	0.028 (0.023-0.035)	0.032 (0.025-0.040)	0.035 (0.027-0.046)	0.039 (0.029-0.053)	0.045 (0.031-0.062)	0.049 (0.033-0.069)
7-day	0.010 (0.009-0.012)	0.011 (0.010-0.013)	0.014 (0.012-0.016)	0.016 (0.013-0.018)	0.018 (0.015-0.022)	0.020 (0.016-0.025)	0.022 (0.017-0.029)	0.025 (0.018-0.033)	0.028 (0.020-0.038)	0.030 (0.021-0.042)
10-day	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.014 (0.012-0.017)	0.016 (0.013-0.019)	0.017 (0.013-0.022)	0.019 (0.014-0.025)	0.021 (0.015-0.028)	0.023 (0.016-0.031)
20-day	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.010 (0.008-0.012)	0.011 (0.008-0.014)	0.012 (0.009-0.015)	0.013 (0.009-0.017)	0.014 (0.010-0.019)
30-day	0.004 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.009)	0.008 (0.007-0.009)	0.009 (0.007-0.011)	0.009 (0.007-0.012)	0.010 (0.007-0.013)	0.011 (0.008-0.015)
45-day	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.007)	0.006 (0.005-0.008)	0.007 (0.006-0.009)	0.007 (0.006-0.009)	0.008 (0.006-0.011)	0.009 (0.006-0.011)
60-day	0.003 (0.003-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.005 (0.004-0.006)	0.006 (0.005-0.007)	0.006 (0.005-0.007)	0.006 (0.005-0.008)	0.007 (0.005-0.009)	0.007 (0.005-0.010)

[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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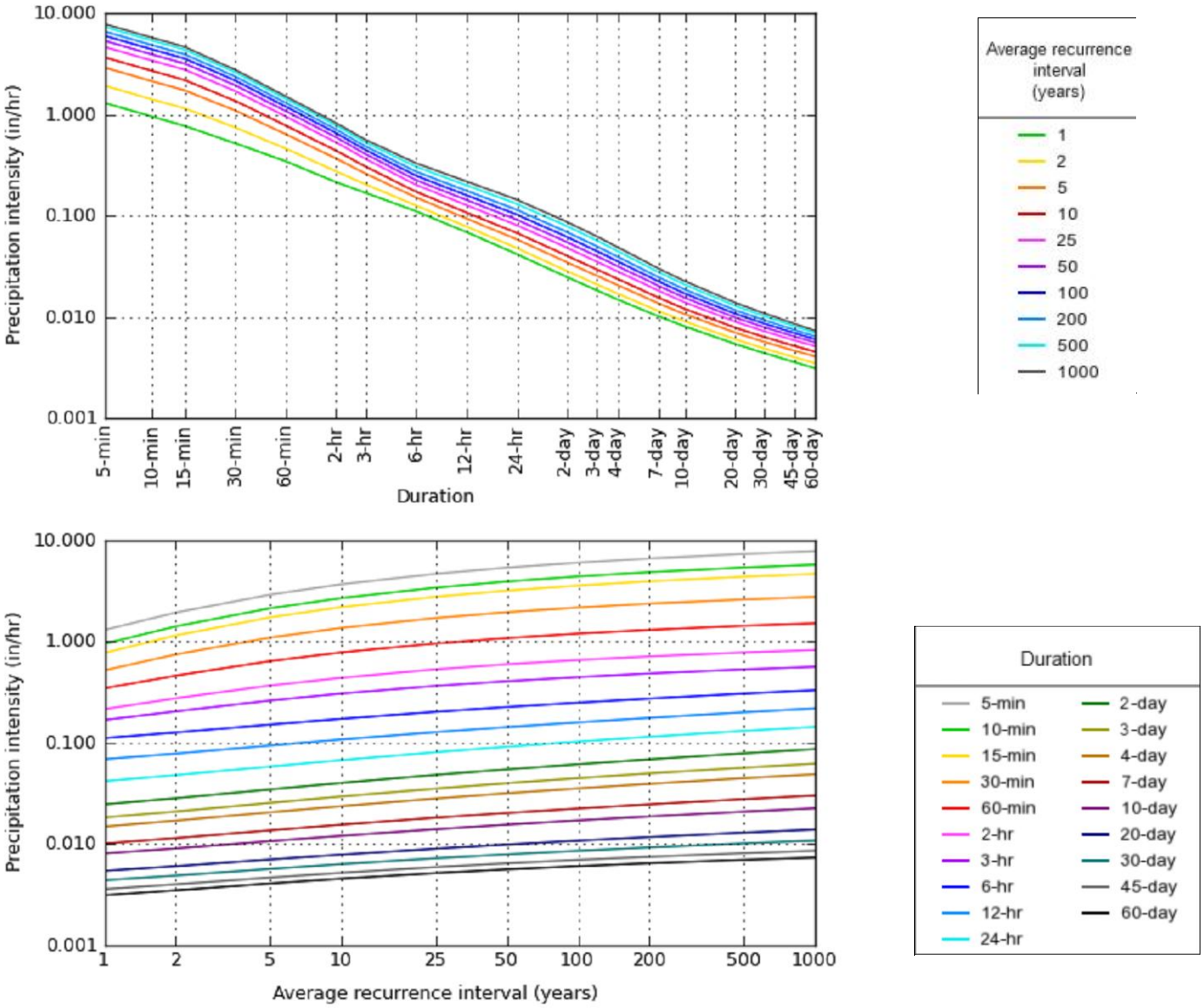
PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 39.4011°, Longitude: -107.2142°



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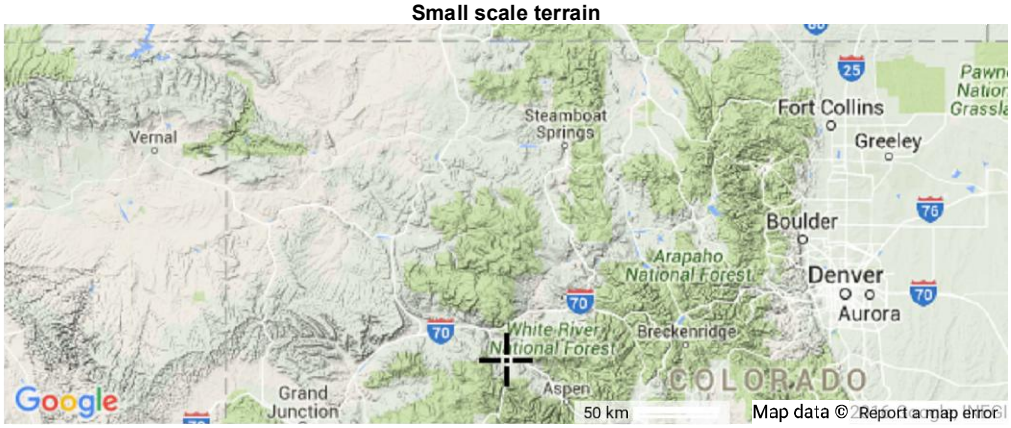
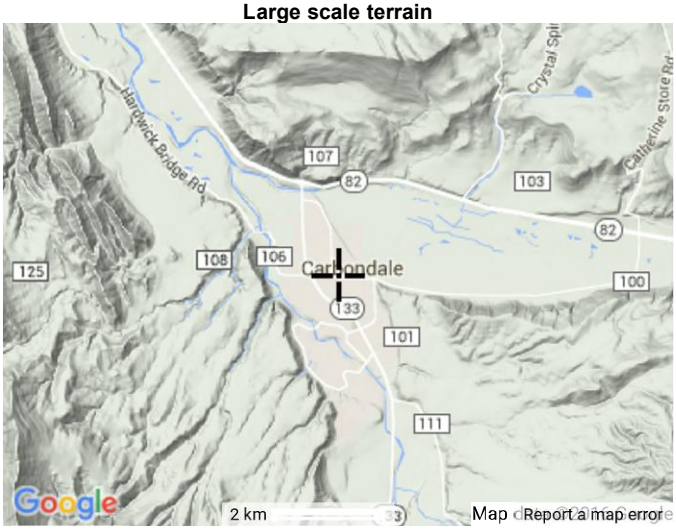
Maps & aerials

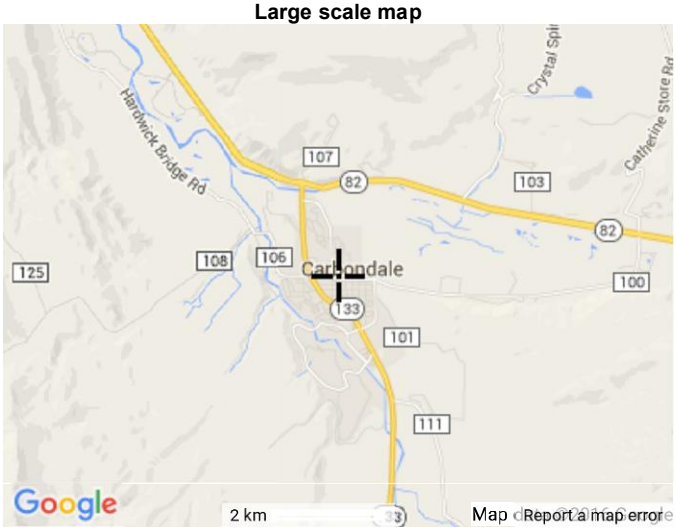
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

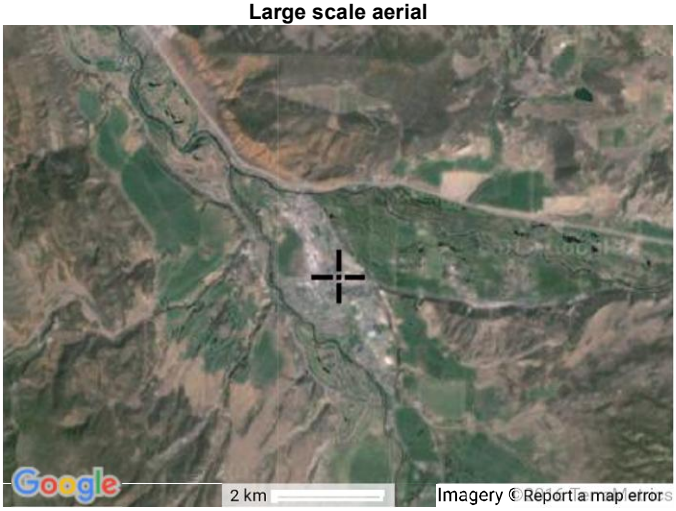


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Table RO-5— Runoff Coefficients, *C*

Percentage Imperviousness	Type C and D NRCS Hydrologic Soil Groups					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0%	0.04	0.15	0.25	0.37	0.44	0.50
5%	0.08	0.18	0.28	0.39	0.46	0.52
10%	0.11	0.21	0.30	0.41	0.47	0.53
15%	0.14	0.24	0.32	0.43	0.49	0.54
20%	0.17	0.26	0.34	0.44	0.50	0.55
25%	0.20	0.28	0.36	0.46	0.51	0.56
30%	0.22	0.30	0.38	0.47	0.52	0.57
35%	0.25	0.33	0.40	0.48	0.53	0.57
40%	0.28	0.35	0.42	0.50	0.54	0.58
45%	0.31	0.37	0.44	0.51	0.55	0.59
50%	0.34	0.40	0.46	0.53	0.57	0.60
55%	0.37	0.43	0.48	0.55	0.58	0.62
60%	0.41	0.46	0.51	0.57	0.60	0.63
65%	0.45	0.49	0.54	0.59	0.62	0.65
70%	0.49	0.53	0.57	0.62	0.65	0.68
75%	0.54	0.58	0.62	0.66	0.68	0.71
80%	0.60	0.63	0.66	0.70	0.72	0.74
85%	0.66	0.68	0.71	0.75	0.77	0.79
90%	0.73	0.75	0.77	0.80	0.82	0.83
95%	0.80	0.82	0.84	0.87	0.88	0.89
100%	0.89	0.90	0.92	0.94	0.95	0.96
	TYPE B NRCS HYDROLOGIC SOILS GROUP					
0%	0.02	0.08	0.15	0.25	0.30	0.35
5%	0.04	0.10	0.19	0.28	0.33	0.38
10%	0.06	0.14	0.22	0.31	0.36	0.40
15%	0.08	0.17	0.25	0.33	0.38	0.42
20%	0.12	0.20	0.27	0.35	0.40	0.44
25%	0.15	0.22	0.30	0.37	0.41	0.46
30%	0.18	0.25	0.32	0.39	0.43	0.47
35%	0.20	0.27	0.34	0.41	0.44	0.48
40%	0.23	0.30	0.36	0.42	0.46	0.50
45%	0.26	0.32	0.38	0.44	0.48	0.51
50%	0.29	0.35	0.40	0.46	0.49	0.52
55%	0.33	0.38	0.43	0.48	0.51	0.54
60%	0.37	0.41	0.46	0.51	0.54	0.56
65%	0.41	0.45	0.49	0.54	0.57	0.59
70%	0.45	0.49	0.53	0.58	0.60	0.62
75%	0.51	0.54	0.58	0.62	0.64	0.66
80%	0.57	0.59	0.63	0.66	0.68	0.70
85%	0.63	0.66	0.69	0.72	0.73	0.75
90%	0.71	0.73	0.75	0.78	0.80	0.81
95%	0.79	0.81	0.83	0.85	0.87	0.88
100%	0.89	0.90	0.92	0.94	0.95	0.96

APPENDIX B

Storm Sewer Capacity Calculations

Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

6 INCH STORM SEWER PIPE @ 2% FLOW

Invert Elev Dn (ft)	=	100.00
Pipe Length (ft)	=	50.00
Slope (%)	=	2.00
Invert Elev Up (ft)	=	101.00
Rise (in)	=	6.0
Shape	=	Circular
Span (in)	=	6.0
No. Barrels	=	1
n-Value	=	0.011
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Rough tapered inlet throat
Coeff. K,M,c,Y,k	=	0.519, 0.64, 0.021, 0.9, 0.5

Embankment

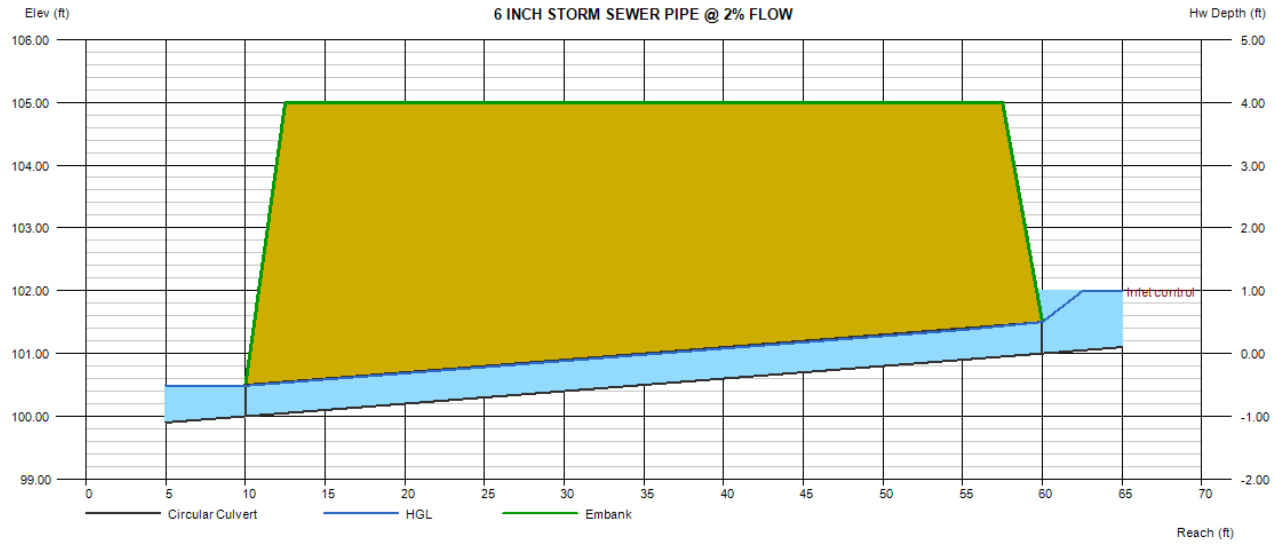
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

Calculations

Qmin (cfs)	=	0.00
Qmax (cfs)	=	1.10
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	1.00
Qpipe (cfs)	=	1.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	5.13
Veloc Up (ft/s)	=	5.20
HGL Dn (ft)	=	100.49
HGL Up (ft)	=	101.47
Hw Elev (ft)	=	101.99
Hw/D (ft)	=	1.98
Flow Regime	=	Inlet Control



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

6 IN PIPE 2% SLOPE - FLOW

Circular

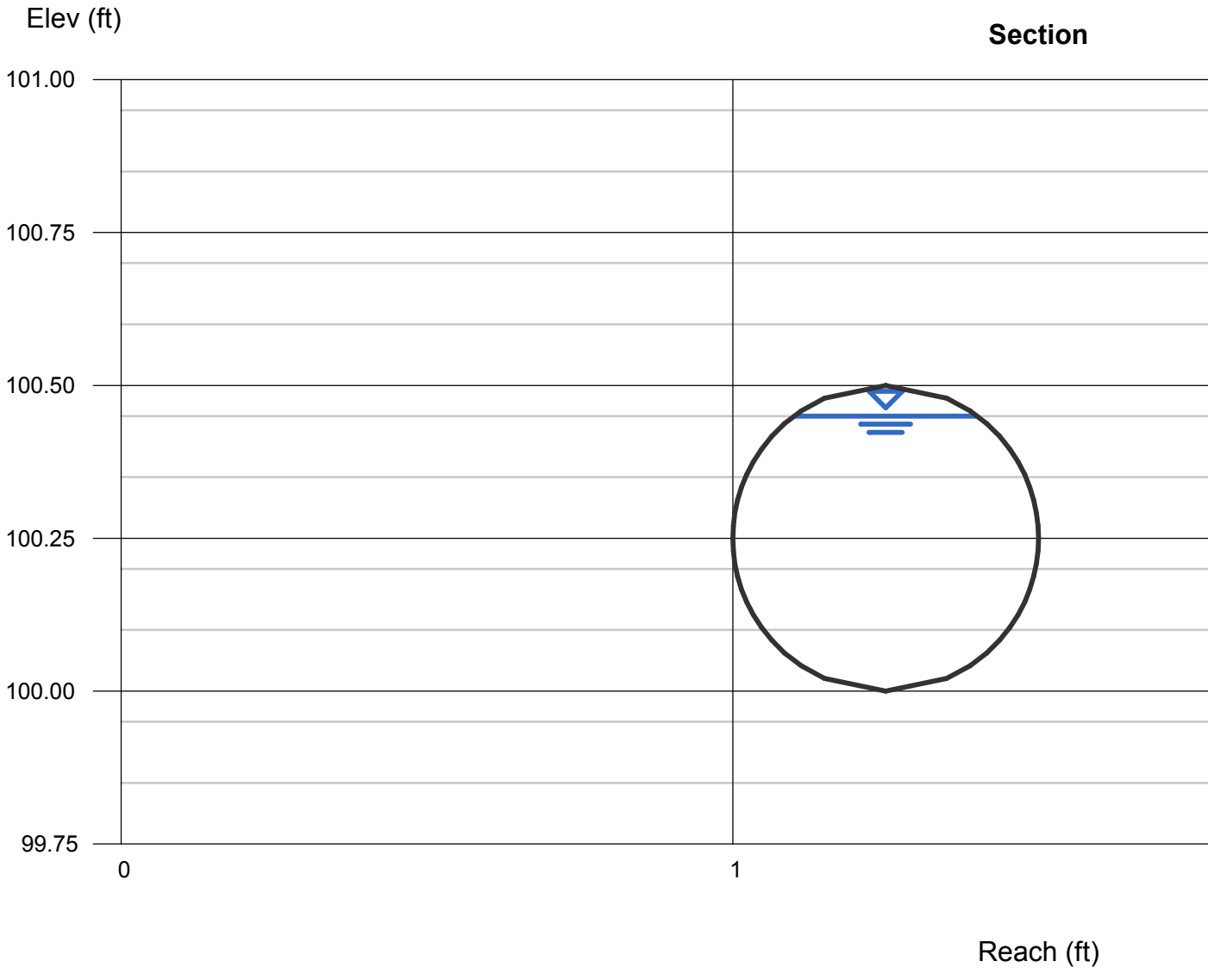
Diameter (ft)	= 0.50
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.45
Q (cfs)	= 0.999
Area (sqft)	= 0.19
Velocity (ft/s)	= 5.37
Wetted Perim (ft)	= 1.25
Crit Depth, Yc (ft)	= 0.48
Top Width (ft)	= 0.30
EGL (ft)	= 0.90



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

8 INCH STORM SEWER PIPE @ 2% FLOW

Invert Elev Dn (ft)	=	100.00
Pipe Length (ft)	=	50.00
Slope (%)	=	2.00
Invert Elev Up (ft)	=	101.00
Rise (in)	=	8.0
Shape	=	Circular
Span (in)	=	8.0
No. Barrels	=	1
n-Value	=	0.011
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Rough tapered inlet throat
Coeff. K,M,c,Y,k	=	0.519, 0.64, 0.021, 0.9, 0.5

Embankment

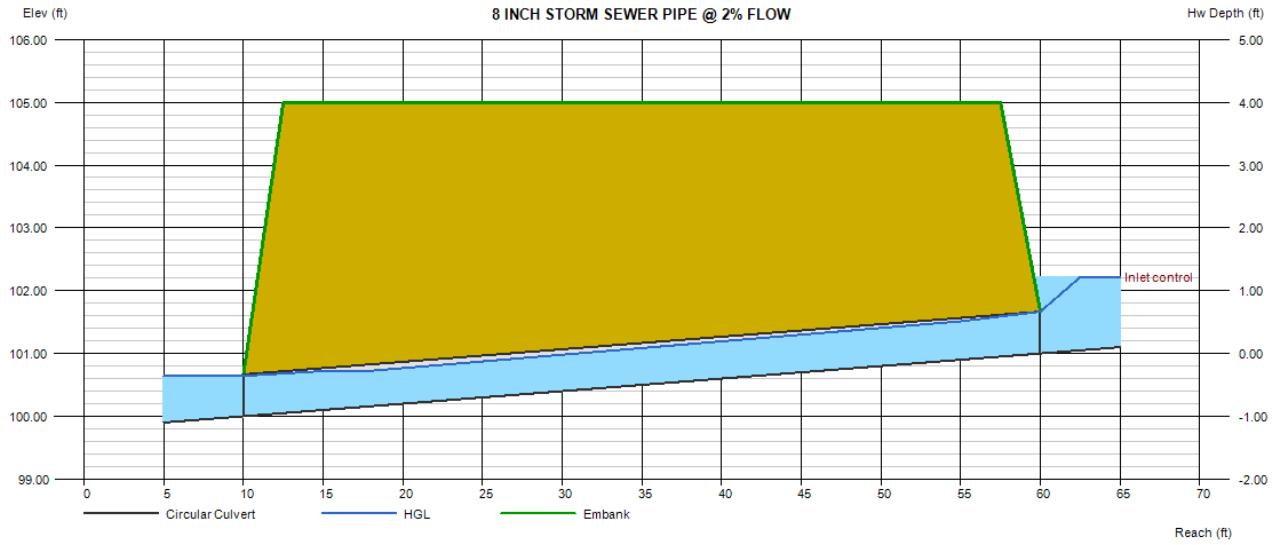
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

Calculations

Qmin (cfs)	=	0.00
Qmax (cfs)	=	2.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	1.90
Qpipe (cfs)	=	1.90
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	5.51
Veloc Up (ft/s)	=	5.62
HGL Dn (ft)	=	100.64
HGL Up (ft)	=	101.62
Hw Elev (ft)	=	102.22
Hw/D (ft)	=	1.82
Flow Regime	=	Inlet Control



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

8 IN PIPE 2% SLOPE - FLOW

Circular

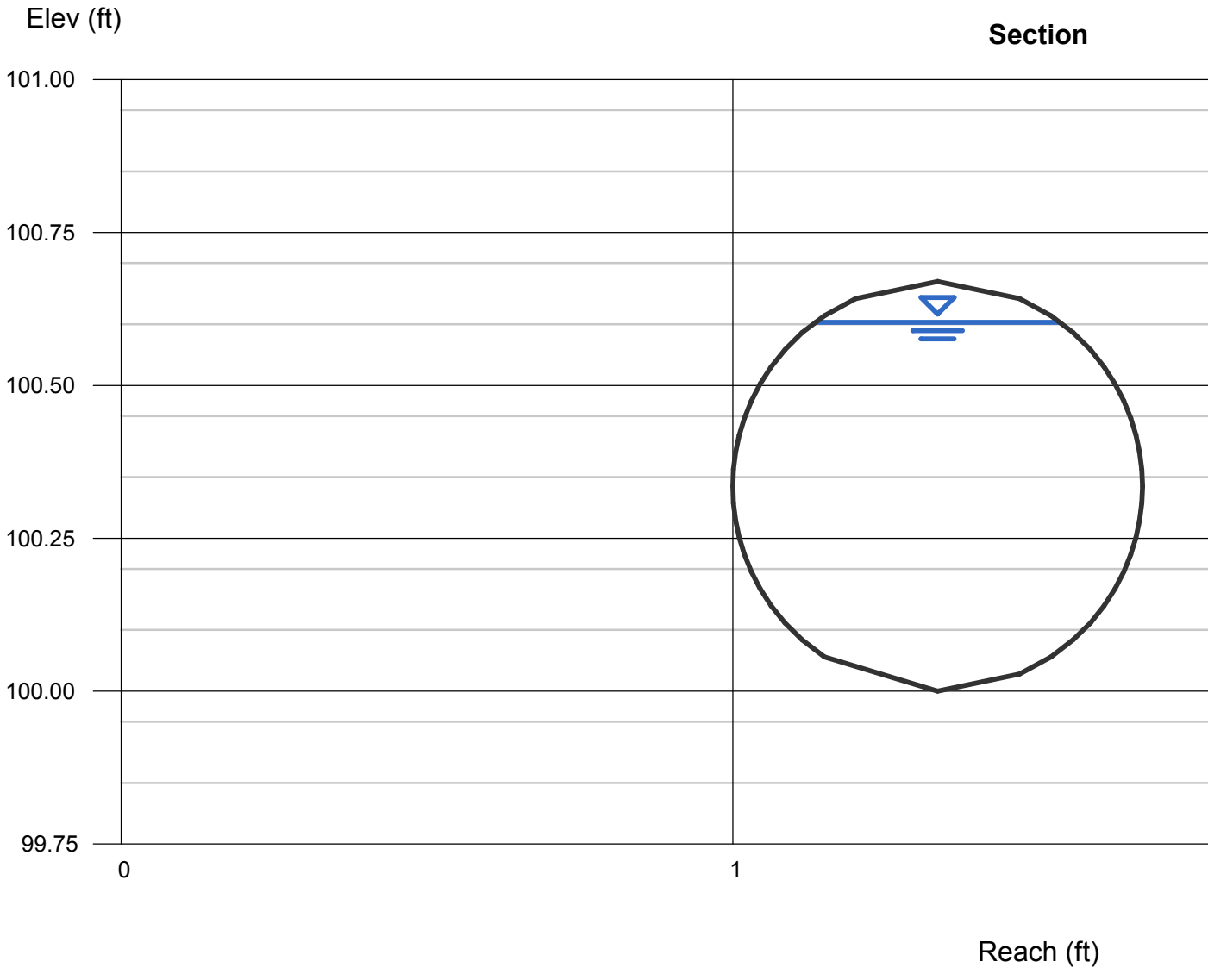
Diameter (ft)	= 0.67
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.60
Q (cfs)	= 2.181
Area (sqft)	= 0.33
Velocity (ft/s)	= 6.52
Wetted Perim (ft)	= 1.68
Crit Depth, Yc (ft)	= 0.64
Top Width (ft)	= 0.40
EGL (ft)	= 1.26



Culvert Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

12 INCH STORM SEWER PIPE @ 2% FLOW

Invert Elev Dn (ft)	=	100.00
Pipe Length (ft)	=	50.00
Slope (%)	=	2.00
Invert Elev Up (ft)	=	101.00
Rise (in)	=	12.0
Shape	=	Circular
Span (in)	=	12.0
No. Barrels	=	1
n-Value	=	0.011
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Rough tapered inlet throat
Coeff. K,M,c,Y,k	=	0.519, 0.64, 0.021, 0.9, 0.5

Embankment

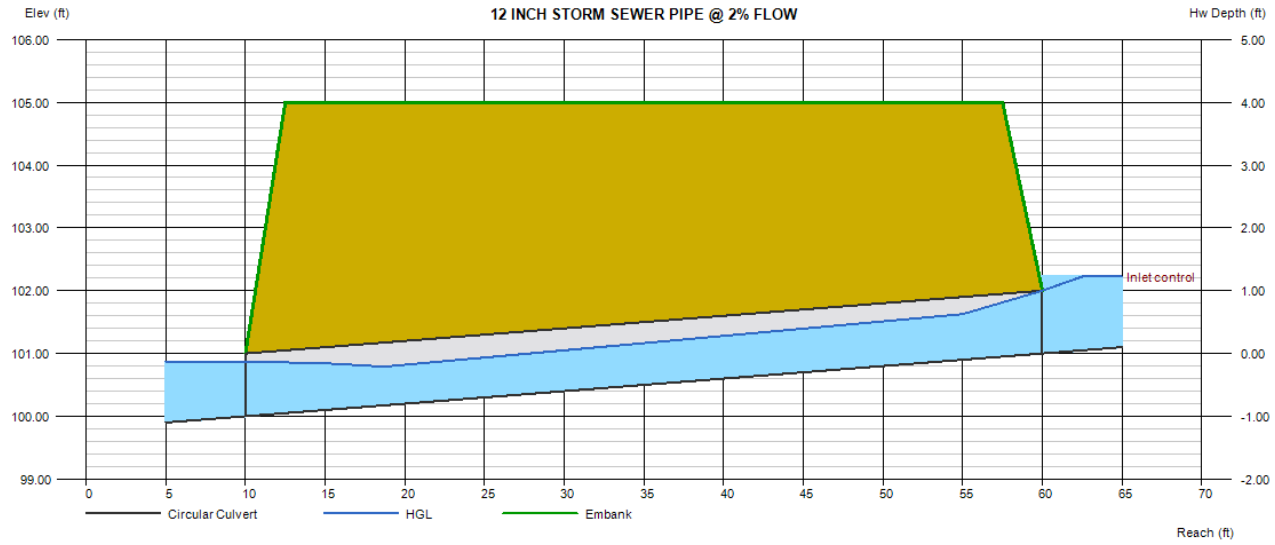
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

Calculations

Qmin (cfs)	=	0.00
Qmax (cfs)	=	3.00
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	3.00
Qpipe (cfs)	=	3.00
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	4.13
Veloc Up (ft/s)	=	4.80
HGL Dn (ft)	=	100.87
HGL Up (ft)	=	101.74
Hw Elev (ft)	=	102.22
Hw/D (ft)	=	1.22
Flow Regime	=	Inlet Control



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Jun 21 2017

12 IN PIPE 2% SLOPE - FLOW

Circular

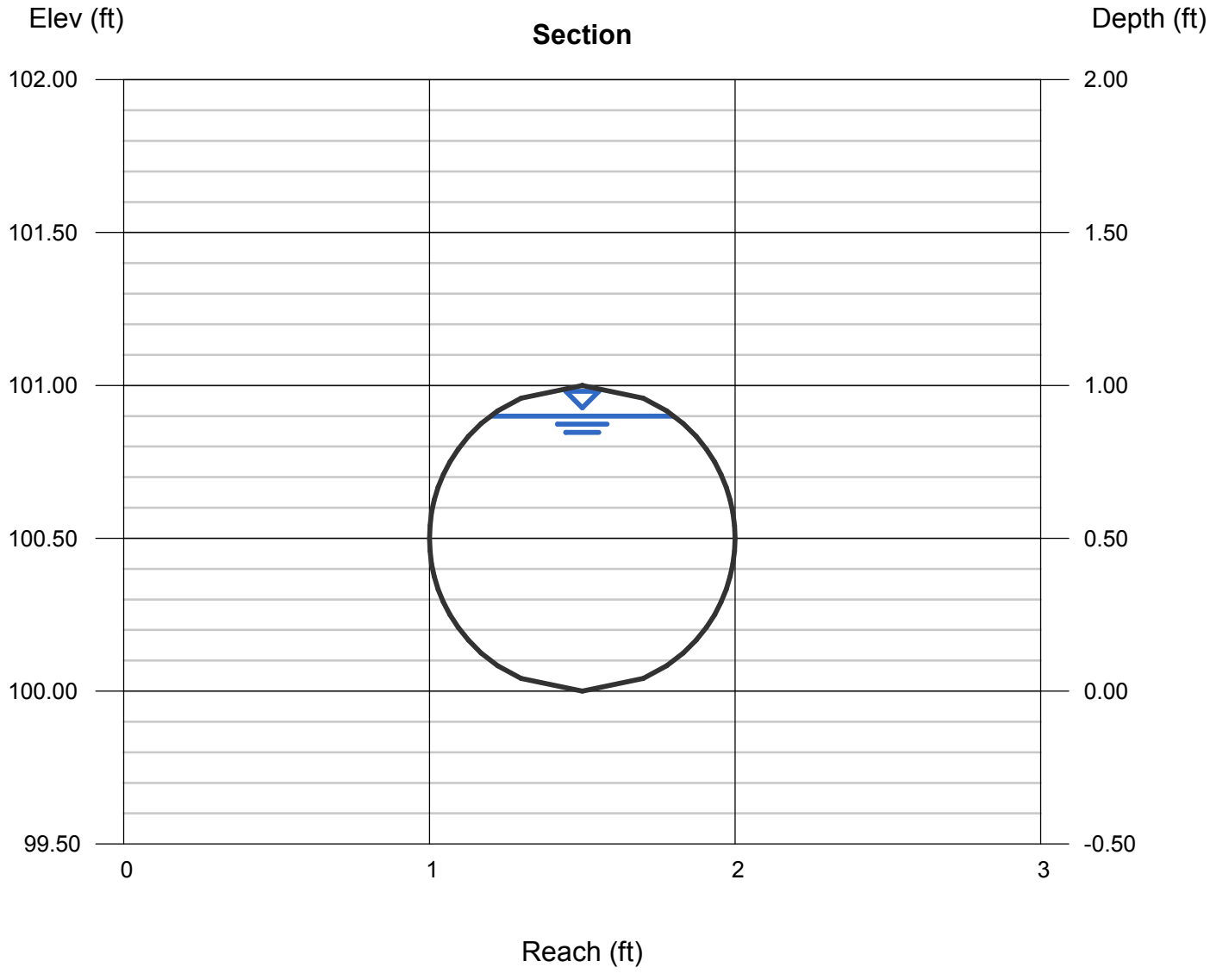
Diameter (ft)	= 1.00
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

Calculations

Compute by:	Q vs Depth
No. Increments	= 10

Highlighted

Depth (ft)	= 0.90
Q (cfs)	= 6.346
Area (sqft)	= 0.74
Velocity (ft/s)	= 8.52
Wetted Perim (ft)	= 2.50
Crit Depth, Yc (ft)	= 0.97
Top Width (ft)	= 0.60
EGL (ft)	= 2.03

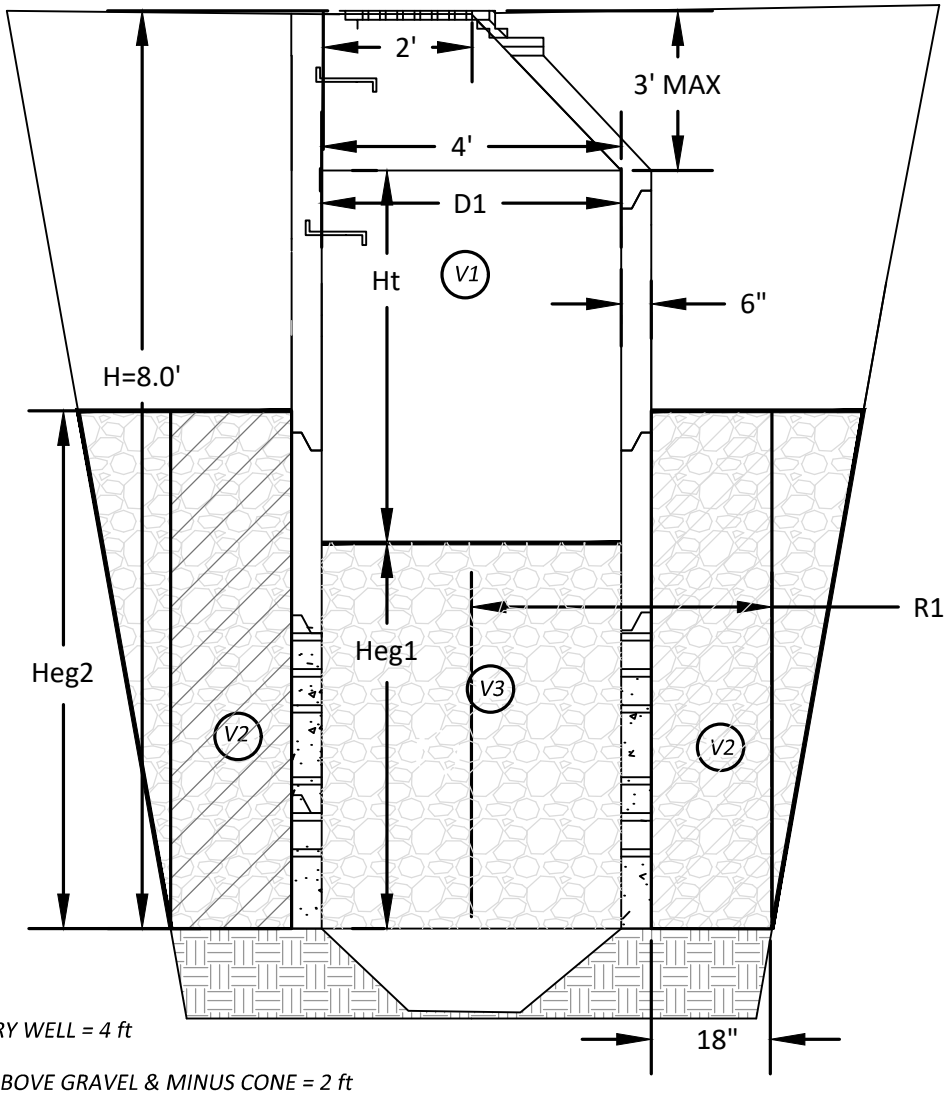


APPENDIX C

Detention Volume Calculations

DRY WELL SIZING CALCULATIONS

TOWN OF CARBONDALE, COLORADO
DRY WELL VOLUME CALCULATION



D1 = INSIDE DIAMETER OF DRY WELL = 4 ft

Ht = DEPTH OF STRUCTURE ABOVE GRAVEL & MINUS CONE = 2 ft
Heg1 = DEPTH OF GRAVEL IN STRUCTURE = 3 ft
Heg2 = DEPTH OF GRAVEL IN EXCAVATION = 5 ft
R1= RADIUS AT BASE OF STRUCTURE W/ 18" OF GRAVEL = 4 ft

*V1 = VOLUME WITHIN STRUCTURE ABOVE GRAVEL (BARREL SECTION + CONE SECTION) = D1^2/4 * π * Ht + (3^2 /4 * π * 3)*
*= 4^2/4 * π*2+ (3^2 /4 * π*3)=46.3 CF*
*V2 = VOLUME WITHIN VOIDS OF EXTERIOR GRAVEL = (R1^2 * π - (D1 + 1)^2/4 * π)) * 0.3 * Heg*
*= 4^2*π-(4 + 1)^2/4*π))*0.3*5 = 45.9 CF*
*V3 = VOLUME WITHIN VOIDS OF INTERIOR GRAVEL = D1^2/4 * π * 0.3 * Heg*
*=4^2/4*π*0.3*3 = 11.3 CF*

TOTAL VOLUME = 103.5 CF

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

StormTech®
Detention • Retention • Recharge
Subsurface Stormwater Management℠

MC-3500 Site Calculator

Project Information:

Project Name:	19066 Sopris Lofts
Location:	
Date:	8/12/2019
Engineer:	JPP
StormTech RPM:	

System Requirements

Units		Imperial	
Required Storage Volume		1350	CF
Stone Porosity (Industry Standard = 40%)		40	%
Stone Above Chambers	(12 inch min.)	12	inches
Stone Foundation Depth	(9 inch min.)	12	inches
Average Cover over Chambers	(24 inch min.)	36	inches
Bed size controlled by WIDTH or LENGTH?		WIDTH	
Limiting WIDTH or LENGTH dimension		9	feet
Storage Volume per Chamber		184.0	CF
Storage Volume per End Cap		48.6	CF

System Sizing

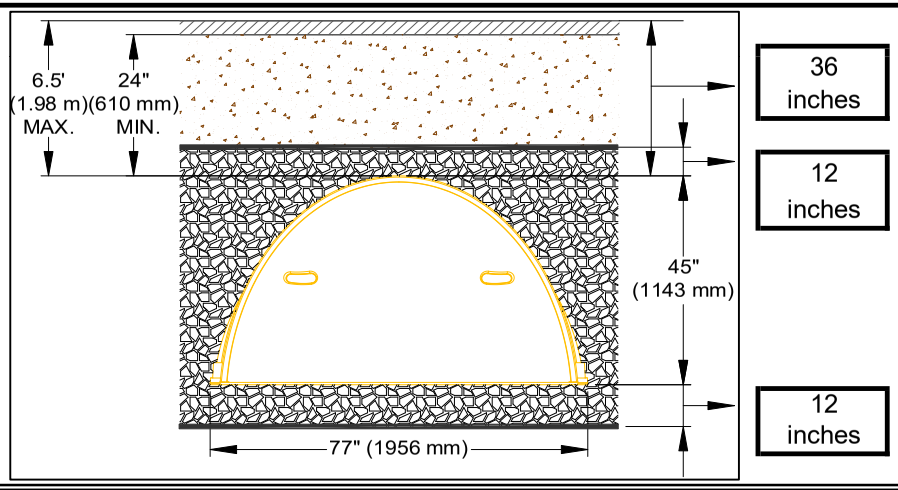
Number of Chambers Required	7	each
Number of End Caps Required	2	each
Bed Size (including perimeter stone)	462	square feet
Stone Required (including perimeter stone)	96	tons
Volume of Excavation	133	cubic yards
Non-woven Filter Fabric Required (20% Safety Factor)	220	square yards
Length of Isolator Row	54.9	feet
Non-woven Isolator Row Fabric (20% Safety Factor)	95	square yards
Woven Isolator Row Fabric (20% Safety Factor)	121	square yards
Installed Storage Volume	1,385	cubic feet

Controlled by Width (Rows)

Maximum Width =	9	feet

1 row of 7 chambers

Maximum Length =	54.9	feet
Maximum Width =	8.4	feet



*This represents the estimated material and site work costs (US dollars) for the project. Materials excluded from this estimate are conveyance pipe, pavement design, etc. It is always advisable to seek detailed construction costs from local installers. Please contact STORMTECH at 888-892-2694 for additional cost information.

EXHIBIT M

Traffic Memorandum

To: **Sopris Engineering, LLC**
Attn: Yancy Nichol
502 Main Street
Carbondale, CO 81623

From: Kari J. McDowell Schroeder, PE, PTOE

Date: February 15, 2018

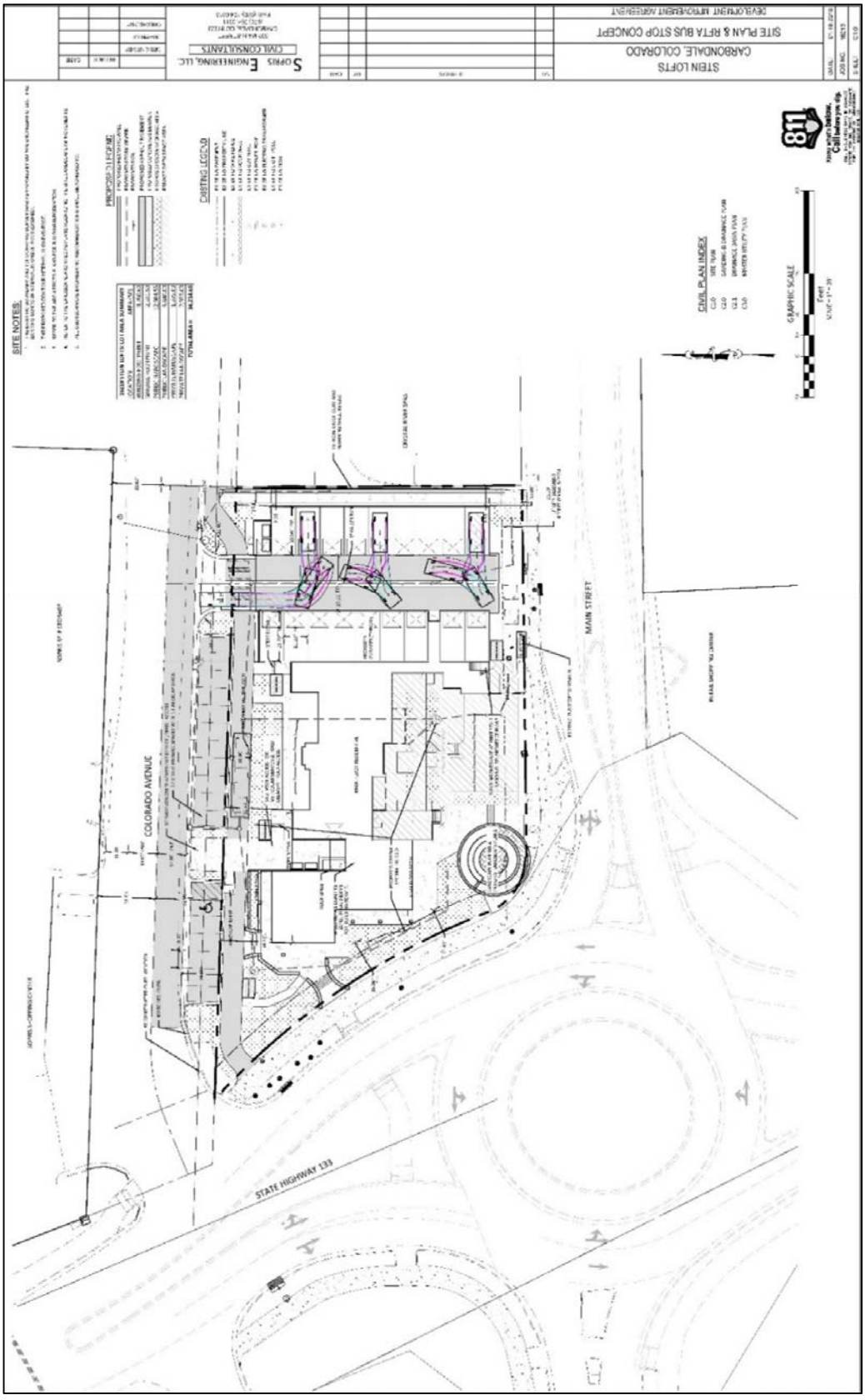
Re: **Stein Lofts Trip Generation Analysis**
201 Colorado Avenue
Carbondale, Colorado

Project Background:

The applicant is proposing the development of 18 apartments and 2,100 square-feet of general commercial in the Town of Carbondale. The project site at 201 Colorado Avenue is located on the northeast corner of State Highway 133 (SH 133) and Main Street. The proposed project site is currently functioning as a Park-and-Ride lot. The proposed development consists of general commercial space on the first floor and 18 apartments on the upper floors. The project location is depicted in **Figure 1**. Refer to **Figure 2** for a conceptual site plan.

Figure 1: Vicinity Map

Figure 1: Site Plan (Not to scale.)



Proposed Land Use Trip Generation:

Existing Site Traffic: The property is currently operating as a Park-and-Ride lot. Morning and evening peak hour traffic count data was collected at the lot's only site access to Colorado Avenue on Tuesday, January 30, 2018. The count data is attached.

The existing Park-and-Ride count data was used to calculate the current trip generation rate for the site and is included in **Table 1**. The actual site data is more accurate than applying the ITE *Trip Generation Manual's* standard trip generation rates Land Use #090 Park-and-Ride Lot with Bus or Light Rail Service.

This existing land use currently generates 4 vehicle trips during the morning peak hour and 9 vehicle trips during the evening peak hour.

Existing State Highway 133 and Colorado Avenue Traffic: Traffic data was also collected at the intersection of SH 133 and Colorado Avenue on Tuesday, December 5, 2017. There are currently 85 vehicle trips during the morning peak hour and 149 vehicle trips during the evening peak hour on Colorado Avenue at SH 133. This intersection is restricted to right-in, right-out movements due to the splitter island for the roundabout at SH 133 and Main Street.

Historic counts were documented during the *State Highway 133 (Carbondale) Access Control Plan* (*Access Control Plan*) process. Counts from January 31, 2012 by Atkins had 140 vehicle trips during the morning peak hour and 146 vehicle trips during the evening peak hour on Colorado Avenue at SH 133. The intersection was a full movement access in Year 2012, prior to the construction of the roundabout at SH 133 and Main Street.

Proposed Stein Lofts Project Traffic: The Institute of Transportation Engineer's (ITE) national rates from the 10th *Edition of the Trip Generation Manual* for Land Use #220 Multi-Family Housing (Low-Rise) and #820 Shopping Center were used to estimate trips generated by the proposed land uses.

A ten percent multimodal trip reduction was taken to account for the pedestrian and bicycle trips that commonly occur in a town's central business district. This site is also located directly adjacent to a Carbondale Circulator bus stop on Main Street, which connects to RFTA's system at the Carbondale Park-and-Ride.

Upon project buildout, the Stein Lofts are expected to generate 190 new vehicle trips on the average weekday, 14 vehicle trips during the morning peak hour, and 18 vehicle trips during the evening peak hour.

Total New Site Trips: The proposed Stein Lofts are expected to add 100 new vehicle trips on the average weekday, 10 vehicle trips during the morning peak hour, and 9 vehicle trips during the evening peak hour to the existing roadway network.
The trip generation analysis calculations can be seen in **Table 1**.

McDowell Engineering, LLC
Transportation Engineering Consultants
Eagle • Broomfield • Grand Junction 970.623.0788 • mcdowelleng.com

PROJECT NUMBER: M1322
PREPARED BY: MLH
DATE: February 14, 2018
REVISED:

Table 1 - Project Trip Generation

Stein Lofts
Carbondale, CO
Estimated Project-Generated Traffic[1]

ITE Code	Units		Avg. Weekday	AM Peak Hour	PM Peak Hour	Average Weekday Trips (VPD)	Morning Peak Hour Inbound % Trips	Morning Peak Hour Inbound Trips	Morning Peak Hour Outbound % Trips	Morning Peak Hour Outbound Trips	Evening Peak Hour Inbound % Trips	Evening Peak Hour Inbound Trips	Evening Peak Hour Outbound % Trips	Evening Peak Hour Outbound Trips
Existing Land Use[2]														
Park-and-Ride	63	Spaces	1.43	0.06	0.14	90	75%	3	25%	1	44%	4	56%	5
Existing Land Use Total						90		3		1		4		5
Proposed Land Use														
#220 Multi-Family Housing (Low-Rise)	18	DU	7.32	0.56	0.67	132	28%	3	72%	7	59%	7	41%	5
#820 Shopping Center	2.1	kSF	37.75	3.00	4.21	79	54%	3	46%	3	50%	4	50%	4
Multi-Modal Trip Reduction	-10	%				-21		-1		-1		-1		-1
Proposed Land Use Total						190		5		9		10		8
Total New Trips						**100**		**2**		**8**		**6**		**3**

[1] Values obtained from *Trip Generation, 10th Edition,* Institute of Transportation Engineers, 2017.

[2] Average weekday, morning and evening peak hour rates were calculated per traffic volume count data collected on January 30, 2018 by McDowell Engineering.

DU = Dwelling Units

kSF = 1,000 Square Feet

Arrival Routes:

It is anticipated that the proposed Stein Lofts traffic will access the development via Colorado Avenue, State Highway 133 and Main Street. The proposed project is anticipated to add:

- 100 vehicles per hour (VPH) to Colorado Avenue = 1-2 new cars every minute
- 50 VPH to State Highway 133 = Less than 1 new car every minute
- 50 VPH to Main Street = Less than 1 new car every minute

State Highway Access:

An *Access Control Plan* was adopted in 2013 by the Colorado Department of Transportation and Town of Carbondale. Per the *Access Control Plan*, traffic growth of over twenty percent on Colorado Avenue would require compliance with the *Access Control Plan*. The *Access Control Plan* calls for full closure of Colorado Avenue's access to SH 133.

The proposed Stein Lofts development is not expected to generate over a twenty percent increase in traffic volume on Colorado Avenue at State Highway 133. The site generated traffic volumes were compared to the Year 2012 count data from the *State Highway 133 Carbondale Access Control Plan.* Two separate alternatives were evaluated:

- Full movement historic counts before the roundabout construction vs. RIRO only movements at SH 133 and Colorado Ave
- 50% vs. 100% (very conservative) directional distribution of Stein Lofts traffic to Colorado Avenue at SH 133

Table 2: Stein Lofts' Percentage of Impact on Colorado Avenue at SH 133

Colorado Avenue	Anticipated Stein Lofts Traffic Addition*	Historic Year 2012 (Full movement counts)	Percent Increase in Traffic Volume on Colorado	Historic Year 2012 (RIRO only movement counts)	Percent Increase in Traffic Volume on Colorado Ave.	Triggers 20% Volume Threshold?
With 50% of site traffic accessing SH 133 at Colorado Avenue.						
AM Peak Hour Traffic	5 vph	140 vph	3.4%	78 vph	6.0%	No
PM Peak Hour Traffic	5 vph	146 vph	3.3%	71 vph	6.6%	No
With conservative estimate of 100% of site traffic accessing SH 133 at Colorado Avenue.						
AM Peak Hour Traffic	10 vph	140 vph	6.7%	78 vph	11.4%	No
PM Peak Hour Traffic	9 vph	146 vph	5.8%	71 vph	11.3%	No

As can be seen in Table 2, none of the scenarios will exceed the 20% traffic increase threshold. Therefore, a revised State Highway Access Permit and closure of Colorado Avenue at SH 133 are not required.

Conclusion:

Based on the proposed uses of the Stein Lofts, the surrounding transportation network is adequate to support the additional traffic. A revised State Highway Access Permit and closure of Colorado Avenue at SH 133 are not required.

Please call if you would like any additional information or have any questions regarding this analysis.

Sincerely,
McDowell Engineering, LLC

Kari J. McDowell, PE, PTOE
Traffic Engineer

Attachments:

1. January 30, 2018 Morning & Evening Peak Hour Traffic Counts at Park-and-Ride Access & Colorado Avenue
2. December 5, 2017 Morning & Evening Peak Hour Traffic Counts at State Highway 133 & Colorado Avenue
3. January 31, 2012 Morning & Evening Peak Hour Traffic Counts at State Highway 133 & Colorado Avenue

References:

1. *State Highway 133 (Carbondale) Access Control Plan.* Atkins, 2013.

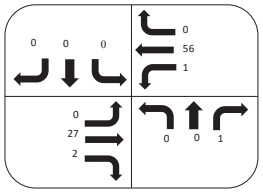
COLORADO AVE & PUBLIC PRK LOT/SOPRIS SELF STORAGE
CARBONDALE, COLORADO
TUESDAY, JANUARY 30, 2018
Weather: CLEAR

McDOWELL ENGINEERING LLC
TRANSPORTATION ENGINEERING CONSULTANTS

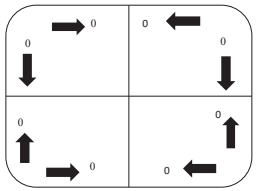
Time	COLORADO AVE Eastbound												COLORADO AVE Westbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SWL				SWR								NEL				NER					
6:00 AM	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	12	2	0	0	0	0	0	0
6:45 AM	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	14	1	0	0	0	0	0	0
7:00 AM	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	3	0	0	0	2	0	0	0	1	0	0	0	11	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	16	1	0	0	0	0	0	0
7:45 AM	2	0	0	0	5	1	0	0	0	0	0	0	1	0	0	0	5	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	13	1	0	0	0	0	0	0
8:15 AM	1	0	0	0	9	0	0	1	1	0	0	0	0	0	0	0	12	0	1	0	0	0	0	0
8:30 AM	0	0	0	0	4	0	0	0	0	0	0	0	1	0	0	0	10	0	1	0	1	0	0	0
8:45 AM	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	1	0	0	0
Total	3	0	0	0	67	1	0	1	3	0	0	0	3	0	0	0	128	5	2	0	2	0	0	0
Peak Hour Total	0	0	0	0	27	0	0	0	2	0	0	0	1	0	0	0	54	2	0	0	0	0	0	0
Peak Hour Total	0 vph		0 pph		27 vph		0 pph		2 vph		0 pph		1 vph		0 pph		56 vph		0 pph		0 vph		0 pph	

Time	PUBLIC PARKING LOT Northbound												SOPRIS SELF STORAGE Southbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SEL				SER								NWL				NWR					
6:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
8:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	0	0	0	0	1	0	1	0	0	0	2	0	0	0	0	0	0	0	3	1	0	0
Peak Hour Total	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour Total	0 vph		0 pph		0 vph		0 pph		1 vph		0 pph		0 vph		0 pph		0 vph		0 pph		0 vph		0 pph	

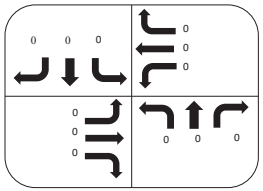
Total Peak Hour Vehicle Traffic at Intersection	87	vph
Total Peak Hour Peds/Bikes at Intersection	0	pph
Total Peak Hour Traffic (All Modes) at Intersection	87	pph
Percentage Peak Hour Trucks at Intersection	2.3	%
Peak Hour Factor	0.78	



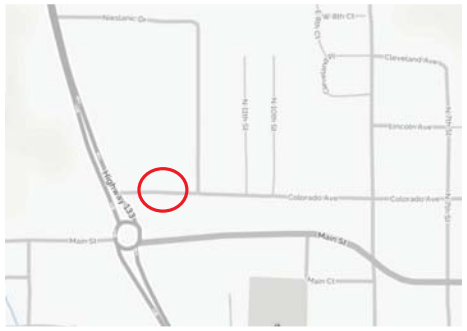
Peak Hour Data (Cars & Trucks)



Peak Hour Pedestrian Data



Peak Hour Bicycle Data

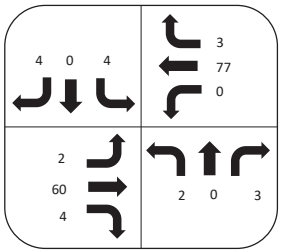


COLORADO AVE & PUBLIC PARKING LOT/SOPRIS SELF STORAGE
CARBONDALE, COLORADO
TUESDAY, JANUARY 30, 2018
Weather: CLEAR

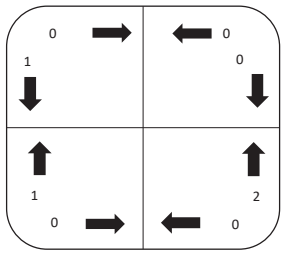
Time	COLORADO AVE Eastbound												COLORADO AVE Westbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SWL				SWR								NEL				NER					
4:00 PM	2	0	0	0	6	2	0	0	2	0	0	0	1	0	0	0	21	0	0	1	0	0	0	0
4:15 PM	1	0	0	0	11	1	1	0	0	0	0	0	1	0	0	0	13	0	0	0	1	0	0	0
4:30 PM	1	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	1	0	0	0
4:45 PM	0	0	0	0	15	0	0	0	2	0	0	0	0	0	0	0	16	0	0	1	1	0	0	0
5:00 PM	1	0	1	0	14	0	0	0	2	0	0	0	0	0	0	0	19	0	0	0	1	0	0	0
5:15 PM	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	24	0	0	1	0	0	0	0
5:30 PM	0	0	0	0	15	0	0	0	2	0	0	0	1	0	0	0	9	0	0	1	0	0	0	0
5:45 PM	0	0	0	0	15	1	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0
Total	5	0	1	0	107	4	1	0	8	0	0	0	3	0	0	0	137	0	0	4	4	0	0	0
Peak Hour Total	2	0	1	0	60	0	0	0	4	0	0	0	0	0	0	0	77	0	0	2	3	0	0	0
Peak Hour Total	2 vph		1 pph		60 vph		0 pph		4 vph		0 pph		0 vph		0 pph		77 vph		2 pph		3 vph		0 pph	

Time	PUBLIC PARKING LOT Northbound												SOPRIS SELF STORAGE Southbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SEL				SER								NWL				NWR					
4:00 PM	1	0	0	0	0	0	0	0	1	0	1	0	2	0	0	0	0	0	1	0	0	0	0	0
4:15 PM	3	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	3	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
4:45 PM	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
5:00 PM	2	0	0	0	0	0	0	0	2	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	6	0	0	0	0	0	2	0	6	0	3	0	6	0	0	0	0	0	2	0	7	0	0	0
Peak Hour Total	2	0	0	0	0	0	2	0	3	0	0	0	4	0	0	0	0	0	1	0	4	0	0	0
Peak Hour Total	2 vph		0 pph		0 vph		2 pph		3 vph		0 pph		4 vph		0 pph		0 vph		1 pph		4 vph		0 pph	

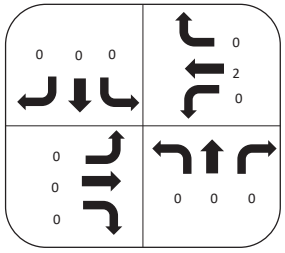
Total Peak Hour Vehicle Traffic at Intersection	159	vph
Total Peak Hour Peds/Bikes at Intersection	6	pph
Total Peak Hour Traffic (All Modes) at Intersection	165	pph
Percentage Peak Hour Trucks at Intersection	0.0	%
Peak Hour Factor	0.92	



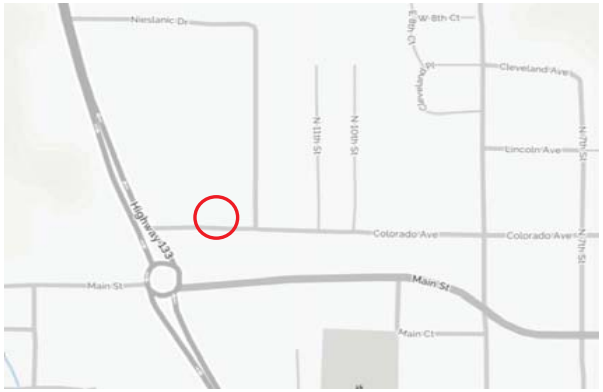
Peak Hour Data (Cars & Trucks)



Peak Hour Pedestrian Data



Peak Hour Bicycle Data

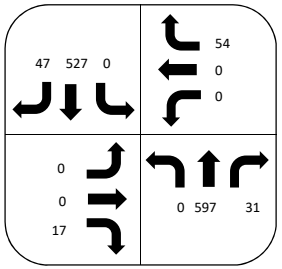


SH 133 & COLORADO AVE
CARBONDALE, COLORADO
Traffic Data Collection Date: TUESDAY, DECEMBER 5, 2017
Weather: CLEAR

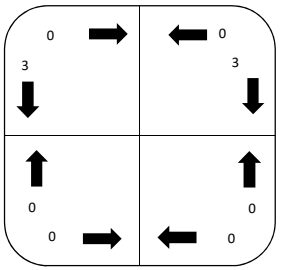
Time	COLORADO (GAS STATION) Eastbound												COLORADO Westbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SWL				SWR								NEL				NER					
7:00 AM	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	11	1	0	0
7:15 AM	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	14	1	0	0
7:30 AM	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	16	1	0	0
7:45 AM	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3	0	0	0	0	0	12	2	0	0
8:00 AM	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	9	2	0	0
8:15 AM	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	11	1	0	0
8:30 AM	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	10	1	0	0
Total	0	0	0	0	0	0	0	0	35	0	0	0	0	0	3	0	0	0	0	0	92	9	0	0
Peak Hour Total	0	0	0	0	0	0	0	0	17	0	0	0	0	0	3	0	0	0	0	0	48	6	0	0
Peak Hour Total	0 vph		0 pph		0 vph		0 pph		17 vph		0 pph		0 vph		3 pph		0 vph		0 pph		54 vph		0 pph	

Time	SH133 Northbound												SH133 Southbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SEL				SER								NWL				NWR					
7:00 AM	0	0	0	0	118	4	0	0	5	0	0	0	0	0	0	0	64	4	0	0	10	0	0	0
7:15 AM	0	0	0	0	140	3	0	1	5	0	0	0	0	0	0	0	89	4	0	0	4	0	0	0
7:30 AM	0	0	0	0	141	3	0	0	12	0	0	0	0	0	0	0	98	4	2	0	12	0	1	0
7:45 AM	0	0	0	0	159	3	0	0	4	1	0	0	0	0	0	0	140	9	0	0	8	0	0	0
8:00 AM	0	0	0	0	146	4	0	0	6	0	0	0	0	0	0	0	133	2	0	0	12	0	0	0
8:15 AM	0	0	0	0	139	2	0	0	7	1	0	0	0	0	0	0	136	5	1	0	15	0	0	0
8:30 AM	0	0	0	0	128	2	0	0	5	1	0	0	0	0	0	0	122	4	2	0	11	0	2	0
8:45 AM	0	0	0	0	125	3	0	0	5	0	0	0	0	0	0	0	120	3	0	0	11	0	0	0
Total	0	0	0	0	1096	24	0	1	49	3	0	0	0	0	0	0	902	35	5	0	83	0	3	0
Peak Hour Total	0	0	0	0	585	12	0	0	29	2	0	0	0	0	0	0	507	20	3	0	47	0	1	0
Peak Hour Total	0 vph		0 pph		597 vph		0 pph		31 vph		0 pph		0 vph		0 pph		527 vph		3 pph		47 vph		1 pph	

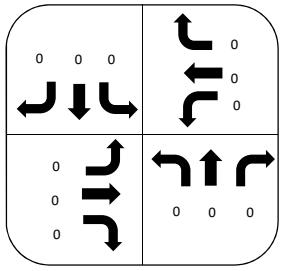
Total Peak Hour Vehicle Traffic at Intersection	1273	vph
Total Peak Hour Peds/Bikes at Intersection	7	pph
Total Peak Hour Traffic (All Modes) at Intersection	1280	pph
Percentage Peak Hour Trucks at Intersection	3.1	%
Peak Hour Factor	0.93	



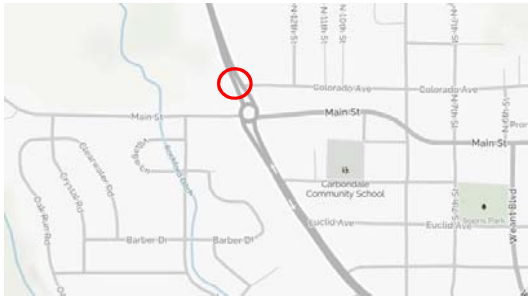
Peak Hour Data (Cars & Trucks)



Peak Hour Pedestrian Data



Peak Hour Bicycle Data

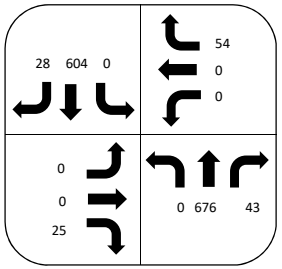


SH 133 & COLORADO
CARBONDALE, COLORADO
Traffic Data Collection Date: TUESDAY, DECEMBER 5, 2017
Weather: CLEAR

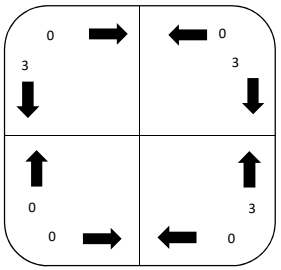
Time	COLORADO (GAS STATION) Eastbound												COLORADO Westbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SWL				SWR								NEL				NER					
4:00 PM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	18	1	0	0
4:30 PM	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	10	1	0	0
4:45 PM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	3	0	0	0	0	0	13	0	0	0
5:00 PM	0	0	1	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	13	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	12	1	0	0
5:30 PM	0	0	0	0	0	0	0	0	4	1	0	0	0	0	0	0	0	0	0	0	10	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0
Total	0	0	1	0	0	0	0	0	49	1	0	0	0	0	3	0	0	0	0	0	98	3	0	0
Peak Hour Total	0	0	0	0	0	0	0	0	25	0	0	0	0	0	3	0	0	0	0	0	52	2	0	0
Peak Hour Total	0 vph		0 pph		0 vph		0 pph		25 vph		0 pph		0 vph		3 pph		0 vph		0 pph		54 vph		0 pph	

Time	SH133 Northbound												SH133 Southbound											
	Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik
			SEL				SER								NWL				NWR					
4:00 PM	0	0	0	0	158	3	0	0	11	0	0	0	0	0	0	0	154	4	0	0	9	0	0	0
4:15 PM	0	0	0	0	169	3	0	0	12	0	0	0	0	0	0	0	128	3	1	3	10	0	0	0
4:30 PM	0	0	0	0	168	4	1	0	11	0	0	0	0	0	0	0	156	2	0	0	6	0	1	0
4:45 PM	0	0	0	0	167	4	2	0	8	1	0	0	0	0	0	0	155	2	2	2	3	0	0	0
5:00 PM	0	0	0	0	118	4	0	1	17	0	0	0	0	0	0	0	175	4	1	3	6	0	0	0
5:15 PM	0	0	0	0	143	3	2	1	12	1	0	0	0	0	0	0	164	3	1	0	7	0	0	0
5:30 PM	0	0	0	0	124	2	1	0	14	1	0	0	0	0	0	0	143	3	0	0	6	0	0	0
5:45 PM	0	0	0	0	111	3	0	0	10	0	0	0	0	0	0	0	140	3	0	2	6	0	0	0
Total	0	0	0	0	1158	26	6	2	95	3	0	0	0	0	0	0	1215	24	5	10	53	0	1	0
Peak Hour Total	0	0	0	0	662	14	3	0	42	1	0	0	0	0	0	0	593	11	3	5	28	0	1	0
Peak Hour Total	0 vph		0 pph		676 vph		3 pph		43 vph		0 pph		0 vph		0 pph		604 vph		8 pph		28 vph		1 pph	

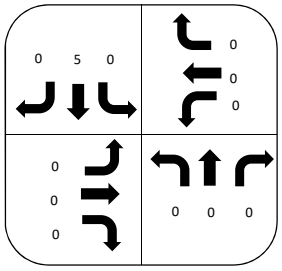
Total Peak Hour Vehicle Traffic at Intersection	1430	vph
Total Peak Hour Peds/Bikes at Intersection	15	pph
Total Peak Hour Traffic (All Modes) at Intersection	1445	pph
Percentage Peak Hour Trucks at Intersection	1.9	%
Peak Hour Factor	0.98	



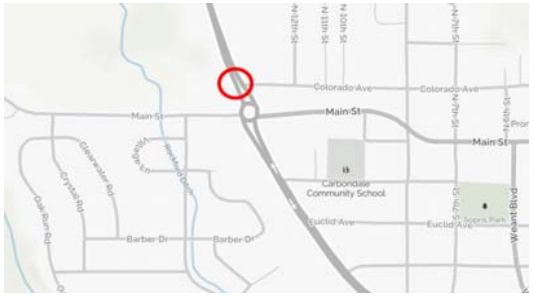
Peak Hour Data (Cars & Trucks)



Peak Hour Pedestrian Data



Peak Hour Bicycle Data



ATKINS

TURNING MOVEMENT COUNT SUMMARY

INTERSECTION: ***16***
N-S STREET: ***SH 133***
E-W STREET: ***Colorado Ave/Remax***

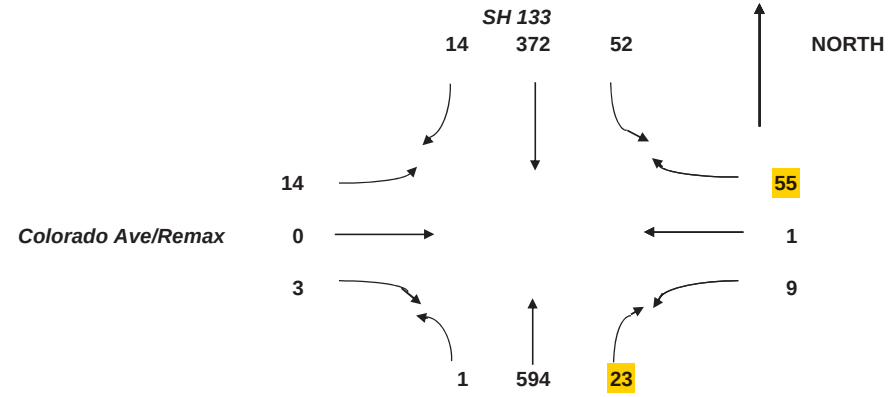
PROJ. NO.:
COUNT DATE: ***31-Jan-12***
NOTES: ***Tuesday***

COUNT TIME:
FROM: ***7:00 AM***
TO: ***9:00 AM***

Notes:

PK HR VOLUME:	1,138
PHF:	0.96
PEAK HOUR:	
FROM:	TO:
7:30 AM	8:30 AM

Peak Hour Volumes



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND				EASTBOUND				SOUTHBOUND				WESTBOUND				TOTAL
FROM:	TO:	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	VOLUMES
7:00 AM	7:15 AM	*0*	*98*	*4*	*0*	*7*	*0*	*0*	*0*	*3*	*39*	*6*	*0*	*1*	*1*	*14*	*0*	173
7:15 AM	7:30 AM	*0*	*107*	*7*	*0*	*3*	*0*	*0*	*0*	*11*	*68*	*4*	*0*	*0*	*2*	*23*	*0*	225
7:30 AM	7:45 AM	*0*	*145*	*7*	*0*	*4*	*0*	*1*	*0*	*9*	*107*	*7*	*0*	*3*	*0*	*12*	*0*	295
7:45 AM	8:00 AM	*0*	*148*	*6*	*0*	*1*	*0*	*1*	*1*	*10*	*104*	*4*	*0*	*3*	*0*	*9*	*0*	286
8:00 AM	8:15 AM	*0*	*167*	*5*	*1*	*3*	*0*	*1*	*0*	*13*	*70*	*2*	*0*	*0*	*0*	*17*	*0*	278
8:15 AM	8:30 AM	*1*	*134*	*5*	*2*	*6*	*0*	*0*	*1*	*20*	*91*	*1*	*0*	*3*	*1*	*17*	*0*	279
8:30 AM	8:45 AM	*1*	*134*	*1*	*0*	*3*	*0*	*1*	*0*	*14*	*70*	*2*	*0*	*0*	*1*	*5*	*0*	232
8:45 AM	9:00 AM	*0*	*109*	*1*	*1*	*5*	*1*	*0*	*0*	*8*	*71*	*3*	*0*	*1*	*1*	*15*	*0*	215

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND				EASTBOUND				SOUTHBOUND				WESTBOUND				TOTAL
FROM:	TO:	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	VOLUMES
7:00 AM	8:00 AM	0	498	24	0	15	0	2	1	33	318	21	0	7	3	58	0	979
7:15 AM	8:15 AM	0	567	25	1	11	0	3	1	43	349	17	0	6	2	61	0	1,084
7:30 AM	8:30 AM	1	594	23	3	14	0	3	2	52	372	14	0	9	1	55	0	1,138
7:45 AM	8:45 AM	2	583	17	3	13	0	3	2	57	335	9	0	6	2	48	0	1,075
8:00 AM	9:00 AM	2	544	12	4	17	1	2	1	55	302	8	0	4	3	54	0	1,004

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

ATKINS

TURNING MOVEMENT COUNT SUMMARY

INTERSECTION: ***16***
N-S STREET: ***SH 133***
E-W STREET: ***Colorado Ave/Remax***

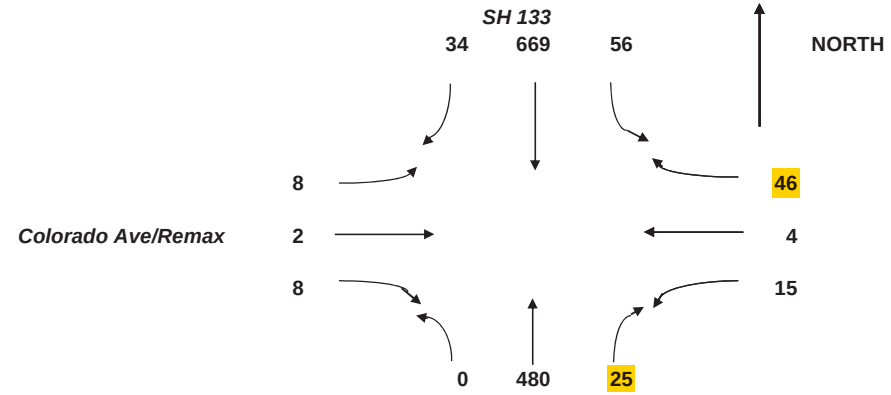
PROJ. NO.:
COUNT DATE: ***31-Jan-12***
NOTES: ***Tuesday***

COUNT TIME:
FROM: ***4:00 PM***
TO: ***6:00 PM***

Notes:

PK HR VOLUME:	1,347
PHF:	0.98
PEAK HOUR:	
FROM: 4:45 PM	TO: 5:45 PM

Peak Hour Volumes



COUNT DATA INPUT:

TIME PERIOD		NORTHBOUND				EASTBOUND				SOUTHBOUND				WESTBOUND				TOTAL
FROM:	TO:	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	VOLUMES
4:00 PM	4:15 PM	*0*	*131*	*3*	*1*	*3*	*1*	*1*	*0*	*16*	*149*	*8*	*0*	*3*	*0*	*13*	*0*	328
4:15 PM	4:30 PM	*0*	*122*	*8*	*1*	*0*	*0*	*4*	*0*	*19*	*126*	*8*	*0*	*1*	*0*	*12*	*0*	300
4:30 PM	4:45 PM	*0*	*109*	*7*	*0*	*1*	*0*	*0*	*0*	*21*	*146*	*5*	*0*	*4*	*0*	*12*	*0*	305
4:45 PM	5:00 PM	*0*	*122*	*4*	*0*	*2*	*0*	*3*	*0*	*9*	*177*	*11*	*0*	*5*	*2*	*10*	*0*	345
5:00 PM	5:15 PM	*0*	*125*	*6*	*0*	*2*	*1*	*2*	*0*	*19*	*160*	*8*	*0*	*2*	*0*	*16*	*0*	341
5:15 PM	5:30 PM	*0*	*130*	*4*	*2*	*2*	*1*	*1*	*0*	*13*	*149*	*8*	*0*	*3*	*0*	*12*	*0*	323
5:30 PM	5:45 PM	*0*	*103*	*11*	*2*	*2*	*0*	*2*	*0*	*15*	*183*	*7*	*0*	*5*	*2*	*8*	*0*	338
5:45 PM	6:00 PM	*3*	*122*	*12*	*0*	*1*	*2*	*0*	*0*	*20*	*136*	*3*	*0*	*7*	*0*	*12*	*0*	318

HOURLY TOTALS:

TIME PERIOD		NORTHBOUND				EASTBOUND				SOUTHBOUND				WESTBOUND				TOTAL
FROM:	TO:	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	L	T	R	Ped	VOLUMES
4:00 PM	5:00 PM	0	484	22	2	6	1	8	0	65	598	32	0	13	2	47	0	1,278
4:15 PM	5:15 PM	0	478	25	1	5	1	9	0	68	609	32	0	12	2	50	0	1,291
4:30 PM	5:30 PM	0	486	21	2	7	2	6	0	62	632	32	0	14	2	50	0	1,314
4:45 PM	5:45 PM	0	480	25	4	8	2	8	0	56	669	34	0	15	4	46	0	1,347
5:00 PM	6:00 PM	3	480	33	4	7	4	5	0	67	628	26	0	17	2	48	0	1,320

NOTE PHF IS BASED ON 15 MIN. PEAK WITHIN THE PEAK HOUR.

August 14, 2019

Dan Roussin
Permit Unit Manager
222 South 6th Street, Room 100
Grand Junction, CO 81501
Daniel.roussin@state.co.us

RE: Access Permit review: Sopris Lofts, 1201 Colorado Ave, Carbondale, CO
SE Job # 19066.01

Dear Dan,

The Sopris Lofts project is a mixed use proposal on the south east corner of Colorado Ave. and State Highway 133. Sopris Lofts includes general commercial on the main floor and three stories of residential units. The existing use on subject parcel is a gravel parking lot park and ride.

The subject parcel was reviewed by CDOT in 2018 as Stein Lofts, which had 18 residential multi family dwelling units and 2,100 SF of general commercial space. The new development concept is also mixed use, but the unit counts are now 27 dwelling units and 3,900 SF of general commercial space. Of the 27 units, 18 are very small 400-600 SF efficiency units.

McDowell Engineering performed traffic counts and prepared a traffic memo for the previous application. As a part of your Stein Lofts review, the McDowell traffic counts established the baseline for the Design Hourly Vehicles (DHV).

Note that the PM peak DHV is incorrect in the previous Stein Lofts application. The narrative in the McDowell Engineering Memo notes the PM peak DHV for Colorado Avenue at SH 133 is 149 vehicles per hour (VPH). The traffic data attached to the Memo however demonstrates that the PM Peak DHV should actually be 97 VPH. The McDowell narrative erroneously included the traffic in and out of the gas station across the roundabout splitter island from Colorado Avenue. The McDowell traffic study is included with this letter for reference.

We have updated the calculation tables included in the McDowell study to reflect the Sopris Lofts counts. For the updated calculations we maintained the ITE codes used in McDowell Engineering's memo. Table 1 is the trip generation and Table 2 summarizes the percentage of impact on Colorado Avenue at SH 133. Consistent with the McDowell analysis, the table includes a 50% directional distribution for Sopris Lofts traffic. The table also includes a conservative 80% directional distribution, which maintains traffic just under the 20% access permit threshold. The tables are attached to this letter.

I am requesting on behalf of the applicant to verify that a CDOT access permit for Colorado Ave will not be required. Contact me if you have any questions or need any additional information. I look forward to your response.

Sincerely,
SOPRIS ENGINEERING, LLC

Yancy Nichol, PE
Principal Engineer

TABLE 1 UPDATE: PROJECT TRIP GENERATION
Sopris Lofts, Carbondale, CO

ITE Code	Units		Avg. Weekday	AM Peak Hour	PM Peak Hour	Average Weekday	Morning Peak Hour				Evening Peak Hour			
							Inbound		Outbound		Inbound		Outbound	
						Trips (VPD)	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
Existing Land Use														
Park-and-ride	63	Spaces	1.43	0.06	0.14	90	75%	3	25%	1	44%	4	56%	5
Proposed Land Use														
#220 Multi-Family Housing (Low-Rise)	27	DU	7.32	0.56	0.67	198	28%	4	72%	11	59%	11	41%	7
#820 Shopping Center	3.9	kSF	37.75	3.00	4.21	147	54%	6	46%	5	50%	8	50%	8
Multi Modal Trip Reduction	-10	%				-34		-1		-2		-2		-2
Proposed Land Use Total						310		9		15		17		14
Total New Trips						**220**		**7**		**14**		**13**		**9**

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970) 704-0311 • Fax (970) 704-0313

SOPRIS ENGINEERING • LLC

civil consultants

TABLE 2 UPDATE: Sopris Lofts Percentage of Impact on Colorado Ave at SH 133

Colorado Avenue	Anticipated Stein Lofts Traffic Addition at SH 133	Existing Counts RIRO-Mcdowell 12/05/2017	Percent Increase in Traffic Volume on Colorado Ave.	Triggers 20% Volume Threshold?
With 50% of site traffic accessing SH 133 at Colorado Avenue.				
AM Peak Hour Traffic (vph)	10.2	85	12.0%	No
PM Peak Hour Traffic (vph)	11.1	97	11.4%	No
Conservative estimate of 80% of site traffic accessing SH 133 at Colorado Ave.				
AM Peak Hour Traffic (vph)	16.3	85	19.2%	No
PM Peak Hour Traffic (vph)	17.8	97	18.3%	No

EXHIBIT N

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
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SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED APARTMENT BUILDING
1201 COLORADO AVENUE
CARBONDALE, COLORADO

PROJECT NO. 19-7-368

JULY 11, 2019

PREPARED FOR:

SOPRIS LOFTS, LLC
ATTN: RILEY SODERQUIST
603 SOUTH GARMISCH STREET
ASPEN, COLORADO 81611
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TABLE OF CONTENTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for a proposed apartment building to be located at 1201 Colorado Avenue, Carbondale, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in accordance with our proposal for geotechnical engineering services to Sopris Lofts, LLC dated June 4, 2019.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The proposed apartment building will be a three-story structure with commercial space on the ground floor. Ground floor will be slab-on-grade. Grading for the structure is assumed to be relatively minor with cut depths between about 3 to 5 feet. We assume relatively light foundation loadings, typical of the proposed type of construction. The driveway and parking areas will be asphalt paved.

If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

The subject site was an unpaved parking lot at the time of our field exploration. The ground surface is relatively flat. Elevation difference across the building area is around 3 feet or less. Vegetation consists of grass and weeds bordering the barren parking area.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the subject site. These rocks are a sequence of gypsiferous shale, fine-grained sandstone and siltstone with some massive beds of gypsum and limestone. There is a possibility that massive gypsum deposits associated with the Eagle Valley Evaporite underlie portions of the lot. Dissolution of the gypsum under certain conditions can cause sinkholes to develop and can produce areas of localized subsidence. During previous work in the area, several sinkholes were observed scattered throughout the lower Roaring Fork River Valley including area near the Crystal River. These sinkholes appear similar to others associated with the Eagle Valley Evaporite in areas of the Roaring Fork River Valley.

Sinkholes were not observed in the immediate area of the subject lot. No evidence of cavities was encountered in the subsurface materials; however, the exploratory borings were relatively shallow, for foundation design only. Based on our present knowledge of the subsurface conditions at the site, it cannot be said for certain that sinkholes will not develop. The risk of future ground subsidence at 1201 Colorado Ave throughout the service life of the proposed residence, in our opinion, is low; however, the owner should be made aware of the potential for sinkhole development. If further investigation of possible cavities in the bedrock below the site is desired, we should be contacted.

FIELD EXPLORATION

The field exploration for the project was conducted on June 27, 2019. Eight exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4-inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a representative of Kumar & Associates, Inc.

Samples of the subsoils were taken with a 1⅜ inch I.D. spoon sampler. The sampler was driven into the subsoils at various depths with blows from a 140-pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The

penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken, and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils typically consist of relatively dense, slightly silty to silty, sand and gravel with cobbles and probable boulders. Sand and clay with gravel was encountered in Borings 3, 4 and 7 to a depth of about 3½ feet. This material could be partly old backfill and should be evaluated by a representative of the geotechnical engineer at the time of excavation. Drilling in the dense granular soils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content, gradation analyses and liquid and plastic limits. Results of gradation analyses performed on small diameter drive samples (minus 1½ inch fraction) of the coarse granular subsoils are shown on Figures 4 through 8. The laboratory testing is summarized in Table 1.

No free water was encountered in the boring at the time of drilling and the subsoils were slightly moist to moist.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the natural granular soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural granular soils should be designed for an allowable bearing pressure of 3,500 psf. Based on experience, we expect

settlement of footings designed and constructed as discussed in this section will be about 1 inch or less.

2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.

3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.

5) Any existing fill, topsoil and any loose or disturbed soils should be removed, and the footing bearing level extended down to the relatively dense natural granular soils. The exposed soils in footing area should then be moistened and compacted.

6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site granular soils. Cantilevered retaining structures which are separate from the apartment building and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site granular soils.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal

backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 450 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly loaded slab-on-grade construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch layer of relatively well graded sand and gravel such as road base should be placed beneath interior slabs for

support. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 12% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site granular soils devoid of vegetation, topsoil and oversized rock.

PAVEMENT DESIGN RECOMMENDATIONS

A pavement section is designed to distribute concentrated traffic loads to the subgrade. Pavement design procedures are based on strength properties of the subgrade and pavement materials assuming stable, uniform subgrade conditions. Soils containing sand, silt and clay are frost susceptible and could impact pavement performance. Frost susceptible soils are problematic when there is a free water source. If those soils are wetted, the resulting frost heave movements can be large and erratic. Therefore, pavement design procedures assume dry subgrade conditions by providing proper surface and subsurface drainage.

The near surface soils encountered at the site are variable low plasticity silty clayey sand and gravel which are considered a fair support for pavement materials. For design purposes, the soil support value of the subgrade was selected based on an Hveem 'R' value of 30 for flexible (asphalt) pavements and a modulus of subgrade reaction of 100 pci was selected for rigid (portland cement) pavements. The soils are considered slightly to moderately susceptible to frost action.

Pavement Section: Since anticipated traffic loading information was not available at the time of report preparation, an 18-kip equivalent daily load application (EDLA) of 20 was assumed for combined automobile and truck traffic areas. This loading is typical of a combined commercial and residential parking lot and should be checked by the project civil engineer. A Regional Factor of 2.0 was assumed for this area of Garfield County based on the site terrain, drainage and climatic conditions.

Based on the assumed parameters, the pavement section in areas of combined automobile and truck traffic should consist of 4 inches of asphalt surface on 6 inches of high-quality base course (CDOT Class 6).
As an alternative to asphalt pavement and in areas where truck turning movements are concentrated, the pavement section can consist of 6 inches of portland cement concrete on 4 inches of high-quality base course (CDOT Class 6).

The section thicknesses assume structural coefficients of 0.14 for aggregate base course, 0.44 for asphalt surface and design strength of 4,500 psi for portland cement concrete. The material properties and compaction should be in accordance with the project specifications.

Subgrade Preparation: Prior to placing the pavement section, the entire subgrade area should be scarified to a depth of 8 inches, adjusted to a moisture content near optimum and compacted to at least 95% of the maximum standard Proctor density. The pavement subgrade should be proofrolled with a heavily loaded pneumatic-tired vehicle. Pavement design procedures assume a stable subgrade. Areas which deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving.

The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent wetting of the subgrade soils.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the apartment building has been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.

3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas. Free-draining wall backfill should be capped with about 2 feet of the on-site finer graded soils to reduce surface water infiltration.

4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

5) Landscaping which requires regular heavy irrigation should be located at least 5 feet from foundation walls.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis

or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

Kumar & Associates, Inc.

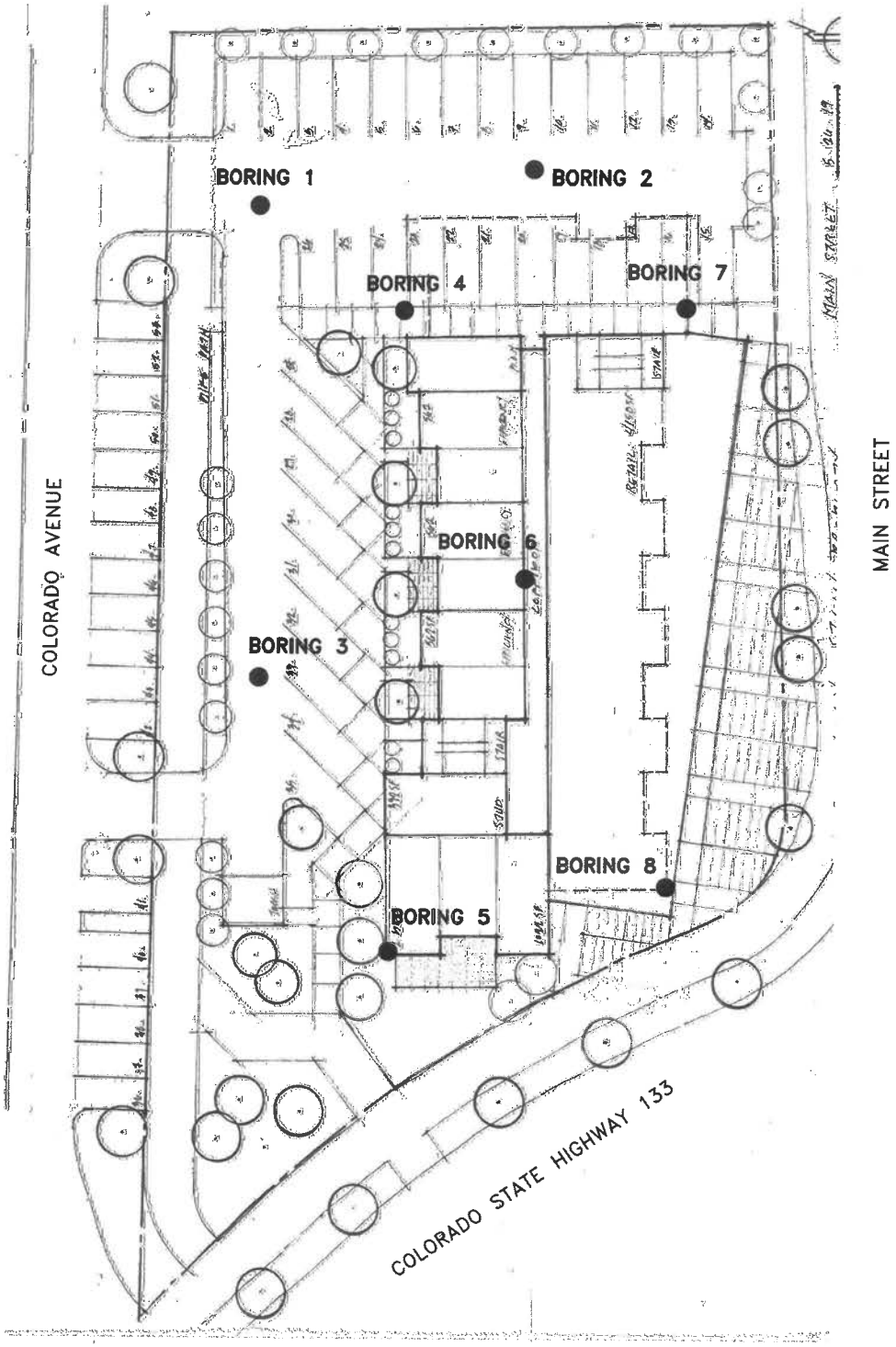
James H. Parsons, E.I.

Reviewed by:

Steven L. Pawlak, P.E.

JHP/ljf

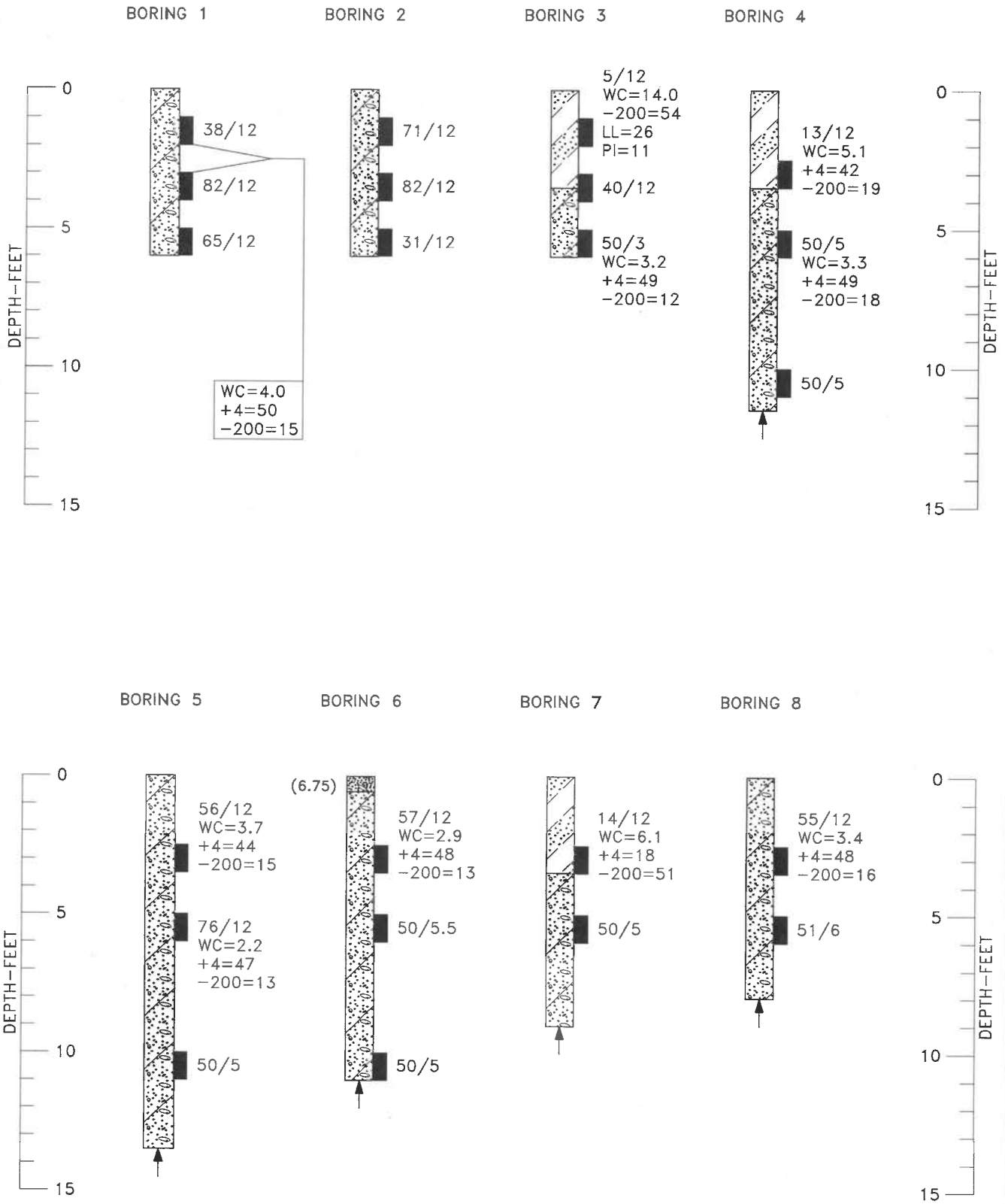
cc: Jack Schrager (jschrager91@gmail.com)



20 0 20 40

APPROXIMATE SCALE–FEET

19–7–368	Kumar & Associates	LOCATION OF EXPLORATORY BORINGS	Fig. 1



19-7-368	Kumar & Associates	LOGS OF EXPLORATORY BORINGS	Fig. 2

LEGEND

(6.75) BASE COURSE, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

SAND AND CLAY (SC–CL): GRAVELLY, MEDIUM DENSE/STIFF, LIGHTLY MOIST, BROWN, LOW PLASTICITY.

GRAVEL (GP–GM): SANDY, SLIGHTLY SILTY TO SILTY, DENSE, SLIGHTLY MOIST, TAN TO BROWN. ROUNDED ROCK.

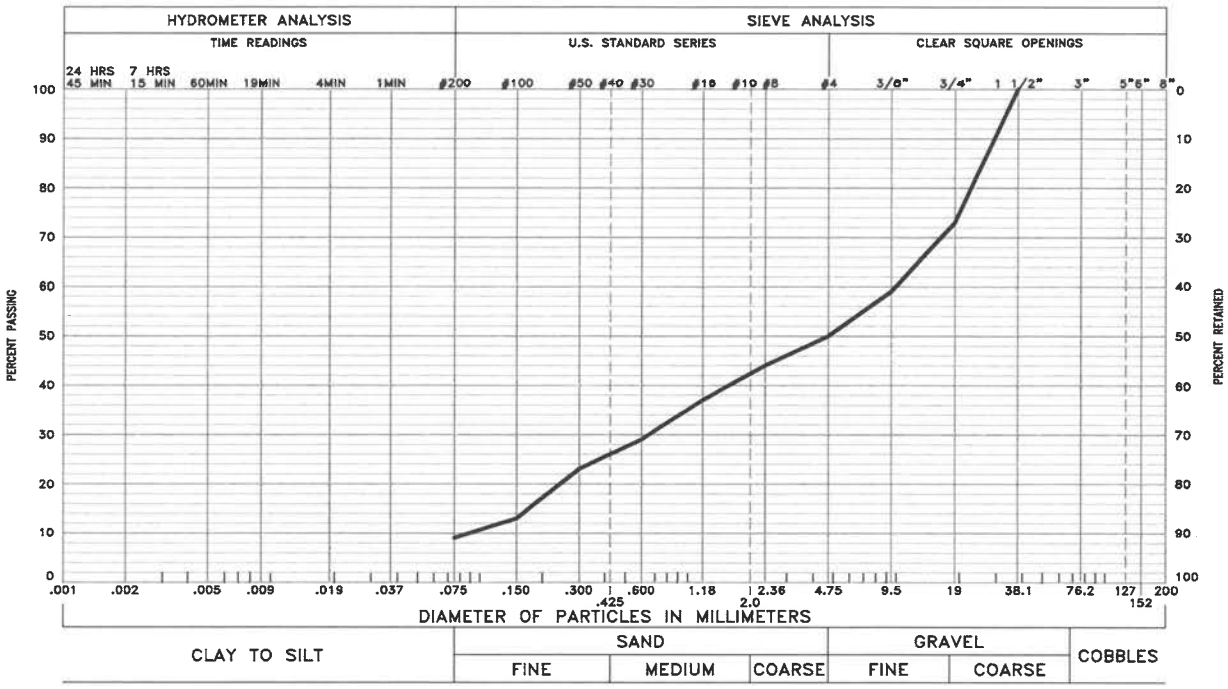
DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

38/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 38 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

PRACTICAL AUGER REFUSAL.

NOTES

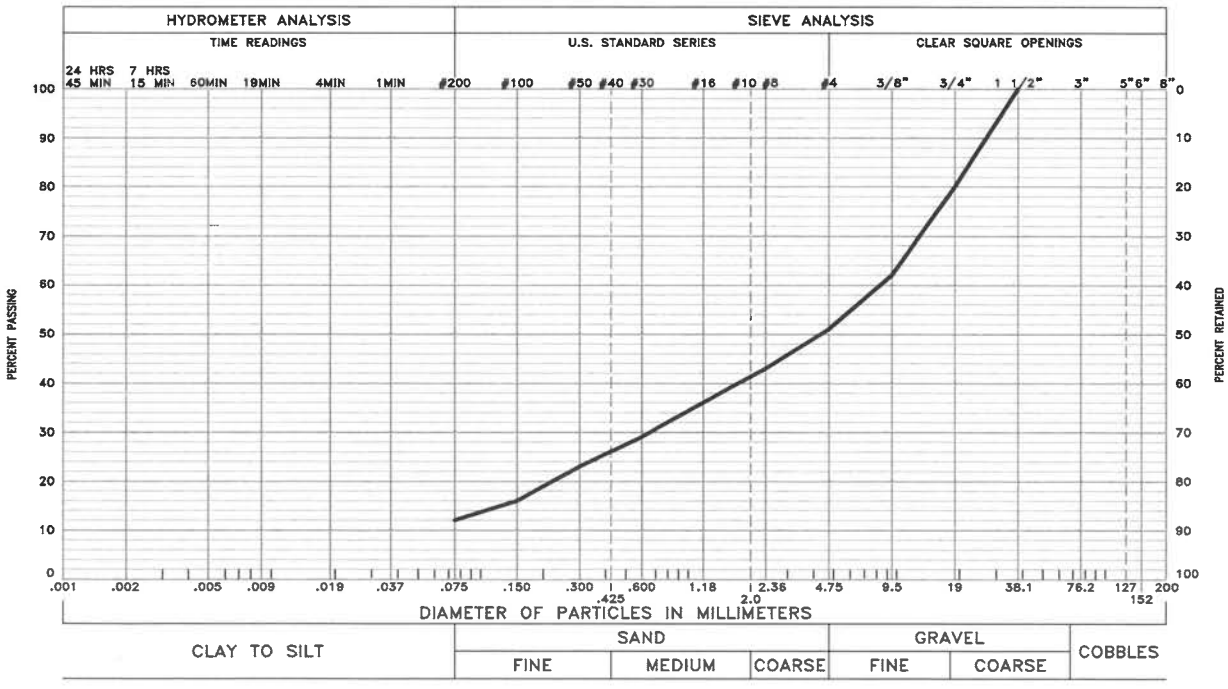
1. THE EXPLORATORY BORINGS WERE DRILLED ON JUNE 27, 2019 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318).



GRAVEL 50 % SAND 35 % SILT AND CLAY 15 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 1 @ 1' and 3'



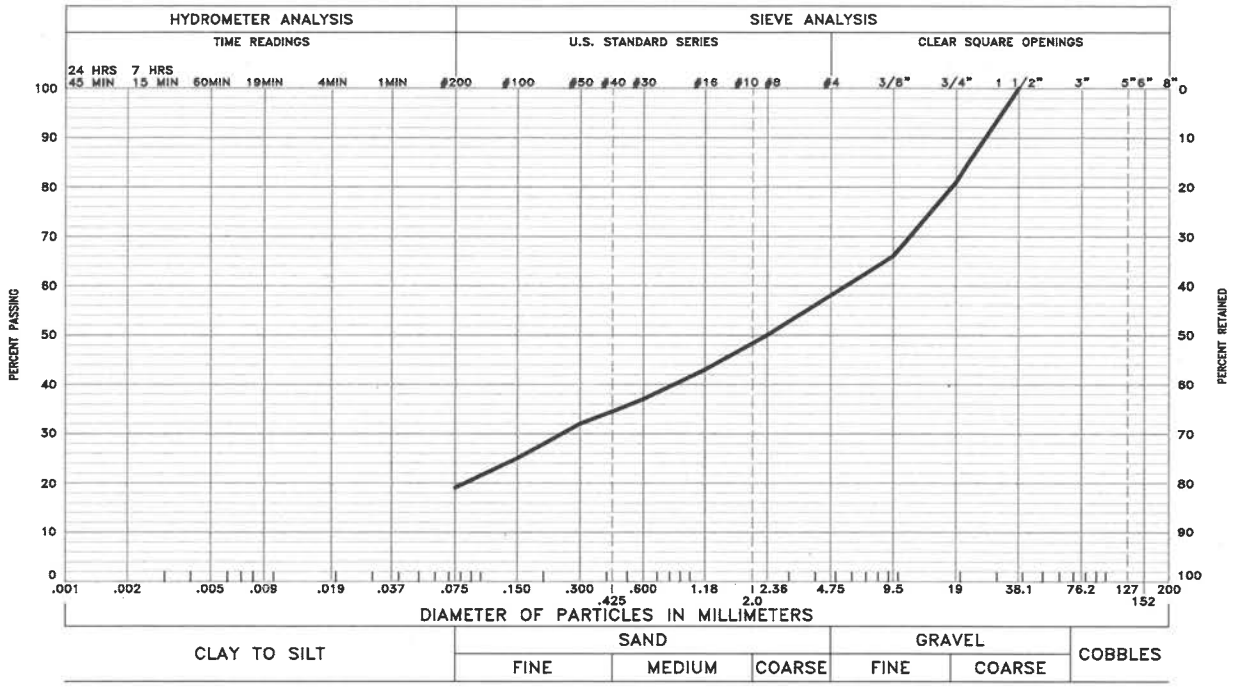
GRAVEL 49 % SAND 39 % SILT AND CLAY 12 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 3 @ 5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

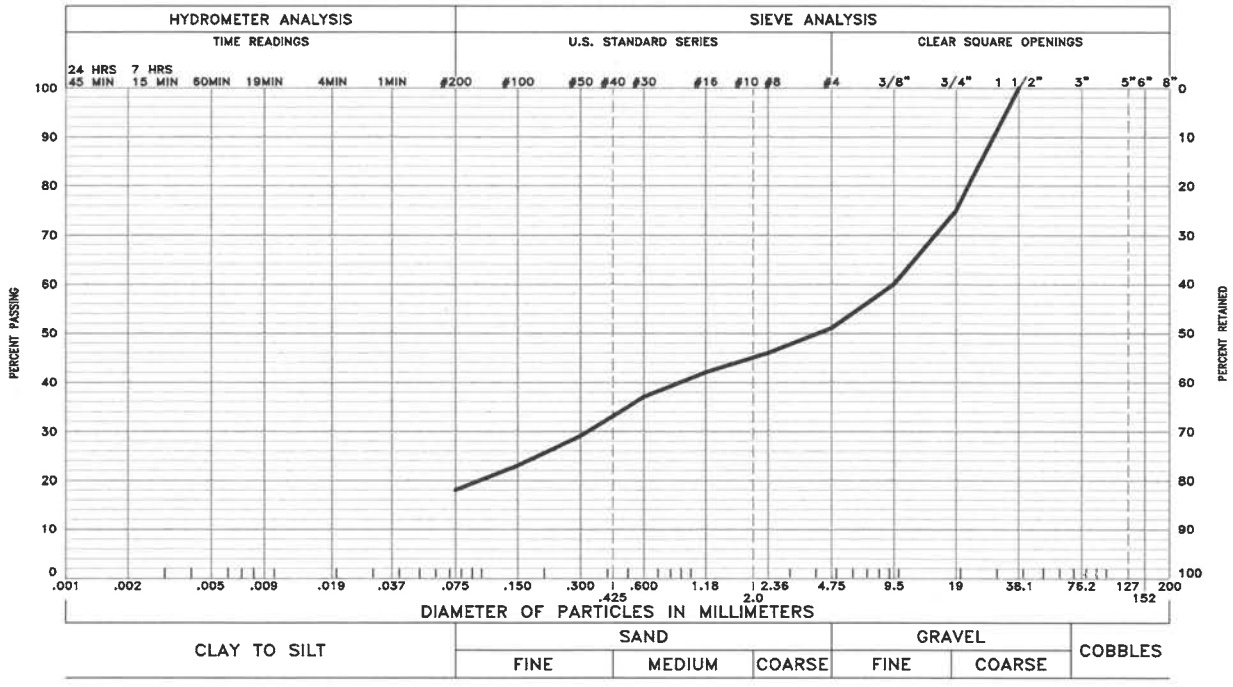
19-7-368	Kumar & Associates	GRADATION TEST RESULTS	Fig. 4



GRAVEL 42 % SAND 39 % SILT AND CLAY 19 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 4 @ 2.5'

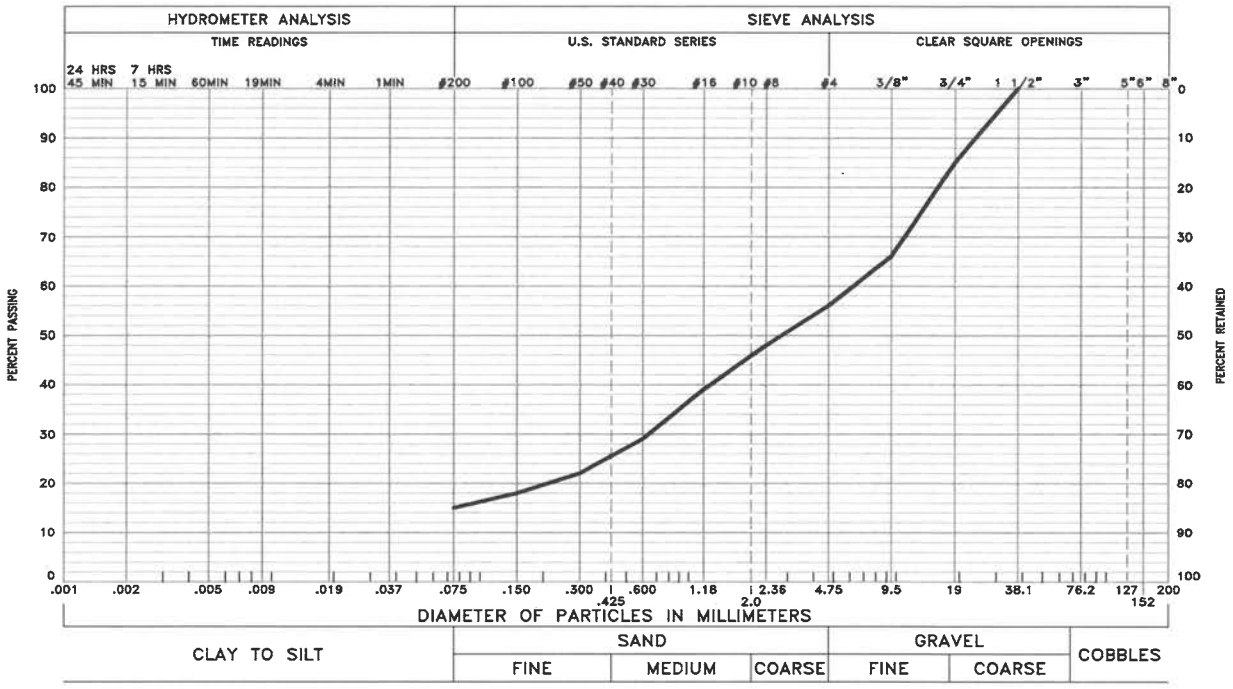


GRAVEL 49 % SAND 33 % SILT AND CLAY 18 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 4 @ 5'

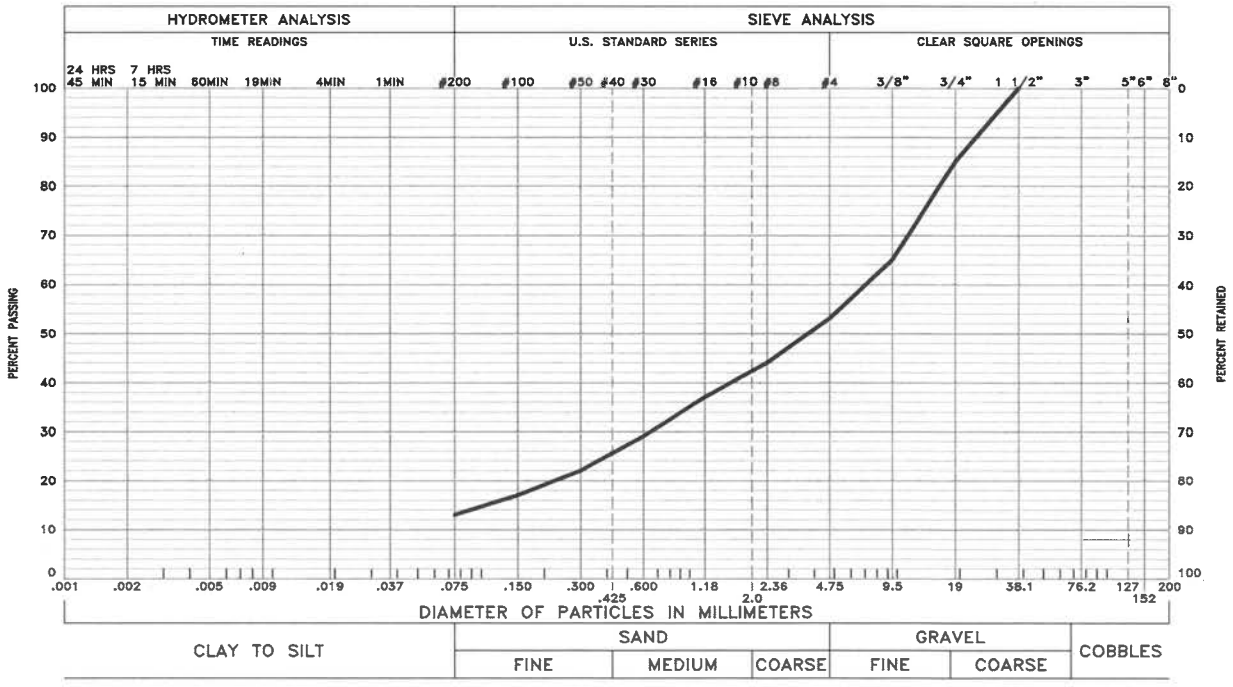
19-7-368	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5



GRAVEL 44 % SAND 41 % SILT AND CLAY 15 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 5 @ 2.5'



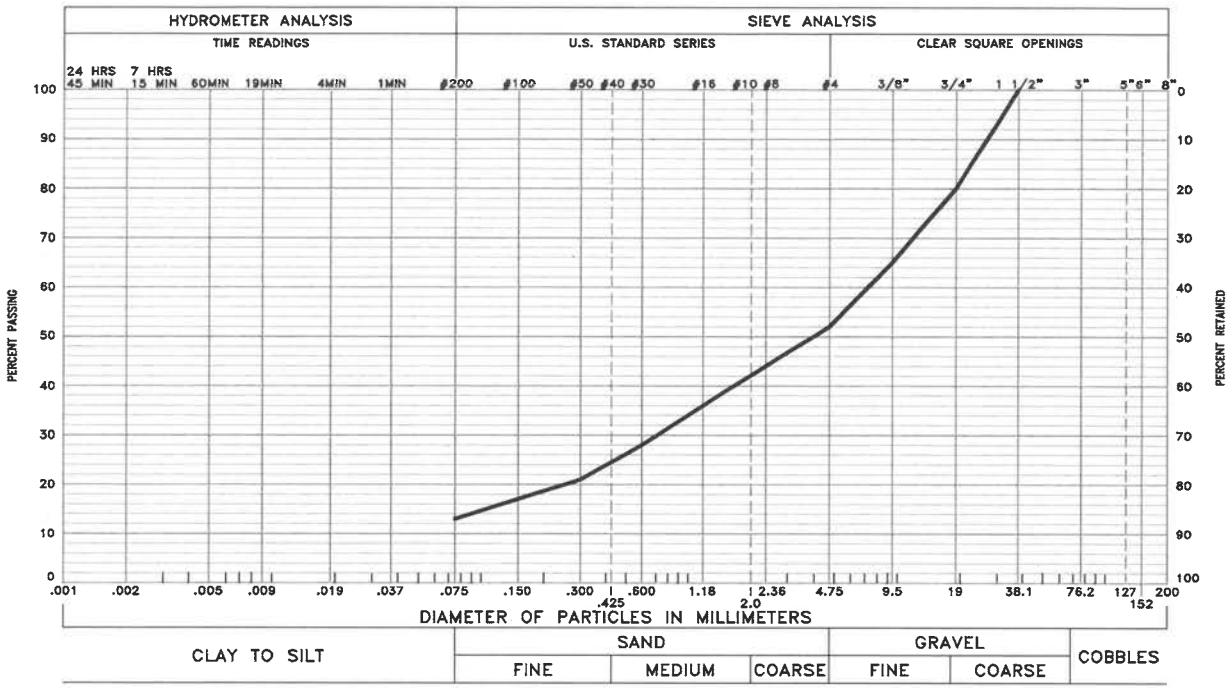
GRAVEL 47 % SAND 40 % SILT AND CLAY 13 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 5 @ 5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

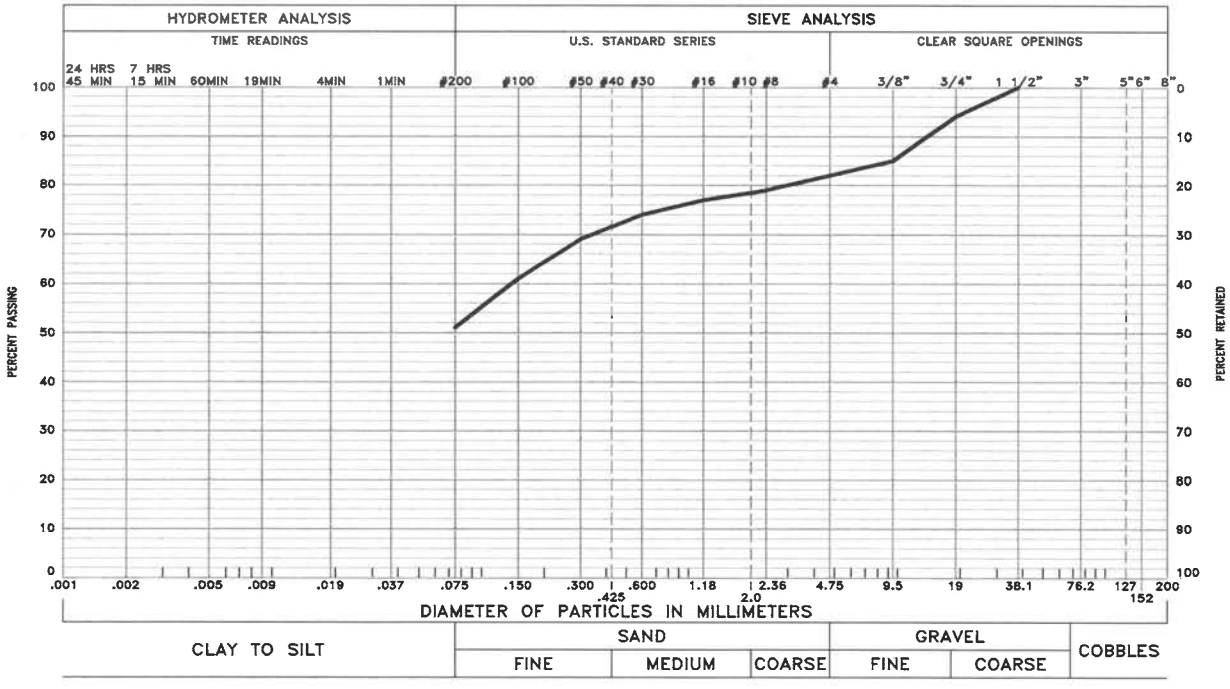
19-7-368	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6



GRAVEL 48 % SAND 39 % SILT AND CLAY 13 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 6 @ 2.5'



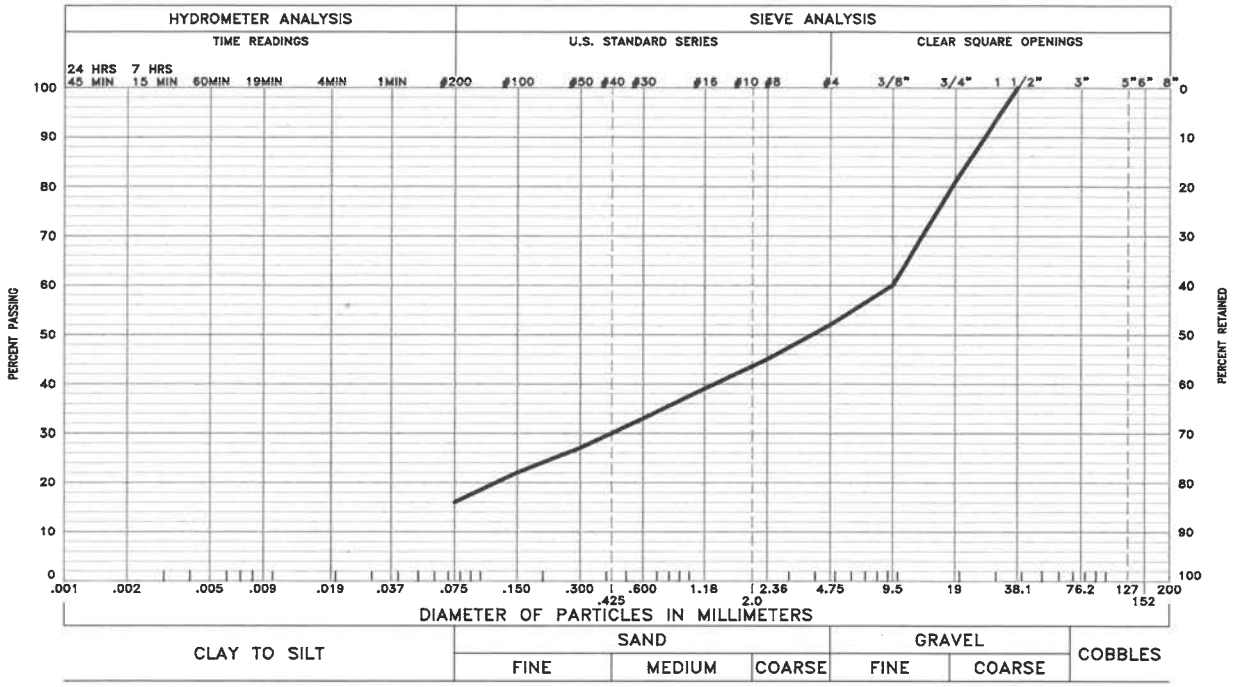
GRAVEL 18 % SAND 31 % SILT AND CLAY 51 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Very Sandy Clay with Gravel FROM: Boring 7 @ 2.5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-368	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7



GRAVEL 48 % SAND 36 % SILT AND CLAY 16 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sandy Gravel FROM: Boring 8 @ 2.5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-368	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

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TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 19-7-368

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	1 and 3 combined	4.0		50	35	15					Silty Sandy Gravel
3	1	14.0				54	26	11			Very Sandy Clay with Gravel
	5	3.2		49	39	12					Silty Sandy Gravel
4	2½	5.1		42	39	19					Silty Sandy Gravel
	5	3.3		49	33	18					Silty Sandy Gravel
5	2½	3.7		44	41	15					Silty Sandy Gravel
	5	2.2		47	40	13					Silty Sandy Gravel
6	2½	2.9		48	39	13					Silty Sandy Gravel
7	2½	6.1		18	31	51					Very Sandy Clay with Gravel
8	2½	3.4		48	36	16					Silty Sandy Gravel

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TABLE 2
PERCOLATION TEST RESULTS

PROJECT NO. 19-7-368

HOLE NO.	HOLE DEPTH (INCHES)	LENGTH OF INTERVAL (MIN)	WATER DEPTH AT START OF INTERVAL (INCHES)	WATER DEPTH AT END OF INTERVAL (INCHES)	DROP IN WATER LEVEL (INCHES)	AVERAGE PERCOLATION RATE (MIN./INCH)
B-1	64	2	36	35	1	2
			35	33	2	1
			33	28	5	0.4
			28	27	1	2
			27	26	1	2
			26	25½	½	4
			25½	25	½	4
			25	24	1	2
			24	23½	½	4
			23½	23	½	4
		Water Added				
			47½	46½	1	2
			46½	45½	1	2
			45½	44½	1	2
			44½	43½	1	2
			43½	42½	1	2

Note: The percolation test was conducted in the completed 4-inch diameter borehole on June 27, 2019.

EXHIBIT O

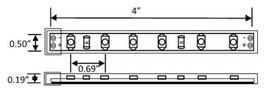
FIXTURE TYPE "C"

Helix Series (Exterior) 24VDC flexible exterior LED ribbon in standard & high output. 85+ CRI : IP65 Rated

Product Description: The Helix series ribbon for exterior use is offered in four kelvin temperatures, two lumen outputs and is 85+ CRI. The ribbon can be cut every 6 diodes and can be installed using silicone brackets or with clear exterior silicone caulk

Product Specifications: • 24 Volt DC • 85+ CRI • 120◦ Beam Angle • IP 65 Rated • Dimmable • Can be Cut in the Field • 50,000 Hour Life • 5 Year Warranty • Available in 16.4' or custom cut lengths (consult Omnilight).

Standard Output



Lumen Output

	Standard Output : High Output
2700K	175 lumens/ft : 355 lumens/ft
3000K	185 lumens/ft : 365 lumens/ft
3500K	195 lumens/ft : 380 lumens/ft
4100K	210 lumens/ft : 400 lumens/ft

Series	Kelvin	Output	Length
HELWL	**27** (2700K)	**SO** (2.2watts/ft)	**16** (full reel—16.4 feet)
	30 (3000K)	**HO** (4.4watts/ft)	**CC @XX** (custom cut, specify footage)

FIXTURE TYPE "B"

ITEM NUMBER	1669BZ-LED
BRAND	Hinkley Lighting
MATERIAL	Aluminum
GLASS	Etched Glass Lens
HEIGHT	24.0"
WIDTH	9.0"
LED COLOR TEMP	3000.0000
VOLTAGE	120v
LED LUMENS	900
WATTAGE	11w LED *Included
CERTIFICATION	C-US Wet Rated
EXTENSION	4.8"
TOP TO OUTLET	12.0"
BACK PLATE	6.75"W X 4.5"H

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 330.653.3500 [F] 440.653.5555
HINKLEYLIGHTING.com | FREDRICKRAMOND.com

FEATURES AND BENEFITS

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- For complete warranty information visit (hyperlink)
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone

FINISH Bronze

FIXTURE TYPE "A"

PRODUCT DETAILS

No.	28291-015
Product Color	MARINE GREY
Shade / Accent Colour	FROST GLASS
Width	2.5"
Height	3.75"
Ext	3.25"
Weight	1lbs

LIGHT SOURCE DETAILS

Number of Bulbs	1
Light Source	LED
Light Source Type	LED
Input Voltage	120V
Socket Type	LED
Wattage	7W
Total Lumen	470lm
Kelvin	3000K
CRI	80
Bulb Included	Yes
Dimmable	No

TECHNICAL DETAILS

Canopy / Backplate Length	2.21"
Canopy / Backplate Width	3.41"
Driver	Electronic driver 120V 50/60Hz
IP Rating	54
Location	WET
Approval	ETL

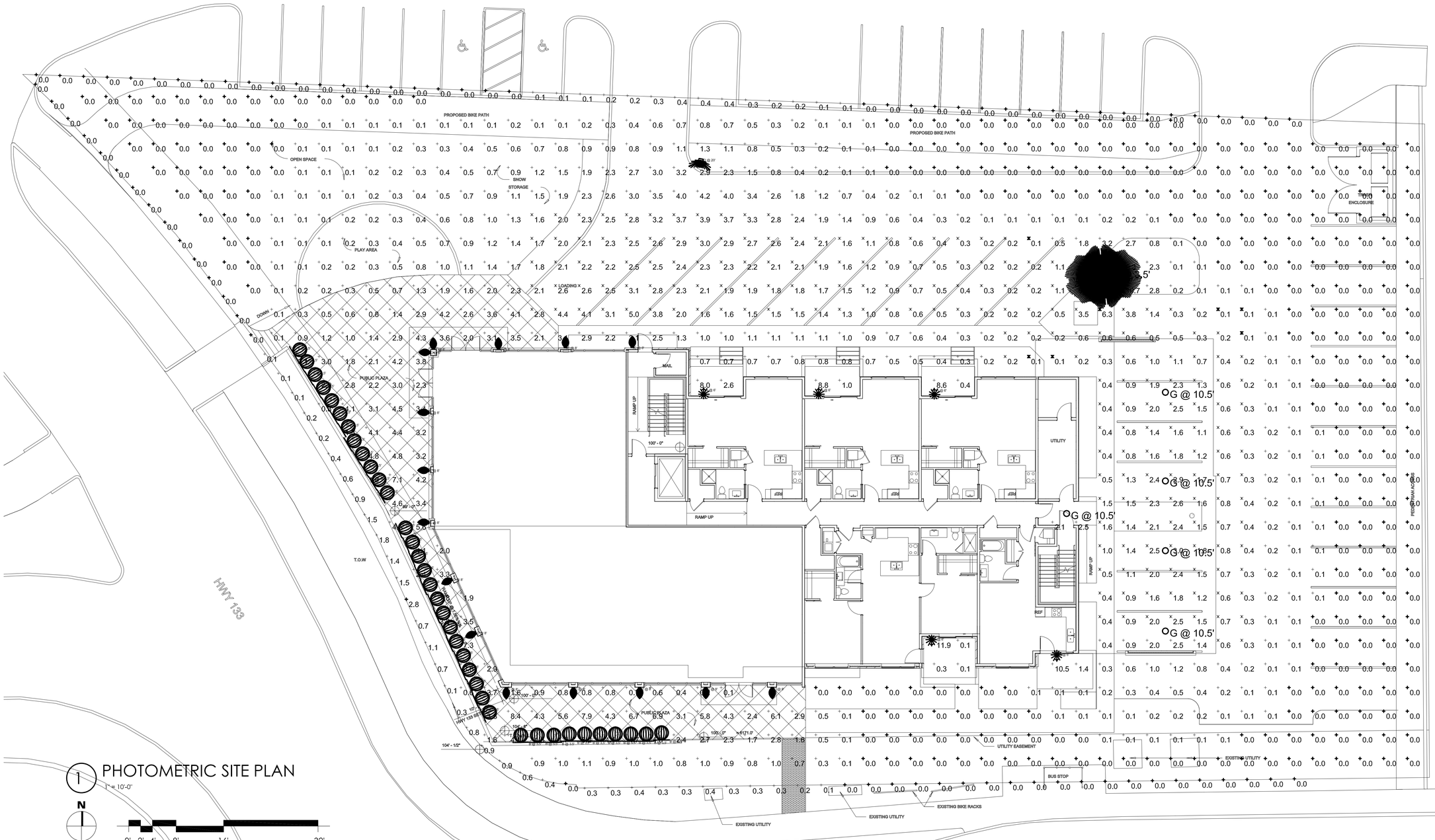
www.eurofase.com

LIGHT LEVEL SUMMARY

PARKING		
Average	1.1	fc
Maximum	14.4	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	
PROPERTY LINE		
Average	0.0	fc
Maximum	0.4	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	
SITE		
Average	1.1	fc
Maximum	15.3	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	MOUNTING	FINISH	LAMP CODE	LAMP CT	LAMP CRI	LUMEN OUTPUT	TOTAL WATTAGE
A	EUROFASE	28291-015	WALL	GREY	(1)LED	3000	70	470	7
B	HINKLEY	1669BZ-LED	WALL	BRONZE	(1)LED	3000	70	900	11
C	OMNILIGHT	HELWL-30-SO	CHANNEL	ALUM.	(1)LED	3000	70	185/LF	2.2/LF
D	LITHONIA	RSX2 LED P1 40K R3 MVOLT EGS DBLXD	POLE	BLACK	(1)LED	3000	70	11136	71
G	HALO	BLD6 08 9S WH	CEILING	WHITE	(1)LED	3000	90	800	10
H	LITHONIA	KBA8LED 16C 530 30K SYM SF DBLXD	GROUND	BLACK	(1)LED	3000	80	2186	28



1 PHOTOMETRIC SITE PLAN
1" = 10'-0"

N

0' 2' 4' 8' 16' 32'

neo studio
3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS

HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: TBK
CHECKED: TBK
APPROVED: MICHAEL NODA
DATE: 8/19/2019
REVISIONS
8/30/2019

ISSUED
FOR: NOT FOR CONSTRUCTION

SCALE: 1" = 10'-0"

SHEET TITLE:
PHOTOMETRIC SITE PLAN

E1.01

FIXTURE TYPE "H"

KBA8 LED
LED Specification Bollard

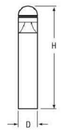
Catalog Number
Notes
Type

Specifications

8" Round (20.3 cm)

Height: 42" (106.7 cm)

Weight (max): 27 lbs (12.25 kg)



Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information **EXAMPLE:** KBA8 LED 16C 700 40K SVM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control option	Other options	Finish (required)	
KBA8 LED	Asymmetric 12C 12 LEDs [1] Symmetric 16C 16 LEDs [1]	350 350 mA 450 450 mA [2] 530 530 mA 700 700 mA	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3]	ASY Asymmetric [4] SYM Symmetric [4]	MVOLT [5] 120 [6] 208 [6] 240 [6] 277 [6] 347 [6]	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup	Shipped installed SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240V) [7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault indoor outlet LHB Without anchor bolts (3 bolt base) LHBB4 4 bolt retrofit base without anchor bolts [8]	DDBXD White DNAXD Natural aluminum DDBTXD Dark bronze DBLXD Black DBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	Shipped installed SCDB Dark bronze SCWH White SCBL Black SCNA Natural aluminum SCSG Tennis green SCBR Bright red SCBUA Dark blue SCYLW Yellow

Accessories
Ordered and shipped separately.

KBA8 U Anchor bolts for KBA8 LED [9]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on anything voltage from 120-277V (50/60 Hz). Not for use on DC power. For DC options only when ordering with Fusing (SF, DF options), or Photocell, PE, ordered.
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MBAB U not available with LHB4 option.
9. Stripping is available only in the colors listed.

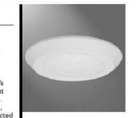
FIXTURE TYPE "G"

HALO

DESCRIPTION

The Halo Backlit LED Downlight (BLD) incorporates state of the art lighting technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. BLD6 is designed for installation in many 3-1/2" and 4" round or octagon junction boxes including pancake boxes. It can also retrofit in 5" or 6" aperture IC and Non-IC recessed housings. Suitable for residential or commercial installations.

Catalog #		Type
Project		
Comments		Date
Prepared by		



BLD6 Series

90 CRI

6" Backlit LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

SPECIFICATION FEATURES

CONSTRUCTION
- Stamped aluminum housing and frame

OPTICS
- Precision engineered optic provides uniform luminance from a low profile convex lens

LED
- Backlit LED technology
- Color Temperature options include: standard 3000K dedicated or SelecTable configuration including 2700K, 3000K, 3500K, 4000K and 5000K options.
- 90 CRI is standard
- L70 at 50,000 hours projected in accordance with TM-21

DRIVER
- Integral 120V 60Hz constant current driver provides virtually noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers. See dimming guide for details.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

ELECTRICAL JUNCTION BOX MOUNTING
- BLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
- Dedicated CCT SKUs are compatible with compact (pancake) junction boxes
- Selectable CCT configuration, driver consumes 3 cubic inches of junction box, selectable CCT configuration is not compatible with pancake junction boxes
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes

RECESSED HOUSING MOUNTING
Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings
- Not for use in recessed housings in direct contact with spray foam insulation refer to NEMA LSD 57-2013

WARRANTY
- Five year limited warranty, consult website for details. www.eaton.com/lighting/legal

COMPLIANCE
- cULus certified for use with Halo housings and other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283 (protected ceiling only)
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements.
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Cov (IECC) and Washington State Energy Code high efficiency luminaire Compliance
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List

3900K - dedicated	
Lumens	700
Wattage	8.2W
Input current	0.07
Efficacy	85.4 LPW
THD	14.3%
Frequency	60 Hz
T. Ambient	-30 - +40°C
Voltage	120V
Sound Rating	Class A
Power Factor	0.99

SelecTable 2700K - 5000K	
Lumens	812
Wattage	10.3W
Input current	0.088
Efficacy	78.8 LPW
THD	11.8%
Frequency	60 Hz
T. Ambient	-30 - +40°C
Voltage	120V
Sound Rating	Class A
Power Factor	0.99

5 SelecTable colors
2700K • 3000K • 3500K
4000K • 5000K

Refer to ENERGY STAR® Certified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.

FIXTURE TYPE "D"

Ordering Information **EXAMPLE:** RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

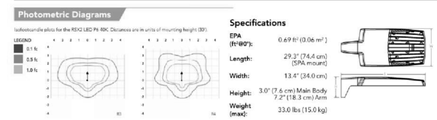
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Medium R4 Type 4 Medium R5 Type 5 Medium R2Q Type 2 Short AFR Automotive Front Row	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] (use specific voltage for options as noted) 120 [2] 277 [2] 208 [2] 347 [2] 240 [2] 480 [2]	SPA Square pole mounting (Min. 3.5" OD for 1 at 90°, Max. 5.5" OD for 2, 3, 4 at 90°) RPA Round pole mounting (3.5" min pole dia. for 1,2,3 or 4 at 90°) WBA Wall arm adapter (fits 2-3/8" OD tenon/pole tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [3] WBA Wall bracket

Options		Finish
Shipped installed PIR Passive side shield PE Photocontrol, bottom style [4,5] PER Photocontrol external threaded, adjustable [4,5] PIRH Sensor mode (auto) high/low (dim to 50% when unoccupied) [4,6,7] DCR Dusk to dawn CR34 Constant energy 34.4 NMT 4Dy (3) SF Single fuse (120, 277, 347) DF Double fuse (208, 240, 480) SPD20KV 20kV Surge pack (10kA C Standard) FAO Field adjustable output DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) **Shipped Separately (requires some field assembly)** BSS External spare shield SQFV External spare full visor (360° around light aperture) EGS Field guide [7]	**Shipped Installed** ***Standalone Sensor Controls (factory default settings, see table page 5)** PIR5 Motion/ambient sensor for 5-20' mounting height [4,5,6,7] PIR5FC Motion/ambient sensor for 20-40' mounting height [4,5,6,7] ***Networked Sensors/Controls** NLSNEC nLight AIR generation 2 [4,5,6,7] FIXWH Networked, bi-level motion/ambient sensor (for use with NLIGHT) [4,5,6,7]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

*Note: Sensor coverage pattern is affected when luminaire is tilted.

Photometric Diagrams

Isofootcandle plots for the RSX2 LED P6 40K. Dicatances are in units of mounting height (30').



Specifications

EPA (ft²/90°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (50% mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.3 cm) SPA

Weight (max): 33.0 lbs (15.0 kg)

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-72°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)				
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	117W	0.95	0.55	0.46	0.40	0.32	0.23
P3	167W	1.37	0.80	0.71	0.61	0.47	0.35
P4	207W	1.65	0.96	0.84	0.68	0.53	0.38
P5	239W	1.93	1.12	0.97	0.75	0.60	0.44
P6	249W	2.05	1.17	1.01	0.80	0.58	0.51

Projected LED Lumen Maintenance

Operating Hours	36,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	LUMENS	0	10	20	30	40	50	60	70	80	90	UP
P1	71W	R3	10,992	2	0	2	1	1	1	1	1	1	1	105
		R4	10,726	2	0	2	1	1	1	1	1	1	1	102
		R5	10,245	4	0	2	1	1	1	1	1	1	1	104
		R2Q	10,545	3	0	2	1	1	1	1	1	1	1	103
		AFR	10,016	2	0	2	1	1	1	1	1	1	1	105
P2	117W	R3	17,292	3	0	3	2	2	2	2	2	2	2	165
		R4	17,437	2	0	3	2	2	2	2	2	2	2	167
		R5	17,661	5	0	3	2	2	2	2	2	2	2	169
		R2Q	16,130	4	0	3	2	2	2	2	2	2	2	163
		AFR	17,245	3	0	3	2	2	2	2	2	2	2	165

neo studio
3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE 303.758.3800

SOPRIS LOFTS
HWY 133 & MAIN STREET, CARBONDALE CO 81623

PROJ. NO. 19-10
DRAWN: TBK
CHECKED: TBK
APPROVED: MICHAEL NODA
DATE: 8/19/2019
REVISIONS
8/30/2019

ISSUED FOR: NOT FOR CONSTRUCTION

SCALE: 1" = 10'-0"

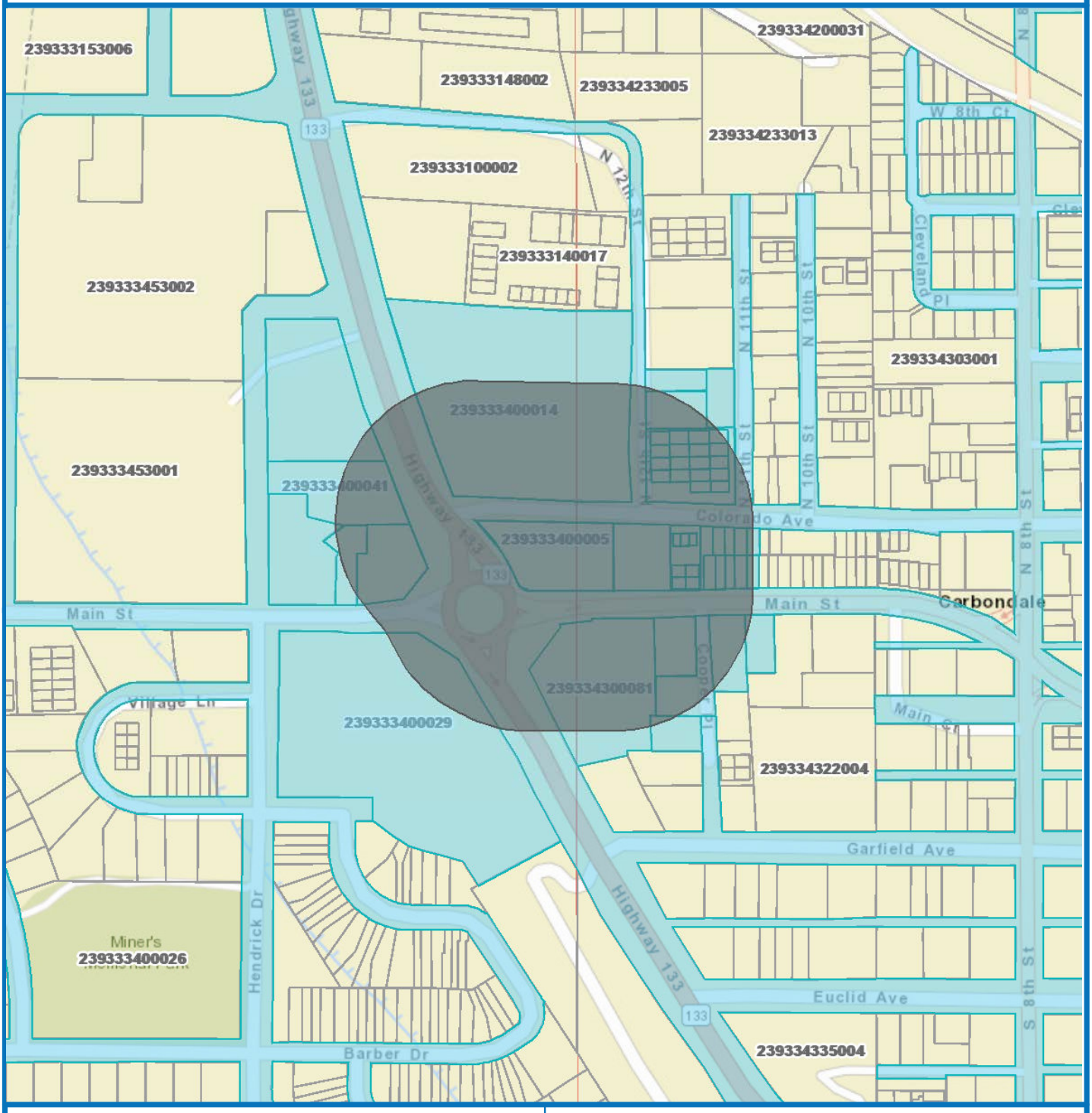
SHEET TITLE:
PHOTOMETRIC DATA

E1.02

EXHIBIT P

Garfield County Land Explorer

Garfield County, Colorado



Garfield County Land Explorer

Printed by Web User

1 inch = 376 feet

1 inch = 0.07 miles

0 0.05 0.1 0.2 Miles

N W E S

Garfield County Colorado

Garfield County www.garfield-county.com Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

Printed: 8/28/2019 at 11:40:36 AM

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
239333400005	1201 COLORADO AVE CARBONDALE	STEIN PROPERTIES LP	R340845	1624 W OLIVE AVENUE BURBANK, CA 91506-2459
239333400006	Not available CARBONDALE	AVALANCHE PROPERTIES	R340869	440 N JEFFERSON AVENUE EL DORADO, AR 71730
239333400014	958 133 HWY CARBONDALE	STEIN PROPERTIES LIMITED PARTNERSHIP	R340854	1624 W OLIVE AVENUE BURBANK, CA 91506-2459
239333400024	1329 MAIN ST CARBONDALE	7-ELEVEN INC	R340875	PO BOX 711 DALLAS, TX 75221-0711
239333400029	1033 133 HWY CARBONDALE	TKG ST PETERS SHOPPING CENTER LLC	R340760	215 N STADIUM BLVD COLUMBIA, MO 65203
239333400033	1337 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R341206	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333400041	985 133 HWY CARBONDALE	LUTRELL, JAMES H REVOCABLE TRUST & LOEVA REVOCABLE TRUST	R590001	587 S 2ND STREET CARBONDALE, CO 81623
239333400042	1393 106 COUNTY RD CARBONDALE	CRYSTAL RIVER MARKETPLACE LLC	R590002	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239334300024	15 COOPER PL CARBONDALE	COOPER PLACE RENTALS LLC	R340386	PO BOX 2140 BASALT, CO 81621
239334300071	1044 MAIN ST CARBONDALE	CS ASSOCIATES OF CARBONDALE, LLC	R580342	1230 IVY LANE CARBONDALE, CO 81623
239334300072	1048 MAIN ST CARBONDALE	ASPEN & PITKIN COUNTY, CITY OF	R580083	130 SOUTH GAENA ASPEN, CO 81611
239334300081	1000 133 HWY CARBONDALE	LAZY GLEN, INC	R580156	12144 E WELSH TRL SCOTTSDALE, AZ 85259-5118
239334300087	1197 MAIN ST CARBONDALE	1197 MAIN LLC	R008144	1197 MAIN STREET CARBONDALE, CO 81623
23933430C012	1029 MAIN ST CARBONDALE	CARBONDALE CROSSINGS LLC	R044997	811 MAIN COURT CARBONDALE, CO 81623
23933430C013	1035 MAIN ST CARBONDALE	1035 MAIN STREET LLC	R044998	495 TOMICHI TRAIL GUNNISON, CO 81230
23933430C014	1041 MAIN ST CARBONDALE	GOERNE, MICHAEL S	R044999	PO BOX 308 CARBONDALE, CO 81623
23933430C015	1047 MAIN ST CARBONDALE	KHAN, QAISAR M	R045000	891 14TH STREET UNIT 3002 DENVER, CO 80202
23933430C016	1053 MAIN ST CARBONDALE	CARR, ANDREW D & NANCY J	R045001	5877 SOUTH FOREST STREET GREENWOOD VILLAGE, CO 80121
23933430C023	1014 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045008	242 MAIN STREET CARBONDALE, CO 81623
23933430C024	1020 COLORADO AVE CARBONDALE	DEVENY, THOMAS CLIFFORD	R045009	52 MIDLAND POINT ROAD CARBONDALE, CO 81623
23933430C025	1026 COLORADO AVE CARBONDALE	JOHNSON, DAVID	R045010	PO BOX 430 CARBONDALE, CO 81623
23933430C026	1032 COLORADO AVE CARBONDALE	SOPRIS VIEW HOLDINGS II LLC	R045011	242 MAIN STREET CARBONDALE, CO 81623
23933430C028	Not available CARBONDALE	FIRST CITIZENS BANK & TRUST COMPANY	R045013	700 17TH STREET, SUITE 500 DENVER, CO 80202
239334322003	1022 MAIN ST CARBONDALE	305-345 COLORADO AVE LLC & CLIFFORD CERISE RANCH	R340443	0175 COUNTY ROAD 105 CARBONDALE, CO 81623

Parcel	Physical Address	Owner	Account Num	Mailing Address
		CO LLLP		
239334322010	968 MAIN ST CARBONDALE	BRITT, CATHERINE & JEFFREY	R340965	968 MAIN STREET CARBONDALE, CO 81623
239334353001	1115 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340878	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353002	1117 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R340879	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353003	1119 COLORADO AVE CARBONDALE	RAINBOW, VIKKI J	R340763	020 FOREST DRIVE CARBONDALE, CO 81623
239334353004	1121 COLORADO AVE CARBONDALE	NEWELL PROPERTIES LLC	R340764	348 S WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353005	1123 COLORADO AVE CARBONDALE	SHANTEAU, CATHERINE J	R340765	410 N VALLEY ROAD SILT, CO 81652
239334353006	1125 COLORADO AVE CARBONDALE	SHANTEAU, CATHY J	R340766	410 N VALLEY ROAD SILT, CO 81652
239334353007	Not available CARBONDALE	SOUTHVIEW II CONDO ASSOCIATION, INC	R340932	PO BOX 1219 BASALT, CO 81621-1219
239334353008	1127 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341030	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353009	1129 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341031	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353010	1131 COLORADO AVE CARBONDALE	CLARK, HAL	R341032	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353011	1133 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341033	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353012	1135 COLORADO AVE CARBONDALE	CLARK, HAL	R341034	560 HIGHWAY 133 CARBONDALE, CO 81623
239334353013	1137 COLORADO AVE CARBONDALE	FOUR RIVERS REAL ESTATE LLC	R341035	218 EAST VALLEY ROAD #208 CARBONDALE, CO 81623
239334353014	1139 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341036	PO BOX 976 ASPEN, CO 81612-0976
239334353015	1141 COLORADO AVE CARBONDALE	NEWELL CARBONDALE LLC	R341037	348 SOUTH WALNUT RIDGE COURT FRANKFORT, IL 60423
239334353016	1143 COLORADO AVE CARBONDALE	MCKINNEY, MARC C & SUSAN S	R341038	151 GLASSIER LANE CARBONDALE, CO 81623
239334353017	1145 COLORADO AVE CARBONDALE	MOODIE, DANICA MANNING & SUNDEEN, GENTIANA BLAESE	R341039	102 COYOTE CIRCLE CARBONDALE, CO 81623
239334353018	1147 COLORADO AVE CARBONDALE	PALOCHAK, AMBER KATE	R341040	1147 COLORADO AVENUE CARBONDALE, CO 81623
239334353019	1149 COLORADO AVE CARBONDALE	BRYAN, SHEILA	R341041	PO BOX 976 ASPEN, CO 81612-0976
239334361001	160 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580045	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361002	156 N 12TH ST CARBONDALE	ALMDIN HOLDINGS LLC	R580046	317 LAMPRECHT DRIVE CARBONDALE, CO 81623
239334361003	156 N 11TH ST	PEREZ, REYES & SILVIA	R580047	PO BOX 1874 CARBONDALE,

Parcel	Physical Address	Owner	Account Num	Mailing Address
	CARBONDALE			CO 81623-4874
239334394001	1136 COLORADO AVE CARBONDALE	FULTON, COLBY JUNE	R042423	671 NORTHBRIDGE DRIVE CARBONDALE, CO 81623
239334394002	1134 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042424	4269 FRYING PAN ROAD BASALT, CO 81621
239334394003	1132 COLORADO AVE CARBONDALE	CLANCY PROPERTIES, LLC	R042425	4269 FRYING PAN ROAD BASALT, CO 81621
239334394004	1131 MAIN ST CARBONDALE	BRAVO INC	R042426	PO BOX 1922 CARBONDALE, CO 81623
239334394005	1129 MAIN ST CARBONDALE	PAZDERA, ANDREA LAURA	R042427	PO BOX 890 CARBONDALE, CO 81623
239334394006	1135 MAIN ST CARBONDALE	BOYLES, JAMES K III	R042428	1193 MAIN STREET CARBONDALE, CO 81623
239334394007	1133 MAIN ST CARBONDALE	HUDSON, KATHERINE K	R042429	PO BOX 956 CARBONDALE, CO 81623
239334394008	Not available CARBONDALE	BRAEBURN BUILDING CONDOMINIUM ASSOC INC	R042430	1135 MAIN ST CARBONDALE, CO 81623
ROW	Not available null			

Garfield County Land Explorer

Garfield County, Colorado

Garfield County Land Explorer

Printed by Web User

1 inch = 94 feet

1 inch = 0.02 miles

0 0.0125 0.025 0.05 Miles

N W E S

Garfield County Colorado
www.garfield-county.com
Garfield County Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

Printed: 8/29/2019 at 2:01:29 PM

EXHIBIT Q

TITLE COMPANY
of the rockies

711 East Valley Road, Unit 201B
Basalt, CO 81621
Phone: 970-366-4111 Fax: 970-672-1576
www.titlecorockies.com

Commitment Ordered By:
Darryl Grosjean
Engel & Volkers Roaring Fork
206 Cody Lane
Basalt, CO 81621
email: Darryl.Grosjean@evusa.com

Inquiries should be directed to:
Priscilla Cooper
Title Company of the Rockies
711 East Valley Road, Unit 201B
Basalt, CO 81621
Phone: 970-366-4111 Fax: 970-672-1576
email: PProhl-Cooper@TitleCoRockies.com

Commitment Number: 7000096-C2
Buyer's Name(s): 1201 CO Ave Holdings, LLC, a Colorado limited liability company
Seller's Name(s): Stein Properties L.P., a California Limited Partnership

Property: 1201 Colorado Avenue, Carbondale, CO 81623
Lot 9, Section 33 and Lot 12, Section 34 T 7S, R 88W, County of Garfield, State of Colorado.

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

If applicable, the designation of "Buyer" and "Seller" shown below may be based on traditional settlement practices in Garfield County, Colorado, and/or certain terms of any contract, or other information provided with the Application for Title Insurance.

Owner's Policy Premium:	$2,378.00
Loan Policy Premium:	
Additional Lender Charge(s):	
Additional Other Charge(s):	
Tax Certificate:	$25.00
Total Endorsement Charge(s):	$1,026.00
TBD Charge(s):	
TOTAL CHARGES:	**$3,429.00**

WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA Commitment For Title Insurance
(Adopted 06-17-06) (Revised 08-01-2016)

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
WESTCOR LAND 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, WESTCOR LAND TITLE INSURANCE COMPANY, a South Carolina 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 (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

TITLE COMPANY of the rockies

The Title Company of the Rockies
711 East Valley Road, Unit 201B
Basalt, CO 81621
Phone:

WESTCOR LAND TITLE INSURANCE COMPANY

WESTCOR LAND TITLE INSURANCE COMPANY CORPORATE SEAL 1993 SOUTH CAROLINA

By: Mary O'Donnell
President

Attest:
Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at* < *http://www.alta.org/* >.

Joint Notice of Privacy Policy

of

Westcor Land Title Insurance Company

and

The Title Company of the Rockies

Westcor Land Title Insurance Company ("WLTIC") and **The Title Company of the Rockies** value their customers and are committed to protecting the privacy of personal information. In keeping with that philosophy, we each have developed a Privacy Policy, set out below, that will endure the continued protection of your nonpublic personal information and inform you about the measures WLTIC and **The Title Company of the Rockies** take to safeguard that information. This notice is issued jointly as a means of paperwork reduction and is not intended to create a joint privacy policy. Each company's privacy policy is separately instituted, executed, and maintained.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agent, lenders, appraisers, surveyors and other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as closing, legal, underwriting, claims and administration and accounting.

Information Sharing

Generally, neither WLTIC nor **The Title Company of the Rockies** shares nonpublic personal information that it collects with anyone other than those individuals necessary needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC or **The Title Company of the Rockies** may share nonpublic personal information as permitted by law with entities with whom WLTIC or **The Title Company of the Rockies** has a joint marketing agreement. Entities with whom WLTIC or **The Title Company of the Rockies** have a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC and **The Title Company of the Rockies** use to protect this information and to use the information for lawful purposes. WLTIC or **The Title Company of the Rockies**, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC and **The Title Company of the Rockies**, at all times, strive to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can be found on WLTIC's website at www.wltic.com

COMMITMENT FOR TITLE INSURANCE

Issued by

TITLE COMPANY of the rockies

as agent for

Westcor Land Title Insurance Company

SCHEDULE A

Reference: **Commitment Number:** 7000096-C2

1. Effective Date: **July 12, 2019, 7:00 am** Issue Date: **July 23, 2019**

2. Policy (or Policies) to be issued:

ALTA Owner's Policy (6-17-06)	Policy Amount:	**$1,100,000.00**
	Premium:	**$3,404.00**

Proposed Insured: **1201 CO Ave Holdings, LLC, a Colorado limited liability company**

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

Stein Properties L.P., a California Limited Partnership

5. The land referred to in this Commitment is described as follows:

FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE

Countersigned
The Title Company of the Rockies

By: Kathleen A. Kortum

Kathy Kortum

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of **Garfield**, State of **Colorado**, and described as follows:

A PARCEL OF LAND IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, SITUATED IN LOT 9 OF SECTION 33 AND IN LOT 12 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M., LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD OR STREET IN THE TOWN OF CARBONDALE, NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD AND EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 133, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET WHENCE THE SURVEY MONUMENT AT THE INTERSECTION OF MAIN AND EIGHTH STREETS IN SAID TOWN BEARS: S. 00° 03' 00" W. 394.04 FEET AND S. 89° 57' 00" E. 878.41 FEET;

THENCE S. 00° 25' 00" E. 138.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD;

THENCE S. 89° 18' 00" W. 194.31 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE N. 58° 31' 30" W. 114.09 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE N. 21° 52' 38" W. 99.85 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE S. 87° 58' 00" E. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD OR STREET, 328.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT:

That portion conveyed to Colorado Department of Transportation, State of Colorado, by instrument recorded April 28, 2014, at Reception No. 848650.

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B, PART I
Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

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.

   NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

5. Statement of authority for Stein Properties L.P., a California limited partnership, evidencing the authority of one or more partners to act on behalf of said limited partnership and otherwise complying with C.R.S. 38-30-108.5, et. seq.

6. Articles of Organization for 1201 CO Ave Holdings, LLC, a Colorado limited liability company, disclosing the names of all Managers of said limited liability company and otherwise complying with C.R.S. 7-80-101, et seq., as amended, and evidencing the existence of said limited liability company prior to the time it acquires title to subject property, must be filed in the office of the Secretary of State for the State of Colorado, but need not be recorded.

7. Resolution or Statement of Authority by 1201 CO Ave Holdings, LLC, a Colorado limited

liability company, authorizing the transaction, executed by the managers or members set forth in the Operating Agreement.

NOTE: Review Operating Agreement for authority of party(ies) to act on behalf of said limited liability company and complete the transaction contemplated herein.

8. Deed from Stein Properties L.P., a California Limited Partnership to 1201 CO Ave Holdings, LLC, a Colorado limited liability company.

NOTE: Duly executed real property transfer declaration, executed by either the Grantor or Grantee, to accompany the Deed mentioned above, pursuant to Article 14 of House Bill No. 1288-CRA 39-14-102.

The Owner's Policy, when issued, will not contain Exceptions No. 1, 2, 3 and 4, provided that:

(A) The enclosed form of indemnity agreement or final affidavit and agreement is properly executed and acknowledged by the party(ies) indicated and returned to the Company or its duly authorized agent,

(B) The Company or its duly authorized agent receives and approves a Land Survey Plat, Improvement Survey Plat or ALTA survey properly certified by a registered surveyor or engineer, and (received)

(C) Applicable scheduled charges in the amount of $525.00 are paid to the Company or its duly authorized agent.

EXCEPTION NO. 5 UNDER SCHEDULE B, SECTION 2 OF THIS COMMITMENT WILL NOT APPEAR IN THE POLICY OR POLICIES TO BE ISSUED PURSUANT HERETO, PROVIDED THAT (A) THE DOCUMENTS CONTEMPLATED BY THE REQUIREMENTS SET FORTH IN SCHEDULE B, SECTION 1 OF THIS COMMITMENT ARE SUBMITTED TO AND APPROVED AND RECORDED BY THE COMPANY OR ITS DULY AUTHORIZED AGENT, AND (B) AN EXAMINATION OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO BY THE COMPANY OR ITS DULY AUTHORIZED AGENT DISCLOSES THAT NO DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS HAVE BEEN RECORDED IN SUCH RECORDS SUBSEQUENT TO THE EFFECTIVE DATE HEREOF.

The Owner's Policy, when issued, will contain the following Endorsement Form(s), provided that applicable scheduled charges in the amount(s) following each endorsement are paid to the Company or its duly authorized agent.

103.1a $ 25.00 (As to Exception No. 7)

100.29	$476.00

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.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

2. Easements or claims of easements, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

   NOTE: Upon receipt of evidence that taxes and assessments for the year 2018 have been paid, Exception No. 6 on the policy when issued will be amended to read:

   "Taxes and assessments for the year 2019, a lien, not yet due and payable."

7. 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 reserved in United States Patent recorded May 23, 1892, in Book 12 at Page 160.

8. Rights of way and easements for roads, streets, ditches, canals, pipelines and utility lines, including but not limited to:

   a. Intentionally omitted.

   b. Intentionally omitted.

   c. Intentionally omitted.

   d. Right of way and easement from Sophie Kinsall to Rocky Mountain Natural Gas Company, Inc., recorded October 19, 1961, in Book 337 at Page 249, insofar as the same may affect the subject property.

   e. Right of way easement 20 feet wide from Sophie Kinsall to Rocky Mountain Natural Gas Company, Inc., recorded March 30, 1966, in Book 375 at Page 110, insofar as the same may affect the subject property.

9. Reservation of a 1/16 non-participating interest in and to all oil and gas on or under the lands granted in Warranty Deed recorded on August 4, 1952, in Book 265 at Page 256.

10. Reservation of a 1/32 non-participating interest in 100 percent of the oil, gas and other mineral rights lying in , upon or under the described land, as reserved in Warranty Deed recorded in Book 292 at Page 236.

11. Intentionally omitted.

12. Intentionally omitted.

13. Easement and right of way for Utility lines and all fixtures and devices and related appurtenances, as granted by Stein Properties L.P., a California limited partnership to Public Service Company of Colorado, by instrument recorded October 30, 2013, at Reception No. 842631, said easement being more particularly described therein.

14. Easement and right of way for roadway construction and slope maintenance purposes, as granted by Stein Properties L.P., a California limited partnership to Department of Transportation, State of Colorado,by instrument recorded April 28, 2014, at Reception No. 848651, said easement being more particularly described therein.

15. Any and all Leases and/or Tenancies.

16. Encroachment of bus stop into subject property as shown on the Topographical Map prepared by Sopris Engineering-LLC, dated July 9, 2019.

DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires that "Every Title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the Title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:

1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
4. Any deviation from conditions A though C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:

(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then 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 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:
We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:
Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."
Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such

purpose(s).
Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.
Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

Note 10: Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that "Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.
2. The title entity shall use any funds designated as "earnest money" for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
   (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
   (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.
3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
   (a) Await any proceeding; or
   (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
   (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity's written notice delivered to the parties, title entity shall return the funds to the depositing party."

Title Company of the Rockies

Disclosures

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. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or 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. Pursuant to C.R.S. 10-11-122.

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 withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds $100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: 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. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" -When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

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.

EXHIBIT R

ORDINANCE NO. 18
SERIES OF 2016

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO APPROVING THE APPLICATION TO REZONE THE NORTHEAST CORNER OF HIGHWAY 133 AND MAIN STREET TO THE MIXED USE ZONE DISTRICT

WHEREAS, Ronald B. Stein of Stein Properties, L.P. submitted an application to rezone a vacant 0.76 acre parcel located on the northeast corner of Highway 133 and Main Street from Planned Community Commercial (PCC) to Mixed Use (MU), which parcel is legally described on attached **Exhibit A** (subject property); and

WHEREAS, after all required notices, the Planning and Zoning Commission (P&Z) conducted a public hearing at 7:00 p.m. on Thursday, August 18, 2016, at which time various elements of this zoning request, including the need to align that corner of Main Street and Highway 133 with the Future Land Use Map in the 2013 Comprehensive Plan, were discussed; and

WHEREAS, the P&Z subsequently recommended to the Town's Board of Trustees that the request be approved as the rezoning fulfills the purpose statement in Section 1.3 of Chapter 17 of the Carbondale Municipal Code (referred to herein as the "Unified Development Code" or "UDC") and the Town's 2013 Comprehensive Plan; and

WHEREAS, after all required notices, the Town's Board of Trustees conducted a public hearing on Tuesday, September 27, 2016, at which time the Board heard and considered the statements of town staff and the public and reviewed and considered all relevant documents and information presented at such hearing, all as required by law; and

WHEREAS, the Board of Trustees finds that it is appropriate to approve the rezoning of the subject property as recommended by the Planning and Zoning Commission pursuant to Chapter 17 of the Carbondale Municipal Code, as the rezoning is consistent with the overall purpose statement described in Section 1.3 of the UDC, the 2013 Comprehensive Plan, and also complies with the specific rezoning criteria set forth in UDC sub-sections 2.4.2.C.3.b.i through –vi, inclusive, as follows:

i. The proposed rezoning will promote the public health, safety, and general welfare;

ii. The proposed rezoning is consistent with the Comprehensive Plan as the area is designated New Urban which envisions a flexible mix of retail, restaurants, service commercial and multistory mixed use buildings with buildings being the

focal point of the site by locating them close to the street. The purposes stated in this Unified Development Code have been met;

iii. The proposed rezoning is consistent with the stated purpose of the proposed zoning district, specifically, the rezoning will provide a compact, mixed-use development patterns that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. There would be multimodal access to and from Downtown. The rezoning would encourage both a vertical and horizontal mix of land uses, and provide for an interesting and walkable environment through tailored building design and streetscape standards that address features such as building mass and placement, building entries, and windows/transparency;

iv. The proposed rezoning will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

v. The proposed rezoning will not result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and

vi. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available to serve the subject property while maintaining adequate levels of service to existing development.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Carbondale that the northeast corner of Highway 133 and Main Street shall be zoned as Mixed Use subject to the following conditions:

1. The applicant shall be required to submit a Major Site Plan Review application for the entire property prior to development of any portion of the parcel.

2. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.

3. The Applicant shall pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.

4. The rezoning approved herein shall lapse, and the subject property shall revert to PCC zoning, if development of the subject property is not commenced within one year of the effective date of this ordinance.

5. A copy of this ordinance shall be recorded in the Garfield County real property records at the expense of the Applicant.

This Ordinance shall not be effective until posting and publication in accordance with the Town's Home Rule Charter. Upon this Ordinance becoming effective, the Town's Zone District Map shall be amended in accordance with Section 3.1.2. of the UDC.

INTRODUCED, READ AND PASSED this 27th day of September, 2016.

THE TOWN OF CARBONDALE

By: _____
Dan Richardson, Mayor Pro Tem

ATTEST:

_____
Cathy Derby, Town Clerk

TOWN OF CARBONDALE SEAL COLORADO

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