Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, SEPTEMBER 27, 2018
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 30, 2018 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. – 8:40 p.m.
   PUBLIC HEARING –Main Street Marketplace/Major Site Plan Review/Variance-Attachment B
   Applicant: Crystal River Marketplace LLC
   Location:Lot 1,Carbondale Marketplace Subdivision (NW corner of Main Street & Highway 133)

6. 8:40 p.m. – 9:00 p.m.
   PUBLIC HEARING – Minor Site Plan Review/ADU……...……Attachment C
   Applicant: Green Line Architects/ACES
   Location: TBD Garfield Avenue/Original Townsite/Block 18, Lot 3

7. 9:00 p.m. – 9:20 p.m.
   PUBLIC HEARING – Minor Site Plan Review/ADU……..……Attachment D
   Applicant: Green Line Architects/Peter Davidoff
   Location: 275 S. Fourth Street

8. 9:20 p.m. – 9:25 p.m.
   Staff Update

9. 9:25 p.m. – 9:30 p.m.
   Commissioner Comments

10. 9:30 p.m. – ADJOURN

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

Upcoming P & Z Meetings:
October 11, 18 – TBD
October 25, 18 - TBD

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday August 30, 2018

Commissioners Present:
Michael Durant, Chair
Yuani Ruiz, Chair Pro Tem
Nick Miscione, 2nd Alternate
Ken Harrington
Jeff Davlyn
Marina Skiles
Jennifer Gee DiCuollo

Staff Present:
Janet Buck, Planning Director
John Leybourne, Planner

Commissioners Absent:
Jay Engstrom, 1st Alternate

Other Persons Present
Teri Garvey, 633 North Bridge Drive
Jett Wunsche, 3 Inverness Drive East, Englewood, Colorado

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

Michael said that he would like the record to show the Commission's gratitude to Jen and Yuani. He said that they have both made such a huge contribution to this Commission over the last how many years?

Jen said eight years for her and ten years for Yuani.

Michael said that Yuani and Jen were a big part of both the Comprehensive Plan and the Unified Development Code (UDC). He said that he is personally grateful for their service.

August 16, 2018 Minutes:
Jeff made a motion to approve the August 16, 2018 minutes. Mariana seconded the motion and they were approved unanimously with Jen abstaining.

Public Comment – Persons Present Not on the Agenda
Teri Garvey, 633 North Bridge Drive said that she is a retired public health nurse and that she has some safety issues. She said that on North Bridge Drive between Holland and Pioneer Court that there are twenty-one children living there, on their bikes and traveling all over. She said that speed is a problem on North Bridge Drive and that she is representing many families and their concerns. Teri said that there is an unmarked crosswalk on Holland Drive across to the Ross Montessori School. She said that parking is allowed on both sides of the street on Holland Drive and that it is a blind intersection for children crossing at that corner.

Ken said to add to Teri's comments that he knows of another place that has a curb cut but no crosswalk near the driving range in River Valley Ranch.

Janet said that she would let Kevin Schorzman the Public Works Director know of these areas of concerns.

Teri Garvey shared a handout.

PUBLIC HEARING – Verizon cell antenna – Special Use Permit for Substation, Receiving Station or Switching Station
Applicant: Pinnacle Consulting Inc. Location: 1150 Highway 133

John said that the Applicant is proposing to construct a telecommunications facility with antennas screened by Radio Frequency (RF) transparent stealth panels. He stated that all other equipment is located in a separate room on the second floor of the building.

John explained that the applicant in consultation with Staff was able to reduce the size of the antennas and screening materials so that they are now lower than the maximum allowed height.

John stated that there is not a use category in the UDC for a "Telecommunications Facility" therefore Staff has placed the proposed use in the Substation, Receiving Station, or Switching Station use category.

John continued by saying that this use also includes receiving stations intended to receive and transmit radio, electromagnetic, and/or other signals and the necessary parabolic, round, or quasi-parabolic antennae and supporting structures.

John stated that Section 4.3.5 E of the UDC addresses the use specific standards for this classification and that they are outlined in the Staff report. He said that Staff has found the use to comply with those criteria that are applicable.

John said that in addition to the use specific standards, the proposed use must meet the Special Use Permit Criteria. He stated that Criteria A through J are indicated in the Staff report and that Staff has found the use to comply with those criteria that are applicable.

John stated that the recommended findings 1 through 7 are indicated in the report.

John noted that when the application was originally submitted that Ralph Wanner was the owner of the building and that he has since sold the building to Stepping Stones. He said that Stepping Stones does not have a problem with this application moving forward.

The applicant, Jett Wunsche, introduced herself and gave a PowerPoint presentation. She said that this location was selected by Verizon because they have identified a gap in their coverage. She said that this building was found to be the least intrusive to fill this

gap. She stated that it is in the appropriate zone district and that it will enhance communication for those that have Verizon as well as 911 calls. She continued to explain the coverage and design of the screening with her slides.

Jett Wunsche offered options in the screening and explained the possibilities. She added that there are no hazards to health safety. She said that they are in compliance with the conditions of the Special Use Permit that John covered earlier. She stated that they are in complete agreement of the conditions of approval as set forth by Staff.

Points of Discussion

- The Special Use Permit can include design requirements of the antenna and/or screening.
- Is screening needed and how was it determined that it was needed.
- Is the screening more offensive than the antennas?
- The UDC does require mechanical equipment to be screened.
- Is four-sided screening more desirable with two U's.
- RF transfer paint could be used on the screening to create art.
- The Stepping Stones kids could be part of the art creating.

Motion to close the Public Comments
A motion was made by Jeff to close the Public comments. Jen seconded the motion and it was approved unanimously.

Motion
Jeff made a motion to approve the Special Use Permit for the installation of a Telecommunications Facility defined as Substation, Receiving Station, or Switching Station per the UDC within the Commercial Transitional Zone District to be located at 1150 Highway 133 with conditions 1 through 5 recommended by Staff with an added condition of a three sided screen with a one foot return along the front matching the front bump out of the building in the width dimension and the seven findings. Nick seconded the motion and it was approved unanimously.

Yes: Michael, Jen, Marina, Jeff, Nick, Yuani, Ken
No: None

Staff Update
Janet said that she had made an interpretation of the UDC in regards to the River Valley Ranch Driving Range and their request for a rezoning and that her decision is being appealed. She said that we are working on getting Board of Adjustment members seated and that she is putting together a briefing schedule. She said that it will be a public hearing, she reviewed the process of an appeal.

Janet said that we will have three new Commissioners and five to seven new Board of Adjustment members and that we could do a training for the September 13, 2018 P&Z meeting. She said that the current Commissioners are welcome to attend for a refresher.

Janet said that childcare is going to the Board on September 11, 2018 as well as 689 Main Street rezoning.

Janet said that Main Street Marketplace would be before the P&Z on September 27, 2018 with 115 residential units and 10,000 sq. ft. of commercial space.

Janet said that Dr. Stein is trying to sell his property with the development rights.

Commissioner Comments
No comments.

Motion
A motion was made by Ken to adjourn. Jeff seconded the motion and the meeting was adjourned at 8:30 p.m.

DRAFT

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning Commission Agenda Memorandum

Meeting Date: 9-27-18

TITLE: Main Street Marketplace – Major Site Plan Review, Conditional Use Permit, Request for Alternative Compliance and Variance

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Referral Agency Comments
- Building Official
- RFTA
- Fire District

Land Use Application

BACKGROUND

This is an application for a Major Site Plan Review, Conditional Use Permit, Request for Alternative Compliance and a Variance. The Planning Commission is required to hold a public hearing and make a recommendation to the Board to approve the request, approve it with conditions, or deny it. The Commission may also continue the public hearing.

The site is a vacant 5.37 acre parcel (approximately 233,902 sq. ft.) located at the northwest corner of Highway 133 and Main Street. It is generally located along west Main Street, behind the 7-11 store.

The property is Lot 1 of the Carbondale Marketplace Subdivision which was approved by the Board in 2016 as part of the City Market development. City Market, a 10,000 sq. ft. retail store and a fueling station will be located on Lots 2, 3 and 4 of the Carbondale Marketplace Subdivision.

The owner/applicant is Crystal River Marketplace LLC.

DISCUSSION

The request is to construct a mixed-use development with 115 multifamily residential units and 10,259 sq. ft. of commercial buildings.

There would be 11 buildings on the lot as follows:

Building	# of Res. Units	Commercial Sq. Ft.	Type of Building
Building A	12 units		Apartment
Building B	23 units		Apartment
Building C	19 units	3,934 sq. ft.	Mixed-Use
Building D	11 units	1,836 sq. ft.	Mixed-Use
Building E	18 units	4,489 sq. ft.	Mixed-Use
Building F	10 units		Townhomes (Row Houses)
Building G	8 units		Townhomes (Row Houses)
Building H	2 units		Stilt Units
Building J	4 units		Stilt Units
Building K	4 units		Studio Apartments
Building L	4 units		Studio Apartments

(There is no Building I.)

There would be the following mix of units:

21 Studio
33 One-bedroom
43 Two-bedroom over 800 sq. ft.
15 Two-bedroom under 800 sq. ft.
3 Three-bedroom

All of the units would be rental units. Twenty-three (23) would be deed restricted to meet the Town's affordable housing guidelines.

PROCESS

At this meeting, the applicant will go over the Site Plan and Architectural Drawings. The hearing should then be continued to October 11, 2018 to cover additional items such as traffic, water rights, engineering, etc. The recommendation for continuance is not because of issues with the application. It is a complex project with a number of components. The intent is to allow time to adequately review the proposal.

This staff report will only cover zoning and development standards. A second staff report will be done for the October 11, 2018 meeting which will cover the additional items, including recommended conditions and findings of approval.

ZONING

Surrounding Uses and Zoning

North	CRW	Vacant
South	CRW-PUD	City Market/Ace Shopping Center
East	PCC	7-11 and Office Building
West	Open Space	Vacant

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

This parcel was rezoned to the Mixed-Use Zone District in 2017. The rezoning application included a conceptual plan which closely mirrors the Site Plan included in this application.

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.

Allowed Uses

- Ø Multifamily dwellings are permitted uses.
- Ø Single family attached dwellings are conditional uses.
- Ø Offices, business and professional services are permitted uses.

- Ø General retail, 10,000 sq. ft. or less is a permitted use.
- Ø General retail, over 10,000 sq. ft. requires a special use permit.

The Use-Specific Standards in Section 4.3.2.B. state that dwelling units on the ground floor are required to have a Conditional Use Permit. This has been included in the application.

UDC Section 4.3.2.C. states each single family attached dwelling shall have a separate entrance facing the street. This is in compliance.

Lot Area

The development site is 5.37 acres. The 5.37 acre site would not be subdivided during development. For zoning and setback purposes, it is treated as one lot.

Setbacks

The required setbacks are as follows:

Front – minimum	0 ft.
Front – maximum	10 ft.
Side	0 ft.
Rear	0 ft.

Because of the location of the Rockford Ditch along the south side of the lot and the 20 ft. easement associated with that ditch, the applicant indicates that they will not be able to comply with the maximum 10 ft. front setback along Main Street. Instead, the setback would be approximately 18 to 20 feet. This requires a variance from the required maximum 10 ft. front yard setback.

In order to grant a variance, there would need to be a finding that all of the criteria in UDC Section 2.7.1.C.3.a. have been met. These criteria generally state that the property has an exceptional site condition which is not a general condition of that particular zone district and that this condition creates a hardship to the applicant.

The side yard setback from Shorty Pabst ranges from 30.8’ to 33.2’. The side yard setbacks range from 8.7’ to 17.4’ along Hendrick Drive.

The rear yard setback on the north property line ranges from 14.7’ to 15.6’.

These are all in compliance with the UDC.

Lot Area per Dwelling Unit

The UDC requires a certain amount of lot area per dwelling unit. The calculation is as follows:

21 studio units x 1050 sq. ft. = 22,050 sq. ft.
33 one-bedroom x 1450 sq. ft. = 47,850 sq. ft.
58 two-bedroom x 1650 sq. ft. = 95,700 sq. ft
3 three-bedroom x 1850 sq. ft. = 5,550 sq. ft.

Lot Area Required = 171,150 sq. ft.

Lot Area Provided = 233,902 sq. ft.

This requirement has been met.

Building Height

Allowed building height is 35 ft.

The proposed building heights are as follows:

Building	Height
A	32'2"
B	32'2"
C	34'10"
D	33'2"
E	34'6"
F	30'10"
G	22'9.5"
H	22'3"
J	22'3"
K	20'10"
L	20'10"

The building heights are in compliance with the UDC.

Lot Coverage

The UDC allows a maximum of 90% lot coverage, or in this case, 210,512 sq. ft. There must be a minimum of 10% landscape area, or 23,390 sq. ft.

The proposed landscape surface is 67,880 sq. ft. or 29%. This calculation does not include the futsal field.

The proposed exceeds the requirement in the UDC.

Common Open Space

UDC Section 5.3.3. requires 15% of common open space for developments in the MU zone district. In this case, 35,085 sq. ft. would be required.

The proposal is for 75,185 sq. ft. This includes the three pocket parks and the center common open space. There are active recreation areas and gardens in these areas. The proposal meets the common open space regulations.

In addition Section 5.3.3.F.6 requires a 400 sq. ft. children's play area. 3,000 sq. ft. has been provided.

All of the proposed private common open space is for use by the residents of the development.

The UDC does not require dedication of public open space for this type of development. The public open space dedication requirement only applies to any development that contains 10 or more residential dwelling units and is subject to preliminary plat approval.

Landscaping and Screening

Landscape Area Required

The UDC requires 10% landscaping or 23,390 sq. ft. 67,880 has been provided as part of the pervious surface calculations (29%).

Landscape Strip

A 5 ft. landscape strip is required between the rights-of-way and any buildings, parking lots, loading areas, etc. It appears there is overall compliance. However, along Shorty Pabst, there are parallel spaces adjacent to the right-of-way. These spaces are located on Lot 1. To the east of the parallel spaces is a 5 ft. landscape strip and a sidewalk. This mirrors what is on Hendrick Drive except that on Hendrick, the parallel spaces, landscape strip and sidewalk are located within the right-of-way.

While the parallel spaces don't meet the letter of the UDC, the streetscape along Shorty Pabst appears to meet the intent of the UDC. Staff would suggest that this is acceptable. However, Staff would recommend that there be an easement for the parallel spaces so that the public may use them.

Street Trees

The UDC requires a certain number of street trees based on the linear frontage. In the past, the Tree Board had asked that the UDC to be revised to change the number of required street trees. A few months ago, Staff had met with a Tree Board member and

the Town Arborist to gain a better understanding of what the Tree Board would like to see as far as street tree requirements. The Tree Board's preference is as follows:

> The Tree Board would develop and maintain a list of desirable trees in three size classes: small, medium, and large. (Done)
>
> The spacing of trees on Town property shall be planted no closer than the following:
>
> Small trees – 12 to 20 feet
> Medium trees – 25 to 35 feet
> Large trees – 35 to 45 feet

The purpose of this spacing is to ensure that tree canopies won't overlap at maturity.

This spacing was proposed and approved with the most recent Thompson Park development proposal. It seems to work well and will eliminate overcrowding of the trees. Staff is supportive of this request.

It should be noted that the Tree Board should review the final landscape plan, including tree species and caliper. This will be a condition of approval.

Parking Lot Landscaping

Landscape islands or rain gardens are required to separate rows of more than 12 parking spaces in parking lots. In addition the landscape islands are required to be 6 ft. in width and 75 sq. ft. Both of these items are in compliance with the UDC.

It should be noted that native grasses are proposed. The irrigation system has low-, medium- and high intensity zones.

Screening

A number of trash dumpsters are located on the site within the parking area. They have been adequately screened.

Screening of mechanical equipment will be reviewed at the time of building permit.

Transportation and Connectivity (Section 5.5)

Streets

The public street connectivity and internal street layout looks good. Hendrick Drive and Shorty Pabst Way will parallel Lot 1 on the east and west sides. Hendrick Drive will turn to the north of Lot 1 to connect to Highway 133. Shorty Pabst will tie into the Nieslanik

Avenue extension once the City Market development is constructed. These rights-of-way were dedicated as part of the Carbondale Marketplace plat.

There would be three driveways into Lot 1: two from Shorty Pabst Way and one from Hendrick. There is a north/south drive connection on Lot 1 between these two driveways.

All three internal driveways would be public ingress, egress and emergency access easements. The easements are shown on Sheet C-4.0 (Sopris Engineering). The gray shading indicates a public utility easement as well.

It is unclear from Sheet C-4.0 whether the public will be able to park in the head-in parking spaces along the private driveways. This should be clarified.

It would be good to have the northerly driveway have more of a street appearance. The two apartment buildings and their entryways face that driveway. It would also be more inviting for people to drive into the development.

Pedestrian Circulation.

There are a number of trails/sidewalks as follows:

1. 8 ft. wide trail through the center of the development from Main Street to Lot 2 (the City Market lot). This includes a 10 ft. side pedestrian easement so the public may use that trail.

2. Bike trail along Shorty Pabst Way.

3. Sidewalk along Main Street.

4. Sidewalk on the north side of Lot 1.

5. Strong internal sidewalk system in front of and through each building

It appears that pedestrian and bicycle circulation within the site were given careful consideration.

Site and Building Design

Section 5.7.2.C. states that in the case of mixed-use buildings that the site and building design requirements in Section 5.6 (residential) and Section 5.7 (commercial) shall both apply.

The townhomes, studios and apartment buildings are reviewed under Section 5.6 Residential Site and Building Design only.

Section 5.6 – Residential Site and Building Design

There is a good mix of housing types. There is a blend of apartments and townhomes with a variety of sizes and number of bedrooms.

The proposal is in compliance with UDC Section 5.6.5.C which addresses Building Design Standards as follows:

- Ø Residential character of the individual entryways have been maintained.
- Ø Long rooflines have been avoided.
- Ø There are a number of building elements and architectural details.

UDC Section 5.6.5.C. states that in multifamily developments with more than three buildings, there should be different building types. This proposal includes apartment buildings, townhome buildings, mixed use buildings and units on stilts.

Private Outdoor Space

Section 5.6.5.B.2 requires Private Outdoor Space for each multifamily residential unit as follows:

First floor – 80 sq. ft. or 10% of the floor area of the unit
Second floor – 60 sq. ft. or 5% of the liveable floor area

Private open space needs to have a minimum dimension of 6 ft.

The floor plans for each building shows the square footage of the residential units and the size and location of the private outdoor space associated with that unit. It appears that the private outdoor space has been met for the units.

Bulk Storage

The UDC requires a minimum of one cubic feet of storage for each three square feet of gross area of a dwelling unit. This storage area is intended for items such as tools, bikes, ski equipment, etc.

The floor plans for each building show the square footage of the residential units and the size and location of the bulk storage associated with that unit. The bulk storage appears to be in compliance.

Section 5.7 - Commercial Site and Building Design

The intent of this section is to foster high-quality, attractive and sustainable development along the Town's thoroughfares and to enhance the human and

pedestrian scale of commercial developments, ensuring compatibility between residential neighborhoods and adjacent nonresidential uses. The building design standards are intended to mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers.

The buildings are in compliance as follows:

- Ø Mass and form- buildings are varied in size and shape and large, unbroken faces and rooflines have been avoided.

- Ø All building facades facing a public street have been designed with similar level of design details. Primary entrances face the street providing main access.

- Ø Each building includes vertical and horizontal articulation, transparency and entrance techniques.

Parking (UDC Section 5.8)

Vehicle Parking

The UDC requires off-street parking as follows:

Residential

21 efficiency units	x 1.25	= 26.25
33 one-bedroom units	x 1.5	= 49.5
15 two-bedroom units < 800 sq. ft.	x 1.5	= 22.5
43 two-bedroom units > 800 sq. ft.	x 1.75	= 75.25
3 three-bedroom units > 900 sq. ft.	x 2.5	= 7.5

115 residential units = 181 parking spaces

Commercial

10,259 sq. ft. divided by 300 sq. ft. = 34.20 parking spaces

Total required for residential and commercial =215.20 parking spaces

Section 5.8.4.D.1 allows all uses in the MU zone district to be eligible for a 15% reduction in required parking. In this case, the required off-street parking would be reduced to 183 spaces.

The site plan shows 196 off-street parking spaces provided. This includes the parallel parking spaces along Shorty Pabst Way. Twenty-nine (29) additional on-street parking spaces are provided on the Hendrick Drive and Main Street right-of-ways.

UDC Section 5.8.4.D.2. allows a 15% reduction in parking if the development is within 300 ft. of a transit stop. The applicant is not seeking this reduction. During the review process of Carbondale Marketplace Subdivision, RFTA indicated that they would not serve the proposed transit stop shown on the subdivision plat. However, it was agreed that all plans should reserve that area as a future transit stop in the event circumstances changed. This plan maintains that area as future transit.

Table 5.8-4 lays out the Dimensional Standards required for parking lots. These are shown on Sheet C-4.0 (Sopris Engineering). It appears that the size of the parking spaces are in compliance. The code requires a 23 ft. aisle width. Both the northerly drive and center drive meet this requirement. The southerly drive is 22 ft. in width.

Bike Parking

UDC Section 5.8.7. addresses off-street bike parking. It states that all commercial uses provide bike parking at a rate of one bike space per three vehicle parking spaces. Ten bike parking spaces are required. These have been provided along Hendrick Drive in bicycle racks in front of the commercial spaces.

This section requires that commercial buildings that are more than 1,000 sq. ft. provide a shower facility. This has been made a condition of approval.

Finally, snow storage should continue to be addressed at the time of building permit.

Community Housing

A Community Housing Mitigation Plan has been submitted which shows compliance with UDC Section 5.11. This section requires that 20% of the residential units be deed restricted as affordable housing units. The Town recently revised the Community Housing Guidelines so that they addressed rental units in addition to for-sale units.

In this case, the code requires the following number of units:

115 residential units x .20 = 23 deed restricted units.

Section 5 of the Housing Guidelines requires the following categories for rental units:

Category 1 80% AMI
Category 2 100% AMI
Category 3 120% AMI

The applicant is providing 23 deed restricted units in the following categories:

8 80% AMI
8 100% AMI
7 120% AMI

The Housing Guidelines require that 15% of the total number of bedrooms in a residential development be part of the housing mitigation plan. In this case, there are 177 bedrooms. Thirty-three (33) bedrooms are included in the deed-restricted units.

The table on page 4 of the introductory text in the application shows how the units are divided amongst the buildings. The floor plans also identity the specific location of each unit. The units have been spread throughout the development which meets the goals of the Town's Community Housing Guidelines.

The proposed Housing Mitigation Plans is in compliance with the UDC.

Solar Access (Section 5.12)

There are no shading restrictions in the Mixed-Use Zone District.

CRITERIA

Below are the criteria of approval for the various components of the application. As the Commission moves forward in the process, Staff will prepare findings for the Commission's consideration.

Criteria – Major Site Plan Review

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.

Criteria - Alternative Compliance

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.

Criteria – Conditional Use Permit

1. The site, building(s), and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which the use is located;

2. The proposed use is consistent with the Comprehensive Plan;

3. The site, if nonconforming with the development standards of the zone district in which it is located, will be brought into conformance with those standards if required to do so per *Nonconformities*;

4. The proposed use is planned in a manner that will minimize adverse impacts on the traffic in the neighborhood or surrounding uses;

5. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust, and other external impacts);

Criteria – Variance

1. A variance may be granted if the Board of Adjustment finds all the following exist:
a. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition which is not a general condition of that particular zone district; or there are exceptional circumstances unique to the owners of the property (e.g., a physically or mentally impaired occupant);

2. An exceptional, practical hardship to the applicant could be shown to occur if the provisions of this Code were literally enforced;

3. The variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of this Code that are in question;

4. The applicant did not create the hardship by his/her own actions. By "own actions" means an act or omission of the applicant which creates a nonconforming situation;

5. The variance requested does not harm the public or injure the value of adjacent properties; and

6. The granting of the variance will be consistent with the spirit and purpose of the Code.

FISCAL ANAYLSIS

Development of this property to a mixed-use development on the corner of Highway 133 and Main Street will add to the commercial and residential activity on this corner of Town.

RECOMMENDATION

Staff is supportive of the application. There is a need for rental housing in Town. This development would provide a good mix of rental housing units near the shopping areas along the highway and the Downtown while providing some commercial square footage. In addition, residential development along Main Street creates more of a buffer for the residential areas to the south.

Staff recommends that the following motion be approved**: Move to continue the public hearing to the October 11, 2018 Planning Commission meeting.**

Prepared By: Janet Buck, Planning Director

Memorandum

To: **Janet Buck, Planning Director**

From: **John Plano, Building Official**

Date: **09/06/18**

Re: **Preliminary Review – Main Street Market Place Lot One Housing Project. LU18-23-24**

This review is preliminary for the Planning Department; a thorough review of the buildings will be performed at review for building permits. At this point there is insufficient information for a through Building Department review.

The current building codes adopted by the Town are the 2009 International Code Group and the 2012 International Green Construction Code (IGCC). The Town recently has adopted the 2015 International Energy Conservation Code and that will be active September 23rd 2018.

The strictly residential building will be required to comply with the Town's Residential Efficient Building Program (REBP). The buildings with commercial mixed with residential will be required to comply with the 2012 IGCC.

An accessible route will be required to on-site facilities, i.e.: The Futsal Field and Gazebo/Picnic/BBQ area.

Three one-bedroom units are being proposed as "Type A" accessible units. The code requires the "Type A" units be dispersed among the various class of units. It appears that there should be a 2-bedroom unit designed as a Type A accessible unit.

Multiple residential units on the upper levels only have access to one exit. The 2009 IBC section 1021 limits the travel distance in R-2's to 50' if the story has one exit. The drawings distributed for comment are not to scale, but it appears over the allowed 50'.

Date Sent:	8/13/18
Comments Due:	9/5/18
Jurisdiction:	Town of Carbondale
Project Name:	Main St. Marketplace, Lot One Housing Project, Application for Major Site Review, Conditional Use & Variance to Maximum Setback
Project Address:	Lot 1, Carbondale Marketplace, Main St. Carbondale
Owner:	Crystal River Marketplace LLC
Map:	http://garfield.valuewest.net/rptMain01.aspx?countynumber=23&countyname=Garfield&accountnumber=R084075

Project Summary:
The Lot One site is proposed to house 11 buildings with commercial and residential uses fronting the main roadways. The site plan includes a diverse variety of architectural features, scale, and massing in conjunction with internal parking and a central green space to meet the intentions of the UDC. Great care has been taken in proposing a UDC-compliant mixed-use development.

The intention of this application is to demonstrate conformance with the four primary Site Review approval criteria required by the Town's Unified Development Code (UDC): Consistency with the Comprehensive Plan, Consistency with previous approvals, Compliance with design standards (which makes up the bulk of the application), and Traffic generated by the development will be handled with existing roads or mitigated by the project.

Dwelling Units:	115
Commercial:	10,259 sqf
Parcel:	5.37 acres
Parking:	196 cars, 10 bikes
Traffic:	57 morning, 98 evening, 1,136 daily

Total Unit Types	Number
Studio	21
One Bedroom	33
Two Bedroom > 800 sq. ft.	43
Two Bedroom < 800 sq. ft.	15
Three Bedroom	3

Mobility
Carbondale's four bus stops provide some of RFTA's highest system-wide bus ridership, including the Carbondale BRT Station that ranks third in every season. The Carbondale Circulator Route (CCR) services all bus stops with convenient access between downtown and the BRT Station; 2017 ridership for the CCR was 140,455. Carbondale also experiences some of the Valley's highest percentages of pedestrian and bicycle access to-from our bus stops for year-round, first-last mile commuting.

According to the applicant, "Pedestrian and bicycle access were integral to creation of the Lot One site plan. The pedestrian zone along Hendrick Dr. will present an appropriate-scaled commercial frontage and architectural interest. An 8' wide sidewalk/trail through the center of the site will offer the public convenient and safe access to City Market. A bike trail along Shorty Pabst Way will provide connection between the trail along SH 133 from the RFTA park-and-ride and the west edge of the property along Main St. as well as City Market and commercial spaces."

"In addition to providing an attractive 'new urban' entrance to the site, the development of the site is advancing Town connectivity. Bicycle connectivity along Shorty Pabst Way from SH 133 to Main St. has been accommodated to support access to and from Carbondale's only RFTA Bus Rapid Transit station and the west side of Town. Pedestrian and bike access to the City Market from Main St. is accommodated through the center of the site to the front door of City Market. The housing component is integrated with employment opportunities and connectivity to bus service so that residents can choose alternative transportation. The new sidewalk along Main St. advances pedestrian connections from downtown toward CRMS and trails beyond."

Traffic

The Main St. Marketplace, Lot One Housing Project, lies in the southeast section of a larger commercial area at the corner of SH 133/Main St. Most of the adjacent parcels have been approved for a combination of a new City Market, retail, bank and gas station. Although separate from the City Market project, Lot One provides a residential component that has yet to be approved with the other projects.

A Traffic Report was prepared by Kimley Horn and Associates, Inc. The same firm prepared the study for the adjacent, new City Market. The report estimates that, when fully built out, Lot One will generate 57 morning and 98 evening peak hour trips to and from the site.

There are currently about 14,600 trips per day north of the site on SH 133, about 11,000 trips south of the site on SH 133, about 3,100 on W. Main St. near Lot One and 6,200 trips on Main St. east of SH 133. The trips to and from Lot One would be distributed in those four directions and added to those counts. Kimley Horn expects about 90% of vehicles to turn left out of Lot One toward the roundabout at Main St., about 5% to go west toward CRMS and about 5% to head south on Hendrick Dr. That would result in about 57 trips in or out of Lot One onto Hendrick Dr. daily. There is no indication of traffic congestion at intersections in 2019 triggered by Lot One based on the study findings as long as Shorty Pabst Way and Hendrick Dr. are connecting the site to Main St.

Staff had requested analysis of a "mini-roundabout" at Main/Hendrick. The study finds that such an improvement at that location would not be required, however the improvements to the intersection have been designed to accommodate a mini-roundabout, if desired in the future.

RFTA Comments

According to the 2013 Carbondale Comprehensive plan, growth rates call for an additional 3,600 residents by 2032; and if the commercial growth rates from the past two decades continued, the town could expect demand for an additional 600,000 sq. ft. of commercial development by 2032.

While this development alone is projected to generate about 1,000 average daily trips (ADT), if combined with the adjacent City Market development, these two developments cumulatively will encompass an estimated 75,000 ft^2 of commercial (or 12.5% of the estimated 600,00 ft^2 of commercial development anticipated by 2032) and generate nearly 10,000 ADT. This does not include additional development that may occur on adjacent or nearby parcels.

Scenario	Daily	AM Peak	PM Peak
Retail (7,100ft2)	314	7	19
Supermarket (58,000 ft2)	5,930	176	484
Gas Station	2,360	149	158
subtotal (Phase 1)	***8,604***	***332***	***661***
Multifamily (115 units)	740	47	58
Shopping Center (10,474 ft2)	396	10	40
subtotal (phase 2)	**1,136**	**57**	**98**
Total	**9,740**	**389**	**759**

According to the Comprehensive Plan, "there are four areas of alignment that stand out and are emphasized throughout the Comprehensive Plan" including:

"Carbondale's community identity and attractiveness are tied inextricably to its small town form and compact size. A compact town with attractive multimodal options reduces dependence on the personal automobile, which it turn contributes to improved air quality and reduced greenhouse gas emissions. The ability to get around town without a car also promotes a healthier, more out-going community."

Consistent with the Comprehensive Plan, it may be appropriate to consider investing in additional multimodal infrastructure and operations necessary to fulfill the Town's aspirations of allowing residents and visitors to get around town without a car, including expanding the Carbondale Circulator route and bicycle and pedestrian improvements.

With regard to bike-ped access, the Lot One and Marketplace parcels are close to the main SH 133 corridor, the Main Street roundabout, and about ½ mile to downtown. RFTA would recommend that any connections to existing town trails are well-marked and care is given to how bikes and pedestrians will navigate the roundabout to/from the project between downtown and West Main St.

These multimodal improvements, however, will likely require additional local investment.

Thank you for allowing RFTA to provide referral comments for this project. Staff is happy to discuss any of these comments with the Town or the development team.

Sincerely,

David Johnson & Jason White, RFTA Planning

TOWN OF CARBONDALE

PLANNING DEPARTMENT
REVIEWING AGENCY FORM

PLANNING ITEM #: *LU18-23-24*

DATE SENT: *8-8-18*

COMMENTS DUE: *9-5-18*

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: Robert Schultz Consulting LLC

OWNERS: Crystal River Marketplace LLC

LOCATION: Lot 1, Carbondale Market Place

ZONE: Mixed – Use (UDC)

PROJECT DESCRIPTION: Major Site Plan Review, Variance to the maximum setback along Maine Street, Conditional Use for residential units on ground floor, and Alternative Compliance for Landscape Plan (to use Tree Board spacing preference). Many public improvements overlap with the Carbondale Marketplace (City Market) Subdivision improvements. The SIA for the Carbondale Marketplace was approved in 2016. It is anticipated that some infrastructure work will begin on that project this fall, with the City Market store construction commencing next year. Let us know if you would like to review any of the documents recorded with the Carbondale Marketplace Subdivision Plat.

PLANNING STAFF CONTACT: Janet Buck

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

1. Please see attached comments.

Date: August 11, 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

FIRE · EMS · RESCUE

August 11, 2018

Janet Buck
Planner, Town of Carbondale
511 Colorado Avenue
Carbondale, Colorado 81623

RE: Main Street Marketplace

Dear Janet:

I have reviewed the submittal for the proposed Carbondale Marketplace subdivision. I have the following comments.

Water Supplies for Fire Protection
The proposed water system is capable of providing the required fire flow of 1,500 gallons per minute for the development. The proposed location and spacing of the fire hydrants is adequate.

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

Impact Fees
The development is subject to development impact fees adopted by the District. The developer will be required to enter into an agreement with the District for the payment of development impact fees. Execution of the agreement and payment of the fees are due prior to the recording of the final plat. Fees are based upon the impact fees adopted by the District at the time the agreement is executed. The current fee for residential development is $730 per unit and the fee for commercial development is $730 per 1,900 square feet or portion thereof.

Carbondale & Rural Fire Protection District
300 Meadowood Drive • Carbondale, CO 81623 • 970-963-2491 Fax 970-963-0569

	Residential Units	Impact Fees	Commercial Sq. Ft.	Impact Fees
Building A	12	8,760		
Building B	23	16,790		
Building C	19	13,870	3,934	
Building D	11	8,030	1,836	
Building E	18	13,140	4,489	
Building F	10	7,300		
Building G	8	5,840		
Building H	2	1,460		
Building J	4	2,920		
Building K	4	2,920		
Building L	4	2,920		
Total	115	$ 83,950	10,259	$ 4,380
TOTAL FEES:	**$88,330**			

Please contact me if you have any questions or if I may be of any assistance.

Sincerely,

Bill Gavette
Deputy Chief

Main St. Marketplace
Lot One Housing Project
Application for Major Site Review, Conditional Use & Variance to Maximum Setback



Submitted to:
Town of Carbondale
511 Colorado Ave.
Carbondale, CO 86123

Prepared for:
Crystal River Marketplace, LLC

Prepared by:
Robert Schultz Consulting•354 Fawn Dr. Carbondale, CO 81623•970-963-3670
Poss Architecture•311 Main St. Carbondale, CO 81623•970-925-4755
Sopris Engineerings•502 Main St. Carbondale, CO 81623•970-704-0311
Rich Camp Landscape Architecture•PO Box 958 Carbondale, CO 81623•970-963-7123

Background- Moving Forward Together

The larger Crystal River Marketplace property, of which Lot One is a portion, has been the object of a search for a common planning vision for over a decade. During that period there has not been alignment around a master plan for the entire property but support for a new City Market and rental housing have been commonly envisioned. It became apparent to the property owners and Town that the best way forward was to address the most immediate community needs while creating an infrastructure plan that anticipates future uses. The remainder of the property will develop over time based on future needs.

This spring, a sale to Kroger was completed and improvements were initiated toward a new City Market. City Market is the largest sales tax generator in town and the new store is expected to increase sales tax generation to support Town governance and recreation uses.

Last year, when the Lot One parcel was reviewed for rezoning, from PC- Planned Community Commercial to MU-Mixed Use, the site was 6.382 acres. In February 2018 City Market purchased its property and the plat was recorded. The recorded plat included dedication of rights-of-way for Hendrick Dr. and Shorty Pabst Way, which reduced the Lot One parcel to 5.37 acres. The plat also rerouted the Rockford Ditch based on an alignment negotiated between all of the parties with an interest in the Ditch.

In October 2017, the Carbondale Trustees approved a rezoning of Lot One to Mixed Use based on a conceptual site plan and uses that are consistent with this application. The focus of our plan is to provide much needed rental housing stock, particularly modest units that can serve our working population, in a mixed-use setting near employment, services, and transit. The current challenges to renters include loss of housing stock to VRBOs, conversion to sales units, and high prices.

The focus of our plan is to provide much needed rental housing stock, particularly modest units that can serve our working population, in a mixed-use setting near employment, services, and transit.

The intention of this application is to demonstrate conformance with the four primary Site Review approval criteria required by the Town's Unified Development Code (UDC):

- Consistency with the Comprehensive Plan
- Consistency with previous approvals
- Compliance with design standards (which makes up the bulk of the application)
- Traffic generated by the development will be handled with existing roads or mitigated by the project

Project Summary- Mixed Use & Rental Housing

The Lot One site is proposed to house 11 buildings with commercial and residential uses fronting the main roadways. The site plan includes a diverse variety of architectural features, scale, and massing in conjunction with internal parking and a central green space to meet the intentions of the UDC. Great care has been given to proposing a UDC compliant mixed-use development.

Pedestrian and bicycle access were integral to creation of the site plan. The pedestrian zone along Hendrick Dr. will present an appropriate-scaled commercial frontage and architectural interest. An 8' wide sidewalk/trail through the center of the site will offer the public convenient and safe access to City Market. A bike trail along Shorty Pabst Way will provide connection between the trail along SH 133 from the RFTA park-and-ride and the west edge of the property along Main St. as well as City Market and commercial spaces.

There is a total of 10,259 square feet of commercial space to complement the adjacent 60,000 square foot City Market and 9,600 square feet of other retail space included in the City Market approvals.

Ground floor commercial spaces are distributed over the three buildings that are adjacent to the new Hendrick Dr. extension, with pedestrian amenities and parking fronting those uses to create an attractive commercial environment. There is a total of 10,259 square feet of commercial space to complement the adjacent 60,000 square foot City Market and 9,600 square feet of other retail space included in the City Market approvals. It is anticipated that buildings containing this additional commercial space will be constructed based on demand, after the spaces next to City Market are filled. The townhomes along Main St. would lend themselves to home occupations as well.

Commercial	Square Feet
Building C	3,934
Building D	1,836
Building E	4,489

The 115 housing units are distributed across the 11 buildings and include a variety of types, styles, and sizes. The housing ranges from studios of less than 400 sq. ft. to three-bedroom units that are less than 1,400 sq. ft. Based on comments during the rezoning process, three-bedroom units were added to the mix. Two-bedroom units of less than 800 sq. ft. were also included to create further diversity within the housing stock.

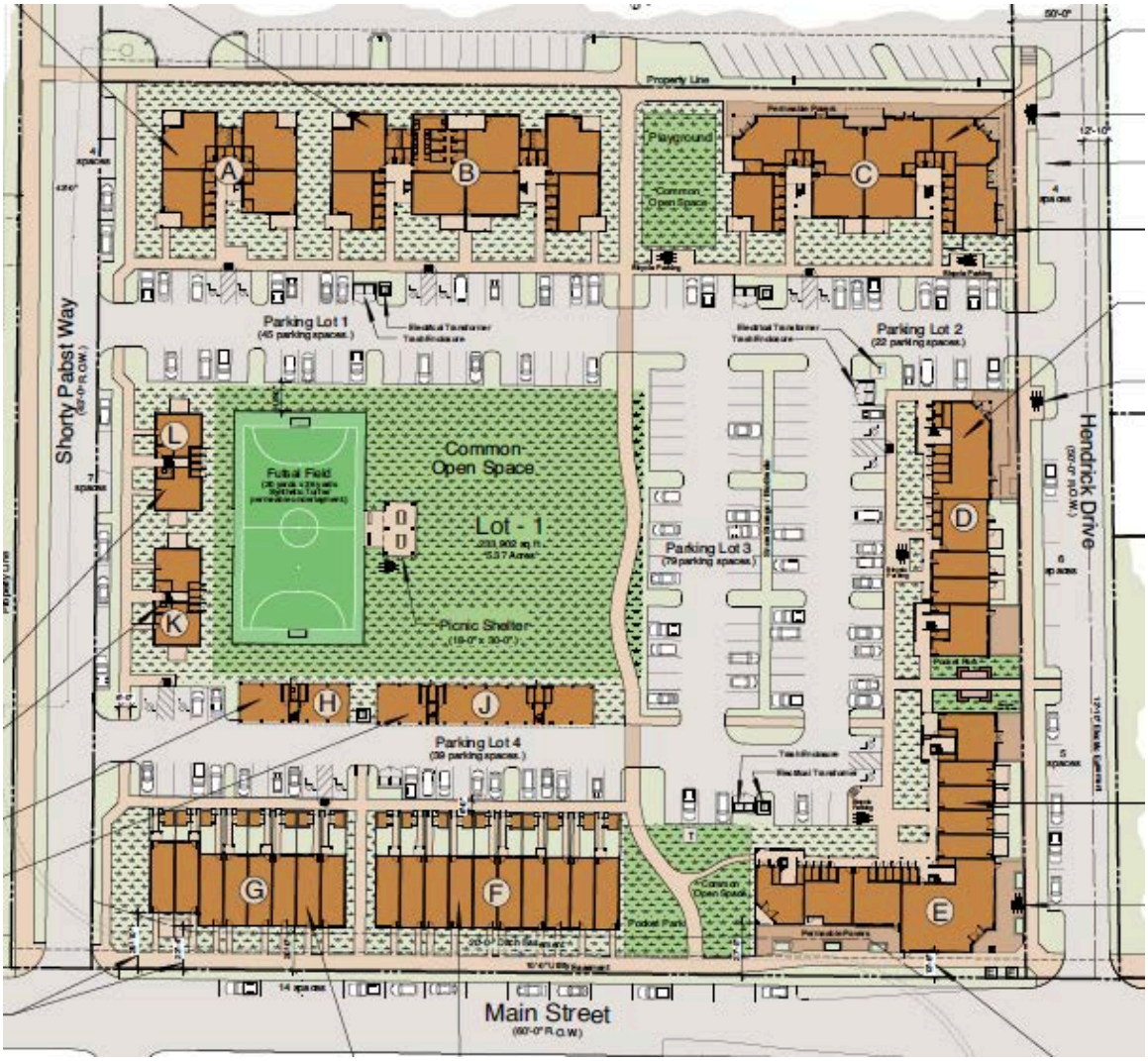
Total Unit Types	Number
Studio	21
One Bedroom	33
Two Bedroom > 800 sq. ft.	43
Two Bedroom < 800 sq. ft.	15
Three Bedroom	3

The smaller scale of units allows the site to have adequate play and recreation areas for families while still accommodating parking, commercial uses, and residential uses. The site does not seem crowded. Variety in the architecture is intended to complement the diversity and create visual interest in order to avoid monolithic facades. Community housing is distributed around the site rather than clustered to emphasize inclusion.

Housing Unit Type By Bldg.	Studio	1 Bdrm	2 Bdrm <800 sq. ft.	2 Bdrm >800 sq. ft.	3 Bdrm	Comm. Housing
Bldg. A (12 units)		6	2	4		3
Bldg. B (23 units)		9	4	10		4
Bldg. C (19 units)		7	2	10		4
Bldg. D (11 units)	2	4	2	3		3
Bldg. E (18 units)	5	7	5	1		3
Bldg. F (10 units)				7	3	2
Bldg. G (8 units)				8		0
Bldg. H (2 units)	2					0
Bldg. J (4 units)	4					2
Bldg. K (4 units)	4					2
Bldg. L (4 units)	4					0

No subdivision of the property is proposed. All of the public improvements would be constructed during initial construction while the actual building construction would occur based on demand. Buildings A and B are currently anticipated to be the first to seek Building Permits.

A request for Alternative Compliance is included regarding the Landscape Plan in order to address the issues related to the UDC current street tree language. The approach proposed is consistent with recently approved Thompson Park Amendment.



Site Plan Highlights

When working on a site plan, one comes across the central features that define the project opportunities and constraints.

Central Green & Native Grasses
One of the early objectives of the site plan was to create a central green space that would provide residents with active and passive recreation opportunities and gathering. The central green would be supplemented with smaller scale passive green spaces and a 3,000 sq. ft. tot park (400 sq. ft. required). While the landscaped area provided greatly exceeds that required by code, about 80% of the landscape will be native grasses to reflect the water reality of our high and dry environment.

Prominence at Corner of Hendrick Dr. and Main St.
The streetscape and buildings will create a sense of entry to the site over time that will establish the form prescribed in the UDC with prominent buildings and pedestrian-scale commercial opportunities leading toward City Market. The strong form of the buildings along Hendrick Dr. is contrasted with a variety of residential architectural styles to provide visual interest and to break up massing.

Mixed Use and Quality of Residential Experience
The site plan takes advantage of the apartment buildings on the north edge of the lot to transition from the busy grocery and retail spaces to a quieter home for a variety of household sizes. A north-south pedestrian and bike route through the center of the site links Main St. to City Market and other retail sites, the quieter central area is primarily to the benefit of residents and their children.

While the landscaped area provided greatly exceeds that required by code, about 80% of the landscape will be native grasses to reflect the water reality of our high and dry environment.

Connectivity
In addition to providing an attractive “new urban” entrance to the site, the development of the site is advancing Town connectivity. Bicycle connectivity along Shorty Pabst Way from SH 133 to Main St. has been accommodated to support access to and from Carbondale’s only RFTA Bus Rapid Transit station and the west side of Town. Pedestrian and bike access to the City Market from Main St. is accommodated through the center of the site to the front door of City Market. The housing component is integrated with employment opportunities and connectivity to bus service so that residents can choose alternative transportation. The new sidewalk along Main St. advances pedestrian connections from downtown toward CRMS and trails beyond.

Comprehensive Plan Conformance

In 2013, the Carbondale Comprehensive Plan's Future Land Use Map designated the area New Urban. The intention of the land use designation is to support commercial, mixed use, and urban residential buildings that front sidewalks/streets with prominent corner buildings, parking internal to the site, and a circulation system that welcomes autos, bikes, and pedestrians. The UDC implemented this direction through the creation of a Mixed Use zone district.

The Comprehensive Plan and UDC provided guidance in creating the site plan along with comments from a public open house and previous hearings with the Planning and Zoning Commission and Trustees on the conceptual site plan during rezoning.

While Lot One is now on a separate parcel from the larger-scale City Market and associated retail uses, the parcels combined display a larger mixed-use development near transit, trails, and the center of town.

Among the Priority Strategies in the Comprehensive Plan addressed by the Lot One plan are to:
- Encourage multi-family and higher density housing
- Integrate mixed-use development: connect housing with commercial
- Implement multi-modal improvements, especially along/across Highway 133

The diversity in housing and mixed-uses offered on Lot One are in alignment with the intentions of the Comprehensive Plan.

The Comprehensive Plan Goals are supported by prioritized strategies that are addressed by Lot One and the adjacent City Market development. For instance, Goal 2, Strategy A is to "capture more local spending" and to "encourage convenient community-serving retail sales establishments that will improve the overall commercial base and augment town sales tax revenues".

The Plan promotes the "development of housing types providing for residents with different economic and housing needs and giving employees the opportunity to live affordably close to where they work". (Diversity in Housing Types Goal 1).

One strategy proposed is to "encourage mixed-use development with and direct connection to from housing to commercial and employment areas" (Diversity in Housing Strategy B)

Another is to "create zoning districts that promote a variety of housing types and higher density to lower per-unit land and development costs".

In general, the Lot One plan is well aligned with the Goals and Strategies of the Comprehensive Plan and consistent with the site plan concept submitted with the approval for rezoning.

Major Site Plan Review

Site planning was done using the UDC as a template. Providing pedestrian-scale commercial frontage along Hendrick Dr., varying rooflines and facades, and framing parking to the rear and sides of buildings are all based on UDC direction.

The only variation being that the relocation of the Rockford Ditch, previously approved by the Town through the City Market Subdivision, will require that the buildings along Main St. will be greater than the 10' maximum setback prescribed in the code.

	Code Requirement	Response
Min. Lot Area **T. 3.2-9**	Studio 1050 1 bdrm 1450 2 bdrm 1650 3 bdrm 1850	Required: 171,150 sq. ft. (see notes) Provided: 233,902 sq. ft.
Setbacks **T. 3.2-9**	0' front 10' maximum 0' other	Will not conform to maximum along Main St., otherwise complies. 31' See Exhibit M
Height **T. 3.2-9**	35' max. primary 25' accessory	Complies See Exhibit D
Impervious/Landscape **T. 3.7-2**	90% impervious 10% landscape	Required landscape: 23,390 Provided: 67,880
Use **T. 4.2-1** **4.3.2.B.2**	MFH on 1st Floor is Conditional Use	This application includes a request for such Conditional Use
Off-Street Parking **T. 5.8-1**	1.25 Studio 1.5 1 bdrm 1.5 2 bdrm <800sq. ft. 1.75 2 bdrm>800 sq. ft. 1.75 3 bdrm<900 sq. ft. 2.5 3 bdrm>900 sq. ft. 1 per 300' gen. comm 15% Reduction- mixed use	Required after mixed use reduction: 183 Provided: 196 See Exhibit B
Bike Parking	1 per three commercial auto space. 30 commercial auto spaces required; 10 bike	Required: 10 Provided: 10 See Exhibit B
Street planting **5.4.3.B Trees**	5' planting area	See Exhibit C Alternative Compliance explanation below
Parking Island Landscape **5.6.5.C.7.d**	1 per six spaces	See Exhibit C
Pedestrian Circ. **5.5.3**	5' sidewalks	See Exhibits B and M
Screening	6' Waste & recycling	See Exhibit B

Mix of Housing Types 5.6.3.B	Variety	Studios, one bdrm, two types of two bdrms, three bdrm. Townhomes and flats
Underground Utilities 5.6.3.E	Required Display all easements and utilities	See Exhibits K and M
Energy/Orientation 5.6.3.F	Energy efficient design Honors views	Majority of housing units are south facing. Commercial will meet Green Code. Excellent views from most units
Supplemental Standards 5.6.5 MFH	Private outdoor spaces Vary Setbacks/Heights Residential Character Varied Roof Form Varied Buildings Orientation to views Circulation/Parking Bike Parking Bulk Storage	See Exhibit D See Exhibit D See Exhibit D See Exhibit D See Exhibit D See Exhibit B See Exhibit B See Exhibit B See Exhibit D
Commercial Design 5.7.3, 5.7.4 5.7.6 if > 10,000 sq. ft.	Corner and street connections, location of front door	See Exhibit D for Buildings B, C, D, E, & F
Design Off-Street Parking 5.8.6	Dimensional Requirements	See Exhibits B & M
Exterior Lighting 5.10	Night sky compliance	See Exhibit F Detailed plan at Building Permit
Site Plan 2.5.3.F.a	Topography 2' contour Adjoining properties Proposed buildings Existing buildings Parking areas, drives, sidewalks Landscaping, fences/walls Elevation of fences/walls Streets, alleys, trails Solid waste Snow storage Utilities & easements	See Exhibit A See Exhibit J See Exhibit B See Exhibit A See Exhibits B & M See Exhibit B & C See Exhibit D See Exhibit M See Exhibit B See Exhibit L See Exhibit K and M

	Code Requirement	Notes
Screening 5.4.5.B.1	View of mechanical equipment screened from directly across the property line	Compliant See Exhibit D
Site Plan 2.5.3.F.b	Table with site calculations	See Exhibit B
Site Plan 2.5.3.F.c	Conceptual building elevations	See Exhibit D
Site Plan 2.5.3.F.d	Sample material board	See Exhibit E
Site Plan 2.5.3.F.e	Dimensioned floor plans	See Exhibit D
Site Plan 2.5.3.F.f	Grading plan	See Exhibit L
Site Plan 2.5.3.F.g	Irrigation Plan	See Exhibit C
Community Housing 2.5.11	20% inclusionary	Required: 23 Provided: 23
Traffic Report		See Exhibit P

There is no solar shading analysis required for property in the Mixed Use zone district when there is no adjacent property with residential zoning (5.12.5.C).

A Lighting Concept Plan is included to provide a sense of the direction, however the detailed analysis required by the Lighting Code will be presented for staff review with the application for Building Permit.

Key Compliance Points

Traffic

A Traffic Report was prepared by Kimley Horn and Associates, Inc. The same firm prepared the study for the adjacent, new City Market. The intention of such a report is to estimate traffic related to the Lot One plan in the near and longer term and its impact on road infrastructure. In addition to review by the Town, the report is required for review by the Colorado Department of Transportation's (CDOT) engineers related to access to SH 133 and thus the format of the report is in response to CDOT requirements and protocols. After Site Plan approval, the report would be submitted to CDOT for review and potential Access Permit.

The report estimates that, when fully built out, Lot One will generate 57 morning and 98 evening peak hour trips to and from the site. In order to clearly identify the trip generation and distribution, the study assumes that in 2019 Lot One is completely built and the City Market has not been constructed. It uses recent traffic counts and adds the new trips to see the impact on intersection performance. The report then goes to the year 2040 and adds background traffic growth estimated by CDOT to existing trips and adds trips from the new City Market and associated commercial space and Lot One to the 2019 figures. This allows a projection of traffic flow in 2040.

The report estimates that, when fully built out, Lot One will generate 57 morning and 98 evening peak hour trips to and from the site.

As we all experience, the critical trips in traffic planning are during the peak morning and evening hours when congestion is most likely. The report estimates that, when fully built out, Lot One will generate 57 morning and 98 evening peak hour trips to and from the site. A total of 1,136 daily trips are estimated. For example, someone driving from their apartment to the post office and then returning would equal two trips. In general, morning trips are skewed toward trips out of the site as people leave for work and play. Evening peak hour trips are more evenly split as people return home and/or run errands.

There are currently about 14,600 trips per day north of the site on SH 133, about 11,000 trips south of the site on SH 133, about 3,100 on W. Main St. near Lot One and 6,200 trips on Main St. east of SH 133. The trips to and from Lot One would be distributed in those four directions and added to those counts.

Kimley Horn expects about 90% of vehicles to turn left out of Lot One toward the roundabout at Main St., about 5% to go west toward CRMS and about 5% to head south on Hendrick Dr. That would result in about 57 trips in or out of Lot One onto Hendrick Dr. daily. There is no indication of traffic congestion at intersections in 2019 triggered by Lot One based on the study findings as long as Shorty Pabst Way and Hendrick Dr. are connecting the site to Main St.

The study then looks at 2040 and the additional trips and improvements related to the new City Market. The City Market approvals include a number of CDOT-approved improvements to SH 133 along the Main St. Marketplace site. Two additional intersections with SH 133 are to be built, one at Nieslanik Ave. and one near the new gas station. Both of these intersections will allow customers to enter and exit using right hand turns heading south on SH 133. Left hand turns will be allowed from north-bound vehicles on SH 133, however no left turns will be allowed out of the site onto northbound 133 and those vehicles will need to travel through the Main St. roundabout to head north.

The traffic report suggests that SH 133 and the Main St. roundabout perform well into 2040 with the improvements already required by the City Market approvals and some modest changes that do not involve widening the roadway.

The traffic report suggests that SH 133 and the Main St. roundabout perform well into 2040 with the improvements already required by the City Market approvals and some modest changes that do not involve widening the roadway.

The projections for 2040 suggest that the intersection of Hendrick Dr. and Main St. will perform satisq. ft.actorily with the development. Staff had requested analysis of a "mini-roundabout" at that location. The study finds that such an improvement at that location would not be required , however the improvements to the intersection have been designed to accommodate a mini-roundabout, if desired in the future.

Street Trees/Landscape- Alternative Compliance

Exhibit C displays the Landscape Plan and calls out the size and species of street trees proposed. The Alternative Compliance is related to 5.4.3.B.3, which requires planting a street tree every 100 square feet. Since that would not result in healthy trees, an alternative is proposed that is consistent with the recently approved Amendment to the Thompson Park Subdivision approvals.

Replace 5.4.3.B.3. with the following:

A list of trees desirable for planting in landscape areas has been established in the Town's Public Works Manual. The Manual includes species and size classes (small trees, medium trees and large trees). The required landscape areas shall be planted with street trees with the following spaces:

Small trees 12-20 feet spacing
Medium trees – 25 to 35 feet spacing
Large trees – 35 to 45 feet spacing

Add: 5.4.3.B.3.c. Street trees shall be 2.5 inches in caliper
Add: 5.4.3.B.3.d. No trees other than small trees shall be planted on Town property under or within ten lateral feet of any overhead utility wire.

Add in 5.2.7.B. "During construction of any structure or improvement, it shall be unlawful for any person to place material, machinery or soil deposits within a minimum of six feet of any tree on town property, unless waived by the Director.

Water Rights
The Engineering Report (Exhibit O) includes a discussion of the irrigation water rights used by the project and domestic water usage. Irrigation water from the Rockford Ditch serving the adjacent City Market site and Lot One are drawn from the northwest corner of Lot One. Domestic water needs have been estimated and associated fees will be paid in accordance with a Development Improvement Agreement for the site.

Water would be provided through dedication of water rights appurtenant to the property. It is estimated that 119.5 EQRs will be required to serve the site, which translates to dedication of 62.14 shares from the Rockford Ditch.

Pedestrian Easements
Pedestrian access easements for sidewalks on the perimeter of the property and the 8' connector through the center of the site are identified on Exhibit M. Other easements were already dedicated as part of the City Market subdivision.

Underground Utilities
All utilities are designed to be underground. Existing overhead lines will be buried. See Exhibit K for utility plans and Exhibit M for easements.

Housing Mitigation Plan
As per Section 5.11 of the UDC, 20% of the total units or 23 units will be required to meet Town of Carbondale's Housing Guidelines (CHG). The Applicant voluntarily agrees to rent the units in accordance to the CHG and voluntarily agrees to place a deed restriction on designated units at the time of Building Permit application in accordance with the Colorado Revised Statutes §38-12-301. The units are on-site and distributed throughout the project.

As per Section 5.11 of the UDC, 20% of the total units or 23 units will be required to meet Town of Carbondale's Housing Guidelines (CHG).

The floor plans provided (see Exhibit D) identify units that meet the criteria for different Carbondale Housing Guideline (CHG) categories. For instance, the floor plan might include a note "CHG-Type 2 Provided", which would indicate a unit is designated a Category 2 unit according to the Carbondale Guidelines.

There are a total of 177 bedrooms in the proposed development plan, at least 15% of those bedrooms or 27 bedrooms must be part of the Housing Mitigation Plan. 33 bedrooms are included in the Housing Mitigation Plan.

	Units Provided	Total Bedrooms
Category 1	8	9
Category 2	8	12
Category 3	7	12

Conditional Use

Dwelling units on the ground floor are a conditional use in the Mixed Use zone district. The intention of the Conditional review is to ensure that the proposed uses "will not have a significant adverse impact on surrounding uses or on the Town". Buildings C, D, and E will have commercial and residential uses on the ground floor. Buildings A, B, F, G, K and L are designed for ground floor residential use.

The ground floor units are proposed to meet a significant community demand for rental housing and are integrated into a mixed-use development that serves local commercial needs. In the larger context of the property, substantial additional commercial development is adjacent with the new City Market and associated commercial. The mix of uses and users are complementary and in accord with the Town's Comprehensive Plan. No concerns with the use have been identified to date.

Variance to Maximum Front Yard Setback

The relocation of the Rockford Ditch was previously reviewed and approved as part of the City Market Subdivision. The UDC has both a minimum and maximum setback for the front yard (Main St.). The maximum setback of 10' cannot be met due to the location of the Rockford Ditch, which lies along the front of the property and owns a 20' easement. The maximum setback is unique to the Mixed Use zone and new to the Town via the UDC. The City Market Subdivision was submitted prior to the adoption of the UDC.

The condition is unusual to this zone district as most properties in Town are not encumbered by a ditch across the front of the property. In addition, this zone district and setback requirement did not exist when the subdivision that provided the easement for the ditch was approved. The Rockford Ditch predates development on the property and was designed without regard to zone district requirements as there was no zoning at that time. The applicant does not have the legal right to build in the easement and thus cannot meet the maximum setback requirement.

However, the design of the townhome buildings along Main St. create the urban frontage that the code seeks to prescribe. The look and feel is similar to Main St. townhomes on the other side of SH 133 with parking in the rear and an emphasis on residential uses fronting the street.

The ditch existed prior to the current owners or even annexation into the Town, thus no hardship was created by the owners. The variance will not harm adjacent property owners or the general public, in fact, piping the ditch will increase its efficiency and promote safety to the benefit of the general public and other ditch users. The code seeks to promote a streetscape that it alive with buildings fronting the property. That will still be the case.

The ditch makes a turn toward the north at the western end of Lot One and that will require the westernmost two units to set back in order to accommodate the turn. We are requesting to vary the setback to 31’ in order to accommodate the Rockford Ditch and provide for appropriate foundations for the townhomes.

The look and feel is similar to Main St. townhomes on the other side of SH 133 with parking in the rear and an emphasis on residential uses fronting the street.

Notes:

Lot Area Calculation

	Lot Area		
Studio	1050	21	22050
1 bdrm	1450	33	47850
2 bdrm > 800	1650	43	70950
2 bdrm <800	1650	15	24750
3 bdrm	1850	3	5550
Comm			
			171150

Parking Calculation

Studio	**1.25**	**21**	**26.25**	
1 bdrm	1.5	33	49.5	
2 bdrm > 800	1.75	43	75.25	
2 bdrm <800	1.5	15	22.5	
3 bdrm	2.5	3	7.5	
Comm. per 300	300	10,259	34.20	15% Reduction
			215.20	183

Bike Parking

	Number
Comm SQ. FT.	10259
1 per 300	34.20
After 15% Reduction	29
Bike Parking	10

Community Housing

Community Housing	**23 Units Required**
Cat. 2 100% AMI	8
Cat. 1 80%	8
Cat. 3 120%	7

List of Exhibits

Exhibit A Existing Conditions
Exhibit B Site Plan
Exhibit C Landscape & Irrigation Plans
Exhibit D Architectural Floor Plans & Elevations
Exhibit E Architectural Materials Palette
Exhibit F Lighting Concept
Exhibit G Owners within 300’
Exhibit H Title Commitment
Exhibit I City Market Easement
Exhibit J Adjoining Properties and Current Land Use
Exhibit K Utilities Plan and Typical Sections
Exhibit L Grading, Snow Storage and Stormwater Plans
Exhibit M Roads, Easements and Setbacks
Exhibit N Rockford Ditch Agreement
Exhibit O Engineering Report and Water Rights
Exhibit P Traffic Report
Exhibit Q Drainage Letter
Exhibit R Soils Report

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: Crystal River Marketplace LLC Phone: 970-948-5597

Applicant Address: 813 Lakeside Dr. Carbondale CO 81623

E-mail: briston@brikor.com

Owner Name: Same/ Represented by Robert Schultz Consulting LLC Phone: 970-963-3670

Address: _____

E-mail: rschultzconsulting@gmail.com

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

Carbondale Marketplace Subdivision Lot One

PART 2 – PROJECT DESCRIPTION

General project description:

Mixed use project with 10,000+ sf of commercial and 115 units of residential next to new City Market and other retail.

Size of Parcel: 5.37 Acres # Dwelling Units: 115 Sq Ftg Comm: 10,259

Type of Application(s): Major Site Plan Review, Variance to Maximum Setback, Conditional Use

Existing Zoning: MU Mixed Use Proposed Zoning: MU Mixed Use

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.

_____ 7/24/18 _____
Applicant Signature Date

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

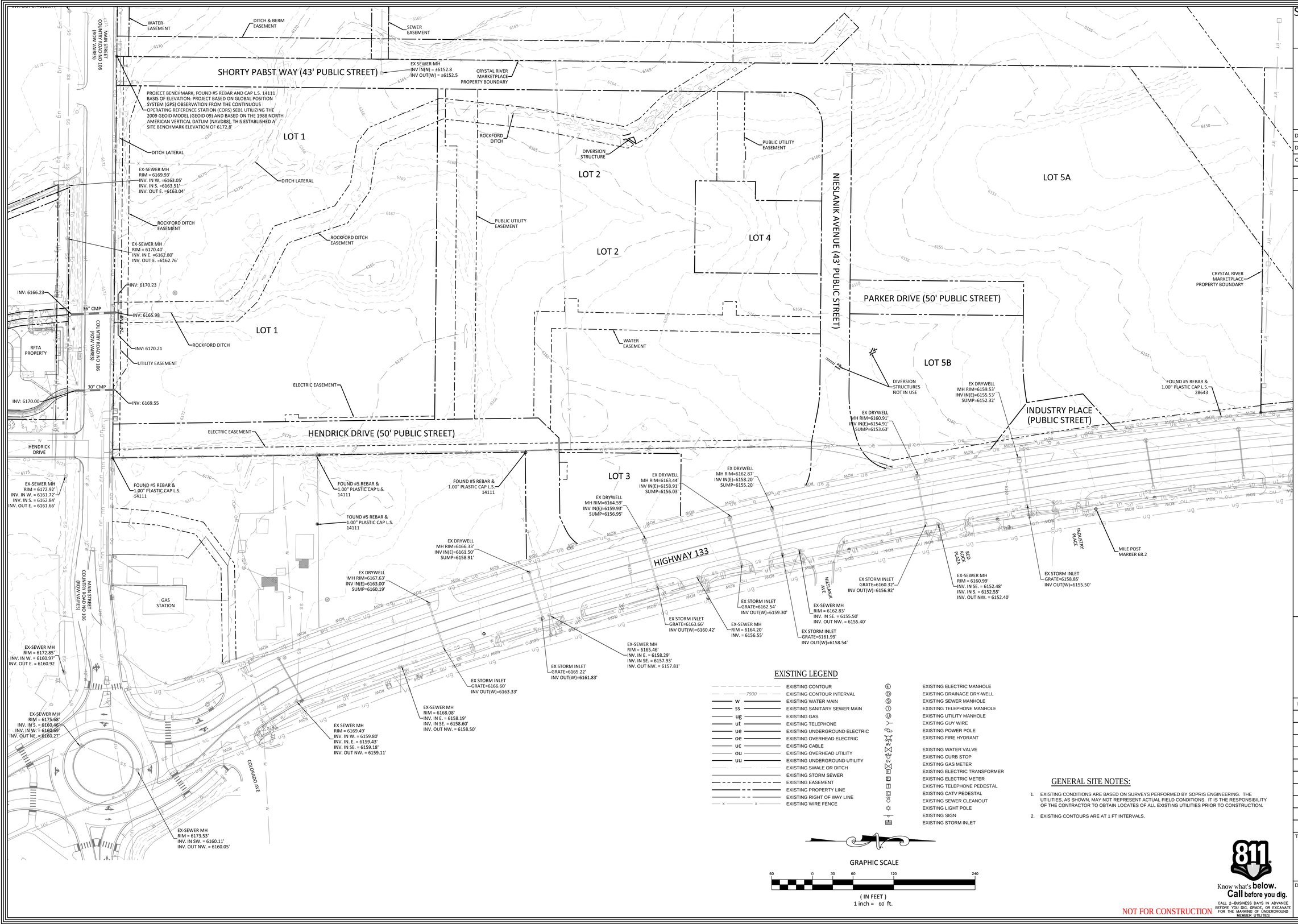
_____ 7/24/18 _____
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 24 day of July 2018, by Briston Peterson

Witness my hand and official
My commission expires: 6/11/2022

Lucinda A. Westerlund
Notary Public



EXISTING LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND UTILITY
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING WIRE FENCE
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

GENERAL SITE NOTES:

1. EXISTING CONDITIONS ARE BASED ON SURVEYS PERFORMED BY SOPRIS ENGINEERING. THE 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.
2. EXISTING CONTOURS ARE AT 1 FT INTERVALS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 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

NOT FOR CONSTRUCTION

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

DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

MAIN STREET MARKETPLACE
CARBONDALE, COLORADO

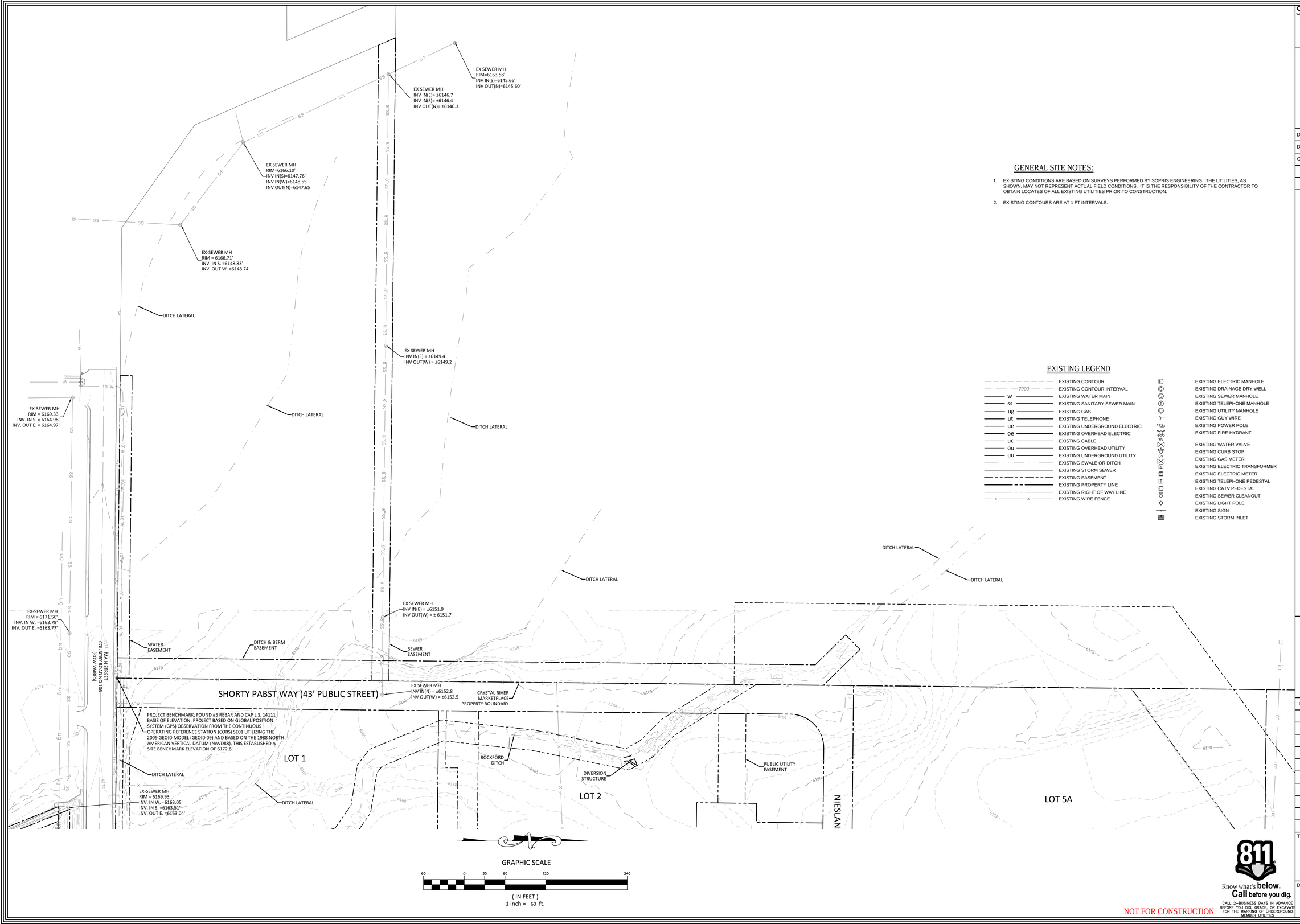
MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
EXISTING CONDITIONS EAST

DRAWING NO.
C-1.0

G:\2017\17135\CIVIL\CIVIL DWGS\PLOT\MAJOR SITE PLAN REVIEW\1-EX COND.DWG - Jul 30, 2018 - 12:24pm



GENERAL SITE NOTES:

1. EXISTING CONDITIONS ARE BASED ON SURVEYS PERFORMED BY SOPRIS ENGINEERING. THE 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.
2. EXISTING CONTOURS ARE AT 1 FT INTERVALS.

EXISTING LEGEND

	EXISTING CONTOUR	(E)	EXISTING ELECTRIC MANHOLE
7900	EXISTING CONTOUR INTERVAL	(D)	EXISTING DRAINAGE DRY-WELL
w	EXISTING WATER MAIN	(S)	EXISTING SEWER MANHOLE
ss	EXISTING SANITARY SEWER MAIN	(T)	EXISTING TELEPHONE MANHOLE
ug	EXISTING GAS	(U)	EXISTING UTILITY MANHOLE
ut	EXISTING TELEPHONE		EXISTING GUY WIRE
ue	EXISTING UNDERGROUND ELECTRIC		EXISTING POWER POLE
oe	EXISTING OVERHEAD ELECTRIC		EXISTING FIRE HYDRANT
uc	EXISTING CABLE		EXISTING WATER VALVE
ou	EXISTING OVERHEAD UTILITY		EXISTING CURB STOP
uu	EXISTING UNDERGROUND UTILITY		EXISTING GAS METER
	EXISTING SWALE OR DITCH		EXISTING ELECTRIC TRANSFORMER
	EXISTING STORM SEWER		EXISTING ELECTRIC METER
	EXISTING EASEMENT		EXISTING TELEPHONE PEDESTAL
	EXISTING PROPERTY LINE		EXISTING CATV PEDESTAL
	EXISTING RIGHT OF WAY LINE		EXISTING SEWER CLEANOUT
x x	EXISTING WIRE FENCE		EXISTING LIGHT POLE
			EXISTING SIGN
			EXISTING STORM INLET

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

NOT FOR CONSTRUCTION

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

DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
EXISTING CONDITIONS WEST

DRAWING NO.
C-1.1

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Lot-1 Site Information:

Zoning: Mixed Use

Parking:

Residential Off-Street Parking Space Requirements:

Three Bedroom Units:	03	x 2.50 parking spaces / unit =	7.50
Two Bedroom Units over 800 s.f.:	43	x 1.75 parking spaces / unit =	75.25
Two Bedroom Units under 800 s.f.:	15	x 1.50 parking spaces / unit =	22.50
One Bedroom Units:	33	x 1.50 parking spaces / unit =	49.50
Studio Units:	21	x 1.25 parking spaces / unit =	26.25
Total Residential Units:	115		181.00

Commercial Off- Street Parking Space Requirements:
Commercial Square Footage:10,259 sq. ft.: 1 parking space / 300 sq.ft. = 34.20
Total Parking Spaces Required: 215.20 Spaces

Off-Street Parking Space Reductions:
Multi Use District Parking Reduction: 15% - 32.28
Revised Total: 182.92 Spaces

Proposed Parking Spaces:
Proposed Off-Street Parking Spaces: 196
Required Off-Street Parking Spaces: -183
Off Street Parking Space Balance: 13 more spaces than required

Proposed Off-Street Parking Spaces: 196
Proposed On-Street Parking Spaces: +29
Total Proposed Parking Spaces: 225 total spaces

Bike Parking:

1 space required for every three commercial parking spaces
Commercial Parking Spaces required after 15% reduction: 29.0
Required Bike Parking: **10.0**

Common Open Space:

Total Area: 233,902 sq.ft. Open Space Required: 15% or 35,085 sq.ft.
Proposed Open Space: 76,185 sq.ft. (See Open Space Plan)
Open Space Percentage: 35.5% (area not included: parking lot, parking lot planting, road right of way, and building footprint.)

Landscaping and Screening:

Total Area: 233,902 sq.ft. Landscaping Required: 10% or 23,390 sq.ft.
Proposed Landscaping Area: 67,880 sq.ft.
Landscaping Percentage: 29% (area not included: parking lot, parking area planting, Futsal field, road right of way, walkways and building footprints.)

Other:

Floor Area of Each Unit- see Exhibit E for information on each unit.
Setbacks- See Exhibit M.
Private Outdoor Space and Bulk Storage- See Exhibit E for information on each unit.

Building B
Three Story Apartment Building
23 Units: 9 One Bedroom,
4 Two Bedroom under 800 s.f.
10 Two Bedroom over 800 s.f.

Building A
Three Story Apartment Building
12 Units: 6 One Bedroom,
2 Two Bedroom under 800 s.f.
4 Two Bedroom over 800 s.f.

Building C
Three Story Mixed Use Building
19 Units: 7 One Bedroom,
2 Two Bedroom under 800 s.f.
10 Two Bedroom over 800 s.f.
3,934 S.F. of Commercial Area

Building D
Two / Three Story Mixed Use Building
11 Dwelling Units: 2 Studios, 4 One Bedroom,
2 Two Bedroom under 800 s.f.
3 Two Bedroom over 800 s.f.
1,836 S.F. of Commercial Area

Building E
Two / Three Story Mixed Use Building
18 Dwelling Units: 5 Studios, 7 One Bedroom,
5 Two Bedroom under 800 s.f.
1 Two Bedroom over 800 s.f.
4,489 S.F. of Commercial Area

Building F
Two and Three Story Townhomes
10 Units: 7 Two Bedroom over 800 s.f.
3 Three Bedroom

Building G
Two Story Townhomes
8 Units: 8 Two Bedroom over 800 s.f.

Building L
Two Story Apartment Building
4 Dwelling Units: 4 Studios

Building K
Two Story Apartment Building
4 Dwelling Units: 4 Studios

Building H
Two Story Stilt Homes
2 Dwelling Units: 2 Studios

Building J
Two Story Stilt Homes
4 Dwelling Units: 4 Studios

Required Bicycle Parking (five spaces)
Potential Transit Stop
5'-0" Utility Easement
Bicycle Parking
Required Bicycle Parking (five spaces)
Property Line
Permeable Pavers
Playground
Common Open Space
Parking Lot 1 (45 parking spaces.)
Parking Lot 2 (22 parking spaces.)
Parking Lot 3 (79 parking spaces.)
Parking Lot 4 (39 parking spaces.)
Electrical Transformer
Trash Enclosure
Bicycle Parking
Futsal Field (20 yards x 36 yards Synthetic Turf w/ permeable underlayment.)
Common Open Space
Lot - 1 233,902 sq.ft. 5.37 Acres
Picnic Shelter (18'-0" x 30-0".)
Pocket Park
Snow Storage / Bio-Swale
Shorty Pabst Way (43'-0" R.O.W.)
Hendrick Drive (50'-0" R.O.W.)
STATE HIGHWAY 133
Colorado Avenue
30'-0" Ditch and Berm Easement
25' Sewer Easement
17.5' Water Easement
20'-0" Ditch Easement
10'-0" Utility Easement
20'-0" Access Easement
12'-10" Electric Easement
50'-0"
12'-10"
30'-0"
43'-0"
4 spaces
7 spaces
14 spaces
6 spaces
5 spaces
7-11
Main Street (60'-0" R.O.W.)
RFTA
Rockford Ditch
HENDRICK DRIVE
Ace Hardware

DIMENSIONS ARE RELATIVE TO CURRENT SITE BOUNDARY FROM STUD. ASSUME AN INCREASE OF AN ADDITIONAL 1' FOR PROPOSED SETBACK VARIANCES

DIMENSIONS ARE RELATIVE TO CURRENT SITE BOUNDARY FROM STUD. ASSUME AN INCREASE OF AN ADDITIONAL 1' FOR PROPOSED SETBACK VARIANCES

NORTH

0 10 20 40 80

SCALE: 1" = 40'-0"

DATE: APRIL 26, 2017

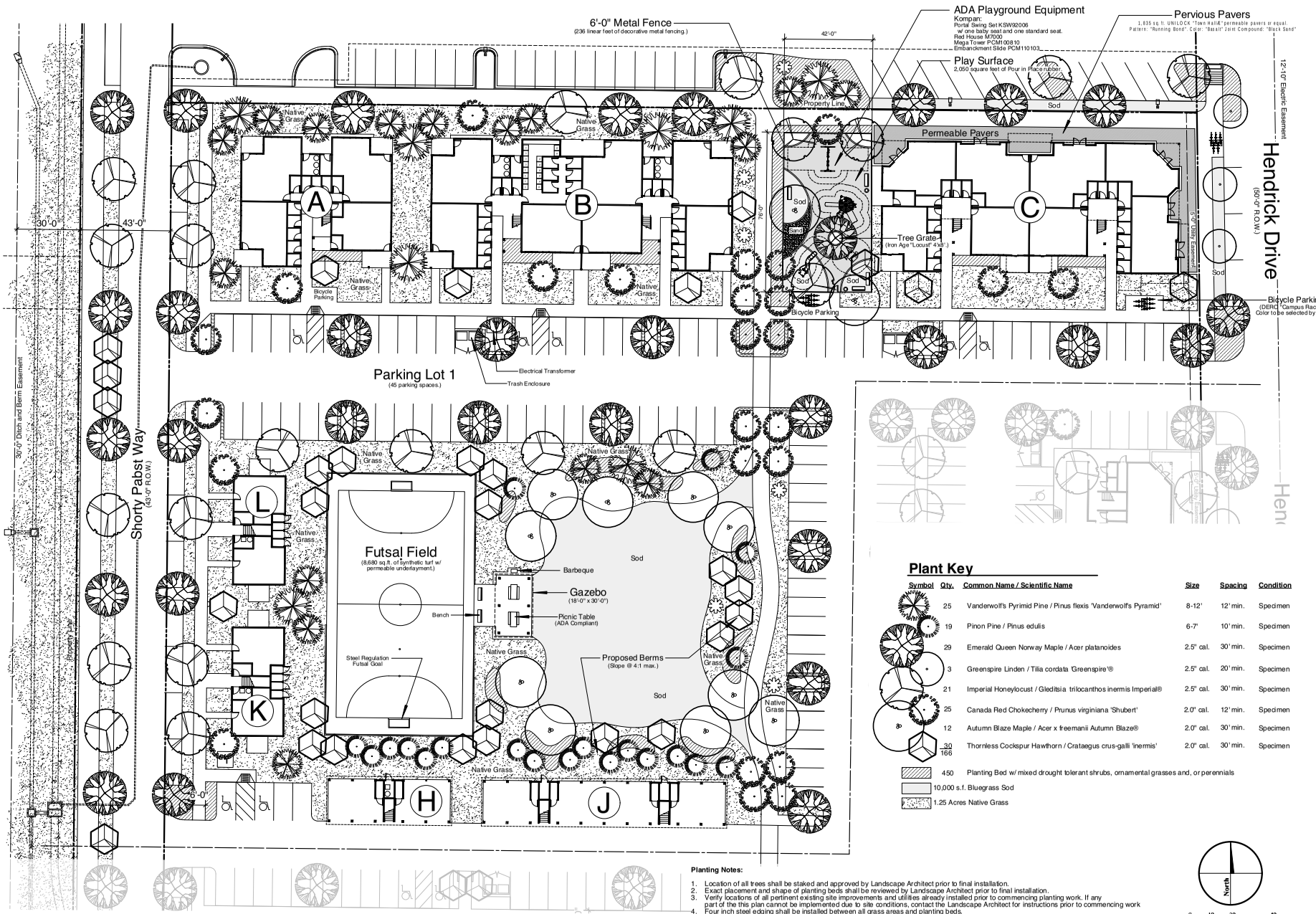
REVISED: JULY 7, 2017
AUGUST 16, 2017
JULY 23, 2018

B-1 - Site Plan

Main Street Marketplace

Carbondale, Colorado

RCLA
Richard Camp landscape architecture
Post Office Box - 938
Carbondale, CO 81623
richard.rcla@gmail.com
phone. (970)963.7123



Plant Key

Symbol	Qty.	Common Name / Scientific Name	Size	Spacing	Condition
	25	Vanderwolf's Pyrimid Pine / Pinus flexis 'Vanderwolf's Pyramid'	8-12'	12' min.	Specimen
	19	Pinon Pine / Pinus edulis	6-7'	10' min.	Specimen
	29	Emerald Queen Norway Maple / Acer platanoides	2.5" cal.	30' min.	Specimen
	3	Greenspire Linden / Tilia cordata 'Greenspire'®	2.5" cal.	20' min.	Specimen
	21	Imperial Honeylocust / Gleditsia trilocanthos inermis Imperial®	2.5" cal.	30' min.	Specimen
	25	Canada Red Chokecherry / Prunus virginiana 'Shubert'	2.0" cal.	12' min.	Specimen
	12	Autumn Blaze Maple / Acer x freemanii Autumn Blaze®	2.0" cal.	30' min.	Specimen
	30 166	Thornless Cockspur Hawthorn / Crataegus crus-galli 'inermis'	2.0" cal.	30' min.	Specimen
	450	Planting Bed w/ mixed drought tolerant shrubs, ornamental grasses and, or perennials			
		10,000 s.f. Bluegrass Sod			
		1.25 Acres Native Grass			

Planting Notes:

1. Location of all trees shall be staked and approved by Landscape Architect prior to final installation.
2. Exact placement and shape of planting beds shall be reviewed by Landscape Architect prior to final installation.
3. Verify locations of all pertinent existing site improvements and utilities already installed prior to commencing planting work. If any part of the this plan cannot be implemented due to site conditions, contact the Landscape Architect for instructions prior to commencing work
4. Four inch steel edging shall be installed between all grass areas and planting beds.
5. All planting beds shall receive 2" small Pine bark mulch.
6. Grades shown in the landscape areas are finish grades, including 4" of topsoil in lawn areas and 8" of topsoil in planting areas.
7. All sod and perennial areas shall receive spray irrigation with 100% overlap. This system shall be automatic. Rotor irrigation shall be provided to all revegetated and native seed areas for a minimum of 30 days, thereafter reduce watering gradually.
8. Sow native grass areas by hand with the Town of Carbondale's recommended seed mix. Rake seeds in, cover with 1" of compost and with 2' of **"Certified Weed Free"** straw.

North

0 10 20 40

Scale: 1" = 20'- 0"

RCLA
Richard Camp landscape architecture
Post Office Box 933
Carbondale, CO 81623
rich@richcamp.com
phone: (970)963-7123

Planting Plan
Main Street Marketplace
Lot 1, Carbondale, Colorado

Date: July 20, 2018
Revised:

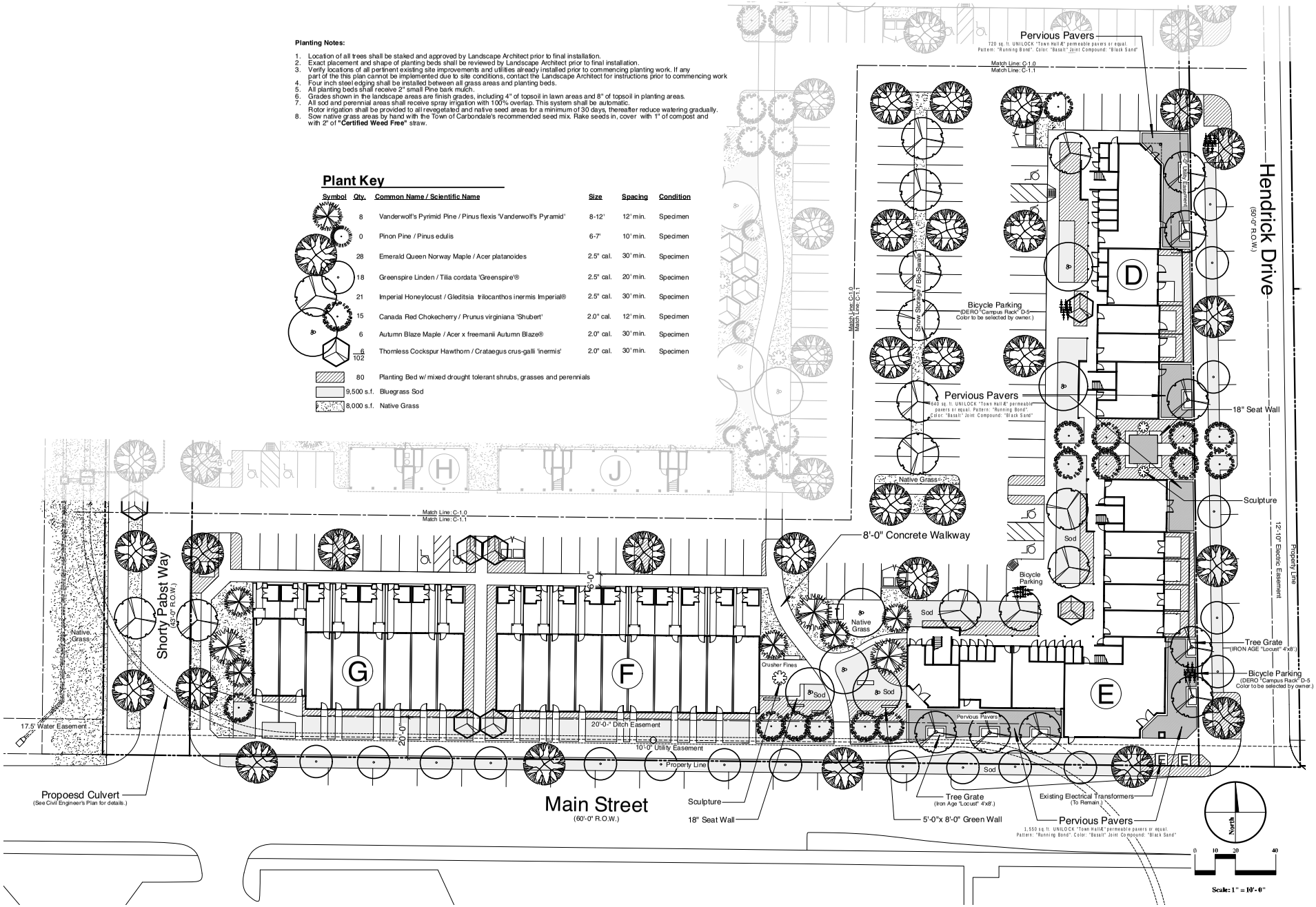
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Plant Key

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	8	Vanderwolf's Pyrimid Pine / Pinus flexis 'Vanderwolf's Pyramid'	8-12'	12' min.	Specimen
	0	Pinon Pine / Pinus edulis	6-7'	10' min.	Specimen
	28	Emerald Queen Norway Maple / Acer platanoides	2.5" cal.	30' min.	Specimen
	18	Greenspire Linden / Tilia cordata 'Greenspire'®	2.5" cal.	20' min.	Specimen
	21	Imperial Honeylocust / Gleditsia trilocanthos inermis Imperial®	2.5" cal.	30' min.	Specimen
	15	Canada Red Chokecherry / Prunus virginiana 'Shubert'	2.0" cal.	12' min.	Specimen
	6	Autumn Blaze Maple / Acer x freemanii Autumn Blaze®	2.0" cal.	30' min.	Specimen
	6/102	Thornless Cockspur Hawthorn / Crataegus crus-galli 'inermis'	2.0" cal.	30' min.	Specimen
	80	Planting Bed w/ mixed drought tolerant shrubs, grasses and perennials			
	9,500 s.f.	Bluegrass Sod			
	8,000 s.f.	Native Grass			

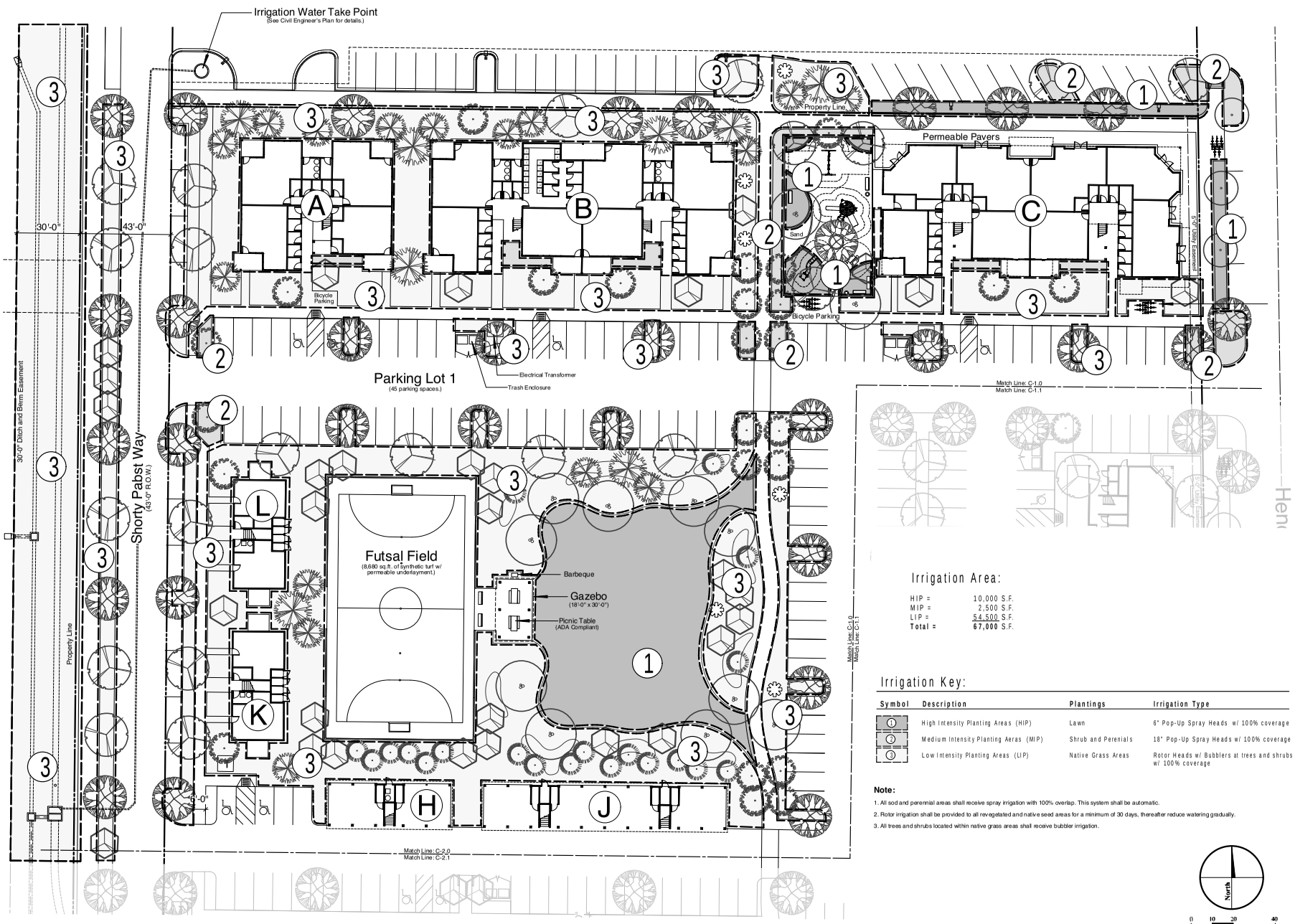


RCLA
Richard Camp landscape architecture
Post Office Box 935
Carbondale, CO 81623
richardcrla@gmail.com
phone: (970) 963-7722

Planting Plan
Main Street Marketplace
Carbondale, Colorado

Date: July 20, 2018
Revised:

Sheet:
C - 1.1



Irrigation Area:

HIP =	10,000 S.F.
MIP =	2,500 S.F.
LIP =	54,500 S.F.
Total =	**67,000** S.F.

Irrigation Key:

Symbol	Description	Plantings	Irrigation Type
1	High Intensity Planting Areas (HIP)	Lawn	6" Pop-Up Spray Heads w/ 100% coverage
2	Medium Intensity Planting Aeras (MIP)	Shrub and Perenials	18" Pop-Up Spray Heads w/ 100% coverage
3	Low Intensity Planting Areas (LIP)	Native Grass Areas	Rotor Heads w/ Bubblers at trees and shrubs w/ 100% coverage

Note:

1. All sod and perennial areas shall receive spray irrigation with 100% overlap. This system shall be automatic.
2. Rotor irrigation shall be provided to all revegetated and native seed areas for a minimum of 30 days, thereafter reduce watering gradually.
3. All trees and shrubs located within native grass areas shall receive bubbler irrigation.

North

0 10 20 40

Scale: 1" = 10'-0"

RCLA
Richard Camp landscape architecture
Post Office Box 933
Carbondale, CO 81623
rcla@sopris.net
phone: (970)963-7123

Irrigation Plan
Main Street Marketplace
Lot 1, Carbondale, Colorado

Date: July 29, 2018
Revised:

Sheet:
C - 2.0

Irrigation Area:

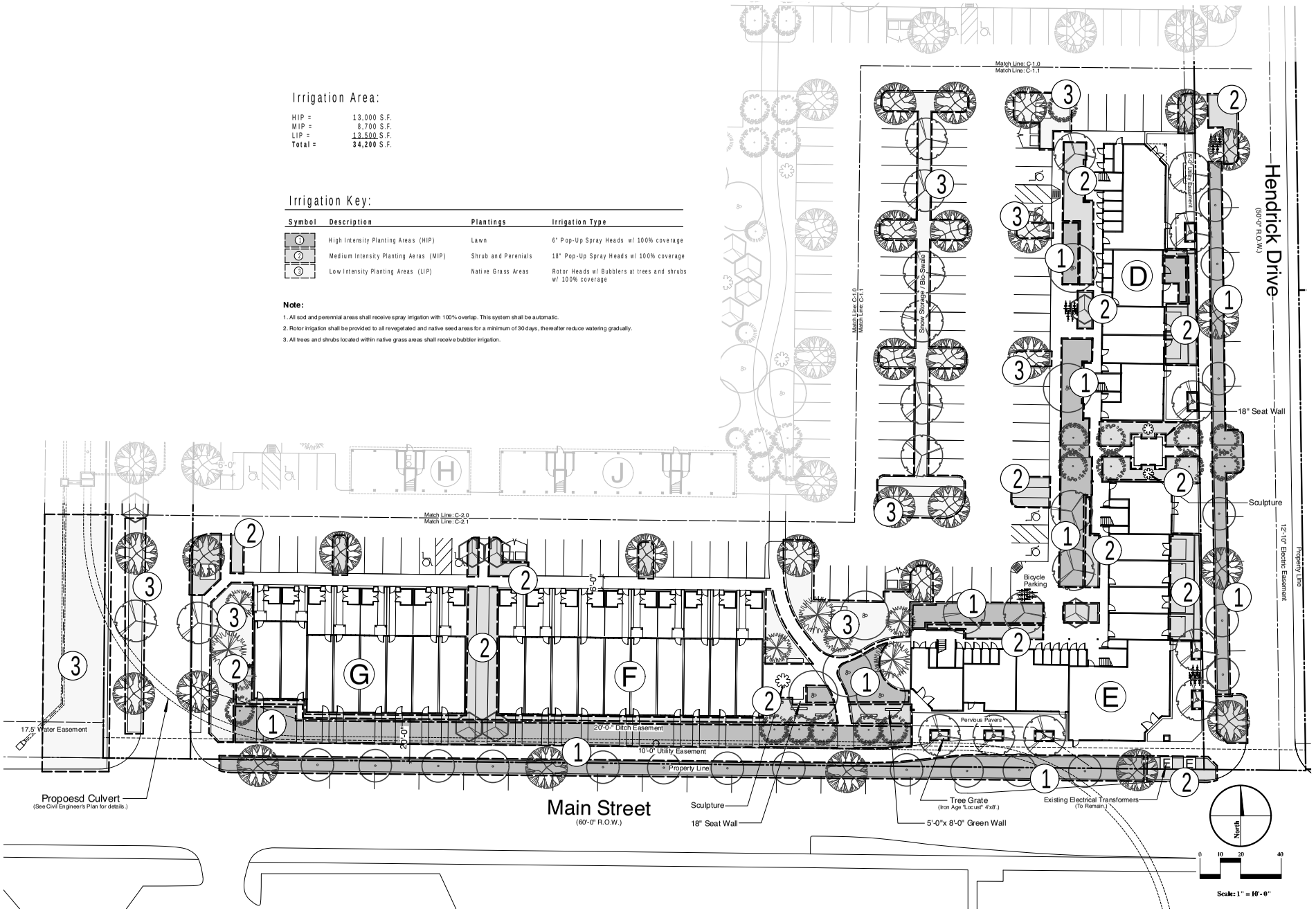
HIP =	13,000 S.F.
MIP =	8,700 S.F.
LIP =	13,500 S.F.
Total =	**34,200** S.F.

Irrigation Key:

Symbol	Description	Plantings	Irrigation Type
1	High Intensity Planting Areas (HIP)	Lawn	6" Pop-Up Spray Heads w/ 100% coverage
2	Medium Intensity Planting Aeras (MIP)	Shrub and Perenials	18" Pop-Up Spray Heads w/ 100% coverage
3	Low Intensity Planting Areas (LIP)	Native Grass Areas	Rotor Heads w/ Bubblers at trees and shrubs w/ 100% coverage

Note:

1. All sod and perennial areas shall receive spray irrigation with 100% overlap. This system shall be automatic.
2. Rotor irrigation shall be provided to all revegetated and native seed areas for a minimum of 30 days, thereafter reduce watering gradually.
3. All trees and shrubs located within native grass areas shall receive bubbler irrigation.

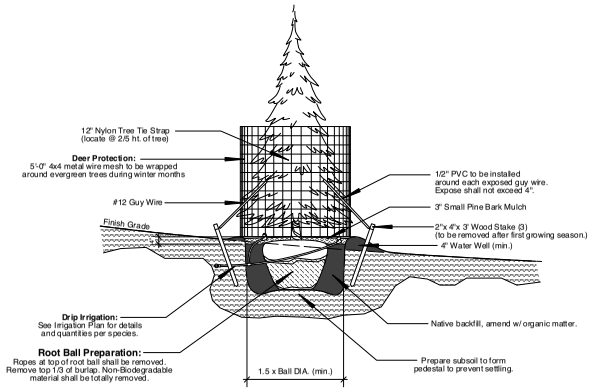


RCLA
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Irrigation Plan
Main Street Marketplace
Carbondale, Colorado

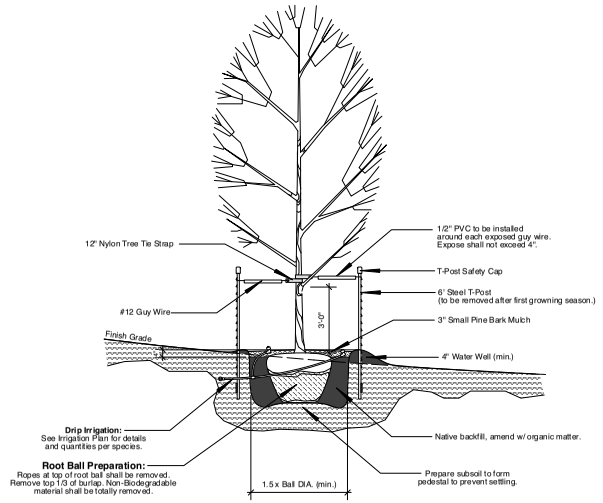
Date: July 20, 2018
Revised:

Sheet:
C - 2.1



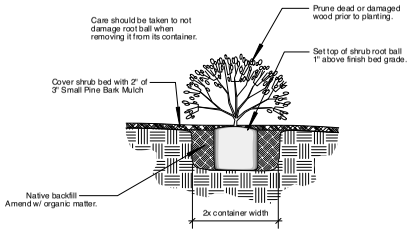
101 - Typical Evergreen Tree Planting Section

Scale: 3/8" = 1'-0"



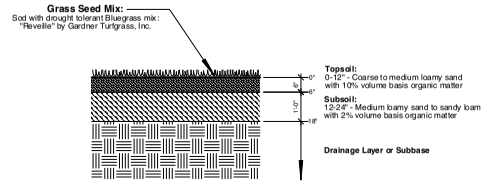
102 - Typical Deciduous Tree Planting Section

Scale: 3/8" = 1'-0"



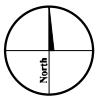
103 - Typical Shrub Planting Section

Scale: 1/2" = 1'-0"



104 - Lawn Area Profile

Scale: 1/2" = 1'-0"



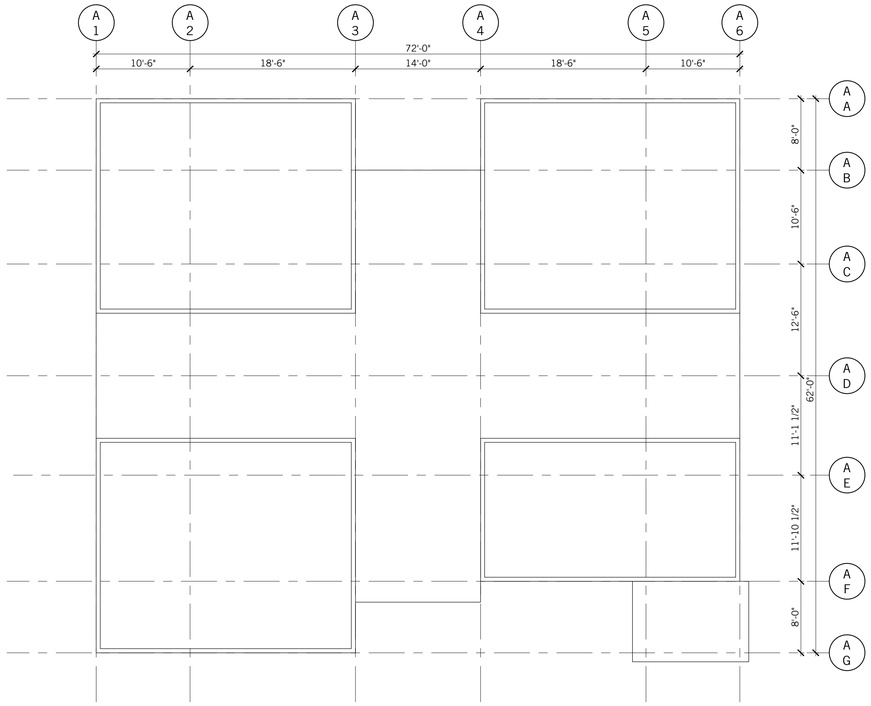
Scale: 1" = 10'-0"

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Construction Details
Main Street Marketplace
Carbondale, Colorado

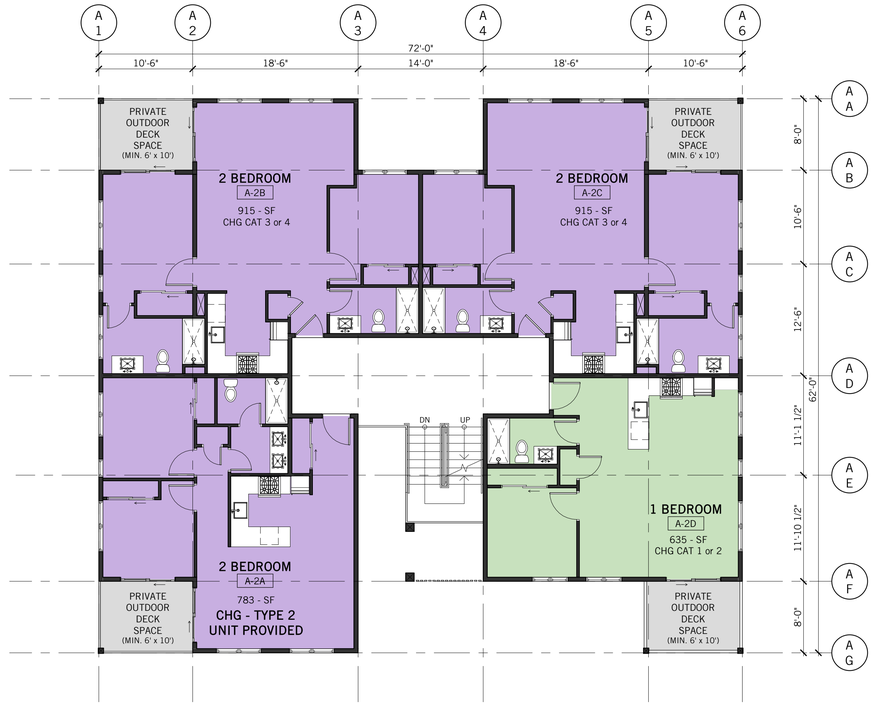
Date: July 20, 2018
Revised:

Sheet:
C - 3.0



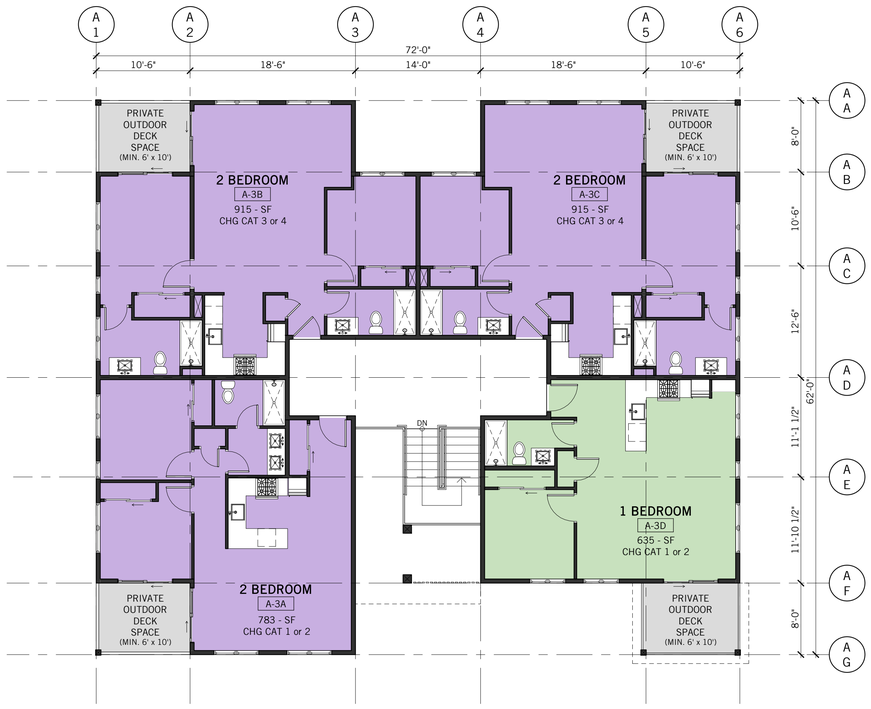
4 ROOF PLAN

SCALE 1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR DECK SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1		4			
LEVEL 2		1	3		
LEVEL 3		1	3		
BUILDING TOTAL		6	6		

BUILDING AREAS

LEVEL 1	UNIT TYPES	GROSS SF
	1 BEDROOM (4 UNITS)	2,674 SF
	MECH. / MAINT. / STORAGE	658 SF
LEVEL 2		
	1 BEDROOM (1 UNIT)	635 SF
	2 BEDROOM < 800 SF (1 UNIT)	783 SF
	2 BEDROOM > 800 SF (2 UNITS)	1,830 SF
LEVEL 3		
	1 BEDROOM (1 UNIT)	635 SF
	2 BEDROOM < 800 SF (1 UNIT)	783 SF
	2 BEDROOM > 800 SF (2 UNITS)	1,830 SF
TOTAL SF		9,828 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

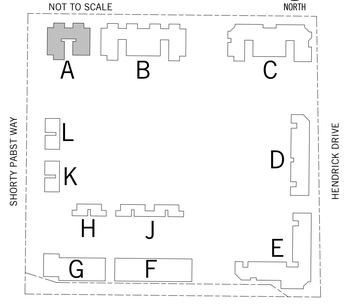
BLDG A REQUIRED BULK STORAGE SUMMARY
12 RESIDENTIAL UNITS AS FOLLOWS:

(6) 1-BEDROOM UNITS FROM 586 - 741 SF THUS, (6) STORAGE ROOMS AT MIN. 195 - 247 CU FT REQUIRED
(2) 2-BEDROOM UNITS AT 783 SF THUS, (2) STORAGE ROOMS AT MIN. 261 CU FT REQUIRED
(4) 2-BEDROOM UNITS AT 915 SF THUS, (2) STORAGE ROOMS AT MIN. 305 CU FT REQUIRED

12 STORAGE ROOMS PROVIDED AS FOLLOWS
(2) AT 4'-10" X 6'-5 1/2" X 8'-0" H = 249 CU FT
(4) AT 5'-6" X 5'-11" X 8'-0" H = 262 CU FT
(2) AT 4'-10" X 7'-5" X 8'-0" H = 287 CU FT
(1) AT 5'-11 X 6'-5 1/2" X 8'-0" H = 305 CU FT
(3) AT 4'-4" X 8'-9 1/2" X 8'-0" H = 305 CU FT

KEYPLAN

NOT TO SCALE



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ARCHITECTURE + PLANNING

311 MAIN STREET CARBONDALE, CO 81611
(T) 970.925.4755 (F) 970.920.2950

Consultant

NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING A

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.A.101

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7/27/2018 9:14:15 AM



4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

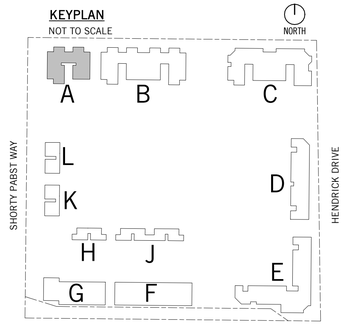
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Consultant

NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING A

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

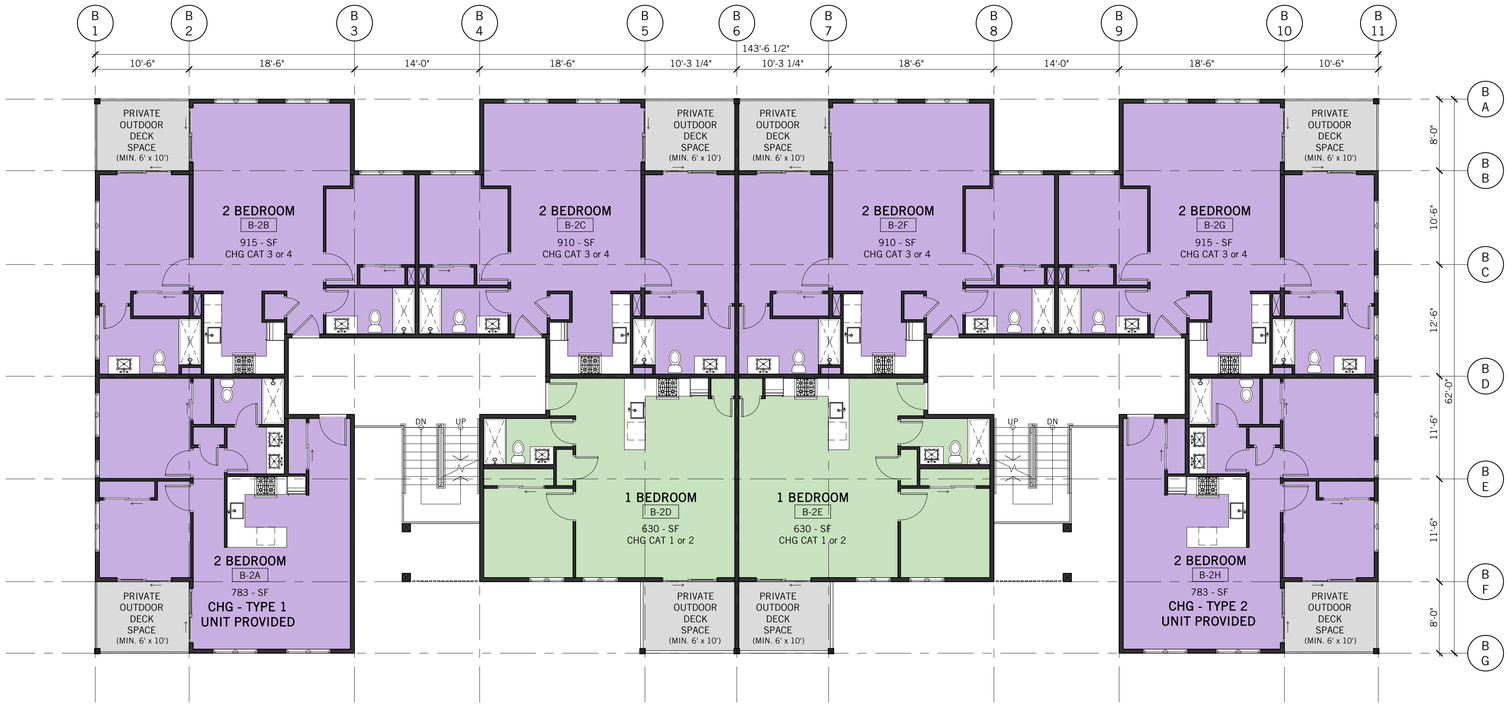
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.A.201

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7/27/2018 9:14:27 AM



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR DECK SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1		5	2		
LEVEL 2		2	6		
LEVEL 3		2	6		
BUILDING TOTAL		9	14		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	1 BEDROOM (5 UNITS)	3,342 SF
	2 BEDROOM (2 UNITS)	1,622 SF
	MECH. / MAINT. / STORAGE	1,765 SF
LEVEL 2		
	1 BEDROOM (2 UNITS)	1,260 SF
	2 BEDROOM < 800 SF (2 UNITS)	1,566 SF
	2 BEDROOM > 800 SF (4 UNITS)	3,650 SF
LEVEL 3		
	1 BEDROOM (2 UNITS)	1,260 SF
	2 BEDROOM < 800 SF (2 UNITS)	1,566 SF
	2 BEDROOM > 800 SF (4 UNITS)	3,650 SF
TOTAL SF		19,681 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG B REQUIRED BULK STORAGE SUMMARY
23 RESIDENTIAL UNITS AS FOLLOWS:

(8) 1-BEDROOM UNITS FROM 606 - 662 SF
THUS, (8) STORAGE ROOMS AT
MIN. 202 - 220 CU FT REQUIRED

(1) 1-BEDROOM UNIT AT 806 SF
THUS, (1) STORAGE ROOM AT
MIN. 268 CU FT REQUIRED

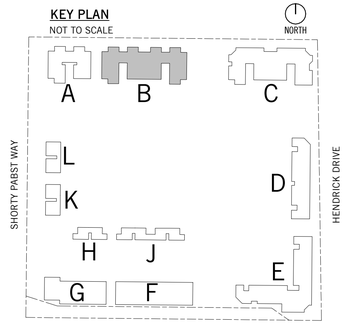
(6) 2-BEDROOM UNITS FROM 783 - 815 SF
THUS, (6) STORAGE ROOMS AT
MIN. 261 - 272 CU FT REQUIRED

(8) 2-BEDROOM UNITS FROM 910 - 915 SF
THUS, (8) STORAGE ROOMS AT
MIN. 303 - 305 CU FT REQUIRED

23 STORAGE ROOMS PROVIDED AS FOLLOWS:
(8) AT 5'-6" X 5'-11" X 8'-0" H = 260 CU FT
(3) AT 5'-0" X 7'-0" X 8'-0" H = 280 CU FT
(2) AT 5'-11" X 6'-5" X 8'-0" H = 303 CU FT
(4) AT 5'-5" X 7'-0" X 8'-0" H = 303 CU FT
(6) AT 4'-4" X 8'-9 1/2" X 8'-0" H = 305 CU FT

KEY PLAN

NOT TO SCALE



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311 MAIN STREET
(T) 970/925 4755
CARBONDALE, CO 81611
(F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING B

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

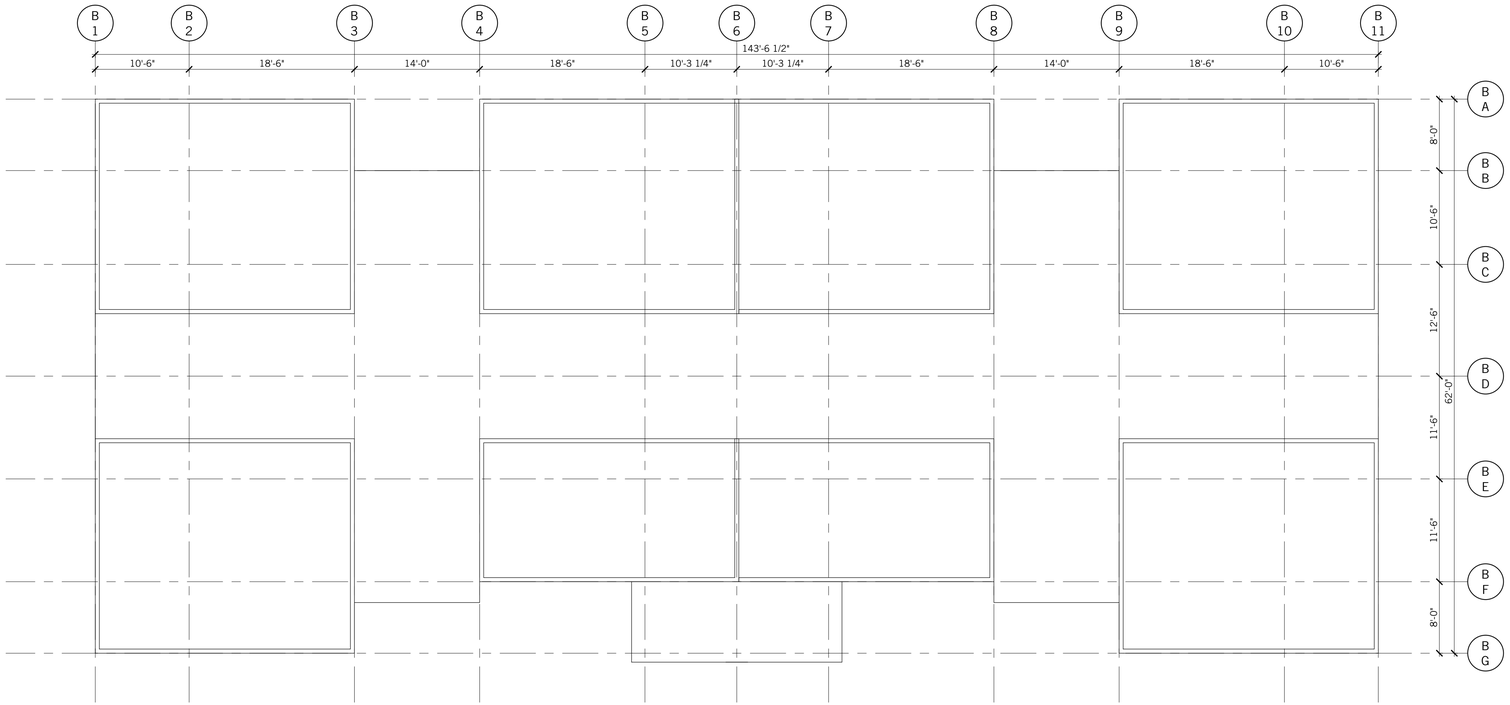
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.B.101

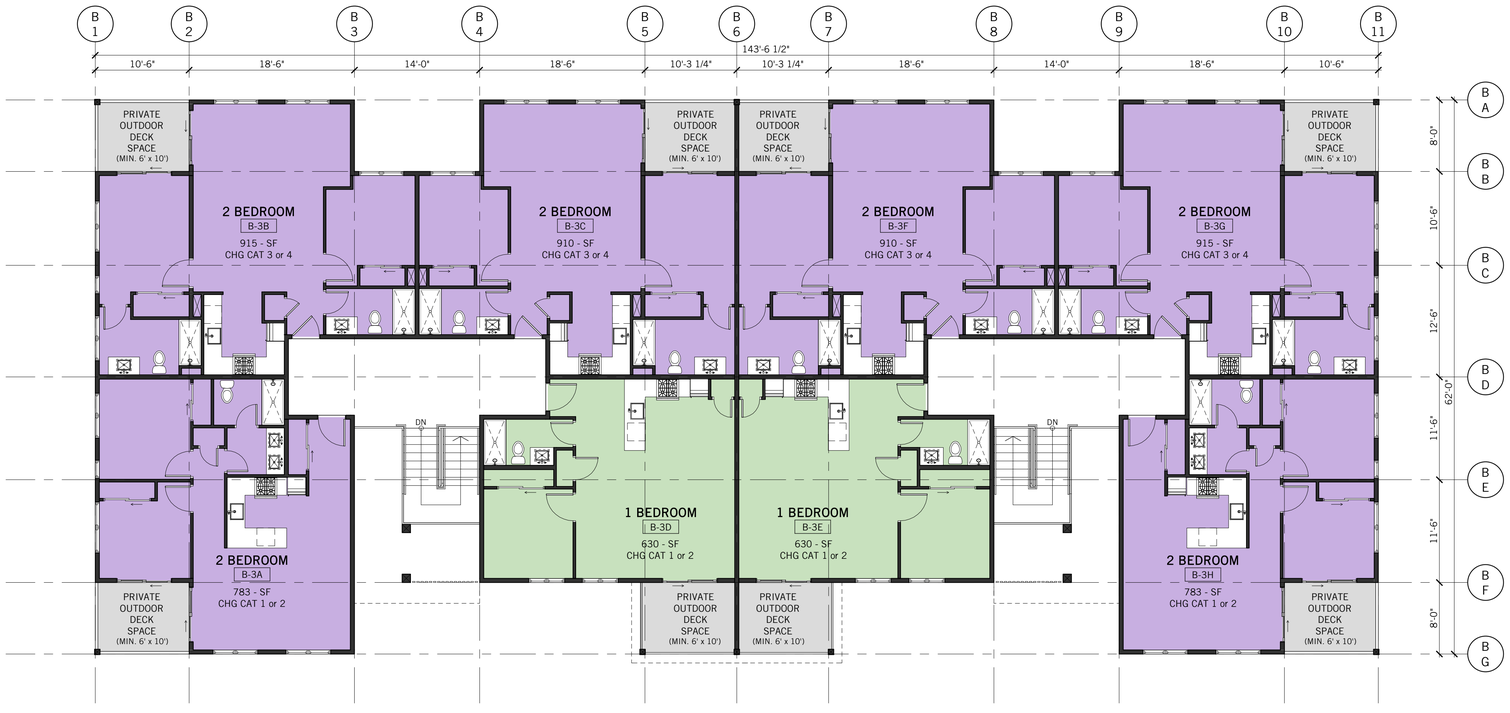
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7/27/2018 9:36:17 AM



4 ROOF PLAN

SCALE 1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR DECK SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1		5	2		
LEVEL 2		2	6		
LEVEL 3		2	6		
BUILDING TOTAL		9	14		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	1 BEDROOM (5 UNITS)	3,342 SF
	2 BEDROOM (2 UNITS)	1,622 SF
	MECH. / MAINT. / STORAGE	1,765 SF
LEVEL 2		
	1 BEDROOM (2 UNITS)	1,260 SF
	2 BEDROOM < 800 SF (2 UNITS)	1,566 SF
	2 BEDROOM > 800 SF (4 UNITS)	3,650 SF
LEVEL 3		
	1 BEDROOM (2 UNITS)	1,260 SF
	2 BEDROOM < 800 SF (2 UNITS)	1,566 SF
	2 BEDROOM > 800 SF (4 UNITS)	3,650 SF
TOTAL SF		19,681 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG B REQUIRED BULK STORAGE SUMMARY
23 RESIDENTIAL UNITS AS FOLLOWS:

(8) 1-BEDROOM UNITS FROM 606 - 662 SF
THUS, (8) STORAGE ROOMS AT
MIN. 202 - 220 CU FT REQUIRED

(1) 1-BEDROOM UNIT AT 806 SF
THUS, (1) STORAGE ROOM AT
MIN. 268 CU FT REQUIRED

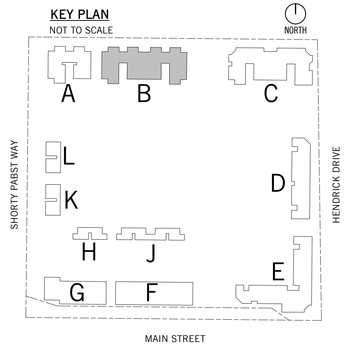
(6) 2-BEDROOM UNITS FROM 783 - 815 SF
THUS, (6) STORAGE ROOMS AT
MIN. 261 - 272 CU FT REQUIRED

(8) 2-BEDROOM UNITS FROM 910 - 915 SF
THUS, (8) STORAGE ROOMS AT
MIN. 303 - 305 CU FT REQUIRED

23 STORAGE ROOMS PROVIDED AS FOLLOWS:
(8) AT 5'-6" X 5'-11" X 8'-0" H = 260 CU FT
(3) AT 5'-0" X 7'-0" X 8'-0" H = 280 CU FT
(2) AT 5'-11" X 6'-5" X 8'-0" H = 303 CU FT
(4) AT 5'-5" X 7'-0" X 8'-0" H = 303 CU FT
(6) AT 4'-4" X 8'-9 1/2" X 8'-0" H = 305 CU FT

KEY PLAN

NOT TO SCALE



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311 MAIN STREET CARBONDALE, CO 81611
(T) 970/925 4755 (F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING B

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.B.102

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7/27/2018 9:36:21 AM



2 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

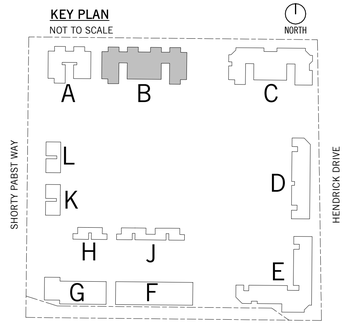
WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.

KEY PLAN

NOT TO SCALE



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Consultant

NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING B

CARBONDALE, COLORADO

A.B.201

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7/27/2018 9:36:32 AM



2 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

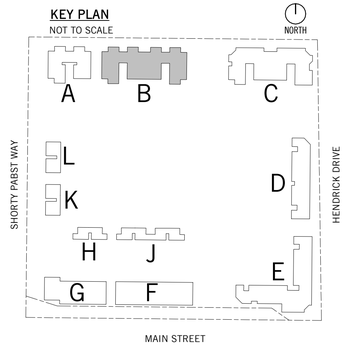
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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(T) 970/925 4755 (F) 970/920 2950

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING B

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

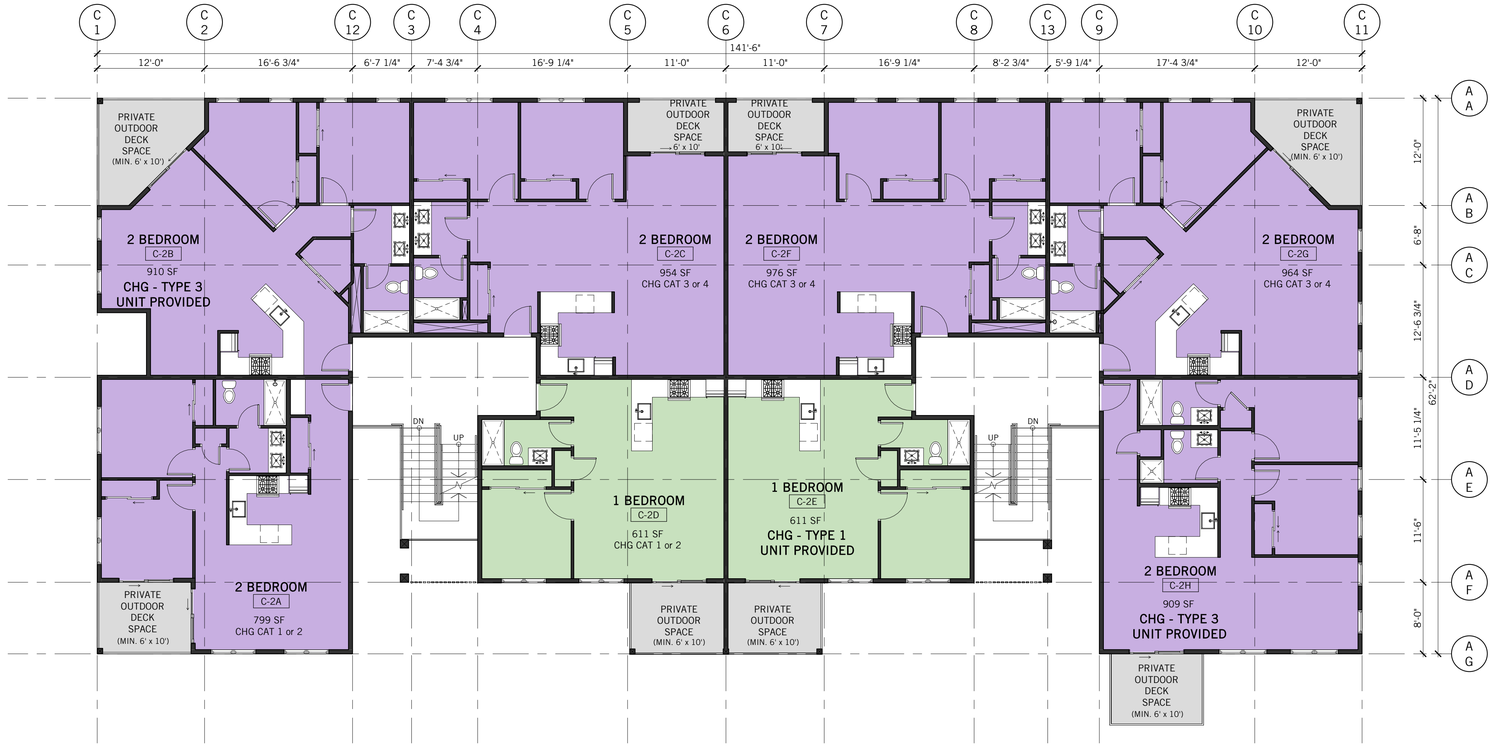
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.B.202

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7/27/2018 9:36:42 AM



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1		3			
LEVEL 2		2	6		
LEVEL 3		2	6		
BUILDING TOTAL		7	12		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	1 BEDROOM (3 UNITS)	1,873 SF
	COMMERCIAL (5 UNITS)	3,934 SF
	MECH. / MAINT. / STORAGE	971 SF
LEVEL 2		
	1 BEDROOM (2 UNITS)	1,222 SF
	2 BEDROOM < 800 SF (1 UNIT)	799 SF
	2 BEDROOM > 800 SF (5 UNITS)	4,713 SF
	MECH. / MAINT. / STORAGE	44 SF
LEVEL 3		
	1 BEDROOM (2 UNITS)	1,222 SF
	2 BEDROOM < 800 SF (1 UNIT)	799 SF
	2 BEDROOM > 800 SF (5 UNITS)	4,713 SF
	MECH. / MAINT. / STORAGE	44 SF
TOTAL SF		20,334 SF

NOTE:
SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

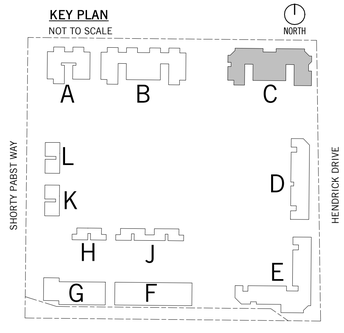
BLDG C REQUIRED BULK STORAGE SUMMARY
19 RESIDENTIAL UNITS AS FOLLOWS:
(7) 1-BEDROOM UNITS FROM 595 - 639 SF
THUS, (7) STORAGE ROOMS AT
MIN. 198 - 213 CU FT REQUIRED

(12) 2-BEDROOM UNITS FROM 799 -976 SF
THUS, (12) STORAGE ROOMS AT
MIN. 266 - 325 CU FT REQUIRED

19 STORAGE ROOMS PROVIDED AS FOLLOWS:
(6) AT 4'-3" X 7'-4" X 9'-0" H = 280 CU FT
(2) AT 5'-11" X 6'-0" X 9'-0" H = 319 CU FT
(10) AT 5'-8" X 5'-11" X 9'-0" H = 334 CU FT
(1) AT 4'-8" X 11'-9" X 9'-0" H = 492 CU FT

KEY PLAN

NOT TO SCALE



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Consultant

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Issue:
07.27.2018 APPROVAL SET
2018-MM-DD SCHEMATIC DESIGN PACKAGE

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING C
CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

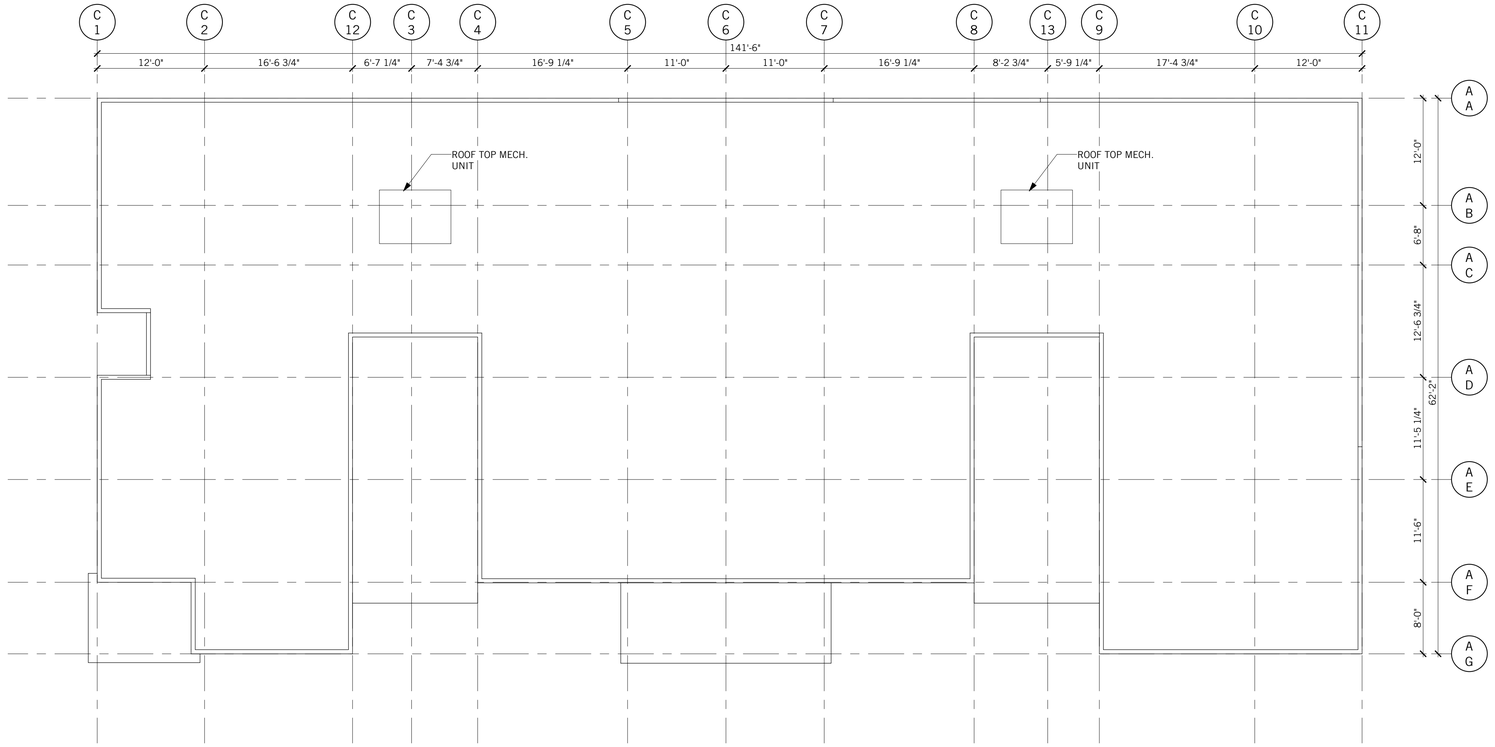
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SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

A.C.101

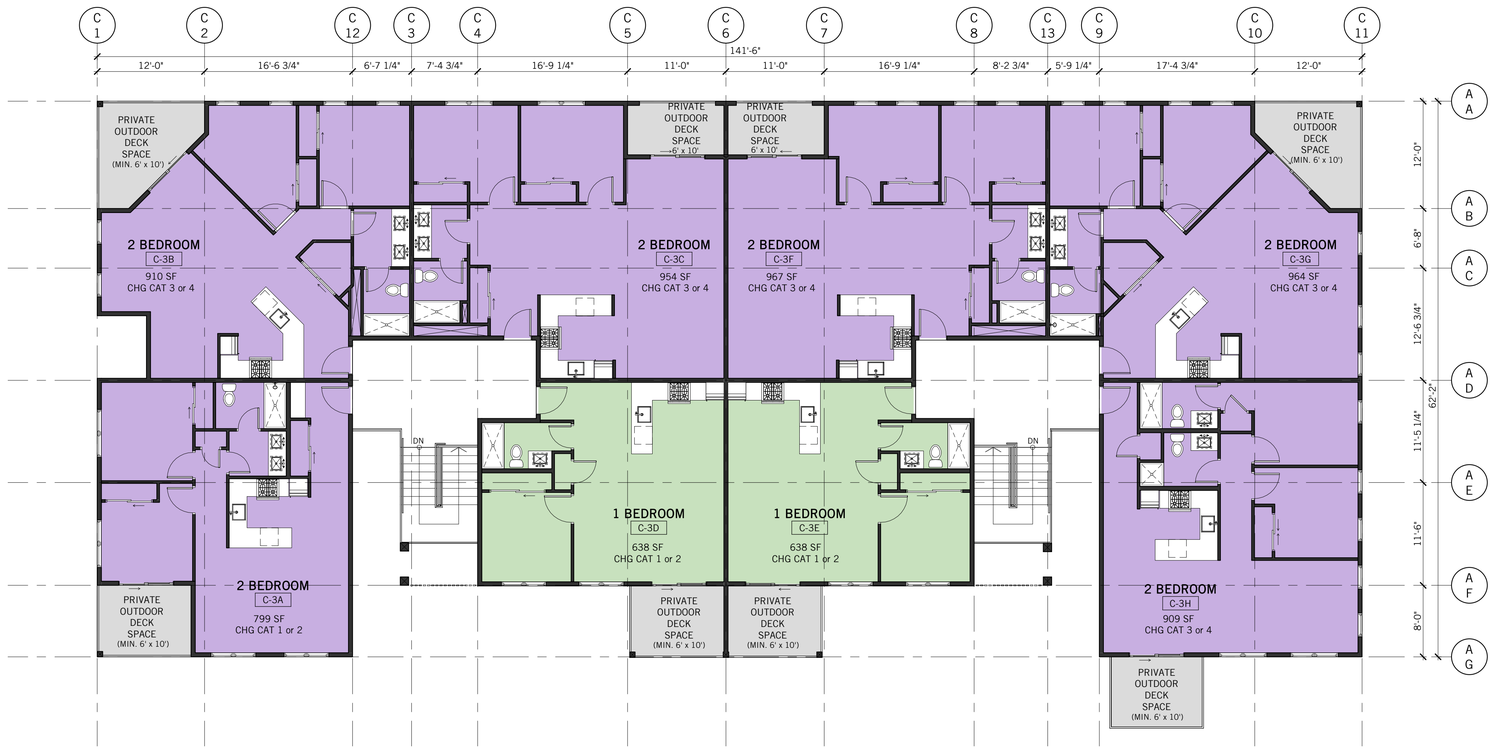
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7/27/2018 9:42:27 AM



4 ROOF PLAN

SCALE 1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1		3			
LEVEL 2		2	6		
LEVEL 3		2	6		
BUILDING TOTAL		7	12		

BUILDING AREAS

		GROSS SF
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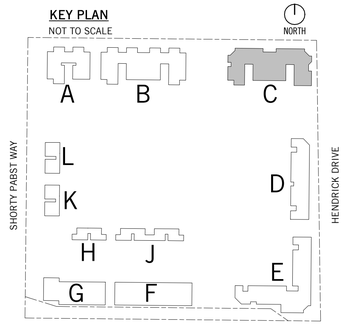
NOTE:
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BULK STORAGE AREAS

BLDG C REQUIRED BULK STORAGE SUMMARY
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THUS, (12) STORAGE ROOMS AT
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(10) AT 5'-8" X 5'-11" X 9'-0" H = 334 CU FT
(1) AT 4'-8" X 11'-9" X 9'-0" H = 492 CU FT

KEY PLAN

NOT TO SCALE



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Consultant

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Issue:
2018-MM-DD 07.27.2018 APPROVAL SET
SCHEMATIC DESIGN PACKAGE

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING C
CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

A.C.102

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7/27/2018 9:42:39 AM



2 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

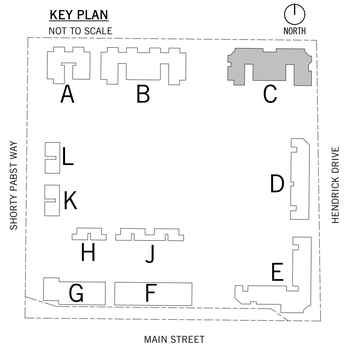
WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.

KEY PLAN

NOT TO SCALE



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING C

CARBONDALE, COLORADO

PROJECT NO:
21812.00

SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.C.201

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2 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

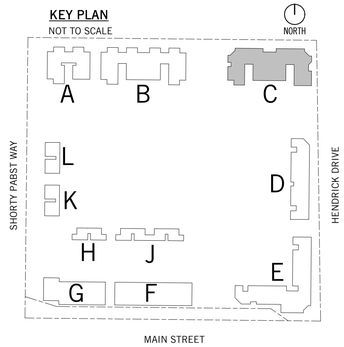
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING C

CARBONDALE, COLORADO

PROJECT NO:
21812.00

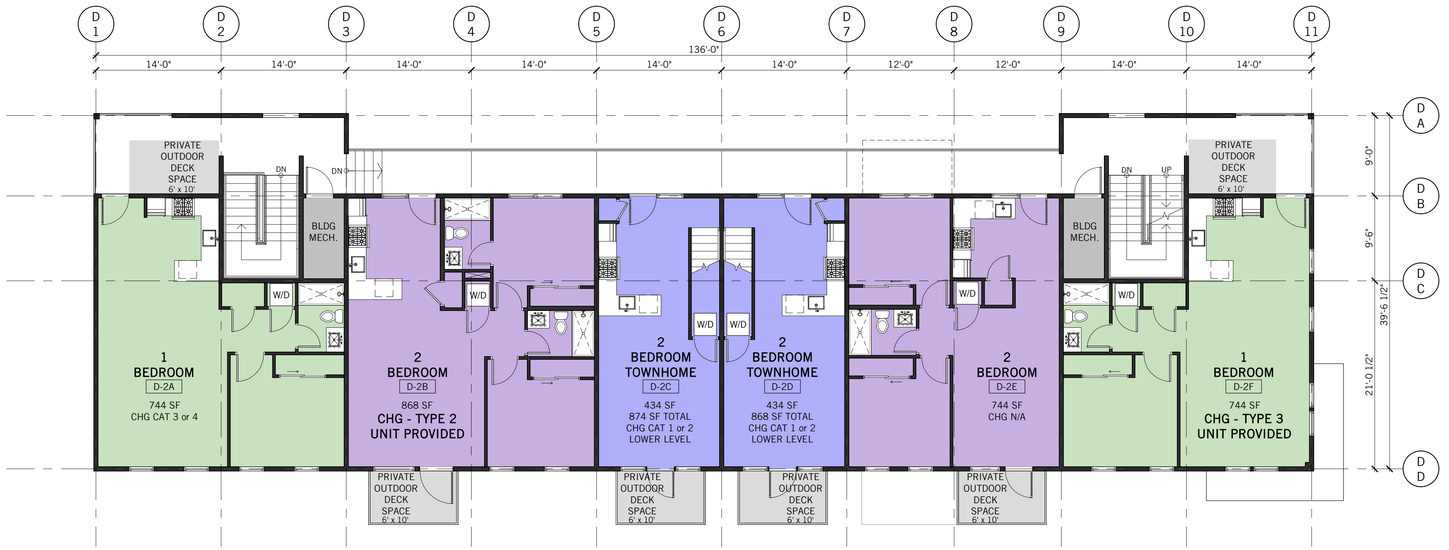
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.C.202

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7/27/2018 9:43:55 AM



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	2	1			
LEVEL 2		2	2	2	
LEVEL 3		1	1		
BUILDING TOTAL	2	4	3	2	

BUILDING AREAS

		GROSS SF
LEVEL 1		
	STUDIO (2 UNITS)	868 SF
	1 BEDROOM (1 UNIT)	699 SF
	COMMERCIAL (2 UNITS)	1,836 SF
	MECH. / MAINT. / STORAGE	550 SF
LEVEL 2		
	1 BEDROOM (2 UNITS)	1,488 SF
	2 BEDROOM < 800 SF (1 UNIT)	744 SF
	2 BEDROOM > 800 SF (3 UNITS)	1,736 SF
	MECH. / MAINT. / STORAGE	100 SF
LEVEL 3		
	1 BEDROOM (1 UNIT)	770 SF
	2 BEDROOM < 800 SF (1 UNIT)	746 SF
	2 BEDROOM > 800 SF (2 UNITS)	874 SF
TOTAL SF		10,411 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG D REQUIRED BULK STORAGE SUMMARY
11 RESIDENTIAL UNITS AS FOLLOWS

(2) STUDIO UNITS AT 434 SF
THUS, (2) STORAGE ROOMS AT
MIN. 145 CU FT REQUIRED

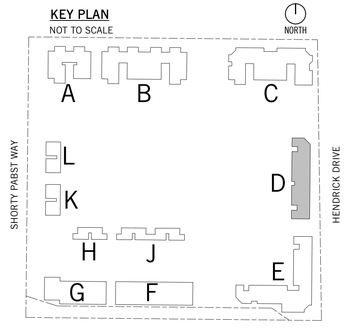
(4) 1-BEDROOM UNITS FROM 699 - 770 SF
THUS, (4) STORAGE ROOMS AT
MIN. 233 - 257 CU FT REQUIRED

(6) 2-BEDROOM UNITS FROM 744 - 874 SF
THUS, (6) STORAGE ROOMS AT
MIN. 248 - 291 CU FT REQUIRED

11 STORAGE ROOMS PROVIDED AS FOLLOWS:
(3) AT 4'-3" X 6'-5" X 9'-4" H = 254 CU FT
(2) AT 4'-2" X 8'-11" X 9'-0" H = 333 CU FT
(6) AT 4'-5" X 8'-11" X 9'-0" H = 353 CU FT

KEY PLAN

NOT TO SCALE



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CARBONDALE, CO 81611
(F) 970.920.2950

Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING D

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

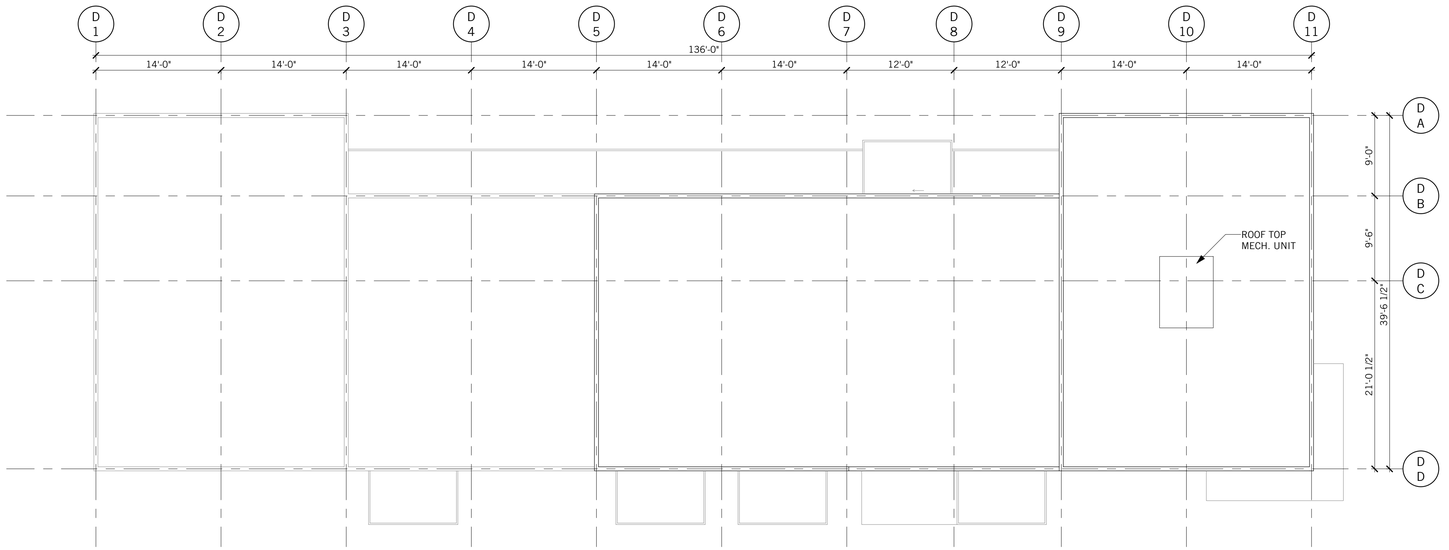
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.D.101

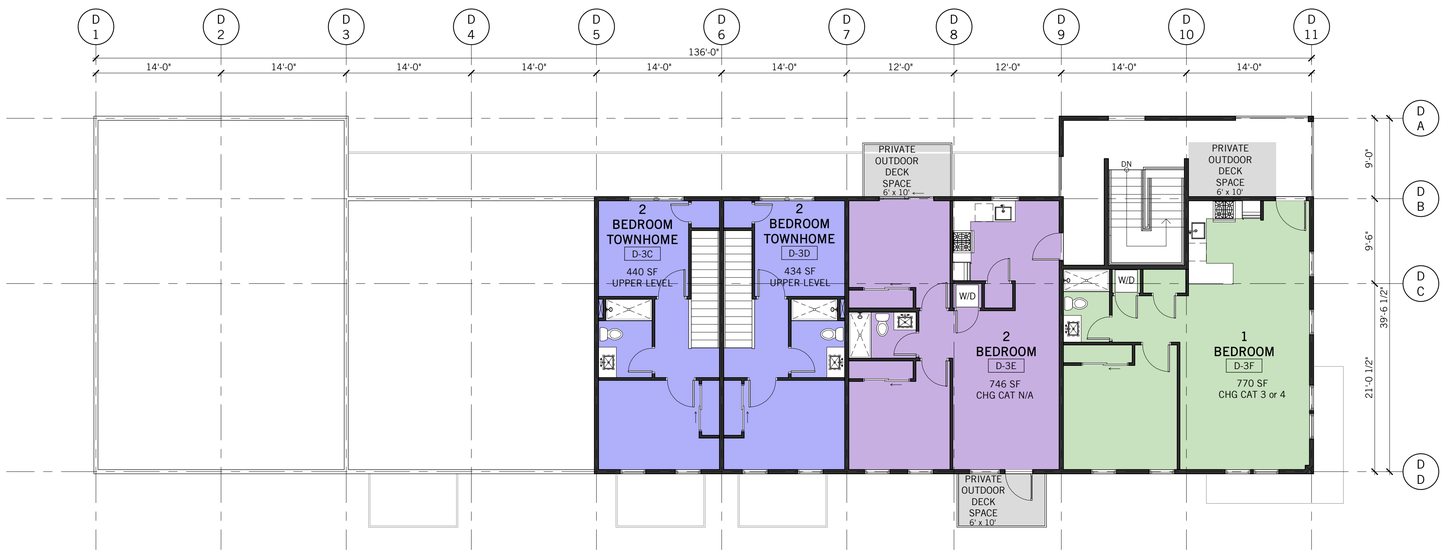
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7/27/2018 2:05:27 PM



4 ROOF PLAN

SCALE 1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
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TYPE A = ACCESSIBILITY PER ANSI A117.1
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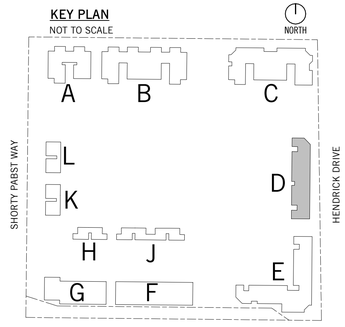
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KEY PLAN

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(T) 970/925 4755 (F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING D

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

SCALE:

A.D.102

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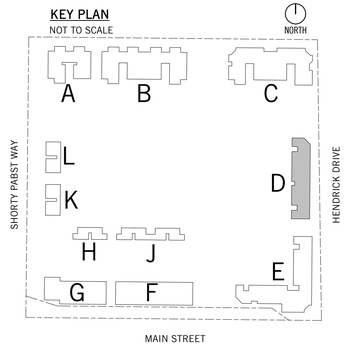
2 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

SCALE 1/8" = 1'-0"



MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.

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(T) 970/925 4755 (F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING D

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.D.201

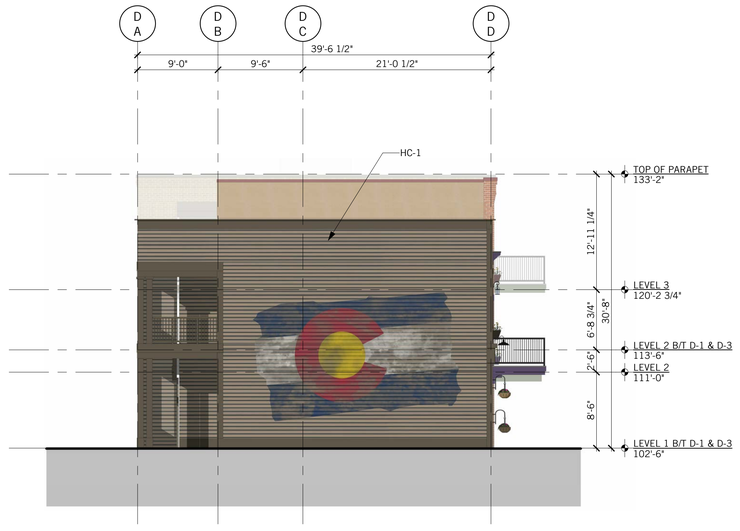
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2 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

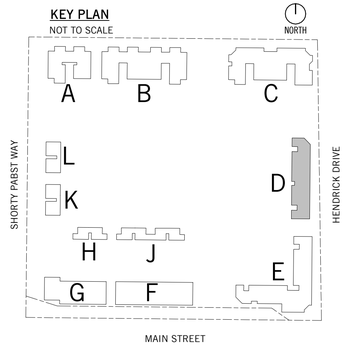
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Consultant

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Issue:

07.27.2018 APRROVAL SET

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

A.D.202

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MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING D
CARBONDALE, COLORADO



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

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UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	4				
LEVEL 2	1	3	5		
LEVEL 3		4	1		
BUILDING TOTAL	5	7	6		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	STUDIO (4 UNITS)	1,602 SF
	COMMERCIAL (5 UNITS)	4,489 SF
	MECH. / MAINT. / STORAGE	555 SF
LEVEL 2		
	STUDIO (1 UNIT)	517 SF
	1 BEDROOM (3 UNITS)	2,045 SF
	2 BEDROOM < 800 SF (5 UNITS)	3,966 SF
	MECH. / MAINT. / STORAGE	246 SF
LEVEL 3		
	1 BEDROOM (4 UNITS)	2,755 SF
	2 BEDROOM > 800 SF (5 UNITS)	847 SF
	MECH. MAINT. / STORAGE	113 SF
TOTAL SF		17,135 SF

NOTE:
SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG E REQUIRED BULK STORAGE SUMMARY
18 RESIDENTIAL UNITS AS FOLLOWS:

(5) STUDIO UNITS FROM 390 - 517 SF
THUS, (5) STORAGE ROOMS AT
MIN. 172 CU FT REQUIRED

(7) 1-BEDROOM UNITS FROM 626 - 725 SF
THUS, (7) STORAGE ROOMS AT
MIN. 209 - 241 CU FT REQUIRED

(6) 2-BEDROOM UNITS FROM 786 - 847 SF
THUS, (6) STORAGE ROOMS AT
MIN. 262 - 282 CU FT REQUIRED

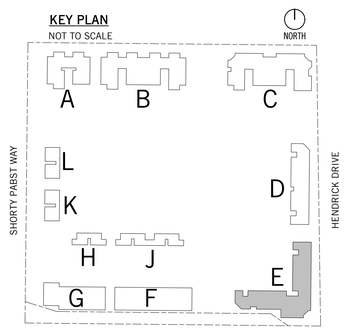
18 STORAGE ROOMS PROVIDED AS FOLLOWS:

(1) AT 3'-10" X 7'-0" X 8'-0" H = 214 CU FT
(1) AT 3'-4" X 8'-10" X 8'-0" H = 235 CU FT
(1) AT 3-5" X 8'-10" X 8'-0" H = 241 CU FT
(1) AT 4'-0" X 8'-1" X 8'-0" H = 258 CU FT
(8) AT 3'-10" X 6'-10" X 10'-4" H = 270 CU FT
(2) AT 3'-10" X 7'-7" X 10'-4" H = 300 CU FT
(4) AT 3'-5" X 8'-11" X 10'-4" = 314 CU FT

NOTE:
UPPER LEVEL STORAGE ROOMS MEET ADJACENT UPPER LEVEL UNIT REQUIREMENTS

KEY PLAN

NOT TO SCALE



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(F) 970/920 2950

Consultant

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Issue:
07.27.2018 APPROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING E
CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

A.E.101

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2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	4				
LEVEL 2	1	3	5		
LEVEL 3		4	1		
BUILDING TOTAL	5	7	6		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	STUDIO (4 UNITS)	1,602 SF
	COMMERCIAL (5 UNITS)	4,489 SF
	MECH. / MAINT. / STORAGE	555 SF
LEVEL 2		
	STUDIO (1 UNIT)	517 SF
	1 BEDROOM (3 UNITS)	2,045 SF
	2 BEDROOM < 800 SF (5 UNITS)	3,966 SF
	MECH. / MAINT. / STORAGE	246 SF
LEVEL 3		
	1 BEDROOM (4 UNITS)	2,755 SF
	2 BEDROOM > 800 SF (5 UNITS)	847 SF
	MECH. MAINT. / STORAGE	113 SF
TOTAL SF		17,135 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG E REQUIRED BULK STORAGE SUMMARY
18 RESIDENTIAL UNITS AS FOLLOWS:

(5) STUDIO UNITS FROM 390 - 517 SF
THUS, (5) STORAGE ROOMS AT
MIN. 172 CU FT REQUIRED

(7) 1-BEDROOM UNITS FROM 626 - 725 SF
THUS, (7) STORAGE ROOMS AT
MIN. 209 - 241 CU FT REQUIRED

(6) 2-BEDROOM UNITS FROM 786 - 847 SF
THUS, (6) STORAGE ROOMS AT
MIN. 262 - 282 CU FT REQUIRED

18 STORAGE ROOMS PROVIDED AS FOLLOWS:

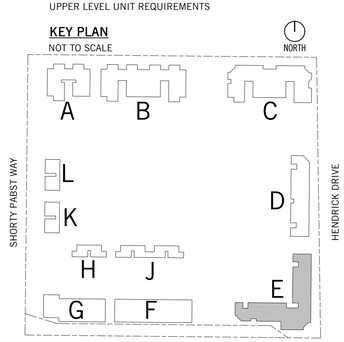
(1) AT 3'-10" X 7'-0" X 8'-0" H = 214 CU FT
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(1) AT 4'-0" X 8'-1" X 8'-0" H = 258 CU FT
(8) AT 3'-10" X 6'-10" X 10'-4" H = 270 CU FT
(2) AT 3'-10" X 7'-7" X 10'-4" H = 300 CU FT
(4) AT 3'-5" X 8'-11" X 10'-4" = 314 CU FT

NOTE:

UPPER LEVEL STORAGE ROOMS MEET ADJACENT UPPER LEVEL UNIT REQUIREMENTS

KEY PLAN

NOT TO SCALE



poss
ARCHITECTURE + PLANNING

311 MAIN STREET
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CARBONDALE, CO 81611
(F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING E
CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

A.E.102

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3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1

TYPE B = ACCESSIBILITY PER ANSI A117.1

CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	4				
LEVEL 2	1	3	5		
LEVEL 3		4	1		
BUILDING TOTAL	5	7	6		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	STUDIO (4 UNITS)	1,602 SF
	COMMERCIAL (5 UNITS)	4,489 SF
	MECH. / MAINT. / STORAGE	555 SF
LEVEL 2		
	STUDIO (1 UNIT)	517 SF
	1 BEDROOM (3 UNITS)	2,045 SF
	2 BEDROOM < 800 SF (5 UNITS)	3,966 SF
	MECH. / MAINT. / STORAGE	246 SF
LEVEL 3		
	1 BEDROOM (4 UNITS)	2,755 SF
	2 BEDROOM > 800 SF (5 UNITS)	847 SF
	MECH. MAINT. / STORAGE	113 SF
TOTAL SF		17,135 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG E REQUIRED BULK STORAGE SUMMARY
18 RESIDENTIAL UNITS AS FOLLOWS:

(5) STUDIO UNITS FROM 390 - 517 SF
THUS, (5) STORAGE ROOMS AT
MIN. 172 CU FT REQUIRED

(7) 1-BEDROOM UNITS FROM 626 - 725 SF
THUS, (7) STORAGE ROOMS AT
MIN. 209 - 241 CU FT REQUIRED

(6) 2-BEDROOM UNITS FROM 786 - 847 SF
THUS, (6) STORAGE ROOMS AT
MIN. 262 - 282 CU FT REQUIRED

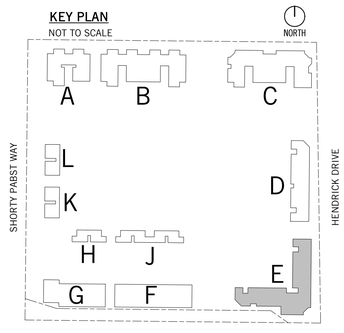
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NOTE:

UPPER LEVEL STORAGE ROOMS MEET ADJACENT UPPER LEVEL UNIT REQUIREMENTS

KEY PLAN

NOT TO SCALE



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Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING E

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

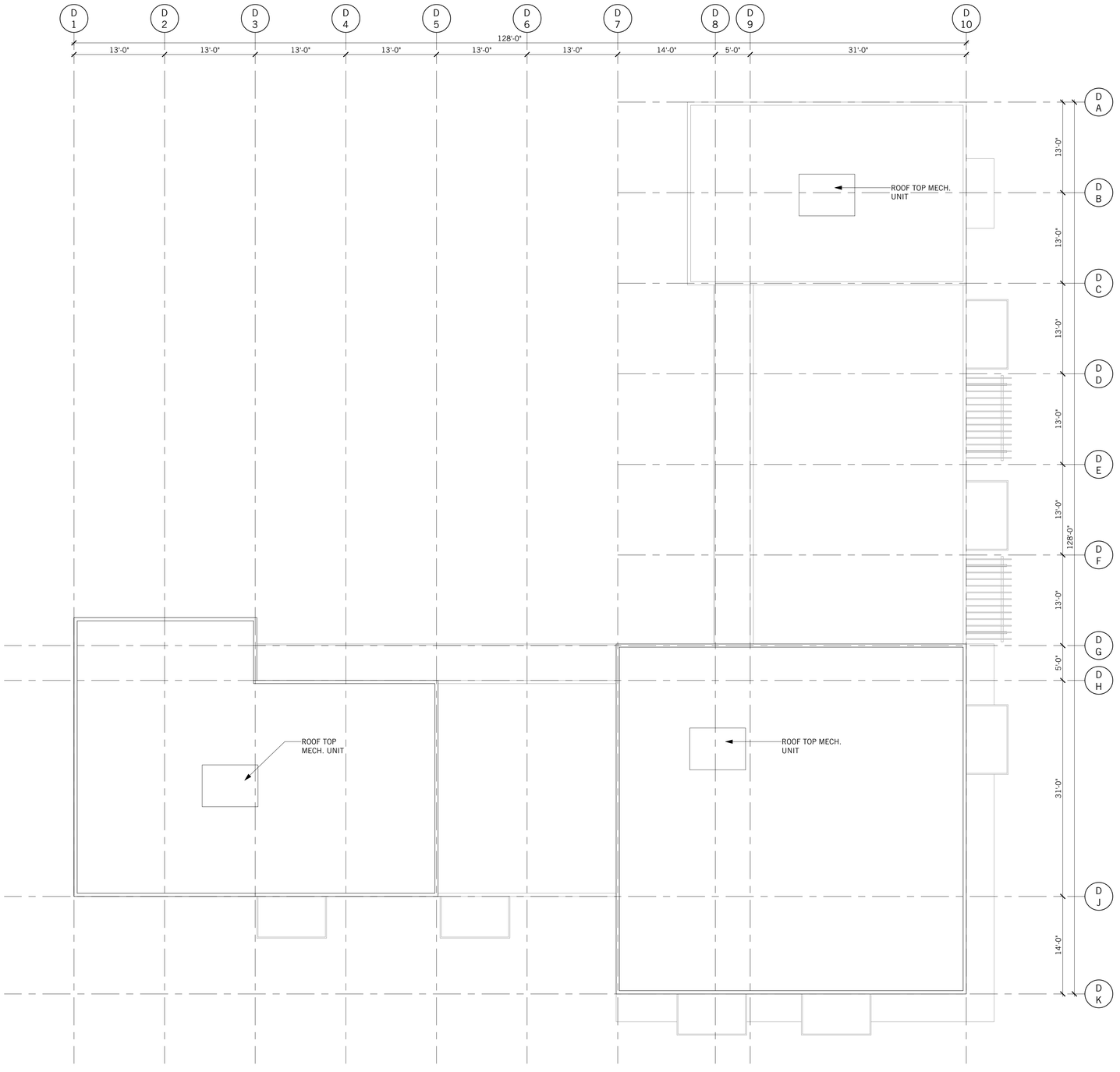
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.E.103

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

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	4				
LEVEL 2	1	3	5		
LEVEL 3		4	1		
BUILDING TOTAL	5	7	6		

BUILDING AREAS

		GROSS SF
LEVEL 1		
	STUDIO (4 UNITS)	1,602 SF
	COMMERCIAL (5 UNITS)	4,489 SF
	MECH. / MAINT. / STORAGE	555 SF
LEVEL 2		
	STUDIO (1 UNIT)	517 SF
	1 BEDROOM (3 UNITS)	2,045 SF
	2 BEDROOM < 800 SF (5 UNITS)	3,966 SF
	MECH. / MAINT. / STORAGE	246 SF
LEVEL 3		
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TOTAL SF		17,135 SF

NOTE:
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BULK STORAGE AREAS

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18 RESIDENTIAL UNITS AS FOLLOWS:

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MIN. 172 CU FT REQUIRED

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THUS, (7) STORAGE ROOMS AT
MIN. 209 - 241 CU FT REQUIRED

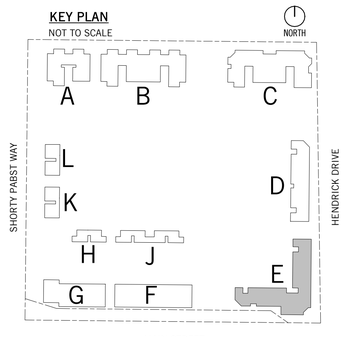
(6) 2-BEDROOM UNITS FROM 786 - 847 SF
THUS, (6) STORAGE ROOMS AT
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NOTE:
UPPER LEVEL STORAGE ROOMS MEET ADJACENT UPPER LEVEL UNIT REQUIREMENTS

KEY PLAN

NOT TO SCALE



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(T) 970/925 4755 (F) 970/920 2950
Consultant

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING E

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.E.104

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2 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

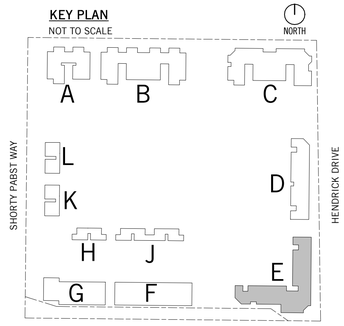
WT	WOOD TIMBER
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NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.

KEY PLAN

NOT TO SCALE



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ARCHITECTURE + PLANNING

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311 MAIN STREET CARBONDALE, CO 81611
(T) 970.925.4755 (F) 970.920.2950

Consultant

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING E

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - EXTERIOR ELEVATIONS

A.E.201

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4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

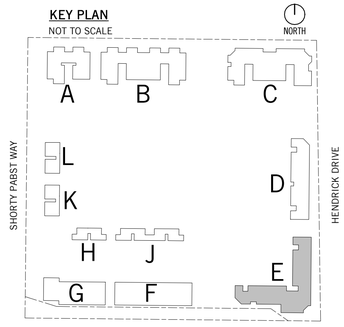
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
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NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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NOT FOR CONSTRUCTION

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING E

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

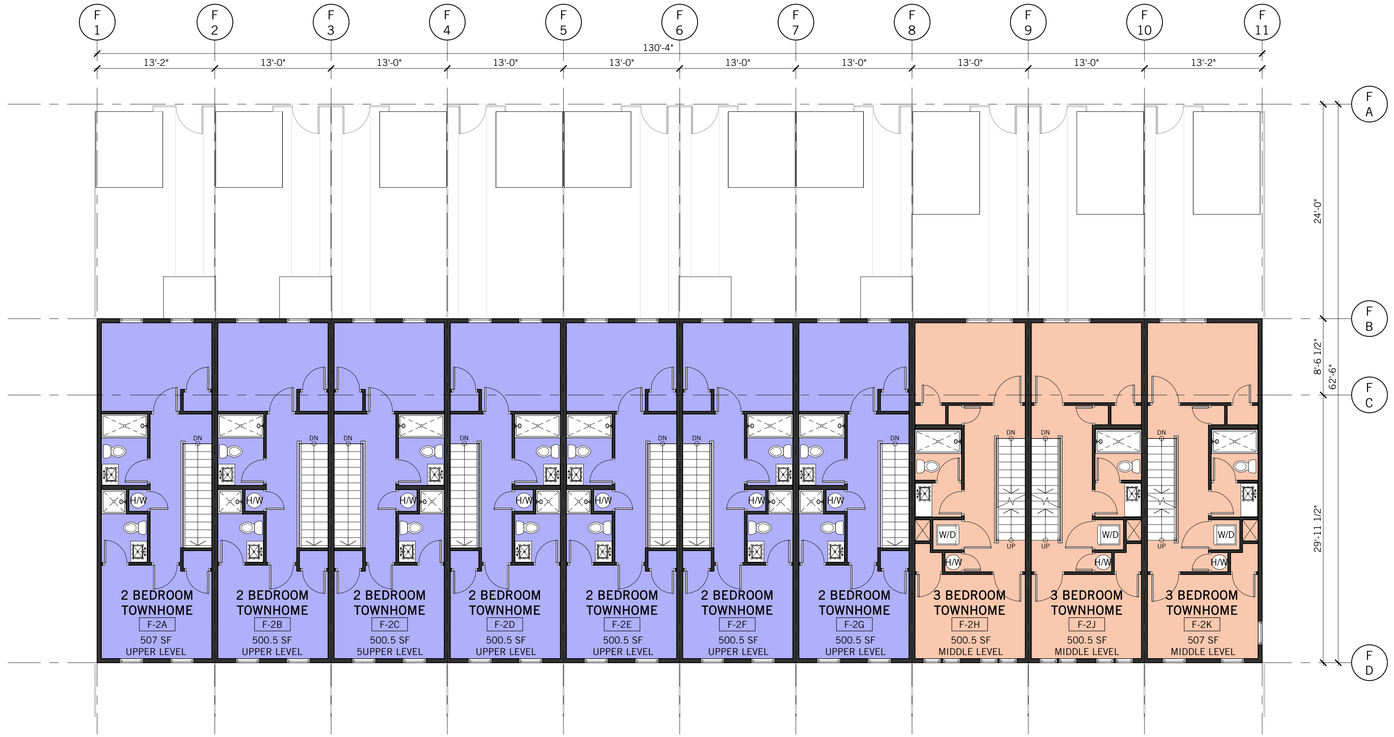
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.E.202

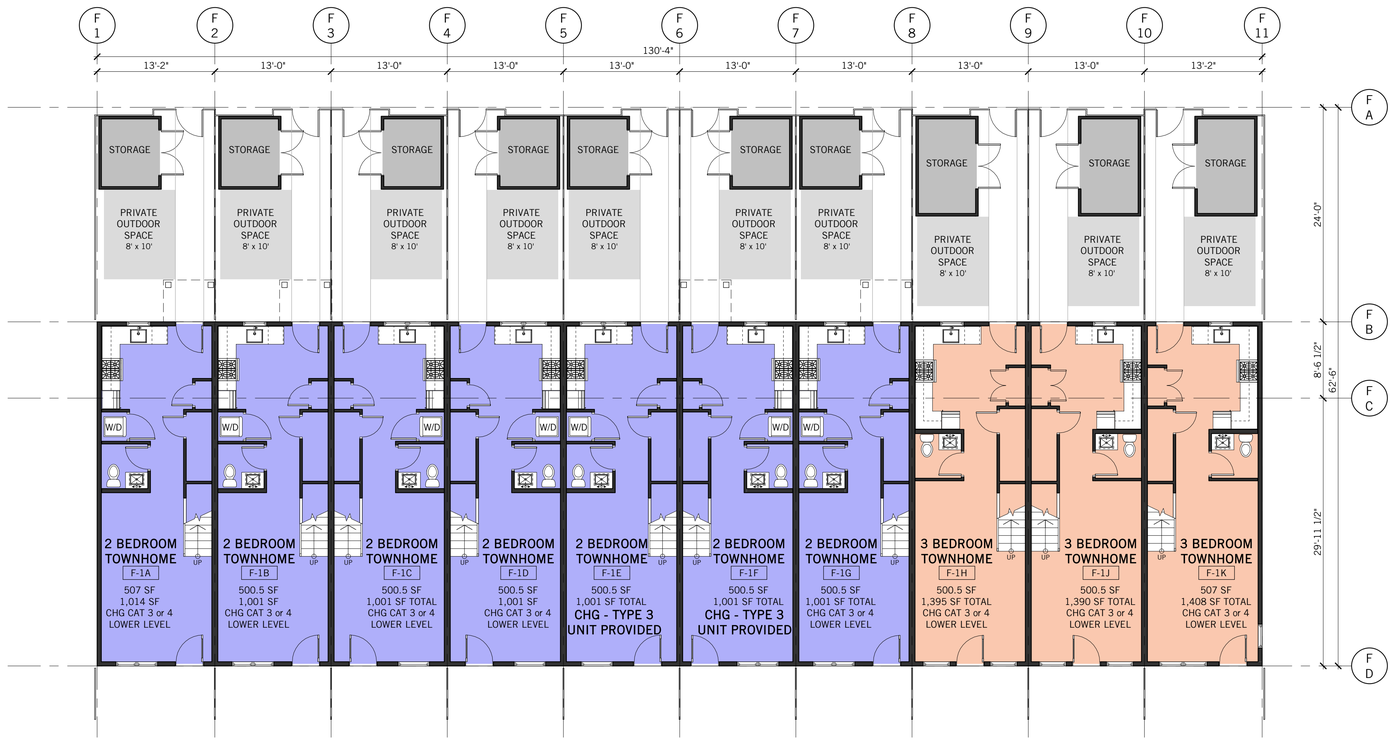
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7/27/2018 1:37:05 PM



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

7/27/2018 1:42:38 PM

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT LEGEND

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1				7	3
LEVEL 2					
LEVEL 3					
BUILDING TOTAL				7	3

BUILDING AREAS

		GROSS SF
LEVEL 1		
	2 BEDROOM > 800 SF (7 UNITS)	3,510 SF
	3 BEDROOM (3 UNITS)	1,508 SF
	MECH. / MAINT. / STORAGE	490 SF
LEVEL 2		
	2 BEDROOM > 800 SF (7 UNITS)	3,510 SF
	3 BEDROOM (3 UNITS)	1,508 SF
LEVEL 3		
	3 BEDROOM (3 UNITS)	1,177 SF
TOTAL SF		11,703 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG F REQUIRED BULK STORAGE SUMMARY
10 RESIDENTIAL UNITS AS FOLLOWS:

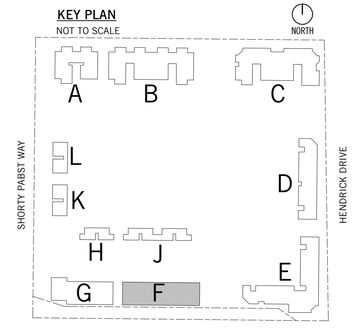
(3) 3-BEDROOM UNITS AT 1,408 MAX.
THUS, (3) STORAGE SHEDS AT
469 CU FT REQUIRED

(7) 2-BEDROOM UNITS AT 1,014 MAX.
THUS, (7) STORAGE SHEDS AT
338 CU FT REQUIRED

10 STORAGE SHEDS PROVIDED AS FOLLOWS:
(3) AT 6'-3" X 10'-6" X 7'-3" AVG. H = 475 CU FT
(7) AT 6'-3" X 7'-6" X 7'-3" AVG. H = 340 CU FT

KEY PLAN

NOT TO SCALE



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311 MAIN STREET CARBONDALE, CO 81611
(T) 970/925 4755 (F) 970/920 2950
Consultant

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING F
CARBONDALE, COLORADO

NORTH

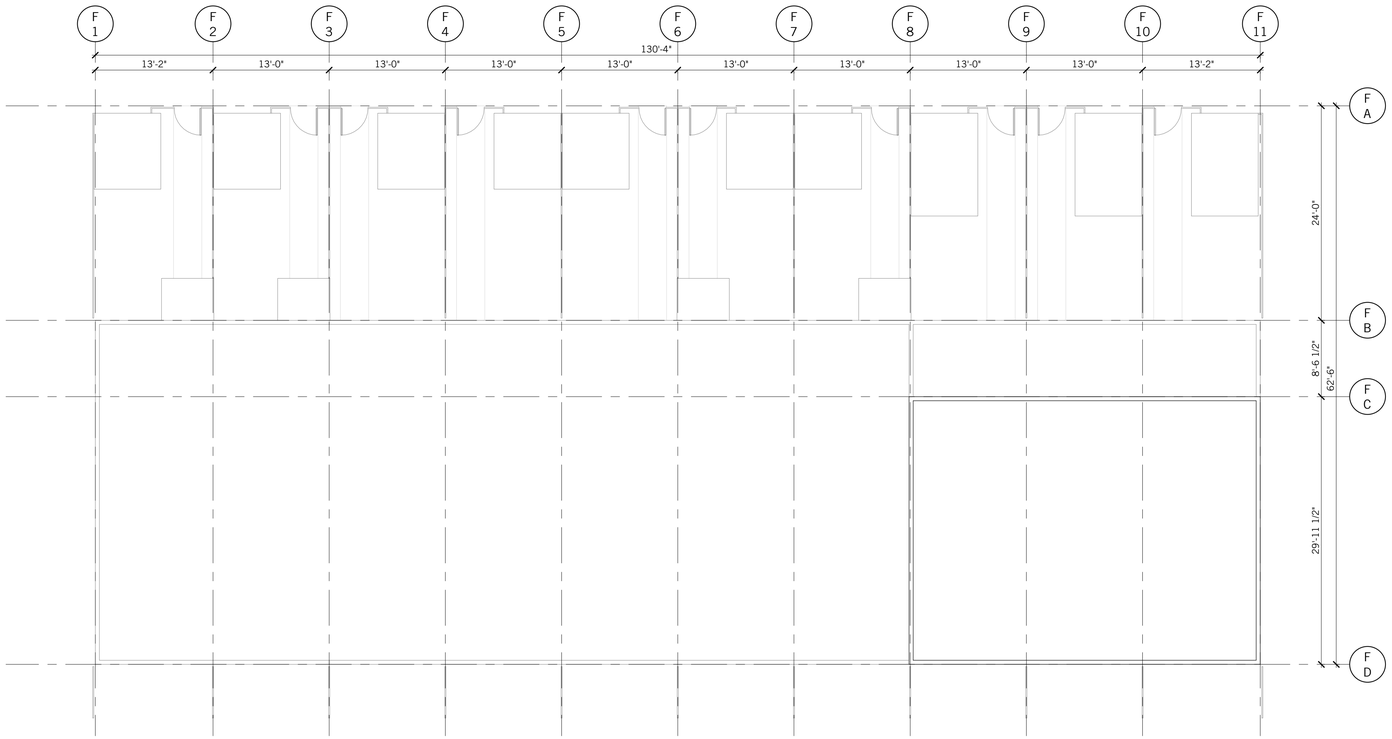
PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

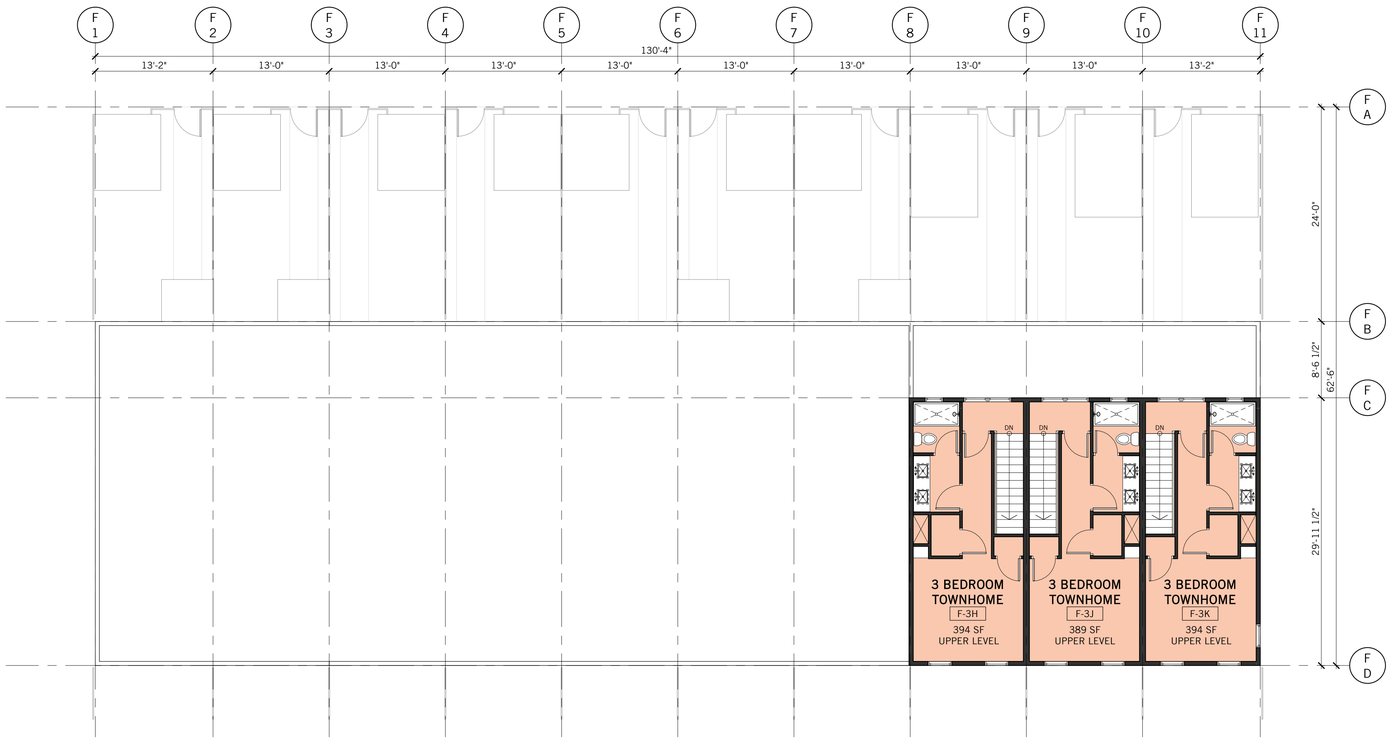
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4 ROOF PLAN

SCALE 1/8" = 1'-0"



3 FLOOR PLAN - LEVEL 3

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT LEGEND

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LEVEL 1				7	3
LEVEL 2					
LEVEL 3					
BUILDING TOTAL				7	3

BUILDING AREAS

		GROSS SF
LEVEL 1		
	2 BEDROOM > 800 SF (7 UNITS)	3,510 SF
	3 BEDROOM (3 UNITS)	1,508 SF
	MECH. / MAINT. / STORAGE	490 SF
LEVEL 2		
	2 BEDROOM > 800 SF (7 UNITS)	3,510 SF
	3 BEDROOM (3 UNITS)	1,508 SF
LEVEL 3		
	3 BEDROOM (3 UNITS)	1,177 SF
TOTAL SF		11,703 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

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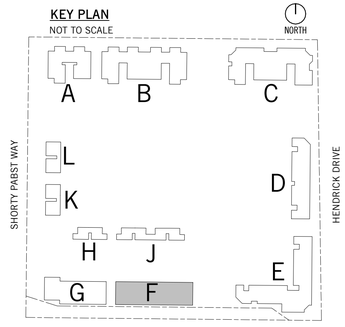
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THUS, (7) STORAGE SHEDS AT
338 CU FT REQUIRED

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(7) AT 6'-3" X 7'-6" X 7'-3" AVG. H = 340 CU FT

KEY PLAN

NOT TO SCALE



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Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING F

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

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7/27/2018 1:42:40 PM



2 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

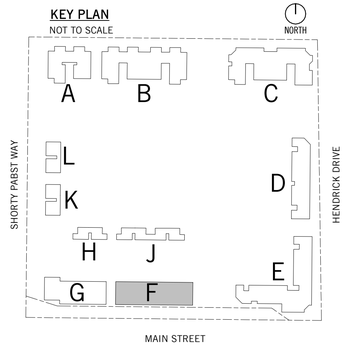
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING F

CARBONDALE, COLORADO

PROJECT NO:
21812.00

SHEET TITLE

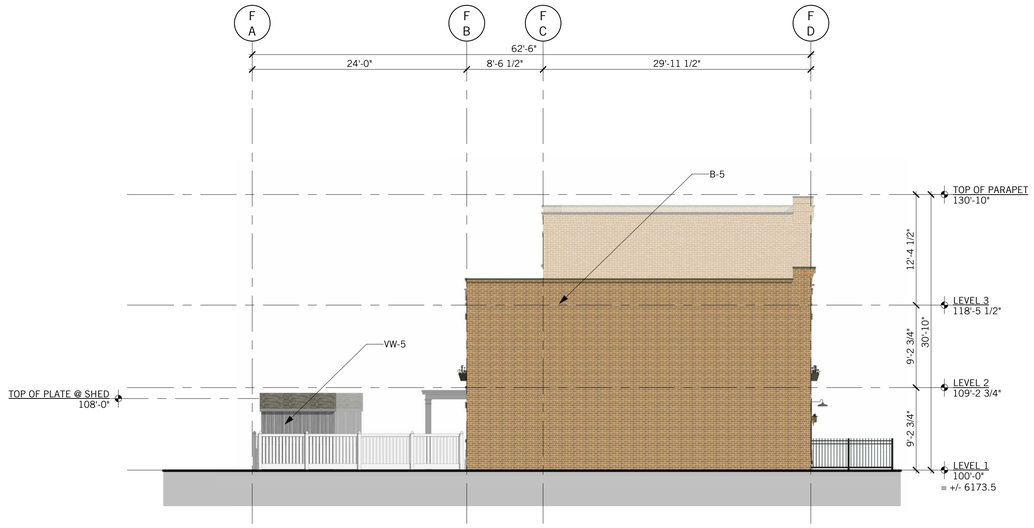
SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.F.201

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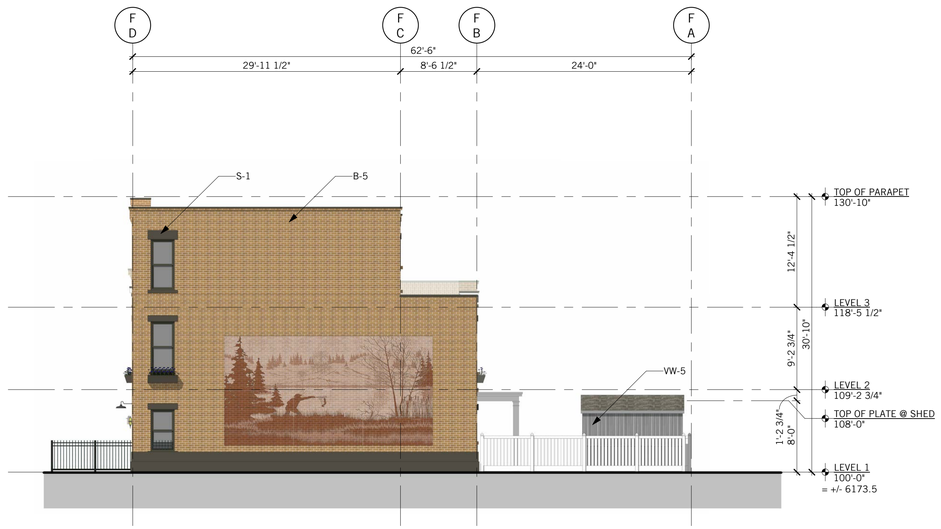
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7/27/2018 1:42:53 PM



4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

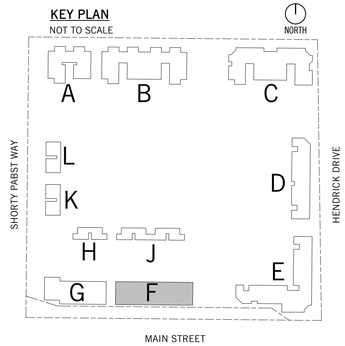
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING F

CARBONDALE, COLORADO

PROJECT NO:
21812.00

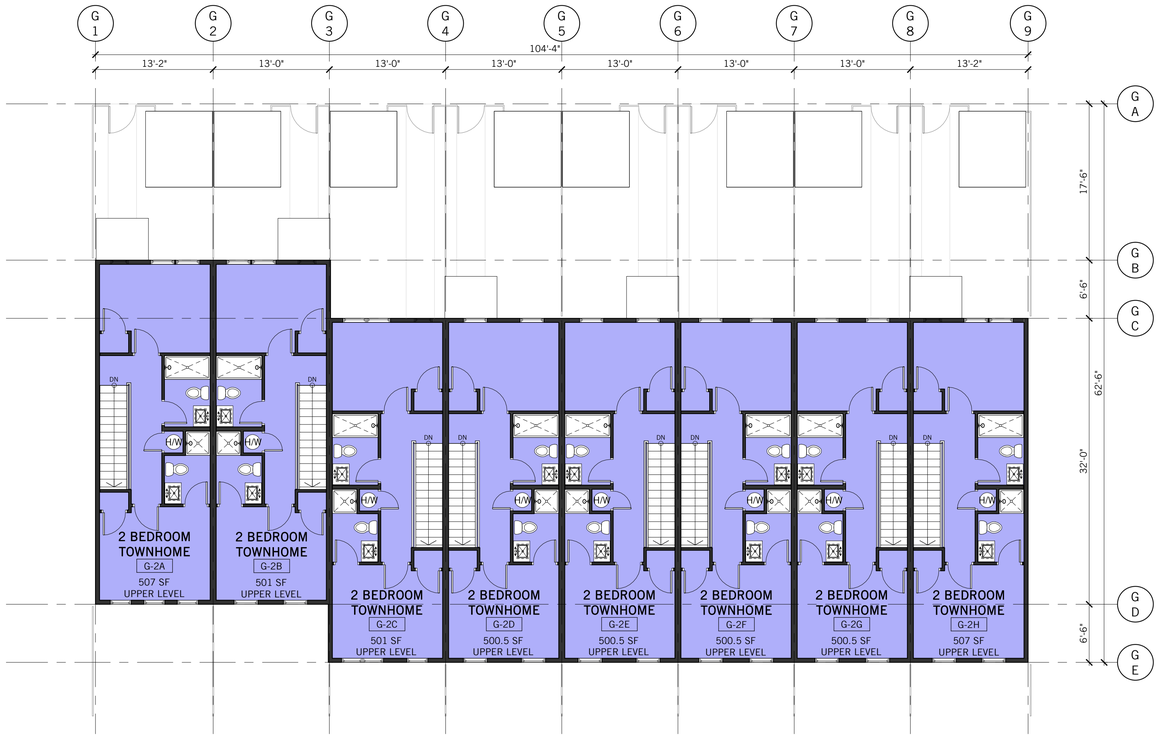
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.F.202

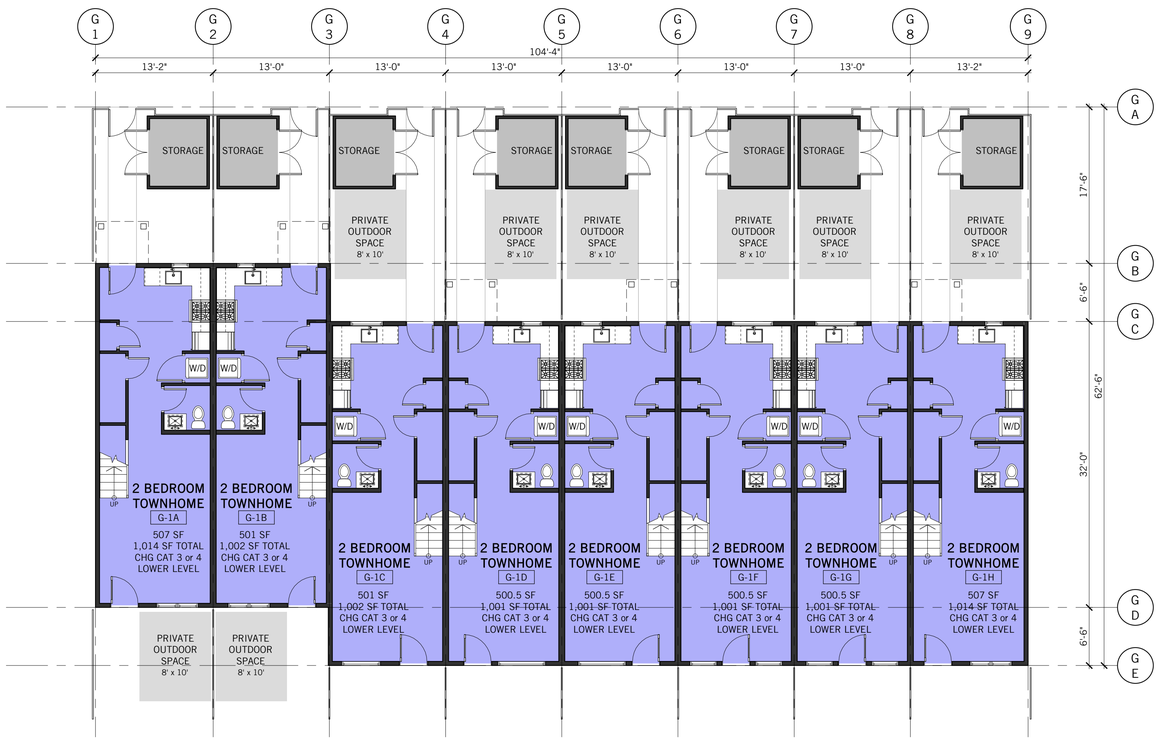
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7/27/2018 1:43:07 PM



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1				8	
LEVEL 2					
LEVEL 3					
BUILDING TOTAL				8	

BUILDING AREAS

		GROSS SF
LEVEL 1		
	2 BEDROOM > 800 SF (8 UNITS)	4,018 SF
	MECH. / MAINT. / STORAGE	392 SF
LEVEL 2		
	2 BEDROOM > 800 SF (8 UNITS)	4,018 SF
TOTAL SF		8,428 SF

NOTE:
SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

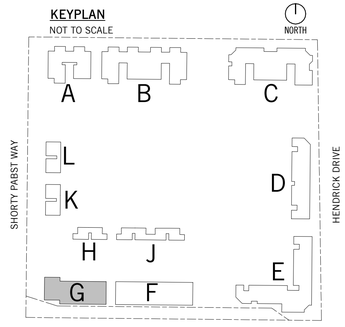
BULK STORAGE AREAS

BLDG G REQUIRED BULK STORAGE SUMMARY
8 RESIDENTIAL UNITS AS FOLLOWS:
(8) 2-BEDROOM UNITS AT 1,014 MAX.
THUS, (8) STORAGE SHEDS AT
338 CU FT REQUIRED

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KEYPLAN

NOT TO SCALE



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Consultant

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Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING G

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.G.101

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UNIT TYPE LEGEND

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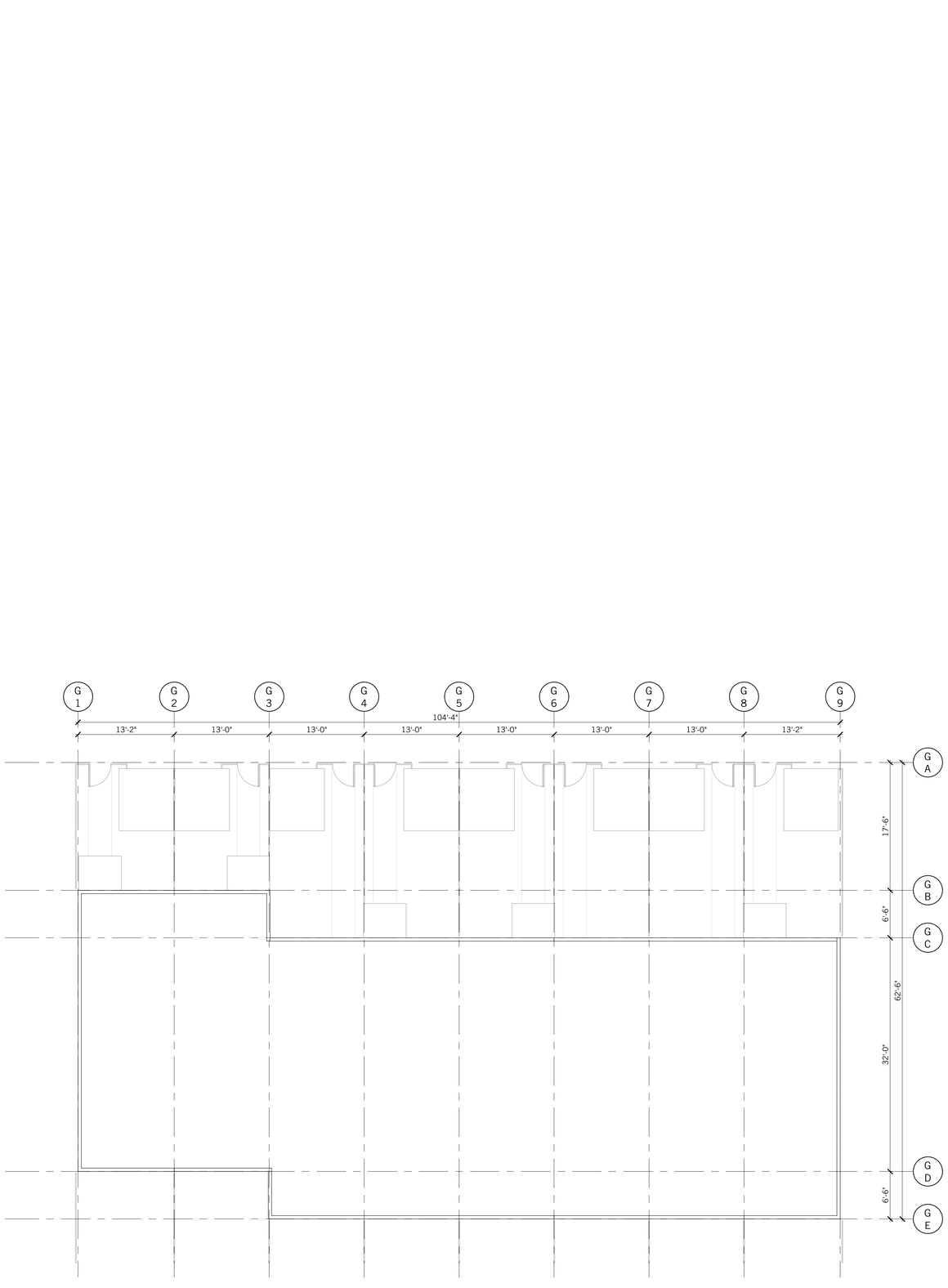
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BULK STORAGE AREAS

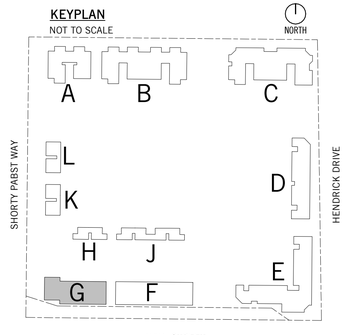
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3 ROOF PLAN
SCALE 1/8" = 1'-0"

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MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING G

CARBONDALE, COLORADO

NORTH

PROJECT NO:
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SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.G.102

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2 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

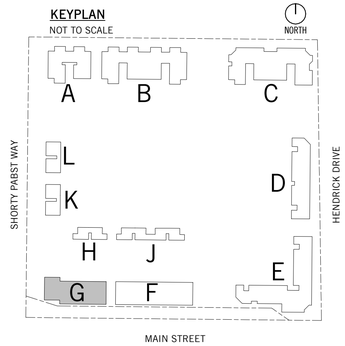
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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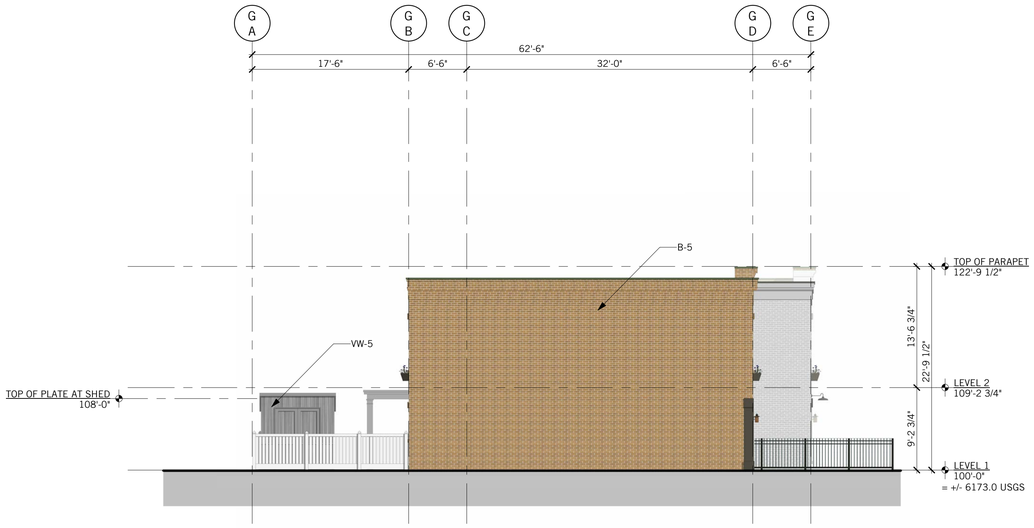
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.G.201

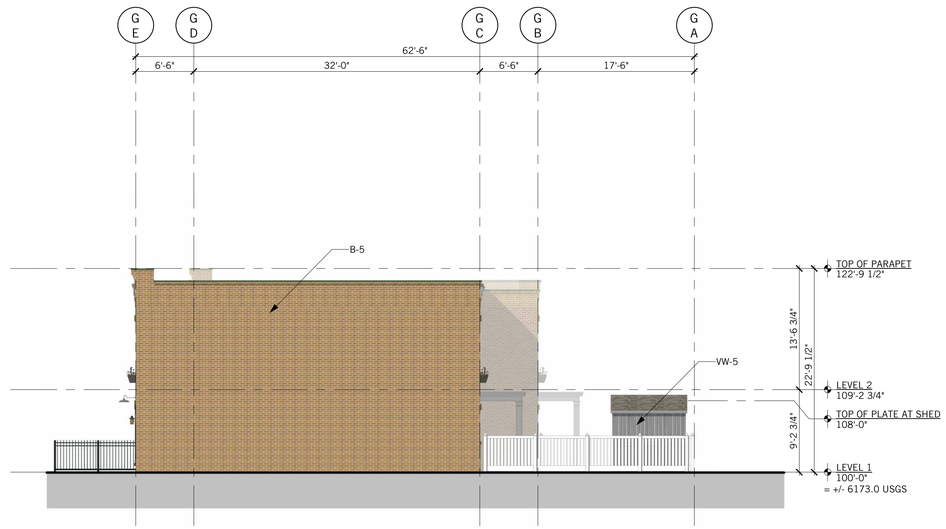
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4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST

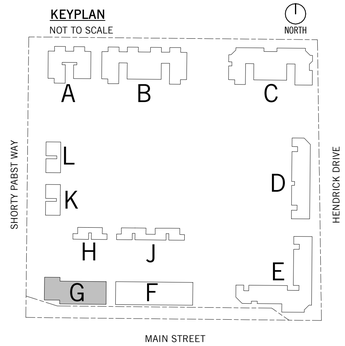
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING G

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

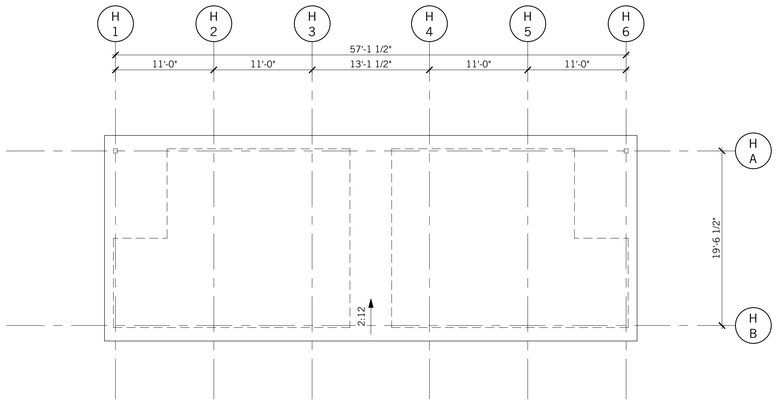
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.G.202

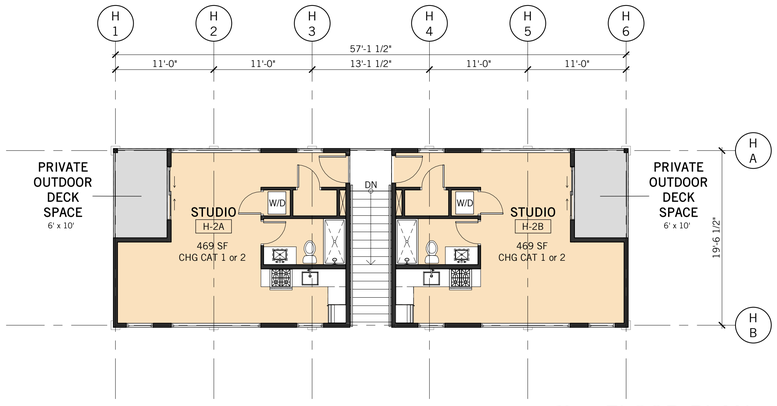
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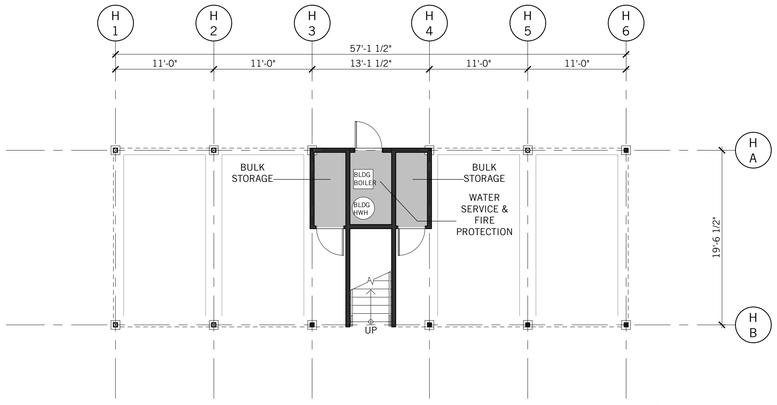
3 ROOF PLAN

SCALE 1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1

TYPE B = ACCESSIBILITY PER ANSI A117.1

CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1					
LEVEL 2	2				
LEVEL 3					
BUILDING TOTAL	2				

BUILDING AREAS

		GROSS SF
LEVEL 1		
	MECH. / MAINT. / STORAGE	122 SF
LEVEL 2		
	STUDIO (2 UNITS)	938 SF
TOTAL SF		1,060 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG H REQUIRED BULK STORAGE SUMMARY

2 RESIDENTIAL UNITS AS FOLLOWS:

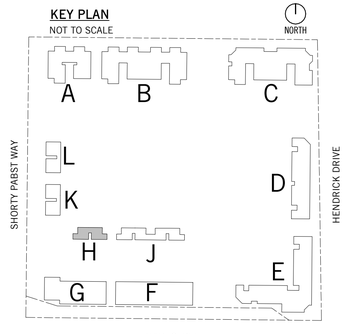
(2) STUDIO UNITS AT 469
THUS, (2) STORAGE ROOMS AT
156 CU FT REQUIRED

2 STORAGE ROOMS PROVIDED AS FOLLOWS:

(2) AT 3'-5" X 8'-1" X 8'-0" H = 220 CU FT

KEY PLAN

NOT TO SCALE



MAIN STREET

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(T) 970/925 4755
CARBONDALE, CO 81611
(F) 970/920 2950

Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING H

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

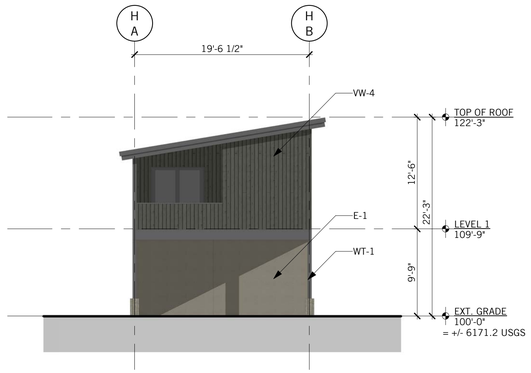
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.H.101

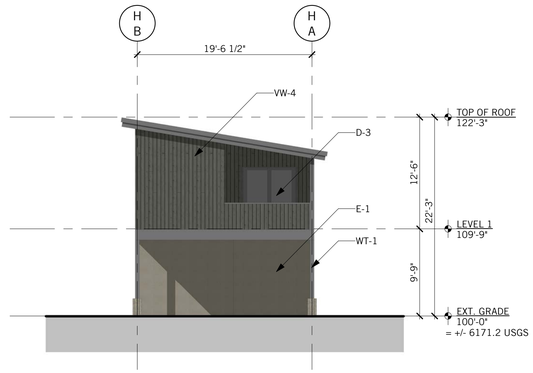
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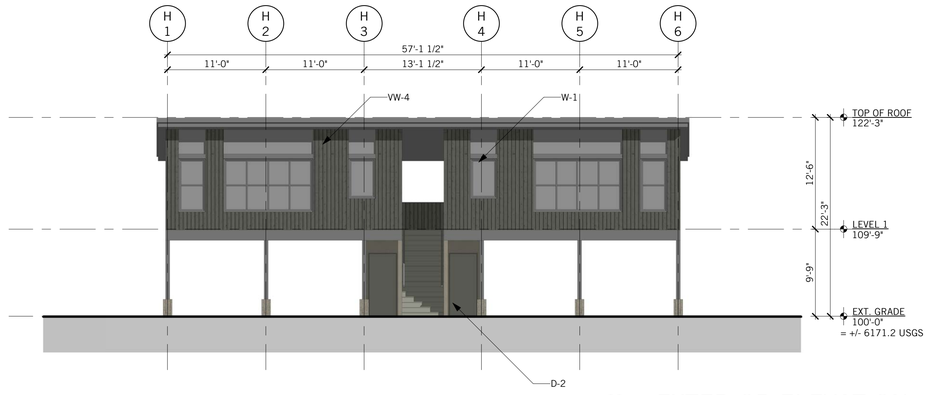
4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



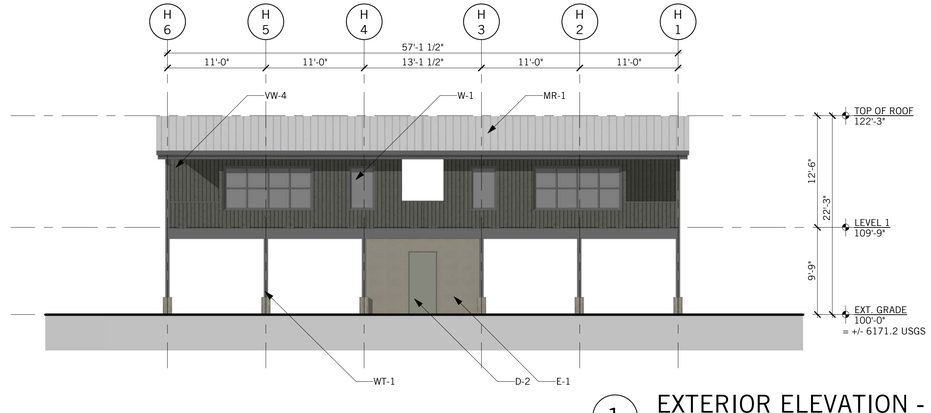
3 EXTERIOR ELEVATION - EAST

SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

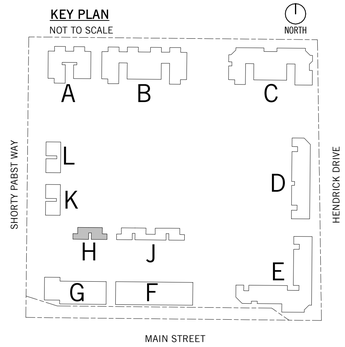
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING H

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

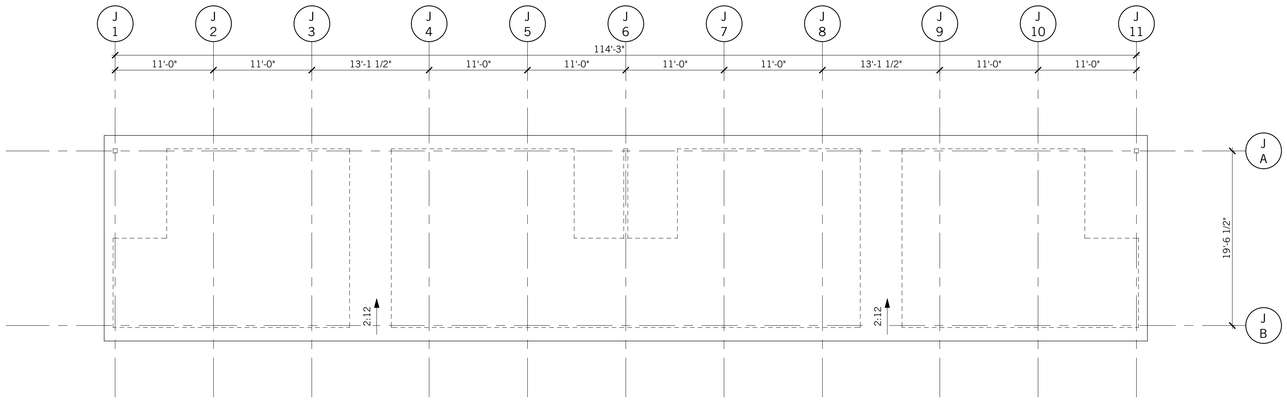
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.H.201

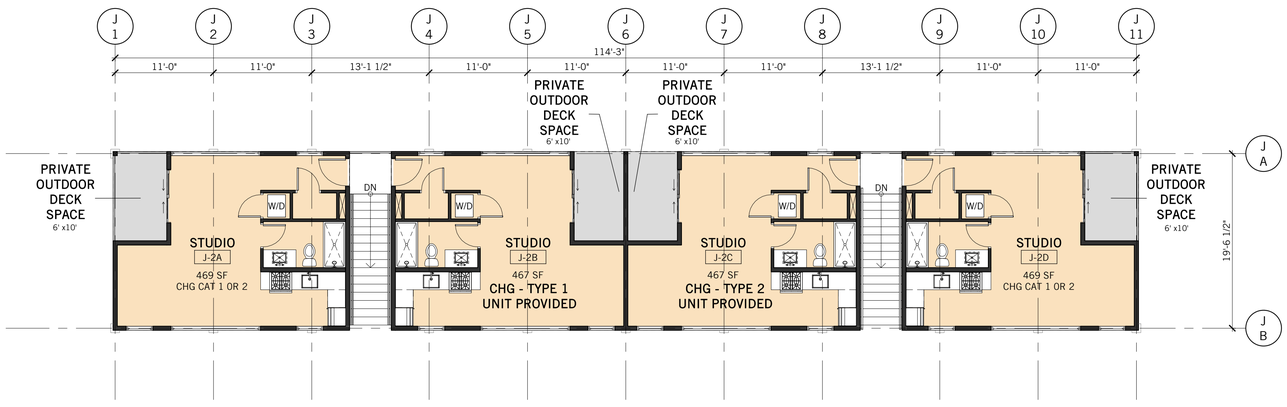
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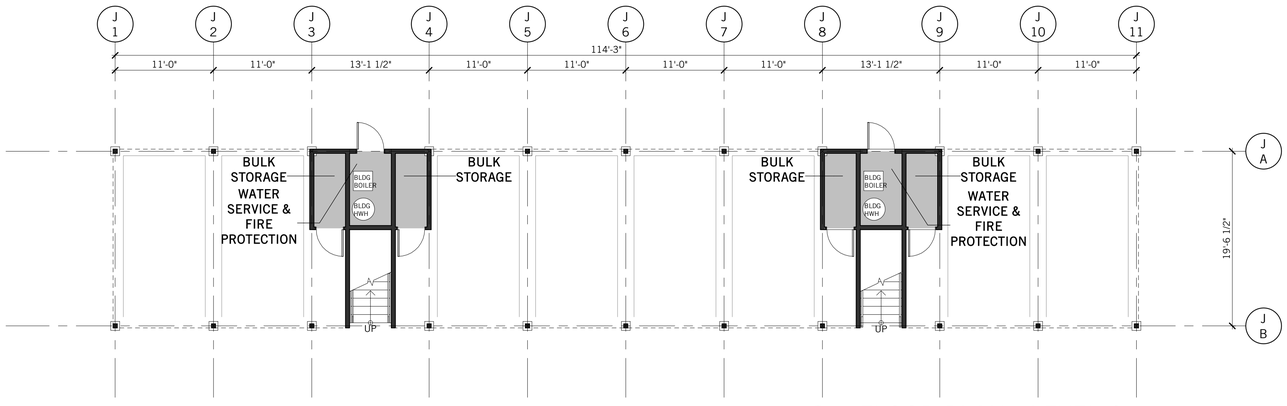
3 ROOF PLAN

SCALE 1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1

TYPE B = ACCESSIBILITY PER ANSI A117.1

CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1					
LEVEL 2	4				
LEVEL 3					
BUILDING TOTAL	4				

BUILDING AREAS

	GROSS SF
LEVEL 1	
MECH. / MAINT. / STORAGE	244 SF
LEVEL 2	
STUDIO (4 UNITS)	1,872 SF
TOTAL SF	2,116 SF

NOTE:

SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG J REQUIRED BULK STORAGE SUMMARY

4 RESIDENTIAL UNITS AS FOLLOWS:

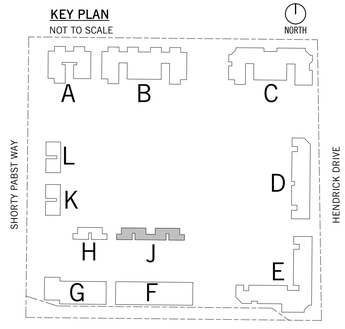
(4) STUDIO UNITS AT 469
THUS, (4) STORAGE ROOMS AT
156 CU FT REQUIRED

4 STORAGE ROOMS PROVIDED AS FOLLOWS:

(4) AT 3'-5" X 8'-1" X 8'-0" H = 220 CU FT

KEY PLAN

NOT TO SCALE



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Consultant

Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING J

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

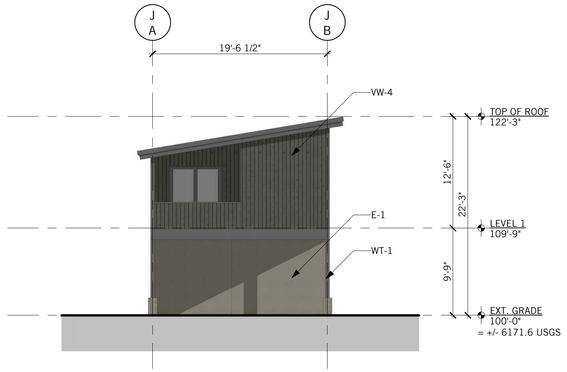
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.J.101

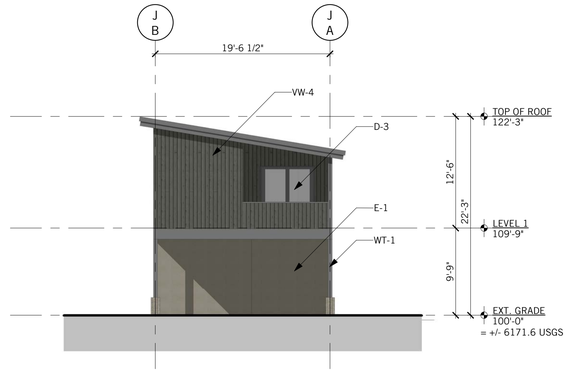
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4 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



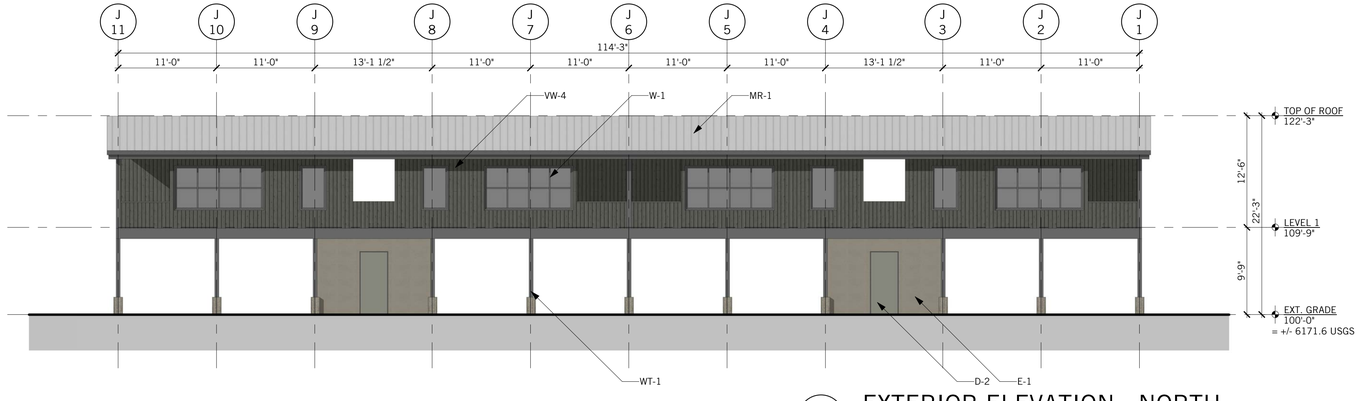
3 EXTERIOR ELEVATION - EAST

SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

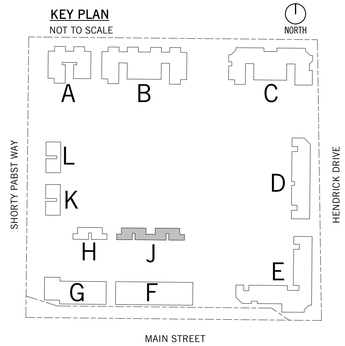
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING J

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

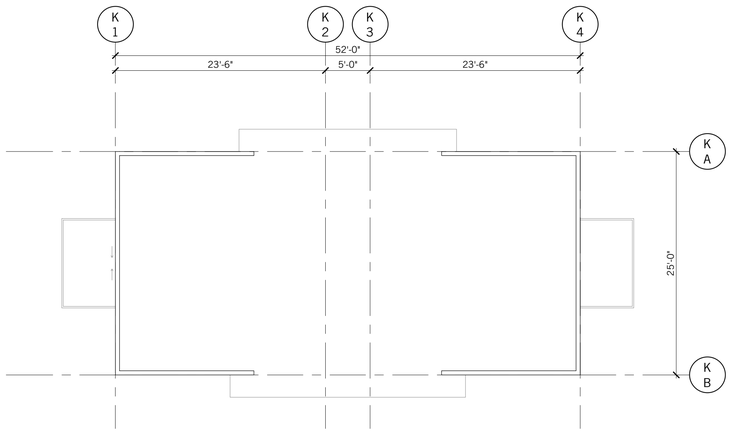
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

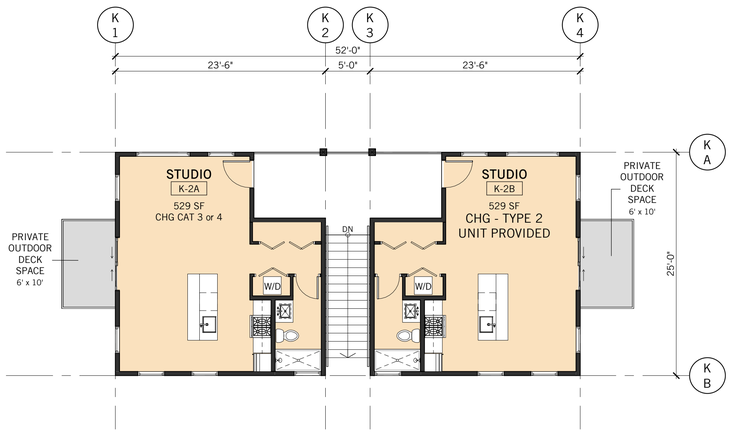
A.J.201

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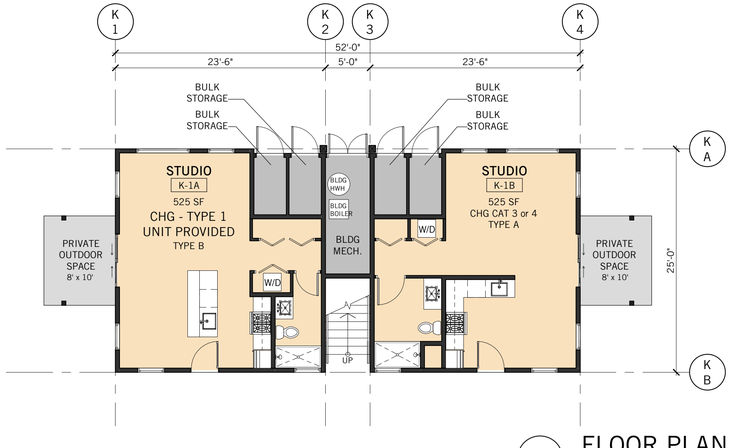
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3 ROOF PLAN
SCALE 1/8" = 1'-0"



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



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

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	2				
LEVEL 2	2				
LEVEL 3					
BUILDING TOTAL	4				

BUILDING AREAS

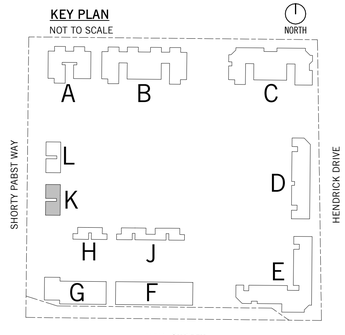
LEVEL 1		GROSS SF
	STUDIO (2 UNITS)	1,050 SF
	MECH. / MAINT. / STORAGE	232 SF
LEVEL 2		
	STUDIO (2 UNITS)	1,058 SF
TOTAL SF		2,340 SF

NOTE:
SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG K REQUIRED BULK STORAGE SUMMARY
4 RESIDENTIAL UNITS AS FOLLOWS:
(4) STUDIO UNITS AT 537 SF MAX.
THUS, (4) STORAGE ROOMS AT 179 CU FT REQUIRED
4 STORAGE ROOMS PROVIDED AS FOLLOWS:
(4) AT 3'-6 1/2" X 6'-4" X 8'-0" H = 179 CU FT

KEY PLAN
NOT TO SCALE



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(T) 970/925 4755 (F) 970/920 2950

Consultant

NOT FOR CONSTRUCTION

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE LOT ONE HOUSING PROJECT - BUILDING K

CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

0 4 8 16

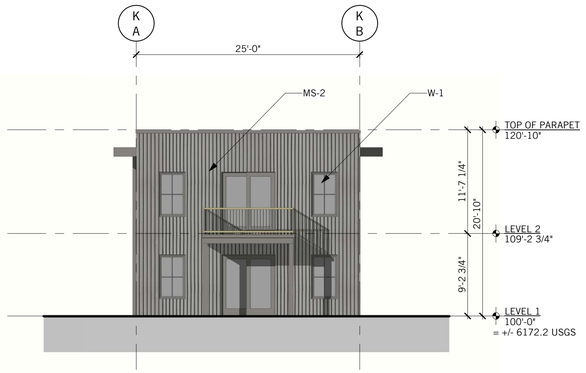
SHEET TITLE

SCHEMATIC DESIGN - FLOOR PLANS

A.K.101

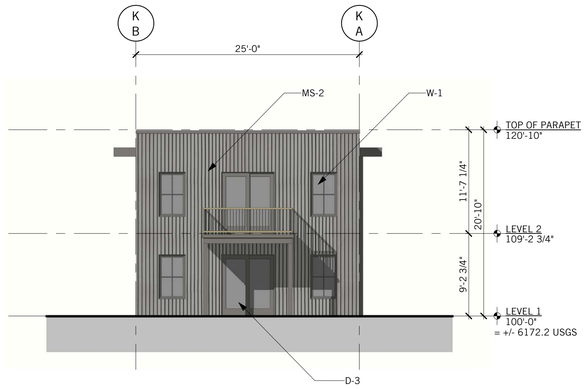
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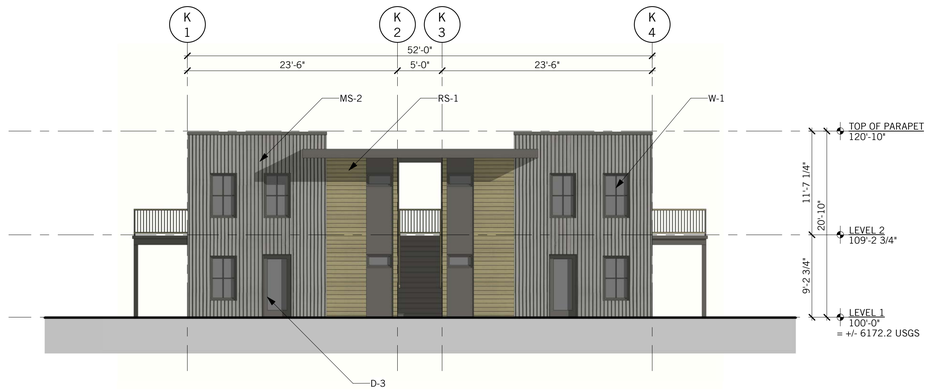
4 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



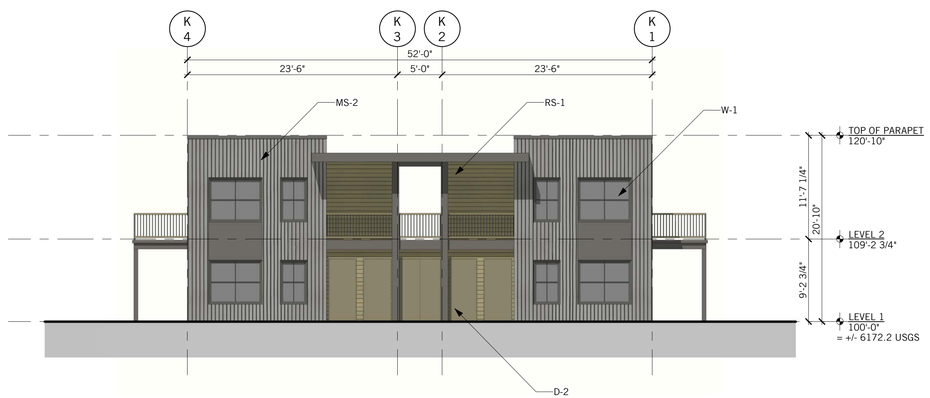
3 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

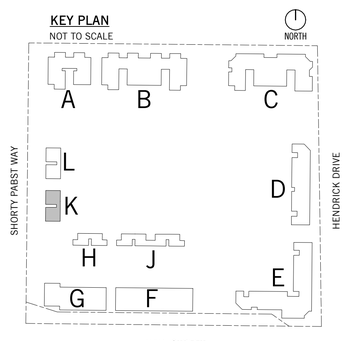
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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CARBONDALE, CO 81611
(F) 970/920 2950

Consultant

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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING K

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

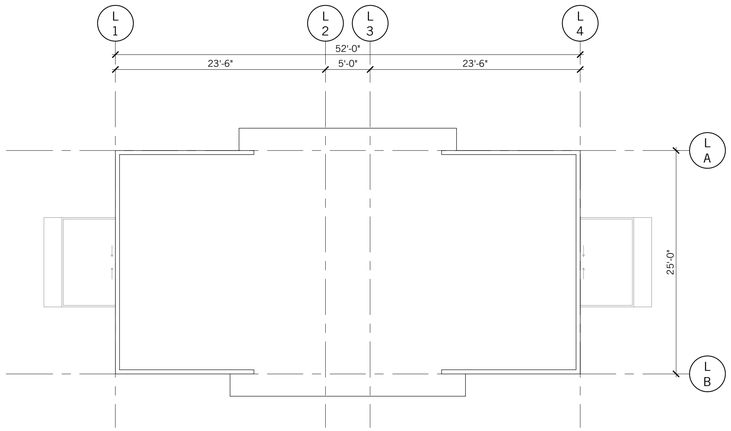
SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

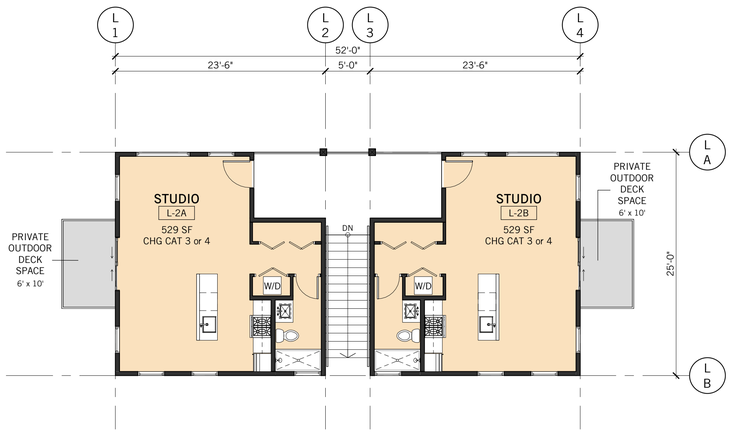
A.K.201

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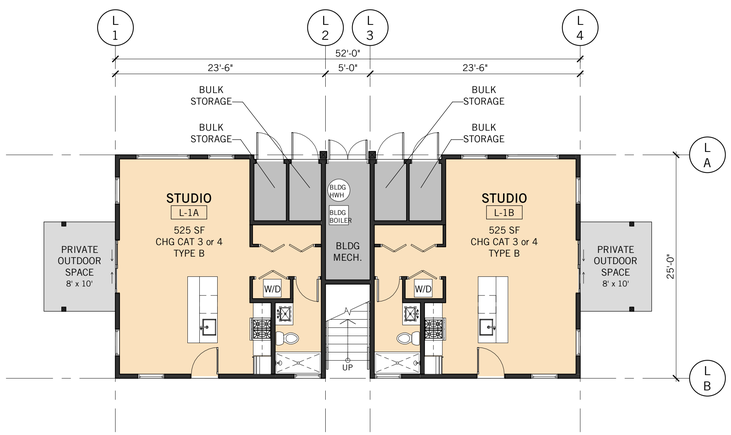
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3 ROOF PLAN
SCALE 1/8" = 1'-0"



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



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

UNIT TYPE LEGEND

- STUDIO FLAT
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT
- 2 BEDROOM TOWNHOME (2 LEVEL)
- 3 BEDROOM TOWNHOME (3 LEVEL)
- COMMERCIAL
- PRIVATE OUTDOOR SPACE

TYPE A = ACCESSIBILITY PER ANSI A117.1
TYPE B = ACCESSIBILITY PER ANSI A117.1
CHG = COMMUNITY HOUSING GUIDELINES

RESIDENTIAL UNIT COUNT

	STUDIO FLAT	1 BEDROOM FLAT	2 BEDROOM FLAT	2 BEDROOM TOWNHOME (2-LEVEL)	3 BEDROOM TOWNHOME (3-LEVEL)
LEVEL 1	2				
LEVEL 2	2				
LEVEL 3					
BUILDING TOTAL	4				

BUILDING AREAS

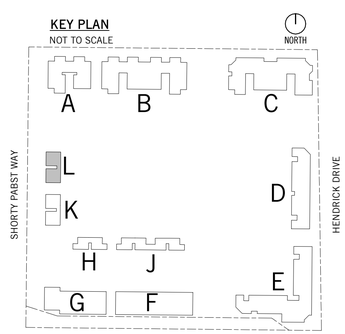
		GROSS SF
LEVEL 1		
	STUDIO (2 UNITS)	1,050 SF
	MECH. / MAINT. / STORAGE	232 SF
LEVEL 2		
	STUDIO (2 UNITS)	1,058 SF
TOTAL SF		2,340 SF

NOTE:
SF INCLUDES INTERIOR SPACES ONLY. DOES NOT INCLUDE EXTERIOR STAIRS AND BALCONIES.

BULK STORAGE AREAS

BLDG L REQUIRED BULK STORAGE SUMMARY
4 RESIDENTIAL UNITS AS FOLLOWS:
(4) STUDIO UNITS AT 537 SF MAX.
THUS, (4) STORAGE ROOMS AT 179 CU FT REQUIRED
4 STORAGE ROOMS PROVIDED AS FOLLOWS:
(4) AT 3'-6 1/2" X 6'-4" X 8'-0" H = 179 CU FT

KEY PLAN
NOT TO SCALE



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MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING L
CARBONDALE, COLORADO

NORTH

PROJECT NO:
21812.00

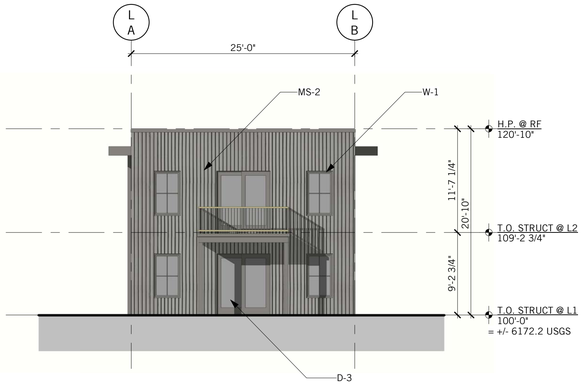
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SHEET TITLE
SCHEMATIC DESIGN - FLOOR PLANS

A.L.101

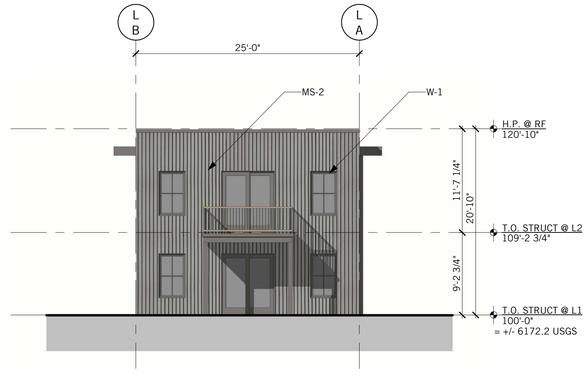
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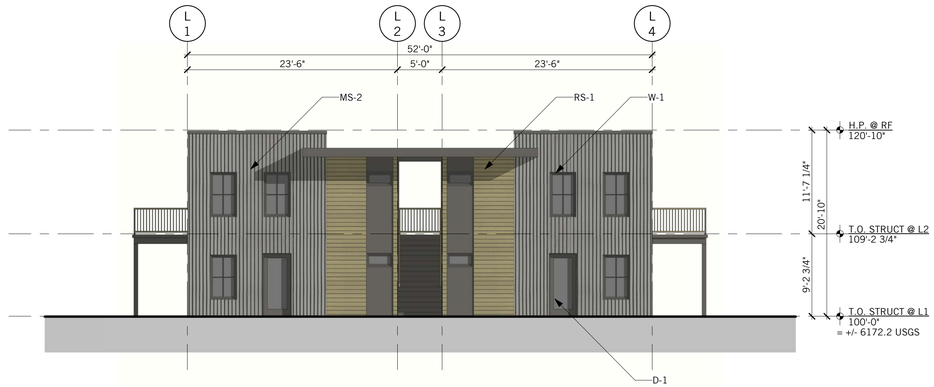
4 EXTERIOR ELEVATION - NORTH

SCALE 1/8" = 1'-0"



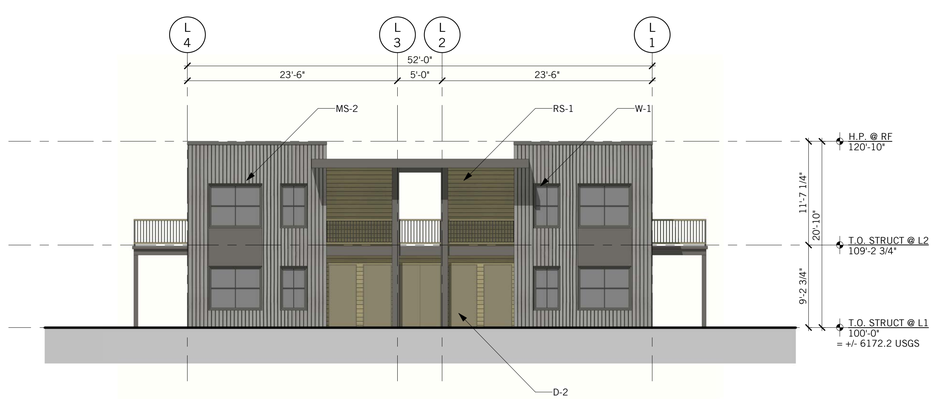
3 EXTERIOR ELEVATION - SOUTH

SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST

SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

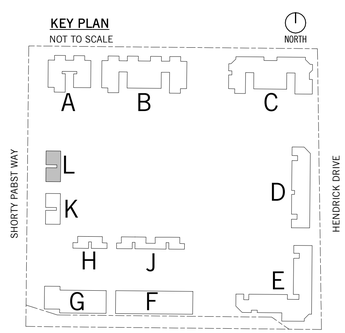
SCALE 1/8" = 1'-0"

MATERIAL CALL OUTS LEGEND

WT	WOOD TIMBER
RS	RAIN SCREEN
HW	HORIZONTAL WOOD SIDING
VW	VERTICAL WOOD SIDING
B	BRICK VENEER
MR	METAL ROOFING
MS	METAL SIDING
HC	HORIZONTAL FIBER CEMENT SIDING
VC	VERTICAL FIBER CEMENT SIDING
E	EIFS
S	SANDSTONE
W	METAL CLAD WINDOW
D	INSULATED METAL DOORS

NOTE:

REFER TO A.M.101 AND A.M.102 FOR MATERIAL SAMPLES.



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Issue:

07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING L

CARBONDALE, COLORADO

PROJECT NO:
21812.00

0 4 8 16

SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR ELEVATIONS

A.L.201

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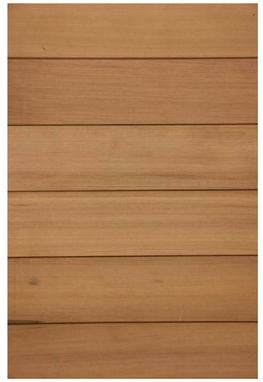
WOOD TIMBER -

DOUGLAS FIR
TYPE WT-1



RAIN SCREEN SIDING -

CLEAR FINISH
TYPE RS-1



HORIZONTAL WOOD SIDING -

CLEAR FINISH
TYPE HW-1



STAINED AND PAINTED
TYPE HW-2



VERTICAL WOOD SIDING -

CLEAR FINISH
TYPE VW-1



STAINED AND PAINTED
TYPE VW-2



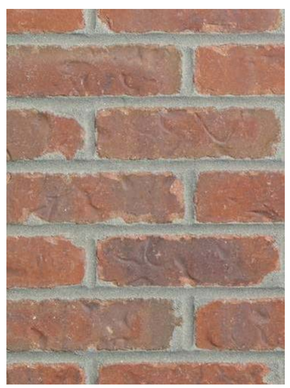
TYPE VW-3



TYPE VW-4

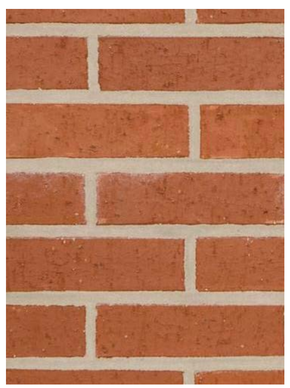


TYPE VW-5



BRICK VENEER -

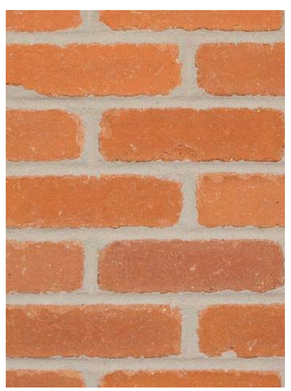
TYPE B-1



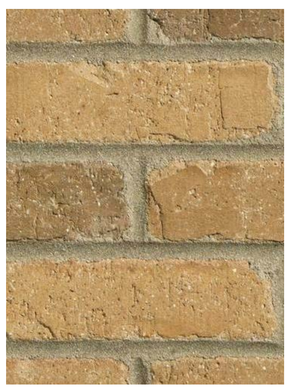
TYPE B-2



TYPE B-3



TYPE B-4



TYPE B-5



TYPE B-6

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MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING A
CARBONDALE, COLORADO

PROJECT NO:
21812.00

SHEET TITLE

SCHEMATIC DESIGN -
EXTERIOR MATERIALS

SCALE:

A.M.101

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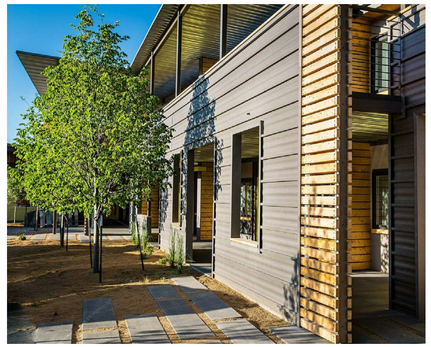
METAL ROOFING -
STANDING SEAM
TYPE MR-1



METAL SIDING -
VERTICAL
TYPE MS-1



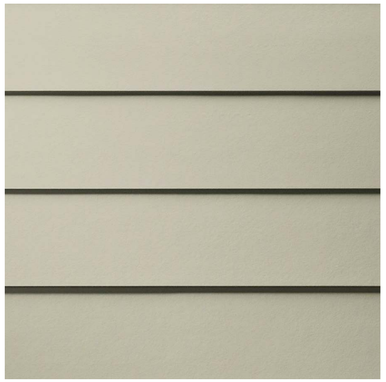
VERTICAL
TYPE MS-2



HORIZONTAL
TYPE MS-3



HORIZONTAL FIBER CEMENT SIDING -
REVERSE BOARD AND BATTEN SIDING
TYPE HC-1



LAP SIDING
TYPE HC-2



VERTICAL FIBER CEMENT SIDING -
BOARD AND BATTEN SIDING
TYPE VC-1



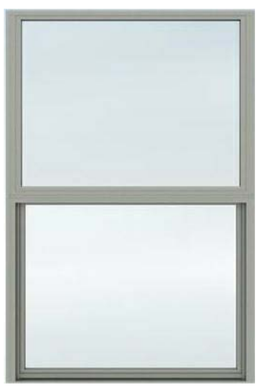
REVERSE BOARD AND BATTEN
TYPE VC-2



EIFS -
TYPE E-1



SANDSTONE -
TYPE S-1



METAL CLAD WOOD WINDOWS -
TYPE W-1



INSUL. METAL DOORS - UNIT ENTRIES
TYPE D-1



HOLLOW METAL DOORS- STORAGE / UTILITIES
TYPE D-2



METAL CLAD WOOD DOORS-
TYPE D-3

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Consultant

Issue:
07.27.2018 APRROVAL SET

MAIN ST. MARKETPLACE
LOT ONE HOUSING PROJECT
- BUILDING A
CARBONDALE, COLORADO

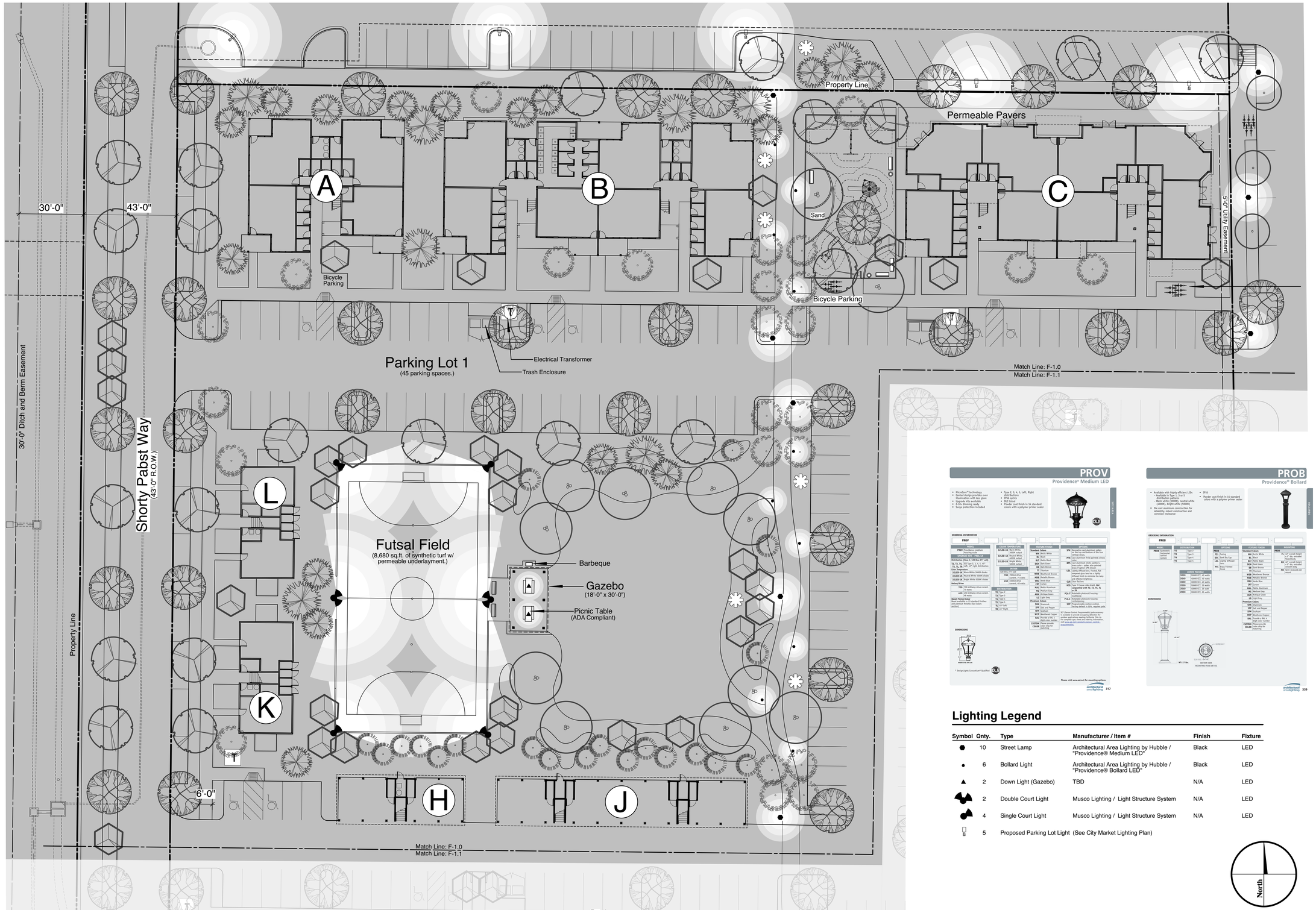
PROJECT NO:
21812.00

SHEET TITLE
SCHEMATIC DESIGN -
EXTERIOR MATERIALS
SCALE:

A.M.102

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Lighting Legend

Symbol	Qnty.	Type	Manufacturer / Item #	Finish	Fixture
⬢	10	Street Lamp	Architectural Area Lighting by Hubble / "Providence® Medium LED"	Black	LED
•	6	Bollard Light	Architectural Area Lighting by Hubble / "Providence® Bollard LED"	Black	LED
▲	2	Down Light (Gazebo)	TBD	N/A	LED
	2	Double Court Light	Musco Lighting / Light Structure System	N/A	LED
	4	Single Court Light	Musco Lighting / Light Structure System	N/A	LED
	5	Proposed Parking Lot Light	(See City Market Lighting Plan)		

Note:
1. The light source from all landscape light fixtures will be blocked from view with louvers and/or solid shades.
2. Circuitry plan by others.
3. Install Wall Lights 18" (minimum) above finish grade.

0 10 20 40

Scale: 1" = 10'- 0"

RCLA
Richard Camp landscape architecture
Post Office Box - 958
Carbondale, CO 81623
richard.rcla@gmail.com
phone: (970)963.7123

Main Street Marketplace

Lighting Plan

Lot 1, Carbondale, Colorado

Date: July 20, 2018

Revised:

Sheet:
F - 1.0

HINKLEY.&R.

HINKLEY LIGHTING, INC.
2100 CLEARWATER DRIVE, OAK BROOK, ILLINOIS 60523
(800) 446-5500 (630) 368-1200 (630) 368-1201
HINKLEYLIGHTING.COM | HINKLEYCANADA.COM

LUNA LED STEP 12V 1500DBZ	
BRONZE	
WIDTH	4.6"
HEIGHT	3.0"
WEIGHT	0.7 LBS
MATERIAL	ZINC ALUMINUM ALLOY
SOCKET	4.8W LED INCLUDED
LED INFO	
LUMENS	220
COLOR TEMP	2700k
CRI	90
INCANDESCENT EQUIVALENCY	= 20W
DIMMABLE	Yes on ALV dimmer only
NOTES	MUST USE PHONE STEM SET TO A WARM/LAST SE SUPPLIED
EXTENSION	6.0"
DEPTH	3.0"
CERTIFICATION	CLASS II/SELV RATED
VOLTAGE	12V
UPC	660883155006

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE ALIGN.

life ALIGN®

PROV

Providence® Medium LED

- MicroGrav™ technology
- Cast aluminum housing with even illumination with less glare
- Upgrade kits available
- 0-10v dimming ready
- Surge protection included
- Type 2, 3, 4, 5, Left, Right
- Type 5 optics
- IP54 optics
- ALC listed
- Powder coat finish in 14 standard colors with a polymer primer sealer

STANDARD

ORDERING INFORMATION

PROV - - - - - - -

MODEL	COLOR TEMPERATURE	FIXTURE FINISH	OPTIONS
PROV Providence® Medium Pending LED	31LED-30 Warm White, 3000K output.	Standard Colors	SCN Stainless steel cover on the top and aluminum cover on the bottom
31LED-WW Neutral White, 4000K output.	BLK Black		PTM Cast aluminum finish painted a bronze tone
31LED-50 Bright White, 5000K output.	BLT Matte Black		MPT Cast aluminum pivots painted a bronze color - option also painted black if option SPA chosen
Distribution (Class 2, 120-Wire 277 volt)	BGN Dark Green		LSL Louvered shield - Louvered glass lens has a lighting diffused finish to minimize the lamp and reflector lightning
T2, T3, T4, T5 Type 2, 3, 4, 5 optics	BSN Dark Brown		CLR Clear flat lens
TFL Forward throw optics for Pathway Applications	BK Dark Bronze		RTS Type 3V house side shield. Not compatible with T2, T3, T5, T5 optics
31LED-3K Warm White, 3000K diodes	BRZ Bronze		PCA-F Recyclable photovoltaic housing - contemporary
31LED-4K Neutral White 4200K diodes	MBR Weathered Bronze		PCA-T Recyclable photovoltaic housing - traditional
31LED-5K Bright White 5000K diodes	MDB Metallic Bronze		PLA-F Recyclable photovoltaic housing - contemporary
Fixture Color	VBU Verde Blue		SCP Motion sensor, motion control, factory default is 50%, requires pole
BLK Black	CBY Cypress		
700 700 milliamp drive current, 15 watts	MGL Medium Grey		
430 430 milliamp drive current, 9 watts	AGN Antique Green		
Bezel Finish/Color	LG Light Grey		
Bezel available in 13 standard finishes and custom finishes (See Colors section)	Premium Colors		
	SPP Salt and Pepper		
	SPR Seafoam		
	MCP Weathered Copper		
	RAL Provide a RAL #		
	CUSTOM Please provide color chip for matching		
	COLOR		

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for motion control. Requires 0-10v dimming ready. For complete spec sheet and ordering information, visit www.hubbell-ial.com/products/sensor_control/photocontrols.

DIMENSIONS

* DesignLights Consortium® Qualified

Please visit www.ial.net for mounting options.

architectural area lighting 317

PROB

Providence® Bollard

- Available with highly efficient LEDs
  - Type 2, 3, 4, 5 and 5 w/ 5 distribution pattern
  - Warm white (3000K), neutral white (4000K), bright white (5000K)
- Die cast aluminum construction for durability, superior distribution and corrosion resistance
- IP65
- Powder coat finish in 14 standard colors with a polymer primer sealer

STANDARD

ORDERING INFORMATION

PROB - - - - - - -

MODEL	DISTRIBUTION	OPTIONS	FIXTURE FINISH	MOUNTING
PROB Symmetric optical system	T2 Type 2	PRB Pending	Standard Colors	PROB
	T3 Type 3	BSC Dark Dry Cap	BLK Black	36_ 12" overall height (12" dia. extruded fluted base)
	T4 Type 4	LDL Lightly Diffused Lens	BLT Matte Black	48_ 18" overall height (12" dia. extruded fluted base)
	T5 Type 5	SVC Brass Polished Finish	BGN Dark Green	
	VS		BK Dark Bronze	PW Twist recessed pier mount
			BRZ Bronze	
			MBR Weathered Bronze	
			MDB Metallic Bronze	
			VBU Verde Blue	
			CBY Cypress	
			MGL Medium Grey	
			AGN Antique Green	
			LG Light Grey	
			Premium Colors	
			SPP Salt and Pepper	
			SPR Seafoam	
			MCP Weathered Copper	
			RAL Provide a RAL #	
			CUSTOM Please provide color chip for matching	

LUMEN PACKAGE (3.5-4K watts)

35HO	4000K CCT, 4.5 watts
35SO	4000K CCT, 4.5 watts
25SO	4000K CCT, 25 watts
35HO	4000K CCT, 35 watts
35SO	4000K CCT, 35 watts

DIMENSIONS

WT: 27 lbs.

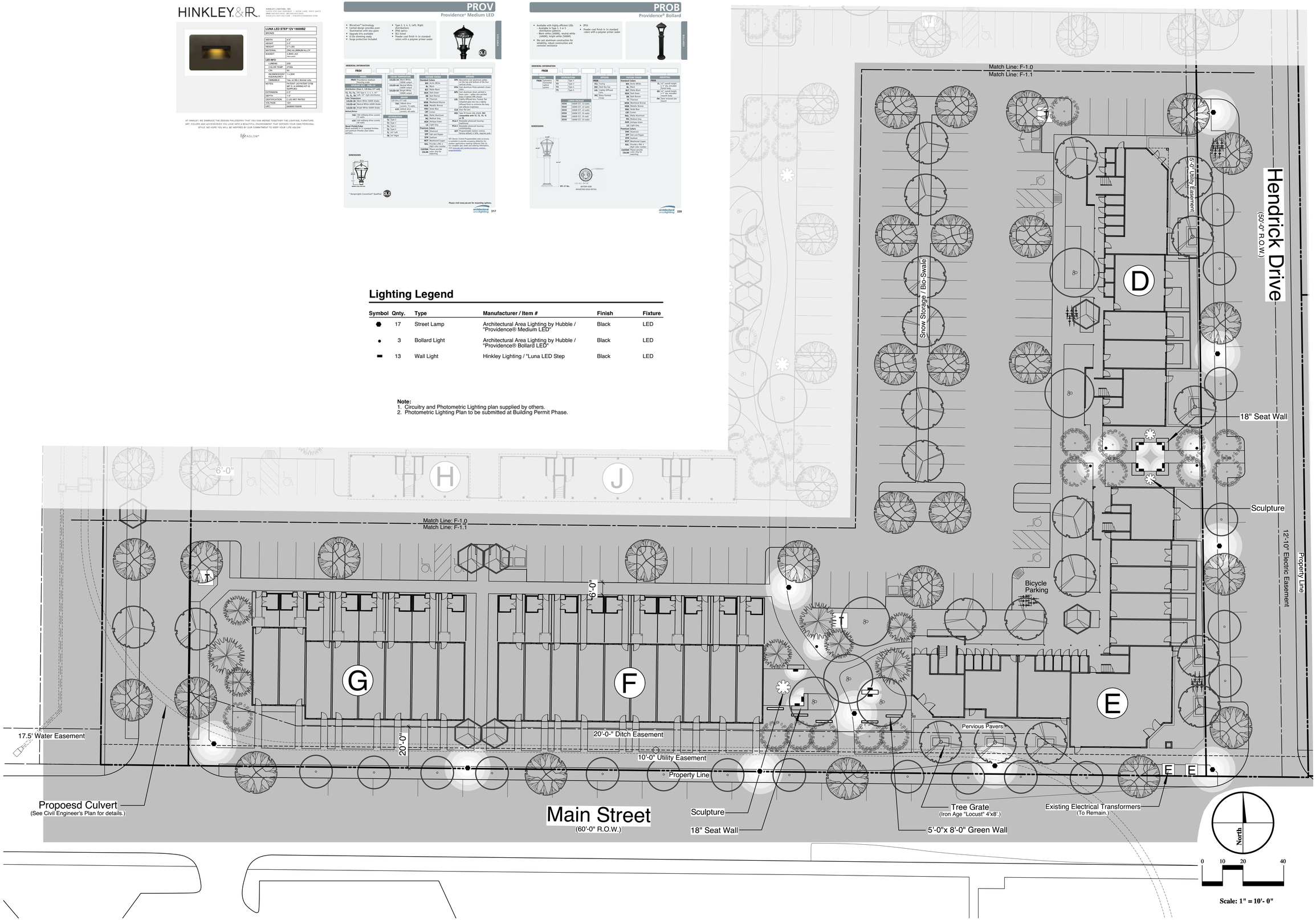
BOTTOM SIDE MOUNTING HOLE DETAIL

architectural area lighting 339

Lighting Legend

Symbol	Qnty.	Type	Manufacturer / Item #	Finish	Fixture
●	17	Street Lamp	Architectural Area Lighting by Hubble / "Providence® Medium LED"	Black	LED
•	3	Bollard Light	Architectural Area Lighting by Hubble / "Providence® Bollard LED"	Black	LED
▬	13	Wall Light	Hinkley Lighting / "Luna LED Step	Black	LED

Note:
1. Circuitry and Photometric Lighting plan supplied by others.
2. Photometric Lighting Plan to be submitted at Building Permit Phase.



RCLA
Richard Camp landscape architecture
Post Office Box - 955
Carbondale, CO 81625
richard@rcamp.com
phone: (970)963.7122

Lighting Plan
Main Street Marketplace
Carbondale, Colorado

Date: July 20, 2018
Revised:

Sheet:
F - 1.1

Parcel	Physical Address	Owner	Account Num	Mailing Address
239333100038	1493 106 COUNTY RD CARBONDALE	COLORADO ROCKY MOUNTAIN SCHOOL	R084066	1493 COUNTY ROAD 106 CARBONDALE, CO 81623-2357
239333400006	Not available CARBONDALE	AVALANCHE PROPERTIES	R340869	440 N JEFFERSON AVENUE EL DORADO, AR 71730
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
239333404002	40 CLEARWATER RD CARBONDALE	KITCHAR, SUANNE	R340544	729 THOMAS STREET KEY WEST, FL 33040
239333404003	60 CLEARWATER RD CARBONDALE	FLORES, AURELIO AGUILAR	R340573	60 CLEARWATER ROAD CARBONDALE, CO 81623-1805
239333404004	80 CLEARWATER RD CARBONDALE	BRANAM, BARRY LEE	R340318	80 CLEARWATER RD CARBONDALE, CO 81623
239333404005	100 CLEARWATER RD CARBONDALE	KRUEGER, ROBERT M	R340495	100 CLEARWATER ROAD CARBONDALE, CO 81623
239333404006	120 CLEARWATER RD CARBONDALE	HAYES, TERRANCE J & TERRY L	R340242	120 CLEARWATER ROAD CARBONDALE, CO 81623-1807
239333404007	140 CLEARWATER RD CARBONDALE	VORIES, DAN E & NANCY M	R340567	140 CLEARWATER ROAD CARBONDALE, CO 81623-1807
239333408012	100 VILLAGE LN CARBONDALE	JONES, JO & RUSTY	R590056	100 VILLAGE LANE CARBONDALE, CO 81623
239333435001	1380 MAIN ST #101 CARBONDALE	WARREN, JULIE G & CUNNINGHAM, RED	R590289	PO BOX 371 BASALT, CO 81621
239333435002	1378 MAIN ST #102 CARBONDALE	WARREN, JULIE & CUNNINGHAM, RED	R590290	PO BOX 371 BASALT, CO 81621-0371
239333435003	1380 MAIN ST #103 CARBONDALE	WATERS LLC	R590291	340 NORTH STAR LANE SEDONA, AZ 86336
239333435004	1380 MAIN ST #104 CARBONDALE	WATERS LLC	R590292	340 NORTH STAR LANE SEDONA, AZ 86336
239333435005	1372 W MAIN ST #105 CARBONDALE	WHITTAKER, LAUREN & WIMBERLEY, JADE	R590293	1372 WEST MAIN STREET #105 CARBONDALE, CO 81623
239333435006	1370 MAIN ST #106 CARBONDALE	O BRIEN, MAUREEN & SMOTHERMAN, FRANK A	R590294	328 STAGECOACH DRIVE CARBONDALE, CO 81623-9514
239333435007	1410 MAIN ST CARBONDALE	HUANG, YANG & LU, RONG QING	R590295	PO BOX 2288 ASPEN, CO 81612
239333435008	1408 MAIN ST CARBONDALE	HERHAHN, CHERYL A	R590296	60 OAK RUN CARBONDALE, CO 81623
239333435009	1406 MAIN ST CARBONDALE	LUU,TONG	R590297	814 WEST BLEEKER B-4 ASPEN, CO 81611
239333435010	1404 MAIN ST CARBONDALE	LUU,TONG	R590298	814 WEST BLEEKER B-4 ASPEN, CO 81611
239333435011	1402 MAIN ST CARBONDALE	CAMPIONE, FRANCES J TRUST	R590299	3500 MOUNTAIN GLADE DRIVE #8 HOLT, MI 48842
239333435012	1400 MAIN ST CARBONDALE	DALESSANDRI, THOMAS P & ROBIN A	R590300	175 OAK RUN ROAD CARBONDALE, CO 81623
239333435013	Not available CARBONDALE	LINES PLAZA CONDOMINIUM ASSOC	R590301	679 KINGS ROW STREET CARBONDALE, CO 81623-9768
239333437001	105 VILLAGE LN CARBONDALE	COLORADO KAHUNAS, LLC	R008635	426 HILLCREST DRIVE BASALT, CO 81621
239333437002	111 VILLAGE LN CARBONDALE	NIMA OF ASPEN, INC	R008636	405 E HYMAN AVE ASPEN, CO 81611
239333437007	141 VILLAGE LN CARBONDALE	LUU,TONG	R008641	814 WEST BLEEKER B-4 ASPEN, CO 81611
239333437008	147 VILLAGE LN CARBONDALE	LUU,TONG	R008642	814 WEST BLEEKER B-4 ASPEN, CO 81611
239333437009	VILLAGE RD CARBONDALE	LINES PLAZA II CONDOMINIUM OWNERS ASSOCIATION	R008643	679 KINGS ROW STREET CARBONDALE, CO 81623-9768
239333438001	Not available CARBONDALE	CBS VILLAGE LANE LLC	R041569	235 SNOWCAP CIRCLE CARBONDALE, CO 81623
239333440001	1430 MAIN ST CARBONDALE	LUU,TONG	R041999	814 WEST BLEEKER B-4 ASPEN, CO 81611
239333440002	1434 MAIN ST CARBONDALE	LUU, TONG	R042000	1434 MAIN STREET CARBONDALE, CO 81623
239333440003	1438 MAIN ST CARBONDALE	STEIN, BARRETT	R042001	1709 N 13TH STREET BOISE, ID 83702
239333440004	1442 MAIN ST CARBONDALE	DUNN, MICHELLE L & KINKA, ANDREW J	R042002	1442 MAIN STREET, UNIT 4 CARBONDALE, CO 81623
239333440005	1446 MAIN ST CARBONDALE	LUU, TONG KHON & TRAN, TUYET LE	R042003	814 BLEEKER #B4 ASPEN, CO 81611
239333440006	1450 MAIN ST #6 CARBONDALE	KUZMICH, CLAIBORNE	R042004	1450 MAIN STREET #6 CARBONDALE, CO 81623
239333441001	1460 W MAIN ST CARBONDALE	MD1, LLC	R044714	109 AABC ASPEN, CO 81611
239333441002	1464 W MAIN ST CARBONDALE	HERRERA, DAVID G	R044715	1464 MAIN STREET CARBONDALE, CO 81623
239333441003	1468 W MAIN ST CARBONDALE	MD1, LLC	R044716	4560 FRYING PAN ROAD BASALT, CO 81621
239333441004	1472 W MAIN ST CARBONDALE	VIVIAN, JOHN CHAPLAN	R044717	1472 W MAIN STREET CARBONDALE, CO 81623
239333441005	1476 W MAIN ST CARBONDALE	GREENWELL, PENELOPE	R044718	1476 W MAIN CARBONDALE, CO 81623
239333441006	1480 W MAIN ST CARBONDALE	JORDAN, ANNA J	R044719	1480 WEST MAIN STREET CARBONDALE, CO 81623
239333441007	Not available CARBONDALE	LUU, TONG & LINES, CARL GEORGE	R044720	814 W BLEEKER NO B4 ASPEN, CO 81611
239333442001	VILLAGE LN CARBONDALE	ALPINE BANK	R082552	600 EAST HOPKINS AVENUE, SUITE 100 ASPEN, CO 81611
239333442002	30 VILLAGE LN CARBONDALE	ALPINE BANK	R082553	600 EAST HOPKINS AVENUE, SUITE 100 ASPEN, CO 81611
239333453001	Not available null	CRYSTAL RIVER MARKETPLACE LLC	R084075	813 LAKESIDE DRIVE CARBONDALE, CO 81623
239333453002	Not available null	DILLON REAL ESTATE CO INC	R084076	65 TEJON STREET DENVER, CO 80223
239333453003	903 133 HWY CARBONDALE	DILLON REAL ESTATE CO INC	R084074	65 TEJON STREET DENVER, CO 80223

ALTA Commitment Form (6-17-06)
COMMITMENT FOR TITLE INSURANCE

ISSUED BY

WESTCOR LAND
TITLE INSURANCE COMPANY

Westcor Land Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A , as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

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:

The Title Company of the Rockies
1620 Grand Avenue Bldg Main, Floor 1
Glenwood Springs, CO 81601
Phone: 970-945-1169

WESTCOR TITLE INSURANCE COMPANY

HOME OFFICE
201 N. New York Avenue, Suite 200
Winter Park, Florida 32789
Telephone: (407) 629-5842

By: Mary O'Donnell
President

Attest: Patricia W. Bower
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

Reference:

Commitment Number: 0601550-C

Commitment Ordered By:
Bob Schultz
Robert Schultz Consulting, LLC
354 Fawn Drive
Carbondale, CO 81623
Phone: 970-963-3670 Fax:
email: rschultzconsulting@gmail.com

Inquiries should be directed to:
Mary Scheurich
Title Company of the Rockies
1620 Grand Avenue
Bldg Main Floor 1
Glenwood Springs, CO 81601
Phone: 970-945-1169 Fax: 844-269-2759
email: MScheurich@titlecorockies.com

Reference Property Address:
Lot 1 Carbondale Marketplace, Carbondale, CO 81623

SCHEDULE A

1. Effective Date: **July 16, 2018, 7:00 am** Issue Date: **July 30, 2018**

2. Policy (or Policies) to be issued:

   ALTA Owner's Policy (6-17-06) Policy Amount: *Amount to be Determined*
   Premium: *Amount to be Determined*

   Proposed Insured: **A Buyer To Be Determined**

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple
   and Title to said estate or interest is at the Effective Date vested in:

   Crystal River Marketplace, LLC, a Colorado limited liability company

4. The Land referred to in this Commitment is located in the County of **Garfield**, State of **Colorado**, and is described as follows:

   Lot 1,
   CARBONDALE MARKETPLACE SUBDIVISION, according to the Plat thereof filed February 28, 2018 at Reception No. 903693.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I
REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Resolution or Statement of Authority by Crystal River Marketplace, 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.

2. Deed from Crystal River Marketplace, LLC, a Colorado limited liability company to A Buyer To Be Determined.

   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 COMPANY RESERVES THE RIGHT TO CONDUCT AN ADDITIONAL SEARCH OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO FOR JUDGMENT LIENS, TAX LIENS OR OTHER SIMILAR OR DISSIMILAR INVOLUNTARY MATTERS AFFECTING THE GRANTEE OR GRANTEES, AND TO MAKE SUCH ADDITIONAL REQUIREMENTS AS IT DEEMS NECESSARY, AFTER THE IDENTITY OF THE GRANTEE OR GRANTEES HAS BEEN DISCLOSED TO THE COMPANY.

   NOTE: THIS COMMITMENT IS ISSUED UPON THE EXPRESS AGREEMENT AND UNDERSTANDING THAT THE APPLICABLE PREMIUMS, CHARGES AND FEES SHALL BE PAID BY THE APPLICANT IF THE APPLICANT AND/OR ITS DESIGNEE OR NOMINEE CLOSES THE TRANSACTION CONTEMPLATED BY OR OTHERWISE RELIES UPON THE COMMITMENT, ALL IN ACCORDANCE WITH THE RULES AND SCHEDULES OF RATES ON FILE WITH THE COLORADO DEPARTMENT OF INSURANCE.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II
EXCEPTIONS

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, rights, 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.

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 April 3, 1892, in Book 12 at Page 126.

8. Terms, agreements, provisions, conditions and obligations as contained in Agreement recorded May 22, 1906 in Book 51 at Page 582.

9. Terms, agreements, provisions, conditions and obligations of easement and right of way as contained in instrument recorded May 23, 1923, in Book 117 at Page 582.

10. An undivided one-half (1/2) interest in oil, gas and other mineral rights, as reserved in instrument recorded February 28, 1948, in Book 234 at Page 330, and any and all assignments thereof or interests therein.

11. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded February 28, 1948, in Book 234 at Page 330.

12. All oil, gas and other mineral rights, as reserved in instrument recorded July 22, 1952, in Book 265 at Page 132, and any and all assignments thereof or interests therein.

13. Easements and rights of way granted to Public Service Company of Colorado by instrument

recorded September 22, 1961, in Book 337 at Page 10.

14. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 11 recorded May 22, 1979, in Book 528 at Page 828.

15. Easements, rights of way and all other matters as shown on the Plat of Colorado Rocky Mountain School Subdivision Exemption, filed March 13, 1998, at Reception No. 521824.

16. Terms, agreements, provisions, conditions and obligations as contained in Water Drainage and Detention Easement Agreement recorded March 26, 2003, in Book 1451 at Page 95.

17. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 5, Series of 2010 recorded September 16, 2010, at Reception No. 791486.

18. Easements, rights of way and all other matters as shown on the Plat of Lot Line Adjustment of Crystal River Marketplace, LLC and CRMS Properties, filed September 16, 2010, at Reception No. 791487.

19. Easement and right of way for utility line purposes, as granted by Crystal River Marketplace LLC to Public Service Company of Colorado, by instrument recorded October 23, 2013 at Reception No. 842357, said easement being more particularly described therein.

20. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 16, Series of 2017 recorded October 5, 2017 at Reception No. 899078.

21. Terms, agreements, provisions, conditions and obligations as contained in Memorandum of Agreement recorded June 15, 2016 at Reception No. 878457.

22. Easements, rights of way and all other matters as shown on the Plat of Carbondale Marketplace Subdivision, filed February 28, 2018 at Reception No. 903693.

23. Easement and right of way for public water, sanitary sewer and public utilities purposes, as granted by Crystal River MarketPlace LLC to The Town of Carbondale, Colorado, by instrument recorded February 28, 2018 at Reception No. 903700, said easement being more particularly described therein.

24. Terms, agreements, provisions, conditions and obligations as contained in Reciprocal Easement Agreement recorded February 28, 2018 at Reception No. 903701.

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:

A. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
B. No labor or materials 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.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
D. 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.
E. 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.

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City Market-447

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is made as of the 28th day of February 2018, by and between Dillon Real Estate Co., Inc., a Kansas corporation ("City Market"), and Crystal River Marketplace LLC, a Colorado limited liability company ("Developer").

WITNESSETH:

WHEREAS, Developer caused to be recorded in the office of the Garfield County Clerk & Recorder (i) the plat of Carbondale Marketplace Subdivision which was recorded on February 28, 2018 in Book ___ at Page _____ under Reception No. 903693, a copy of which is attached hereto as Exhibit "A" (the "Subdivision Plat"); and (ii) the First Amended Plat of Lots 2 & 4 Carbondale Marketplace Subdivision which was recorded on February 28 2018 in Book ___ at Page _____ under Reception No. 903694, a copy of which is attached hereto as Exhibit "B" (the "Amended Plat"; and together with the Subdivision Plat, the "Plat");

WHEREAS, the Carbondale Marketplace Subdivision (the "Subdivision") is comprised of five (5) Lots, as shown on the Plat;

WHEREAS, City Market is the owner of Lots 2 and 3 of the Subdivision ("Lot 2" and "Lot 3", respectively), and Developer is the owner of Lots 1, 4, and 5 of the Subdivision ("Lot 1", "Lot 4", and "Lot 5", respectively);

WHEREAS, Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5 are sometimes collectively referred to herein as the "Lots" and individually as "Lot"; and

WHEREAS, City Market and Developer desire to enter into this Agreement to provide for the integrated use of the Lots as a shopping center (the "Shopping Center") as said Shopping Center is shown on the Plat.

NOW, THEREFORE, in consideration of the premises, and Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

ARTICLE I - DEFINITIONS

SECTION 1. The following terms shall be defined as set forth below:

Building Area: The area(s) of the Lots (i) designated on the Plat for buildings or (ii) upon which buildings are expressly permitted under the terms of this Agreement. Subject to the restrictions expressly set forth herein, the Plat may be changed to add, delete or alter Building Area within a Lot by an amendment hereto by the Lot owners as provided in Section 9.1 hereof.

Common Area: The area(s) of the Shopping Center which are not Building Area. Any portion of the Common Area upon which Building Area is expressly permitted under this Agreement,

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including without limitation those areas identified as future Building Area on the Plat, shall be deemed Building Area from and after the commencement of construction of building improvements thereon. Subject to the restrictions expressly set forth herein, the Plat may be changed to add, delete or alter Common Area within a Lot by an amendment hereto by the Lot owners as provided in Section 9.1 hereof.

Ditch Relocation Agreement: That certain Ditch Relocation Agreement dated February 26, 2018 and recorded in the Office of the Garfield County Clerk and Recorder as Reception No. 903703 by and between Developer and Rockford Ditch Association, Inc. (the "Ditch Association") concerning the Rockford Ditch (the "Ditch").

Kroger Entity: The Kroger Co., an Ohio corporation, any subsidiary or affiliate of The Kroger Co., and their respective successors and assigns.

Kroger Party: a Kroger Entity having a legal or equitable interest in a Lot whose name and contact information has been provided to the other Lot owners by City Market or such Kroger Entity.

Pro Rata Share for Shared Feature Expenses: The amount of each of Lot 2, Lot 3, and Lot 4's respective responsibility for the Shared Feature Expenses (as defined in Section 3.3 hereof), expressed as a percentage, based on the size of the Lot in relation to the aggregate size of all of Lot 2, Lot 3, and Lot 4. If any such Lot is subdivided, or if the size of any Lot changes, upon prior written notice to the Lot 2 owner the Pro Rata Share of such Lot for Shared Feature Expenses shall be automatically re-allocated among the subdivided lots or parcels within the Lot, or automatically re-allocated based on the changed lot sizes on the same basis, provided that the Pro Rata Share for Shared Feature Expenses of all Lots originally designed as Lot 2, Lot 3, and Lot 4, as subsequently subdivided or adjusted, must total one hundred percent (100%). As of the date hereof, each Lot's Pro Rata Share for Shared Feature Expenses is:

Lot 2	86.9%
Lot 3	6.2%
Lot 4	6.9%

Pro Rata Share for Shared Irrigation and Ditch Expenses: The amount of each of Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5's respective responsibility for the Shared Irrigation and Ditch Expenses (as defined in Section 3.4 hereof), expressed as a percentage, based on the size of the Lot in relation to the aggregate size of all of Lots 1, 2, 3, 4, and 5. If any such Lot is subdivided, or if the size of any Lot changes, upon prior written notice to the Lot 4 owner the Pro Rata Share of such Lot for Shared Irrigation and Ditch Expenses shall be automatically re-allocated among the subdivided lots or parcels within the Lot, or automatically re-allocated based on the changed lot sizes on the same basis provided that the Pro Rata Share for Shared Irrigation and Ditch Expenses of all Lots, as subsequently subdivided or adjusted, must total one hundred percent (100%). As of the date hereof, each Lot's Pro Rata Share for Shared Irrigation and Ditch Expenses is:

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Lot 1	26.4%
Lot 2	32%
Lot 3	2.3%
Lot 4	2.5%
Lot 5	36.8%

ARTICLE II - EASEMENTS

SECTION 2.1 The parties hereby establish a non-exclusive easement over the Common Area in favor of each Lot to permit unobstructed pedestrian and vehicular passage and parking by the owner thereof and its agents, contractors, employees, tenants, licensees and invitees, provided that nothing herein shall prevent the Lot 1 owner, the Lot 2 owner, the Lot 5 owner, or their respective tenants or licensees from storing bascarts or placing cart corrals on the Common Area, or prevent the owners, tenants or licensees of Lot 1, Lot 2 or Lot 5 from selling merchandise on the Common Area portion of their respective Lots, and further provided that nothing herein shall prevent the exclusive use of any receiving area situated on a servient Lot by the owner thereof or its tenants or licensees.

SECTION 2.2 The parties hereby establish a non-exclusive easement over the Common Area (exclusive of any portion of the Common Area identified as future Building Area on the Plat) in favor of each Lot to permit the construction, maintenance and use of all apparatus necessary to provide utility services to a Lot, including without limitation telephone, electricity, water, Lot Irrigation Lines (as defined in Section 3.4 below), natural gas, storm and sanitary sewers, provided that the same are constructed, installed, maintained and repaired in compliance with all laws, orders, rules and regulations of any governmental or private authority having jurisdiction over same, including without limitation the requirements of any utility companies, and are constructed underground. The dominant Lot owner, in order to exercise its easement rights under this Section 2.2, must obtain the servient Lot owner's approval of the plans and specifications for and the location of the utility facilities the dominant Lot owner intends to install on the servient Lot, which approval shall not be unreasonably withheld, delayed or conditioned. The dominant Lot owner shall use reasonable efforts to minimize any disruption or demolition of a servient Lot by reason of the use of this easement, and work by the dominant Lot owner pursuant to this easement shall not exceed one (1) day in duration except during the period when the Shopping Center is initially constructed, unless such disruption or demolition cannot be reasonably completed within such one (1) day period, in which event the period will be extended to such time period as reasonably is required and such area forthwith shall be restored as quickly as reasonably possible by the dominant Lot owner to its original condition at no expense to the servient Lot owner.

SECTION 2.3 The parties hereby establish a non-exclusive easement over each Lot in favor of the other Lots to permit the temporary occupation of the servient Lot in order to facilitate the construction or maintenance of the improvements on the dominant Lot, provided that the dominant Lot owner shall use reasonable efforts to not interfere with the construction or operation of the improvements on the servient Lot.

SECTION 2.4 City Market and Developer each hereby establish an non-exclusive easement over all of the Lots in favor of all of the other Lots to permit the construction, use and maintenance of

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sign(s) at the location(s) designated on Exhibit "C" attached hereto, including any electrical lines required to illuminate the sign(s), provided that all lines are constructed underground. In the event the easement created by this Section 2.4 is located on property taken by condemnation or by conveyance made in anticipation or in lieu of an actual taking, the easement area shall be relocated to an area on the affected Lot reasonably acceptable to said Lot owner. No sign located on a Lot shall be positioned so as to unreasonably obstruct any signs erected pursuant to this Section 2.4 from view from the public rights of way adjacent thereto.

SECTION 2.5 The parties hereby establish a non-exclusive underground utility easement under Lot 3 for the benefit of any one of Lot 1, Lot 5, or that certain property known as 1337 Main Street that is legally described on Exhibit "D" attached hereto ("1337 Main") for construction, use, maintenance, repair and replacement of subsurface utility lines to enable customers of a car wash located on Lot 1, Lot 5, or 1337 Main (but only one of such parcels) to pay for car washes via a point of sale terminal/kiosk on Lot 3. The location of said easement on Lot 3 shall be subject to the prior written approval of the owner of Lot 3 upon review of plans and specifications for such utility facilities, such approval not to be unreasonably withheld, conditioned or delayed. The location of the point of sale terminal/kiosk may be incorporated within, or in the vicinity of, self-serve fuel pumping stations on Lot 3, and the terms of the point of sale agreement shall be subject to the mutual written approval of the owner of Lot 3, on one hand, and the owner of Lot 1, Lot 5, or 1337 Main, on the other hand, as the case may be.

SECTION 2.6 The dominant Lot owner shall indemnify, defend and hold harmless the other Lot owners and their tenants and licensees from all claims, liens, damages and expenses, including without limitation reasonable attorneys' fees, arising out of its use of any of the easements established in this Article II.

SECTION 2.7 Nothing herein shall create a gift or dedication to the public of, or otherwise create any rights of the public in, any portion of the Shopping Center. The Lot owners agree that public ingress and egress to and within the Shopping Center, and on its Lot, is permissive and shall not ever give rise to a claim for a prescriptive easement arising from continued public use of same. Notwithstanding any other provision herein to the contrary, each Lot owner may periodically restrict ingress and egress on its Lot in order to prevent a prescriptive easement from arising by continued public use of same. Any restriction on ingress or egress shall be limited to the minimum period of time necessary to prevent a gift, dedication, or creation of a prescriptive easement or other right, and shall occur at such times as to have minimum effect on the construction or operation of the Shopping Center.

ARTICLE III - MAINTENANCE AND UPKEEP OF COMMON AREA; SHARED FEATURES; IRRIGATION AND ROCKFORD DITCH

SECTION 3.1 Each Lot owner shall be responsible, at its sole cost and expense, for the repair and upkeep of that portion of the Common Area situated on its Lot, which repair and upkeep shall be performed in a workmanlike, diligent and efficient manner and shall include:

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(a) Maintenance of paved surfaces in a level and smooth condition, free of potholes, with the type of material as originally used or a substitute equal in quality;

(b) Removal of all trash and debris and washing or sweeping as required;

(c) Removal of snow and ice from paved surfaces and sidewalks;

(d) Maintenance of appropriate parking area entrance, exit and directional markers, and other traffic control signs as are reasonably required to effect the Plat;

(e) Cleaning of lighting fixtures and relamping as needed;

(f) Restriping as required to keep same clearly visible;

(g) Maintenance of any electrical and storm water lines which exclusively provide service to the Common Area;

(h) Mowing, grooming and irrigation of all seeded, sodded, grass or ground covered areas and maintenance and replacement of all landscaped areas (including maintenance, repair and replacement of irrigation systems);

(i) Maintenance and cleaning of all storm water drainage systems; and

(j) Maintenance, repair and replacement of enclosures for trash receptacles.

All such maintenance, repair and replacement of the Common Area shall be accomplished in a first class manner in accordance with standards pursuant to which other shopping centers of a similar size in the County in which the Shopping Center is located are maintained and repaired.

SECTION 3.2 Each Lot owner shall indemnify, defend and save harmless the other Lot owners and any Kroger Party, and their respective tenants and licensees, from all claims, liens, damages and expenses, including reasonable attorneys' fees, arising out of the repair, maintenance and replacement of the Common Area on its respective Lot. Should a Lot owner breach any of its obligations under this Article III, any other Lot owner shall be entitled to enforce the remedies provided in Article VIII hereof.

SECTION 3.3 The Shopping Center contains three (3) shared areas located on Lot 2 that are intended to benefit Lot 2, Lot 3 and Lot 4: (i) the onsite infiltration/water quality pond (the "Pond"), (ii) the community area, and (iii) the public art area (subsections (i), (ii), and (iii) individually a "Feature" and collectively, "Shared Features"). The Shared Features are depicted on Exhibit "C" attached hereto. All costs for the maintenance, repair, and replacement of the Shared Features (the "Shared Feature Expenses") shall be borne by the owners of Lot 2, Lot 3, and Lot 4, based on their Pro Rata Shares for Shared Feature Expenses. The owner of Lot 2 shall be responsible for the maintenance, repair, and replacement of the Shared Features and shall send the other owners by no later than March 1 of each year, a reasonably detailed statement showing the actual costs incurred by the Lot 2 owner during the

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previous year in connection with the maintenance, repair and replacement of the Shared Features, together with an invoice for such Lot owner's Pro Rata Share of such Shared Feature Expenses. The amounts due shall be paid to the Lot 2 owner within 30 days. Amounts not paid within 30 days shall accrue interest at the rate provided in Section 8.2 hereof until paid. The Lot 2 owner shall have the right to lien the lot of any other owner that fails to pay within 90 days. Notwithstanding anything contained herein to the contrary, the owners of Lot 1 and Lot 5 shall have no right to use any of the Shared Features.

SECTION 3.4

(a) Irrigation water for the Shopping Center (including those portions of the Shopping Center located in rights of way that have been, or will be dedicated to the Town of Carbondale) will be provided from the Rockford Ditch pursuant to the Ditch Relocation Agreement. Water from the Rockford Ditch will be diverted to a pump station located in the southwest corner of Lot 2, the location and plans for which are depicted on the plans attached hereto as Exhibit "E" (the "Pump Station and Ditch Infrastructure"), and pumped from the Pump Station to each Lot and to those portions of the Shopping Center located in rights of way that have been, or will be dedicated to the Town of Carbondale through irrigation lines serving each Lot and the portions of the Shopping Center located in rights of way that have been, or will be dedicated to the Town of Carbondale (collectively, the "Lot Irrigation Lines"; and each a "Lot Irrigation Line").

(b) All costs for the operation, maintenance, repair, and replacement of the Pump Station and Ditch Infrastructure, including OMR&R (as that term is defined in the Ditch Relocation Agreement) (collectively, the "Shared Irrigation and Ditch Expenses") shall be borne by the owners of Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5 based on their Pro Rata Shares of Shared Irrigation and Ditch Expenses. The owner of Lot 4 shall be responsible for the operation, maintenance, repair, and replacement of the Pump Station and Ditch Infrastructure and shall send the other owners by no later than March 1 of each year, a reasonably detailed statement showing the actual costs incurred by the Lot 4 owner during the previous year in connection with the operation, maintenance, repair and replacement of the Pump Station and Ditch Infrastructure, together with an invoice for such Lot owner's Pro Rata Share of such Shared Irrigation and Ditch Expenses. The amounts due shall be paid to the Lot 4 owner within 30 days. Amounts not paid within 30 days shall accrue interest at the rate provided in Section 8.2 hereof until paid. The Lot 4 owner shall have the right to lien the lot of any other owner that fails to pay within 90 days.

(c) With respect to the Lot Irrigation Lines, the owner of each Lot shall be responsible for the operation, maintenance, repair, and replacement of the Lot Irrigation Line(s) serving such owner's Lot and the Town of Carbondale shall be responsible for the operation, maintenance, repair, and replacement of the Lot Irrigation Line(s) serving the portions of the Shopping Center located in rights of way that have been, or will be dedicated to the Town of Carbondale. Notwithstanding the foregoing, Lot 2, Lot 3, and Lot 4 will be served by the same Lot Irrigation Line; accordingly the costs and expense associated with the preceding sentence shall be shared

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by Lot 2, Lot 3, and Lot 4 in the same proportion as the Pro Rata Share for Shared Feature Expenses.

(d) Subject to the terms of any agreement that may be mutually acceptable to the owner of Lot 1 and the owner of 1337 Main, the owner of Lot 1 shall have the right to allow the owner of 1337 Main to connect to any Lot Irrigation Line(s) serving Lot 1 for the purpose of irrigating 1337 Main.

(e) The Town of Carbondale shall have the right, at its sole cost and expense, to construct within the Pump Station a separate pump for the Lot Irrigation Line(s) that serve(s) the portions of the Shopping Center located in rights of way that have been, or will be dedicated to the Town of Carbondale. If such separate pump is constructed by the Town of Carbondale, the Town of Carbondale shall also be responsible for all costs for the operation, maintenance, repair, and replacement of such pump.

(f) The owners of Lot 1, Lot 2, Lot 3, Lot 4, and Lot 5 hereby agree, for themselves and their respective successors and assigns, to:

i. Provide the Ditch Association annually with copies of any insurance obtained and maintained pursuant to Section 4.1 of this Agreement;

ii. Maintain the Modified Ditch (as that term is defined in the Ditch Relocation Agreement), including any existing and future improvements thereto, and to pay for all expenses related to the operation, maintenance, repair, and replacement of the entire portion of the Modified Ditch which was modified and/or piped pursuant to the Ditch Relocation Agreement, including that portion of the Ditch depicted on Exhibit B attached to the Ditch Relocation Agreement. Such expenses, together with interest, costs, and reasonable attorneys' fees shall be a charge and continuing lien upon Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, as set forth in the Ditch Relocation Agreement, until paid; and

iii. Hold harmless, indemnify, and defend the Ditch Association, its successors and assigns to the fullest extent allowed under Colorado law from and against any actual or threatened loss, claim, demand, negligence, cause of action, liability, cost, expense (including attorneys' fees and litigation expenses and costs) or damages of any kind or nature (including those involving death, personal injury or property damage) associated with or arising from any activity performed in any way related to the Project (as that term is defined in the Ditch Relocation Agreement) or any ongoing obligation under the Ditch Relocation Agreement, including OMR&R (as that term is defined in the Ditch Relocation Agreement).

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(g) Nothing in this Section 3.4 limits any rights that the Ditch Association may have against Developer, or limits or reduces any obligations that Developer may owe to the Ditch Association pursuant to the Ditch Relocation Agreement.

SECTION 3.5 Should a Lot owner breach any of its obligations set forth in this Article III, any Kroger Entity shall have the right to perform or enforce any of the rights set forth in Article VIII hereof, in its sole discretion, for so long as such Kroger Entity may have a legal or equitable interest in a Lot.

ARTICLE IV - LIABILITY INSURANCE

SECTION 4.1 The owner of each Lot shall maintain comprehensive general liability insurance, including contractual liability coverage, naming the other Lot owners and any Kroger Party as additional insureds and providing coverage with a combined bodily injury, death and property damage limit of Three Million and 00/100 Dollars ($3,000,000.00) or more per occurrence. A Lot owner or its tenant, or the parent company of either, having a net worth of One Hundred Million and 00/100 Dollars ($100,000,000.00) or more or a market capitalization of One Billion and 00/100 Dollars ($1,000,000,000.00) or more may self-insure this obligation. The owner of a Lot shall provide a Lot owner or any applicable Kroger Party, whichever the case may be, with a certificate of insurance or self-insurance, which certificate shall provide that the coverage referred to therein shall not be modified or cancelled without at least thirty (30) days written notice to each named insured thereunder. A Lot owner that is also a Kroger Entity may satisfy the requirements of the immediately preceding sentence by making available on the website(s) of the issuer(s) of such comprehensive generally liability insurance required by this Section 4.1 (or, with respect to self-insurance, on a website designated by such Kroger Entity) a Memorandum of Insurance evidencing such coverage.

ARTICLE V - DAMAGE OR DESTRUCTION

SECTION 5.1 In the event that any part of the Common Area is destroyed or damaged by fire, casualty or force majeure, the owner of the affected Lot, at its sole cost and expense, forthwith shall clear and restore such area.

SECTION 5.2 In the event that any part of the Building Area on a Lot is damaged by fire, casualty or force majeure, the owner thereof shall not be obligated to restore same, provided that such Lot owner, at its sole cost and expense, shall diligently proceed to raze the damaged structures, remove all debris, and either (i) pave such area for parking in general conformity with the parking layout shown on the Plat, or (ii) place said in area in a grass lawn or other orderly landscaped condition, and in either case of (i) or (ii) install adequate storm drainage and adequate lighting in general conformity with the lighting used in the Common Area. Any area restored in this manner shall be maintained as though it were part of the Common Area until improved with building improvements.

SECTION 5.3 In the event that any part of the Common Area is condemned, the owner of the affected Lot, at its sole cost and expense, forthwith shall restore such area as much as practicable to provide the same approximate configuration, size, location and number of parking lot light standards, driveways, walkways, parking spaces and curb cuts to adjacent roadways existing prior to the condemnation. Any award on account of a condemnation on the Common Area first shall be used in the

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restoration of same, and any claim to the award made by a Lot owner or its tenants or licensees hereunder shall be expressly subject and subordinate to its use in such restoration. The term "condemnation" as used herein shall include all conveyances made in anticipation or lieu of an actual taking.

Nothing in this Section shall be construed to give any Lot owner an interest in any award or payment made to another Lot owner in connection with any exercise of the power of eminent domain or any transfer in lieu thereof affecting said other Lot owner's Lot or giving the public or any government any rights in said Lot. In the event of any exercise of the power of eminent domain or transfer in lieu thereof of any part of the Common Area, the award attributable to the land and improvements of such portion of the Common Area shall be payable only to the owner thereof, and no claim thereon shall be made by the owners of any other portion of the Common Area.

All other owners of the Common Area may file collateral claims with the condemning authority for their losses which are separate and apart from the value of the land area and improvements taken from another owner. Nothing in this Section shall prevent a tenant from making a claim against an owner pursuant to the provisions of any lease between such tenant and such owner for all or a portion of any such award or payment.

If there shall be any building improvements located on the condemned area, the owner of said condemned area shall, at its sole cost, risk and expense, and at its option, either restore the remainder of said building as much as practicable out of the same materials used for the original structure or raze the remainder of the condemned structure, remove all debris, and either (i) pave the remaining area so razed for parking in general conformity with the parking layout shown on the Plat, as revised to reflect the removal of the condemned area from the Shopping Center, or (ii) place said area in a grass lawn or other orderly landscaped condition, and in either case of (i) or (ii) install adequate storm water drainage and adequate lighting in general conformity with the lighting used in the Common Area. Any area restored in this manner shall be maintained as though it were part of the Common Area.

SECTION 5.4 Notwithstanding the requirements of Sections 5.2 and 5.3 hereof, the Lot 2 owner, in its sole and absolute discretion, in lieu of paving or landscaping the Building Area affected by a casualty or condemnation, may leave the building slab located within such Building Area in place, provided such building slab is maintained in a safe condition.

ARTICLE VI - RESTRICTIONS

SECTION 6.1 No part of the Shopping Center, except Lot 2, shall be used as a drug store or a business principally devoted to the sale of health and beauty aids, or for a pharmacy department requiring the services of a registered pharmacist, provided that this restriction shall cease to be in force and effect if the occupant of the storeroom situated on the Lot 2 fails to operate a drug store, or pharmacy department in the case that Lot 2 is not used as a drug store, for a period of three hundred sixty-five (365) consecutive days or longer subsequent to the opening for business of said storeroom on the Lot 2, except when such failure is caused by labor disputes, force majeure (including reconstruction as a result of fire or other casualty) or conditions beyond the control of the occupant.

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SECTION 6.2 No part of the Shopping Center, except Lot 2, shall be used as a supermarket that carries groceries, meats, fish, produce, dairy products, bakery products and alcoholic beverages in the same store for off premises consumption; provided that nothing herein shall prevent the sale of such products in any store that does not carry all such products and is not a supermarket that carries such products for off premises consumption; and further provided that this restriction shall cease to be in force and effect if the occupant of Lot 2 fails to conduct a supermarket business for the sale of groceries, meats, fish, produce, dairy products, bakery products and alcoholic beverages for off premises consumption in the same store, for three hundred sixty-five (365) consecutive days or longer subsequent to the opening for business of said supermarket on Lot 2, except when such failure is caused by labor disputes, force majeure (including reconstruction as a result of a fire or other casualty) or conditions beyond the control of the occupant.

SECTION 6.3 No part of the Shopping Center, except Lot 3, shall be used for the sale of automotive fuel, including without limitation gasoline and diesel fuel, provided that this restriction shall cease to be in force or effect if, the operator of any automotive fuel dispensing facility located on Lot 3 fails to conduct a business for the sale of automotive fuel for three hundred sixty five (365) consecutive days or longer subsequent to the opening for business of such automotive fuel dispensing facility on Lot 3 except when such failure is caused by labor disputes, force majeure (including reconstruction as a result of a fire or other casualty) or conditions beyond the control of the operator.

SECTION 6.4 No part of the Shopping Center, except Lot 2, shall be used as a non-retail business which requires extensive parking that would violate the parking rules and regulations (if any) established by the Town of Carbondale, including without limitation a disco, nightclub, bowling alley, bingo parlor, or community recreational center; provided, however, that if any part of the Shopping Center is approved by the Town of Carbondale for residential purposes, it shall not be a violation of this Agreement to use those parts of the Shopping Center approved for residential purposes in compliance with all laws, orders, rules and regulations of any governmental or private authority having jurisdiction over same.

SECTION 6.5 No part of the Shopping Center shall be used as a business which principally features sexually explicit products. No part of Lot 4 shall be used as a business for the sale of medical or recreational marijuana.

SECTION 6.6 The initial plans and specifications for the development of Lot 4 have been approved by the Lot 2 owner. If, after the completion of construction of the approved improvements on Lot 4, the improvements on Lot 4 are redesigned and reconstructed the Lot 4 owner shall submit to the Lot 2 owner and any Kroger Party, plans and specifications for all such new improvements to be constructed on Lot 4, including without limitation exterior elevation, architectural and signage plans and specifications, for review and approval by the Lot 2 owner and any such Kroger Party. Any approval by the Lot 2 owner shall not be deemed to constitute a warranty or representation by the Lot 2 owner with respect to the materials, design, location, construction or workmanship of any improvements on Lot 4. The Lot 4 owner shall obtain the foregoing approvals before commencing any such new construction on Lot 4, before implementing any changes in plans theretofore approved by the Lot 2 owner, and before

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commencing any construction to repair, replace or restore the exterior of any improvements on Lot 4 following a condemnation or a casualty thereon. Nothing in this paragraph shall apply to any work or construction on the interior of any buildings on Lot 4. In addition to the foregoing, if, after the completion of construction of the approved improvements on Lot 4, the improvements on Lot 4 are redesigned and reconstructed, the Lot 4 owner understands that the Lot 2 will require the following for any redesigned or reconstructed building on Lot 4: (i) no part of the building improvements situated on Lot 4 shall be more than one (1) story in height nor exceed twenty-eight (28) feet in height from ground level, except for architectural or ornamental elements, towers or facades which may be up to thirty-five (35) feet in height from ground level, provided such architectural or ornamental elements, towers or facades shall not exceed the lesser of twenty-five (25) feet in width or twenty-five percent (25%) of the frontage of the building in which they are located; and (ii) the total square footage of any building constructed on Lot 4 shall not exceed ten thousand five hundred (10,500) square feet.

SECTION 6.7 Each Lot in the Shopping Center shall have a parking ratio that complies with all applicable laws, codes, rules and regulations without considering available parking spaces on any other Lot within the Shopping Center. The dimensions of each parking space on the Lots shall conform to applicable municipal requirements.

SECTION 6.8 (a) Each Lot owner shall perform construction on its Lot so as not unreasonably interfere with any other construction being performed on any of the other Lots; or unreasonably interfere with the operations conducted on any other Lot.

(b) Each Lot owner agrees that in the event any mechanic's lien or other statutory liens shall be filed against a Lot other than its own Lot by reason of work, labor, services or materials supplied to or at the request of such owner pursuant to any construction on such owner's Lot, or supplied to or at the request of its tenant or licensee pursuant to any construction by said tenant or licensee, it shall discharge the same of record within thirty (30) days after the filing thereof, subject to the provisions of the following sentence. Each Lot owner shall have the right to contest the validity, amount or applicability of any such liens by appropriate legal proceedings, and, so long as it shall furnish bond or indemnify as hereinafter provided and be prosecuting such contest in good faith, the requirement that it discharge such liens within said thirty (30) days shall not be applicable; provided, however, that in any event such Lot owner shall, within thirty (30) days after the filing thereof, bond or indemnify against such liens in amount and in form satisfactory to induce the title insurance company or companies which insured title to the respective Lots to each of the Lot owners to insure over such liens or to reissue and update its existing policy, binder or commitment without showing title exception by reason of such liens, and shall indemnify, defend and save harmless the other Lot owners from all loss, damage, liability, expense or claim whatsoever (including reasonable attorneys' fees and other costs of defending against the foregoing) resulting from the assertion of any such liens. In the event such legal proceeding shall be finally concluded (so that no further appeal may be taken) adversely to the Lot owner contesting such liens, such Lot owner shall, within five (5) days thereafter, cause the liens to be discharged of record.

SECTION 6.9 All electrical and telephone wires and all other utility lines serving the Lots shall be buried below grade such that the same shall not be visible.

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SECTION 6.10 No fence, landscaping or other structure of any kind (except as may be specifically permitted herein) shall be placed, kept, permitted or maintained upon the Common Area portion of Lot 4 without the prior written consent of the Lot 2 owner and any Kroger Party.

SECTION 6.11 All lighting structures and standards erected in the Common Area portion of any Lot shall be erected by and at the expense of the Lot owner; shall be erected prior to commencement of business on each such Lot; and shall be located in such areas and in accordance with such plans and specifications as shall be approved by the Lot 2 owner and any Kroger Party.

SECTION 6.12 No portion of the Common Area of Lot 1, Lot 4, or Lot 5 shall be encumbered by any easement, right-of-way, license or other servitude for the purpose of parking on or vehicular passage across the Common Area of Lot 1, Lot 4, or Lot 5 benefiting property outside of the Shopping Center without the prior written consent of the Lot 2 owner and any Kroger Party.

SECTION 6.13 Any Lot owner shall, for the benefit of itself and any tenant, subtenant or licensee on such owner's Lot, have the right to enforce directly against the other Lot owners, tenants, subtenants, licensees and occupants, the restrictions against use set forth in this Agreement; but nothing herein shall require or be deemed an undertaking by any Lot owner or any tenant, subtenant or licensee to enforce the same. So long as any Kroger Entity has a legal or equitable interest in a Lot, such Kroger Entity shall also have the right for the benefit of itself to enforce directly against the other Lot owners, tenants, subtenants, licensees and occupants, the restrictions against use set forth in this Agreement; but nothing herein shall require or be deemed an undertaking by such Kroger Entity to enforce the same.

SECTION 6.14 The remedies for breach of any of the restrictions set forth in this Article shall be cumulative, not exclusive, and shall include injunctive relief.

ARTICLE VII - TAXES

SECTION 7.1 Each Lot owner shall pay (or cause to be paid) before delinquency all real estate taxes and assessments (herein collectively "Taxes") levied on its Lot and the improvements situated thereon.

SECTION 7.2 Each Lot owner may, at its own cost and expense by appropriate proceeding, contest the validity, applicability and/or the amount of any Taxes. Nothing in this Article shall require a Lot owner to pay any Taxes so long as it contests the validity, applicability or the amount thereof in good faith and so long as it does not allow the affected Lot to be forfeited to the imposer of such Taxes as a result of its nonpayment.

SECTION 7.3 If a Lot owner fails to comply with this Article, either the Lot 2 owner or any Kroger Party may pay the Taxes in question and shall be entitled to prompt reimbursement from the defaulting Lot owner for the sums so expended with interest thereon at the rate provided in Section 8.2 hereof.

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ARTICLE VIII - DEFAULT

SECTION 8.1 Except as otherwise expressly set forth in this Agreement, should a Lot owner breach any of its obligations hereunder and such breach continue for a period of thirty (30) days after its receipt of written notice, any of the other Lot owners or any Kroger Party shall be entitled to cure such breach in addition to all remedies at law or in equity, provided that such party furnish prior notice to the other Lot owners and any Kroger Party , and further provided that no notice is required should the breach create an emergency or interfere with use of a Lot. All expenses incurred by the other Lot owner(s) or such Kroger Party to cure the defaulting Lot owner's uncured breach pursuant to the preceding notice shall be reimbursed by the defaulting Lot owner within thirty (30) days after receipt of written evidence confirming the payment of such expenses.

SECTION 8.2 Any sums remaining unpaid in accordance with Article III, Section 7.3 or Section 8.1, together with interest calculated at three percent (3%) above the prime rate charged by CitiBank, N.A., New York, New York, or any successor thereto, or at the highest annual interest rate allowed by law, whichever is less, may be secured by a lien on the Lot of the owner in default and may be perfected in accordance with the laws of the State of Colorado, which lien shall retain the original priority of title of this Agreement.

SECTION 8.3 In the event of litigation by reason of this Agreement, the prevailing party in such litigation shall be entitled to recover reasonable attorneys' fees in addition to all other expenses incurred by such litigation.

SECTION 8.4 Any Kroger Entity shall be a beneficiary of all of the rights, easements, covenants and restrictions set forth herein and shall be entitled to enforce same for so long as such Kroger Entity may have any legal or equitable interest in a Lot.

ARTICLE IX - MISCELLANEOUS PROVISIONS

SECTION 9.1 Except as provided below, this Agreement may be amended, terminated or rescinded only with the written approval of all owners of the Lots, and any Kroger Party. With the prior written approval of any Kroger Party, the Lot owners may modify or amend this Agreement by filing an amendment hereto. Any such amendment, termination or rescission shall be evidenced by a written instrument recorded in the Office of the Clerk & Recorder of Garfield County, Colorado. In addition, and without limitation to the foregoing, the provisions in Article II and Article III of this Agreement may only be amended with the prior written consent of the Town of Carbondale, whose consent shall be necessary for the sole purpose of confirming that the proposed amendment does not violate the provisions of Section 6(l) of Ordinance No. 5, Series of 2016, and whose consent shall not be unreasonably withheld, conditioned or delayed.

SECTION 9.2 Any Lot may be subdivided by the owner of such Lot (subject to compliance with all applicable rules and regulations of the Town of Carbondale and any other governmental body having jurisdiction). In such case, the subdivided lots or parcels shall be subject to this Agreement, and the

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owner of such subdivided lot or parcel shall have all the rights and obligations applicable to the owners of the Lots in the Subdivision as of the date hereof.

SECTION 9.3 This Agreement shall not create an association, partnership, joint venture or a principal and agency relationship between the owners of the Lots or their tenants or licensees.

SECTION 9.4 No waiver of any provision hereof shall be deemed to imply or constitute a further waiver thereof or any other provision set forth herein.

SECTION 9.5 Should any provision hereof be declared invalid by a legislative, administrative or judicial body of competent jurisdiction, the other provisions hereof shall remain in full force and effect and shall be unaffected by same.

SECTION 9.6 All notices and approvals required or permitted under this Agreement shall be served by (i) certified mail, return receipt requested, or (ii) nationally recognized overnight courier, to a party at the last known address of its principal place of business. Date of service of notice or approval shall be the date on which such notice or approval is deposited in a Post Office of the United States Postal Service or any successor governmental agency. Should a Parcel be subdivided by separate ownership, and an additional Parcel is not established pursuant to Section 9.2 hereof, the party who owns the largest portion thereof is irrevocably appointed attorney-in-fact for all parties who may own an interest in the Parcel to receive all notices and to render all approvals hereunder, which receipt of notices and delivery of approvals shall be binding on all such parties.

SECTION 9.7 All of the provisions hereof shall run with the land in perpetuity and shall be binding on Developer, City Market and their respective successors and assigns; provided, however, if any of the provisions of this Agreement shall be unlawful, void or voidable for violation of the Rule Against Perpetuities, then such provisions shall continue only until twenty one (21) years after the death of the survivor of the now-living descendants of her Majesty, Queen Elizabeth II, the Queen of England.

SECTION 9.8 This Agreement contains the entire undertaking by the parties hereto and there are no other terms, expressed or implied, except as contained herein.

SECTION 9.9 This Agreement may be executed in counterparts.

[Signature Page Follows]

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IN WITNESS WHEREOF, the parties hereto have executed this Reciprocal Easement Agreement.

CITY MARKET:

DILLON REAL ESTATE CO., INC.,
a Kansas corporation

By:
Name: Rick J. Landrum
Title: Vice President

APPROVED SKG 02.27.18 LAW DEPT

DEVELOPER:

CRYSTAL RIVER MARKETPLACE LLC,
a Colorado limited liability company

By:
Briston Peterson, Manager

EXHIBITS:
Exhibit "A" – Plat
Exhibit "B" – Amended Plat
Exhibit "C" – Depiction of Sign Locations and Features
Exhibit "D" – Legal Description of 1337 Main
Exhibit "E" – Ditch Diversion/Pump Station Plans

This Instrument Prepared By:

Jennifer K. Gothard
The Kroger Co.
1014 Vine Street
Cincinnati, Ohio 45202-1100

[Acknowledgments on Following Page]

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City Market-447

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 27th day of February, 2018, by Rick J. Lardrum, the Vice President of Dillon Real Estate Co., Inc., a Kansas corporation, on behalf of the corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

NOTARIAL SEAL STATE OF OHIO

Renee A. R. Cipriani
Notary Public, State of Ohio
My Commission Expires 11-30-2020

Renée A. R. Cipriani
Notary Public

STATE OF COLORADO)
) SS:
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this 28th day of February, 2018, by Briston Peterson, Manager of Crystal River Marketplace LLC, a Colorado limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

MARY L. SCHEURICH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974007954
My Commission Expires May 22, 2021

M Scheurich
Notary Public

Exhibit A

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FINAL PLAT OF:

CARBONDALE MARKETPLACE SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 3

SHEET INDEX
1 - CERTIFICATIONS & DEDICATIONS
2 - EXISTING EASEMENTS
3 - LOT DESCRIPTIONS, REMAINING RECORD EASEMENTS & EASEMENTS PER THIS PLAT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

THAT CRYSTAL RIVER MARKETPLACE LLC, IS THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, DESCRIBED ON SHEET 3 OF THIS PLAT

THE AFORESAID OWNERS HAVE BY THESE PRESENTS LAID OUT AND PLATTED ALL OF THE DESCRIBED REAL PROPERTY INTO LOTS AND RIGHTS OF WAY AS SHOWN HEREON AND DESIGNATES THE SAME AS CARBONDALE MARKETPLACE SUBDIVISION IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON SHEET 3 OF THE WITHIN PLAT AS PUBLIC STREETS ARE DEDICATED, IN FEE, TO THE TOWN OF CARBONDALE FOR PUBLIC STREETS, FOR THE PUBLIC USE;

ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS PUBLIC UTILITY EASEMENTS INCLUDING WATER EASEMENTS ARE HEREBY RESERVED, DEDICATED TO AND SET APART AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF THE TOWN OF CARBONDALE FOR PUBLIC USE, FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND UTILITY LINES AND THEIR APPURTENANT SURFACE FACILITIES, TOGETHER WITH PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO FOR THE AFORESAID PURPOSES;

ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS 12.5' AND 30.00' WIDE ELECTRIC EASEMENTS ARE HEREBY RESERVED, DEDICATED TO AND SET APART AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF HOLY CROSS ENERGY, FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND ELECTRIC LINES AND THEIR APPURTENANT SURFACE FACILITIES, TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO FOR THE AFORESAID PURPOSES, UPON THE CONDITION THAT SUCH EASEMENTS AND RIGHTS BE UTILIZED BY THE BENEFICIARIES IN A REASONABLE AND PRUDENT MANNER AND SUBJECT TO THE TERMS OF PRESENT OR FUTURE FRANCHISE AGREEMENTS WITH THE TOWN OF CARBONDALE. THE EXISTING EASEMENT GRANTED ON THAT DOCUMENT RECORDED AS BOOK 337 AT PAGE 10 SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE ELECTRIC INFRASTRUCTURE IS CONSTRUCTED WITHIN SAID ELECTRIC EASEMENTS AS SHOWN ON SHEET 3 HEREOF, AT SUCH TIME THAT PORTION OF THE EXISTING EASEMENT AFFECTING THE SUBJECT PROPERTY SHALL BE DEEMED VACATED;

ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS ELECTRIC EASEMENTS LOCATED ON LOT 1 ADJACENT TO HIGHRISE DRIVE ARE HEREBY RESERVED, DEDICATED TO AND SET APART AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE USE AND BENEFIT OF HOLY ENERGY, FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND ELECTRIC LINES AND THEIR APPURTENANT SURFACE FACILITIES, TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO FOR THE AFORESAID PURPOSES, UPON THE CONDITION THAT SUCH EASEMENTS AND RIGHTS BE UTILIZED BY THE BENEFICIARIES IN A REASONABLE AND PRUDENT MANNER AND SUBJECT TO THE TERMS OF PRESENT OR FUTURE FRANCHISE AGREEMENTS WITH THE TOWN OF CARBONDALE;

ALL PORTIONS OF THE REAL PROPERTY IDENTIFIED AND DEPICTED ON THE WITHIN PLAT AS IRRIGATION EASEMENTS ARE HEREBY GRANTED AND SET APART FOR THE USE AND BENEFIT OF THE OWNERS OF THE ROCKFORD DITCH AND THE WATER RIGHTS DECREED THERETO FOR PURPOSE OF THE CONSTRUCTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR. THE EXISTING EASEMENT GRANTED ON THAT DOCUMENT RECORDED AT RECEPTION NO. 521834 SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE DITCH INFRASTRUCTURE IS CONSTRUCTED WITHIN THE ROCKFORD DITCH EASEMENT AS SHOWN ON SHEET 3 HEREOF. AT SUCH TIME THE EXISTING EASEMENT SHALL BE DEEMED VACATED SUBJECT TO THE CONDITIONS AND MUTUAL AGREEMENTS CONTAINED IN THE DITCH RELOCATION AGREEMENT REFERENCED HEREON IN PLAT NOTE 12.

PARCELS 1 AND 2 OWNER: CRYSTAL RIVER MARKETPLACE LLC

BY: _____
BRISTON PETERSON

TITLE: MANAGER

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ A.D., 2018

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 2018, BY BRISTON PETERSON, AS MANAGER OF CRYSTAL RIVER MARKETPLACE LLC.

MY COMMISSION EXPIRES, _____

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, GARFIELD COUNTY, STATE OF COLORADO, THIS ____ DAY OF _____, A.D., 2018. FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, STATE OF COLORADO, AND FOR THE CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES.

_____
MAYOR

ATTEST:

_____
TOWN MANAGER

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF CARBONDALE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____ A.D., 2018

_____
CHAIRPERSON

NOTES: 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.

HOLY CROSS ENERGY CERTIFICATE OF EASEMENT REALIGNMENT

THIS PLAT IS APPROVED FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR THE VACATION/REALIGNMENT OF THOSE PORTIONS OF THE EASEMENT GRANTED IN BOOK 337 AT PAGE 10 OF THE GARFIELD COUNTY RECORDS, AS SHOWN ON SHEET 3 HEREOF, AFFECTING THE SUBJECT PROPERTY IN FAVOR OF THE 30.00' & 30' WIDE ELECTRIC EASEMENTS DESCRIBED AND DEPICTED ON SHEET 3 HEREOF

HOLY CROSS ENERGY

BY: _____

AS: _____

IN WITNESS HEREOF HOLY CROSS ENERGY, BY _____ AS _____ HAS CAUSED ____ NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ A.D., 2018

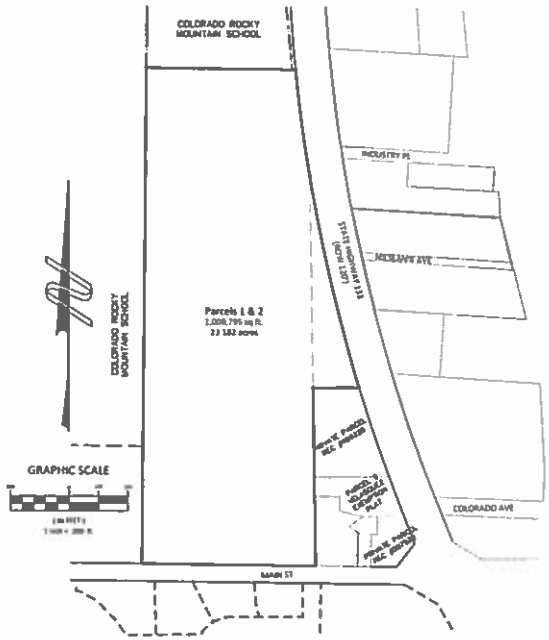
STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 2018, BY _____ AS _____ OF HOLY CROSS ENERGY

MY COMMISSION EXPIRES, _____

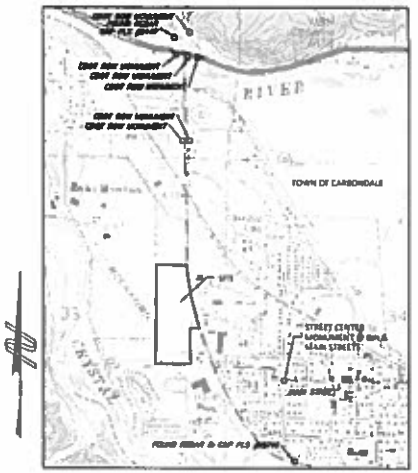
WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC



PLAT NOTES:

1) ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED ON THE WITHIN FINAL PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF:
   a) THE SUBDIVISION IMPROVEMENTS AGREEMENT ("SIA") RECORDED _____ AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.
   b) THE TOWN OF CARBONDALE ORDINANCE NO. 9, SERIES OF 2018 RECORDED _____ AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.
2) LOTS 1 THROUGH 5 ARE SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED _____ AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.
3) THE TOWN OF CARBONDALE ORDINANCE NO. 21, SERIES OF 1997 RECORDED MARCH 18, 1998 AT RECEPTION NO. 531822, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO SHALL REMAIN IN FULL FORCE AND EFFECT EXCEPT TO THE EXTENT MODIFIED OR CONDITIONED BY THE TERMS OF THE ABOVE REFERENCED ORDINANCE, SIA OR THIS FINAL PLAT.
4) ALL FUTURE DEVELOPMENT UPON ALL LOTS SHALL BE CONSISTENT WITH SITE PLANS APPROVED BY THE TOWN OF CARBONDALE.
5) NO DEVELOPMENT MAY PROCEED UPON LOT 1 OR 5 UNTIL FUTURE APPROVAL OF A SITE PLAN BY THE TOWN OF CARBONDALE IN ACCORDANCE WITH THE SIA, AT WHICH TIME THE TOWN MAY REQUIRE ADDITIONAL PUBLIC IMPROVEMENTS, RIGHTS-OF-WAY AND/OR WATER RIGHT DEDICATIONS AS REQUIRED TO SERVE THE SCOPE OF DEVELOPMENT SHOWN ON SUCH FUTURE SITE PLANS.
6) IF A BUILDING PERMIT IS NOT ISSUED FOR A NEW GROCERY STORE UPON LOT 2, AND CONSTRUCTION OF THAT STORE IS NOT DILIGENTLY COMMENCED WITHIN 30 MONTHS OF THE DATE OF RECORDATION OF THE FINAL PLAT, AND SAID TIMELINE IS NOT EXTENDED BY THE TOWN IN ACCORDANCE WITH THE SIA, NO DEVELOPMENT MAY PROCEED ON LOTS 2, 3 OR 4 UNTIL FUTURE APPROVAL OF A NEW SITE PLAN BY THE TOWN IN ACCORDANCE WITH THE SIA, AT WHICH TIME THE TOWN MAY REQUIRE ADDITIONAL PUBLIC IMPROVEMENTS, RIGHTS-OF-WAY AND/OR WATER RIGHT DEDICATIONS AS REQUIRED TO SERVE THE SCOPE OF DEVELOPMENT SHOWN ON SUCH FUTURE SITE PLANS. ADDITIONALLY, IN THE EVENT THAT THE RETAIL BUILDING UPON LOT 4 IS NOT CONCURRENTLY DEVELOPED WITH THE GROCERY STORE UPON LOT 2, THE SITE PLAN APPROVAL FOR THE RETAIL BUILDING SHALL LAPSE FOUR YEARS FROM THE DATE OF THIS FINAL PLAT UNLESS EXTENDED BY THE BOARD OF TRUSTEES.
7) NO MORE THAN 1.6 ACRES OF LAND AREA MAY BE IRRIGATED UPON LOTS 2, 3 AND 4. ALL IRRIGATION UPON LOTS SHALL BE SERVED BY NON POTABLE IRRIGATION SYSTEM(S) SUPPLIED BY THE ROCKFORD DITCH, AND NO TREATED WATER FROM THE TOWN'S MUNICIPAL SYSTEM SHALL BE USED FOR OUTDOOR IRRIGATION.
8) THE OPERATION OF A FUELING FACILITY UPON LOT 5 SHALL BE SUBJECT TO ALL PROVISIONS OF THE CARBONDALE MUNICIPAL CODE REGARDING TRANSFERABILITY, DURATION AND REVOCATION OF A SPECIAL USE PERMIT AUTHORIZATION BY THE TOWN.
9) THE OWNERS, INVITEES, AND TENANTS OF LOTS 1, 2, 3, 4 AND 5 SHALL ENJOY THE RIGHT TO UTILIZE INTERNAL VEHICULAR AND PEDESTRIAN CIRCULATION ROUTES AND CORRIDORS FOR INGRESS AND EGRESS PURPOSES TO AND FROM PUBLIC RIGHTS-OF-WAY IDENTIFIED AND DEPICTED HEREON.
10) AT THE TIME OF SITE PLAN APPROVAL FOR FUTURE DEVELOPMENT UPON LOT 1, THE DEVELOPER OR ITS SUCCESSOR SHALL BE REQUIRED TO DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY NECESSARY TO ESTABLISH A ROAD CONNECTION FROM LOTS 2 AND 4 TO THE FUTURE INDUSTRY PLACE ROUNDABOUT.
11) LOTS 2, 3 AND 4 MAY NOT BE INDIVIDUALLY DEVELOPED OR REDEVELOPED IN THE FUTURE UNLESS ALL THREE LOTS WILL INDIVIDUALLY OR COLLECTIVELY COMPLY WITH THE TOWN OF CARBONDALE'S ZONING AND DESIGN STANDARDS AT THE TIME OF DEVELOPMENT.
12) LOTS 1-5 ARE SUBJECT TO THE ROCKFORD DITCH RELOCATION AGREEMENT RECORDED _____ AS RECEPTION NO. _____ OF THE GARFIELD COUNTY RECORDS.



VICINITY MAP
SCALE 1"=1000'

SURVEYOR'S CERTIFICATE

I, MARK S. BECKLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE CARBONDALE MARKETPLACE SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____ A.D., 2018

_____
MARK S. BECKLER, P.L.S. #28643

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____ A.D., 2018, AND IS DULY RECORDED IN BOOK ____, PAGE ____, RECEPTION NO. _____.

_____
CLERK AND RECORDER

BY: _____
DEPUTY

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

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
18 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

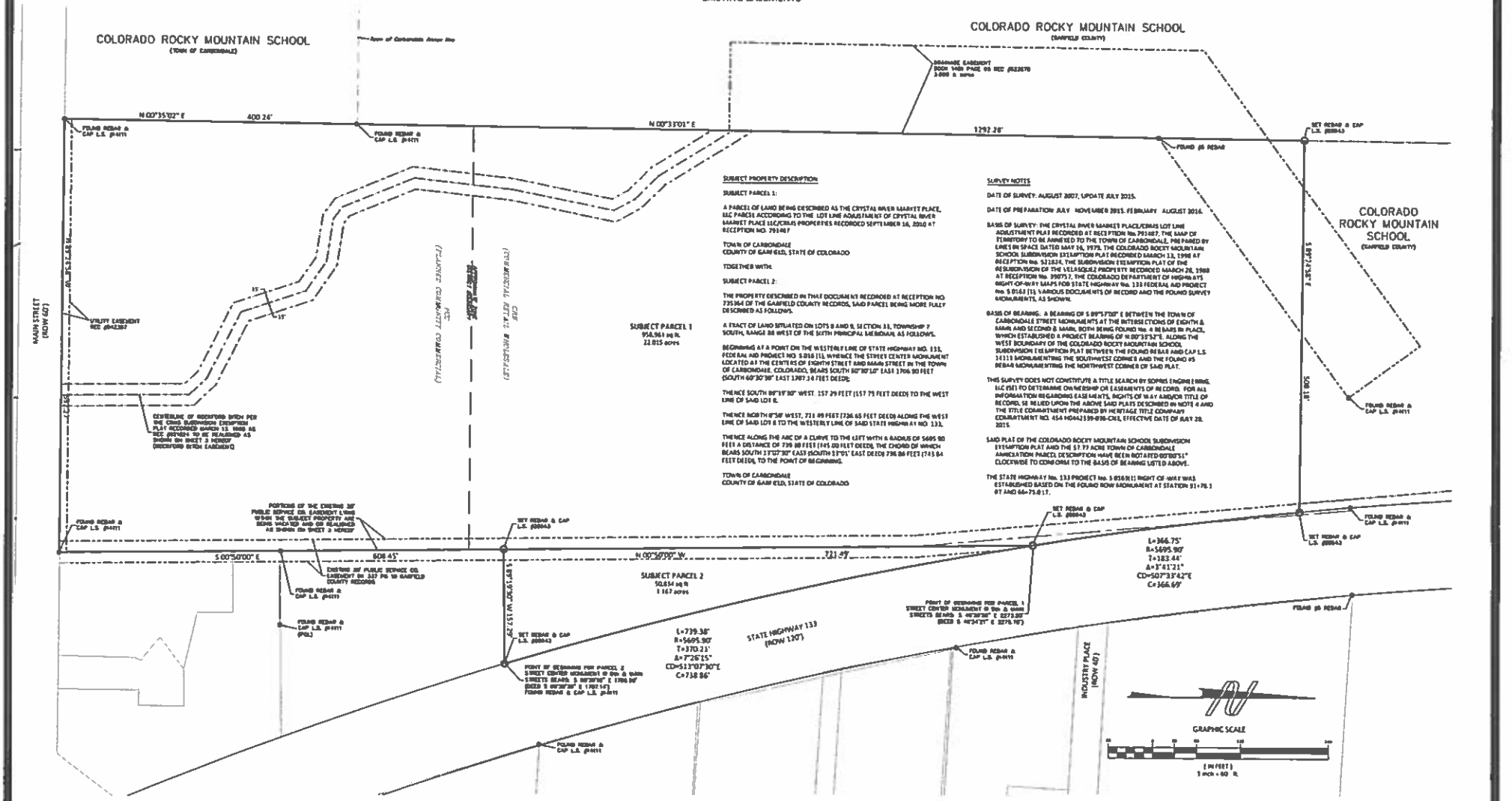
Exhibit A

FINAL PLAT OF:

CARBONDALE MARKETPLACE SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 3
EXISTING EASEMENTS



SUBJECT PROPERTY DESCRIPTION

SUBJECT PARCEL 1:

A PARCEL OF LAND BEING DESCRIBED AS THE CRYSTAL RIVER MARKET PLACE, LLC PARCEL ACCORDING TO THE LOT LINE ADJUSTMENT OF CRYSTAL RIVER MARKET PLACE LLC/CRMS PROPERTIES RECORDED SEPTEMBER 16, 2010 AT RECEPTION NO. 791487

TOWN OF CARBONDALE
COUNTY OF GARFIELD, STATE OF COLORADO

TOGETHER WITH:

SUBJECT PARCEL 2:

THE PROPERTY DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 775364 OF THE GARFIELD COUNTY RECORDS, SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED ON LOTS B AND G, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE HIGHWAY NO. 133, FEDERAL AID PROJECT NO. S 0161 (1), WHENCE THE STREET CENTER MONUMENT LOCATED AT THE CENTERS OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO, BEARS SOUTH 80°30'10" EAST 1706.90 FEET (SOUTH 60°30'38" EAST 1707.14 FEET DEED);

THENCE SOUTH 88°19'30" WEST, 157.29 FEET (157.75 FEET DEED) TO THE WEST LINE OF SAID LOT G;

THENCE NORTH 0°50' WEST, 721.69 FEET (726.65 FEET DEED) ALONG THE WEST LINE OF SAID LOT G TO THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 133;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 5695.90 FEET A DISTANCE OF 739.38 FEET (745.00 FEET DEED), THE CHORD OF WHICH BEARS SOUTH 13°07'30" EAST (SOUTH 13°01' EAST DEED) 738.86 FEET (743.84 FEET DEED), TO THE POINT OF BEGINNING.

TOWN OF CARBONDALE
COUNTY OF GARFIELD, STATE OF COLORADO

SURVEY NOTES

DATE OF SURVEY: AUGUST 2007, UPDATE JULY 2015.

DATE OF PREPARATION: JULY NOVEMBER 2013, FEBRUARY AUGUST 2016.

BASIS OF SURVEY: THE CRYSTAL RIVER MARKET PLACE/CRMS LOT LINE ADJUSTMENT PLAT RECORDED AT RECEPTION No. 791487, THE MAP OF TERRITORY TO BE ANNEXED TO THE TOWN OF CARBONDALE, PREPARED BY LINES IN SPACE DATED MAY 16, 1979, THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT RECORDED MARCH 13, 1998 AT RECEPTION No. 521834, THE SUBDIVISION EXEMPTION PLAT OF THE RESUBDIVISION OF THE VELASQUEZ PROPERTY RECORDED MARCH 28, 1988 AT RECEPTION No. 350757, THE COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAPS FOR STATE HIGHWAY No. 133 FEDERAL AID PROJECT No. S 0161 (1), VARIOUS DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS, AS SHOWN.

BASIS OF BEARING: A BEARING OF S 89°51'50" E BETWEEN THE TOWN OF CARBONDALE STREET MONUMENTS AT THE INTERSECTIONS OF EIGHTH & MAIN AND SECOND & MAIN, BOTH BEING FOUND No. 4 REBARS IN PLACE, WHICH ESTABLISHED A PROJECT BEARING OF N 00°35'52" E ALONG THE WEST BOUNDARY OF THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT BETWEEN THE FOUND #4 BAR AND CAP L.S. 38111 MONUMENTING THE SOUTHWEST CORNER AND THE FOUND #5 REBAR MONUMENTING THE NORTHWEST CORNER OF SAID PLAT.

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 PLATS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY HERITAGE TITLE COMPANY COMMITMENT NO. 454-M0442199-016-CH3, EFFECTIVE DATE OF JULY 28, 2015.

SAID PLAT OF THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT AND THE 57.77 ACRE TOWN OF CARBONDALE ANNEXATION PARCEL DESCRIPTION HAVE BEEN ROTATED 00°08'51" CLOCKWISE TO CONFORM TO THE BASIS OF BEARING LISTED ABOVE.

THE STATE HIGHWAY No. 133 PROJECT No. S 0161 (1) RIGHT-OF-WAY WAS ESTABLISHED BASED ON THE FOUND ROW MONUMENT AT STATION 91+76.1 OT AND 66+75.0 LT.

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

Exhibit A

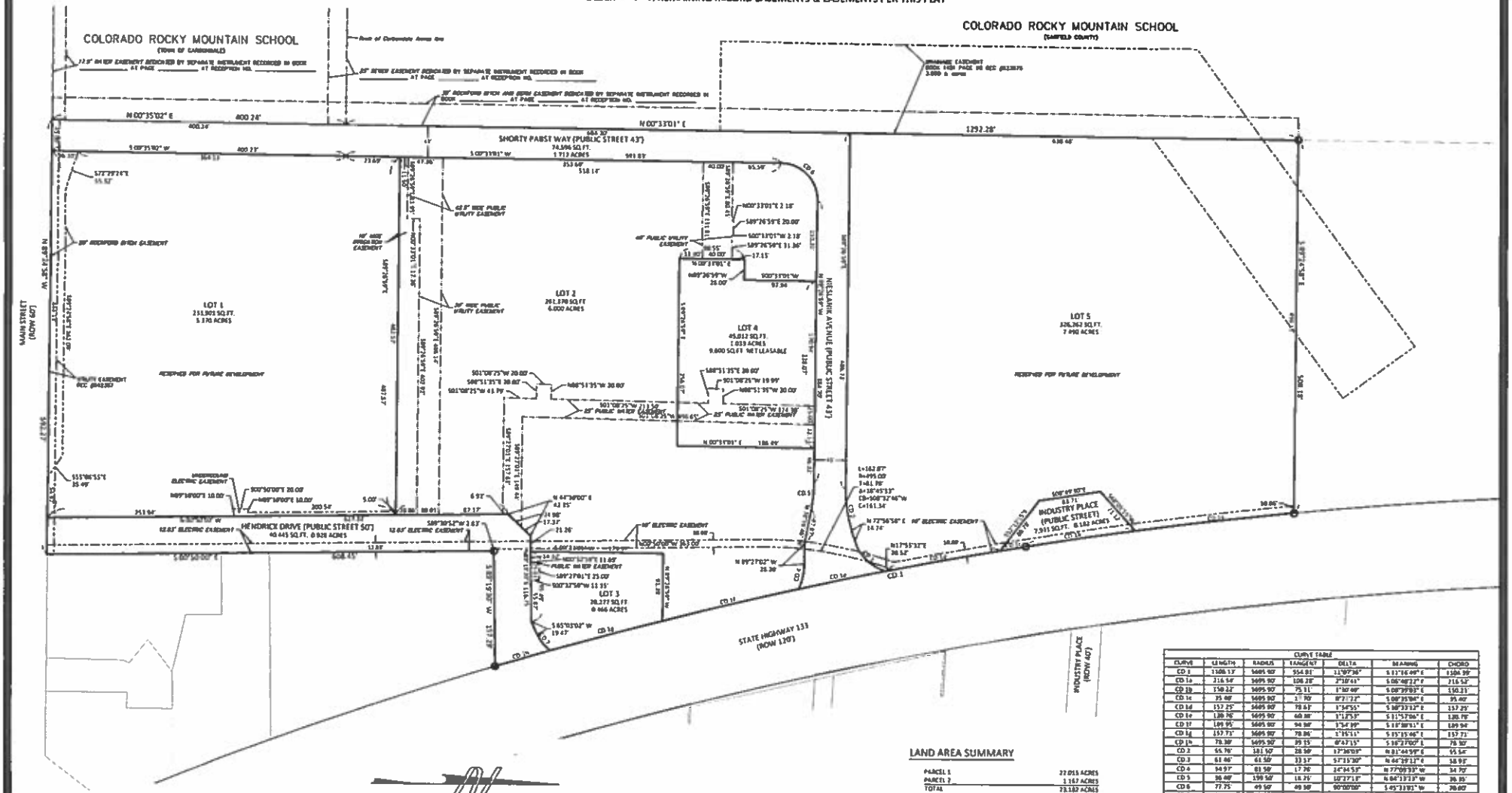
Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
19 of 28 Rec Fee $148.00 Doc Fee 0.00 GARFIELD COUNTY CO

CARBONDALE MARKETPLACE SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 3 OF 3

LOT DESCRIPTIONS, REMAINING RECORD EASEMENTS & EASEMENTS PER THIS PLAT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
CD 1	1308.13'	5695.00'	554.01'	13°09'36"	S 01°16'49" E	1304.99'
CD 1a	216.54'	5695.00'	108.28'	2°10'41"	S 05°48'22" E	216.52'
CD 1b	150.22'	5695.00'	75.11'	1°30'40"	S 08°39'03" E	150.21'
CD 1c	35.48'	5695.00'	17.74'	0°21'24"	S 08°25'06" E	35.48'
CD 1d	152.25'	5695.00'	76.13'	1°31'55"	S 06°33'12" E	152.25'
CD 1e	188.76'	5695.00'	68.88'	1°53'53"	S 11°57'06" E	188.76'
CD 1f	189.95'	5695.00'	94.98'	1°54'39"	S 13°50'51" E	189.94'
CD 1g	157.71'	5695.00'	78.86'	1°35'11"	S 15°15'46" E	157.71'
CD 1h	78.38'	5695.00'	39.19'	0°47'15"	S 16°27'09" E	78.38'
CD 2	95.76'	181.50'	48.58'	30°13'59"	N 81°44'59" E	94.64'
CD 3	61.46'	61.50'	33.53'	57°15'30"	N 46°39'12" E	58.93'
CD 4	34.93'	83.50'	17.70'	24°34'53"	N 77°09'33" W	34.70'
CD 5	36.48'	199.50'	18.25'	10°27'51"	N 84°13'13" W	36.35'
CD 6	77.75'	49.50'	49.50'	90°00'00"	S 45°13'04" W	70.00'
CD 7	26.08'	56.00'	14.50'	26°41'36"	N 58°43'14" E	25.78'

LAND AREA SUMMARY

PARCEL 1	27.015 ACRES
PARCEL 2	1.167 ACRES
TOTAL	73.182 ACRES
LOT 1	5.370 ACRES
LOT 2	6.000 ACRES
LOT 3	0.466 ACRES
LOT 4	1.033 ACRES
LOT 5	7.490 ACRES
SHORTY PABST WAY & NIELSAMIN AVENUE	1.712 ACRES
HENDRICK DRIVE	0.928 ACRES
INDUSTRY PLACE	0.182 ACRES
TOTAL	23.182 ACRES

SOPRIS ENGINEERING - LLC
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Exhibit

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
20 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

FIRST AMENDED PLAT OF:

LOTS 2 & 4, CARBONDALE MARKETPLACE SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 2

PURPOSE STATEMENT

THE PURPOSE OF THIS FIRST AMENDED PLAT IS TO REVISE THE SHARED LOT LINES BETWEEN LOT 4 AND LOT 2.

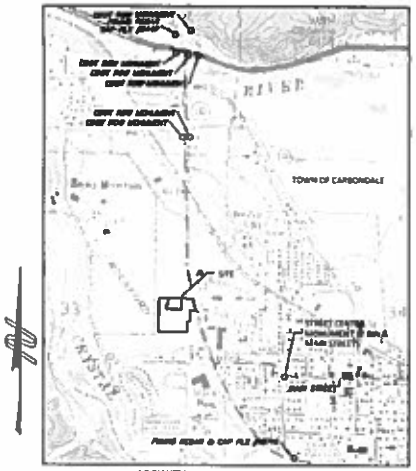
SHEET INDEX

1 CERTIFICATIONS & DEDICATIONS
2 PROPOSED LOT LAYOUT AND EASEMENTS

PLAT NOTES:

1) THE TOWN OF CARBONDALE ORDINANCE NO. 21, SERIES OF 1997 RECORDED MARCH 13, 1998 AT RECEPTION NO. 531822, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO SHALL REMAIN IN FULL FORCE AND EFFECT EXCEPT TO THE EXTENT MODIFIED OR CONDITIONED BY THE TERMS OF ORDINANCE NO. 5 SERIES OF 2018, THAT CERTAIN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED _____ AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, OR THIS PLAT.

2) THIS PLAT AMENDS THE LOT BOUNDARIES OF LOTS 2 AND 4, CARBONDALE MARKETPLACE SUBDIVISION, ACCORDING TO THE PLAT THEREON RECORDED _____, 201__ AS RECEPTION NO. _____ (THE "SUBDIVISION PLAT"). EXCEPT TO THE EXTENT THE LOT BOUNDARIES OF SAID LOTS 2 AND 4 ARE AMENDED BY THIS PLAT, THE SUBDIVISION PLAT, INCLUDING ALL PLAT NOTES REMAINS IN EFFECT.



VICINITY MAP
SCALE 1"=1000'

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS,

THAT CRYSTAL RIVER MARKETPLACE LLC, IS THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, DESCRIBED ON SHEET 1 OF THIS FIRST AMENDED PLAT

THE AFORESAID OWNERS HAVE BY THESE PRESENTS LAID OUT AND PLATTED ALL OF THE DESCRIBED REAL PROPERTY INTO LOTS AS SHOWN HEREON AND DESIGNATES THE SAME AS FIRST AMENDED PLAT OF LOTS 2 & 4, CARBONDALE MARKETPLACE SUBDIVISION IN THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO.

LOTS 2 & 4 OWNER: CRYSTAL RIVER MARKETPLACE LLC

BY: _____
BRISTON PETERSON

TITLE: MANAGER

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, A.D., 2018.

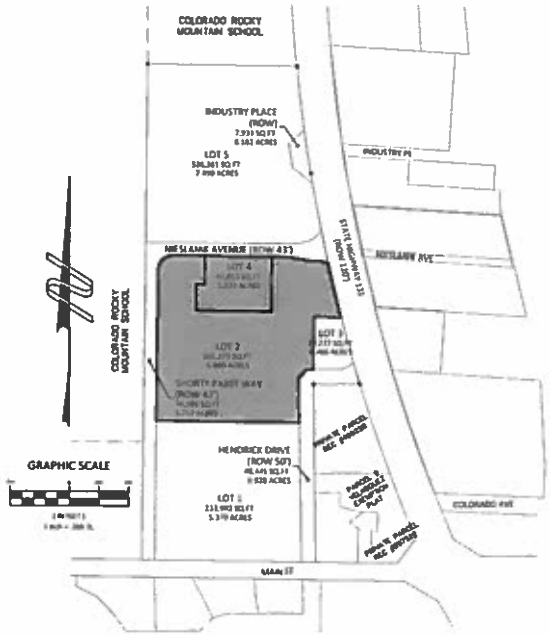
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 2018, BY BRISTON PETERSON, AS MANAGER OF CRYSTAL RIVER MARKETPLACE LLC.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC



SURVEY NOTES

DATE OF SURVEY: AUGUST 2007, UPDATE JULY 2015

DATE OF PREPARATION: JUNE - AUGUST 2016

BASIS OF SURVEY: THE CRYSTAL RIVER MARKETPLACE/CRMM LOT LINE ADJUSTMENT PLAT RECORDED AT RECEPTION No. 791487, THE MAP OF TERRYTOWN TO BE ANNEXED TO THE TOWN OF CARBONDALE, PREPARED BY LINES IN SPACE DATED MAY 16, 1978, THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT RECORDED MARCH 13, 1998 AT RECEPTION No. 521824, THE SUBDIVISION EXEMPTION PLAT OF THE RESUBDIVISION OF THE VELASQUEZ PROPERTY RECORDED MARCH 28, 2000 AT RECEPTION No. 590757, THE COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAPS FOR STATE HIGHWAY No. 133 FEDERAL AID PROJECT No. S 0163 (3), THE PLAT OF CARBONDALE MARKETPLACE SUBDIVISION RECORDED _____, 2016 AT RECEPTION No. _____, VARIOUS DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS, AS SHOWN.

BASIS OF BEARINGS: A BEARING OF S 89°57'00" E BETWEEN THE TOWN OF CARBONDALE STREET MONUMENTS AT THE INTERSECTIONS OF HIGHWAY 133 AND SECOND & MAIN, BOTH BEING FOUND No. 4 REBARS IN PLACE, WHICH ESTABLISHED A PROJECT BEARING OF N 89°33'5"E, ALONG THE WEST BOUNDARY OF THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT BETWEEN THE FOUND REBAR AND CAP L.S. 14131 MONUMENTING THE SOUTHWEST CORNER AND THE FOUND #5 REBAR MONUMENTING THE NORTHWEST CORNER OF SAID PLAT

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 PLATS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY HERITAGE TITLE COMPANY COMMITMENT NO. 454-H0442139-030-CN1, EFFECTIVE DATE OF JULY 28, 2015.

SAID PLAT OF THE COLORADO ROCKY MOUNTAIN SCHOOL SUBDIVISION EXEMPTION PLAT AND THE 52.77 ACRE TOWN OF CARBONDALE ANNEXATION PARCEL DESCRIPTION HAVE BEEN ROTATED 00°00'51" CLOCKWISE TO CONFORM TO THE BASIS OF BEARINGS LISTED ABOVE.

THE STATE HIGHWAY No. 133 PROJECT No. S 0163(3) RIGHT-OF-WAY WAS ESTABLISHED BASED ON THE FOUND ROW MONUMENT AT STATION 31+78.1 RT AND 66+75.8 LT.

NO ADDITIONAL RIGHTS-OF-WAY NOR ADDITIONAL EASEMENTS HAVE BEEN DEDICATED BY THIS PLAT.

SUBJECT PROPERTY DESCRIPTION

A PARCEL OF LAND BEING DESCRIBED AS LOTS 2 & 4 CARBONDALE MARKETPLACE SUBDIVISION ACCORDING TO THE PLAT OF CARBONDALE MARKETPLACE SUBDIVISION RECORDED _____, 2018 AT RECEPTION NO. _____

TOWN OF CARBONDALE
COUNTY OF GARFIELD, STATE OF COLORADO

LOT LINE ADJUSTMENT CERTIFICATE

THIS LOT LINE ADJUSTMENT IS APPROVED BY THE STAFF OF THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, THIS ____ DAY OF _____, 2018, ACCORDING TO THE CRITERIA SET FORTH IN SECTION 17.36.010 FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY. THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON THE LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN.

_____
PLANNER

SURVEYOR'S CERTIFICATE

I, MARK S. BECKLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS FIRST AMENDED PLAT IS A TRUE, CORRECT AND COMPLETE CARBONDALE MARKETPLACE SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2018.

_____
MARK S. BECKLER, P.L.S. #28643

CLERK AND RECORDER'S CERTIFICATE

THIS FIRST AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT ____ O'CLOCK ___ M., ON THE ___ DAY OF _____, A.D., 2018, AND IS DULY RECORDED IN BOOK ____, PAGE ____, RECEPTION NO. _____.

_____
CLERK AND RECORDER

BY _____
DEPUTY

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

Exhibit A

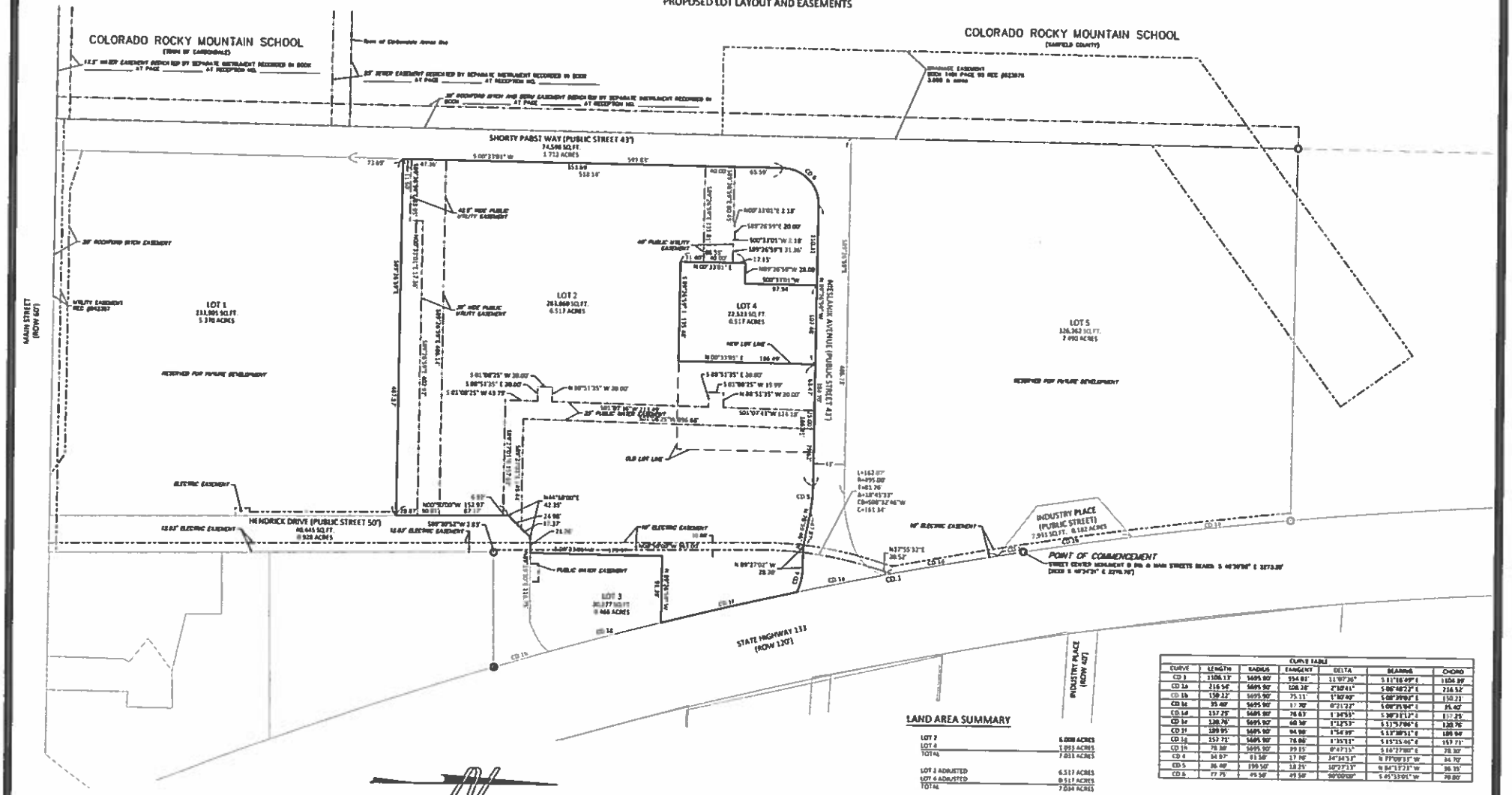
Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
21 of 28 Rec Fee $148.00 Doc Fee 0.00 GARFIELD COUNTY CO

FIRST AMENDED PLAT OF:

LOTS 2 & 4, CARBONDALE MARKETPLACE SUBDIVISION

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 2
PROPOSED LOT LAYOUT AND EASEMENTS



CURVE TABLE

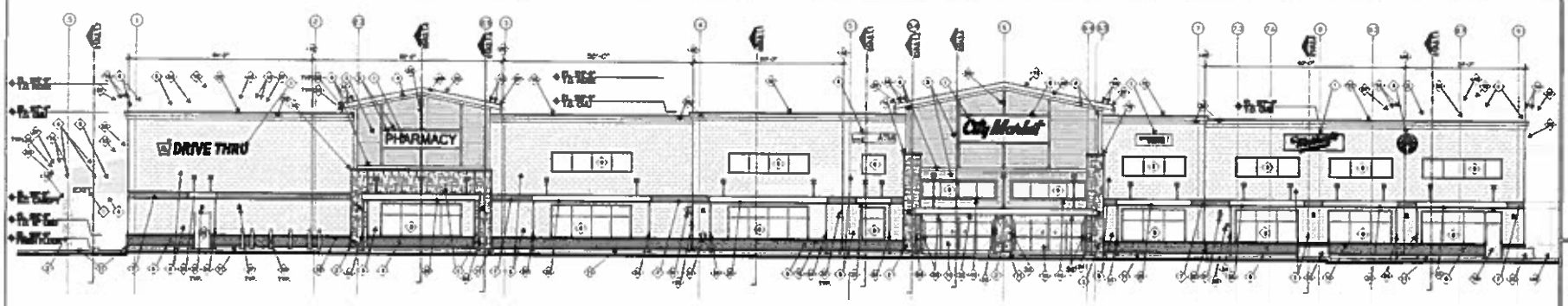
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
CD 3	1106.13'	5695.00'	554.01'	11°07'36"	S 81°16'49" E	1104.39'
CD 3a	216.54'	5695.00'	108.28'	2°10'41"	S 86°40'22" E	216.52'
CD 3b	139.12'	5695.00'	69.57'	1°24'00"	S 88°38'02" E	139.11'
CD 3c	35.48'	5695.00'	17.74'	0°21'25"	S 89°25'04" E	35.48'
CD 3d	157.25'	5695.00'	78.63'	1°34'55"	S 88°13'12" E	157.25'
CD 3e	138.76'	5695.00'	69.38'	1°23'53"	S 87°57'06" E	138.76'
CD 3f	189.95'	5695.00'	94.98'	1°54.99"	S 86°38'51" E	189.94'
CD 3g	157.73'	5695.00'	78.88'	1°35'33"	S 85°25'46" E	157.73'
CD 3h	78.38'	5695.00'	39.19'	0°47'15"	S 84°27'08" E	78.38'
CD 4	34.97'	81.50'	17.76'	24°34'53"	N 77°59'37" W	34.70'
CD 5	36.49'	199.50'	18.25'	10°27'13"	N 84°13'23" W	36.35'
CD 6	77.75'	49.50'	49.50'	90°00'00"	S 45°33'01" W	70.00'

LAND AREA SUMMARY

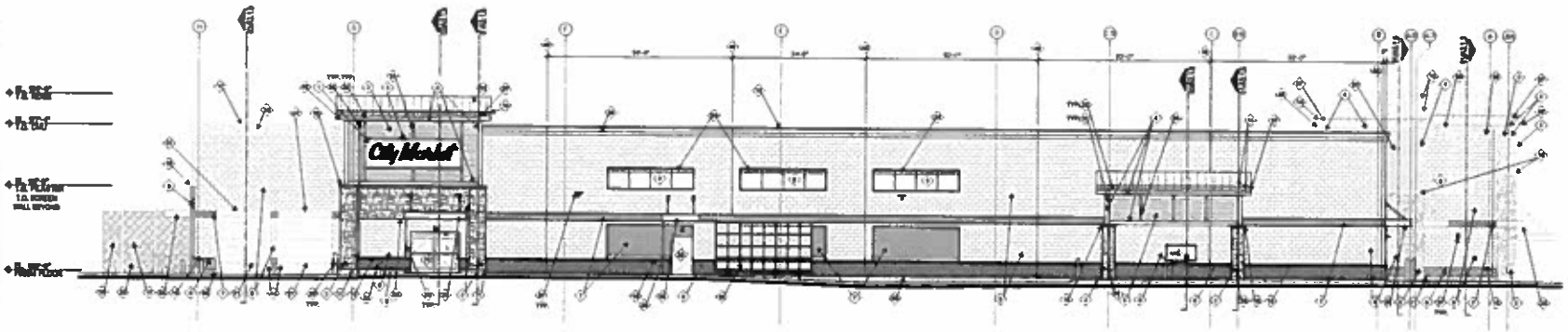
LOT 2	6.0000 ACRES
LOT 4	1.0933 ACRES
TOTAL	7.0933 ACRES
LOT 2 ADJUSTED	6.517 ACRES
LOT 4 ADJUSTED	0.517 ACRES
TOTAL	7.034 ACRES

GRAPHIC SCALE

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



01 EAST ELEVATION



02 SOUTH ELEVATION

GENERAL NOTES

SIGNAGE NOTES

EXTERIOR FINISHES

EXHIBIT C - SIGN LOCATIONS AND FEATURES

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
22 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

City Market

CITY MARKET
#447
HWY 133
&
MAIN STREET
CARBONDALE, CO
81623
A DEVELOPMENT OF
THE KROGER COMPANY

naos
Naos Design Group, LLC
4949 SOUTH SYRACUSE ST.
SUITE 460
DENVER, COLORADO 80237
(p) 303.758.8777
(f) 720.389.4391
www.naosdg.com

d|fab
DESIGN FABRICATION

Pickering
Pickering Firm, Inc.
Architecture - Engineering
Planning - Surveying
4701 Lewis Road, Suite 200
Charlotte, TN 37074
615.792.6700

MARTIN / MARTIN
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100 P
303.431.3666 F

Galloway
Planning. Architecture. Engineering
3501 NE Parkway, Suite 100
Grandview Village, MO 64111
tel. (816) 783-8000
fax. (816) 783-8005
www.gallowayus.com

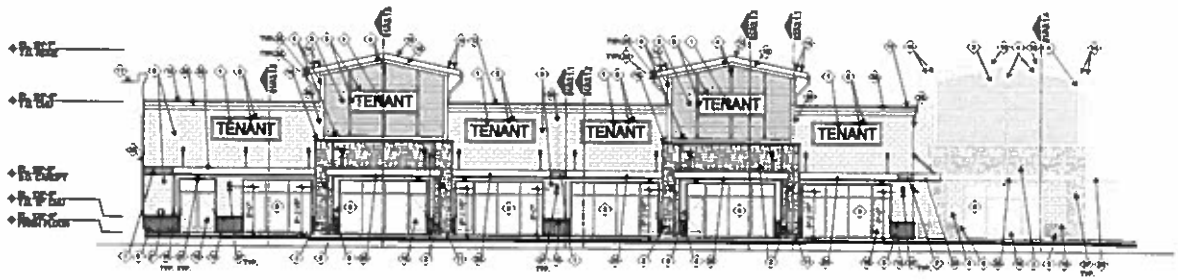
ISSUE LOG

NO.	REV	DESCRIPTION	DATE
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2	1	CITY COMMENTS	[illegible]
3	-	PUBLIC	[illegible]

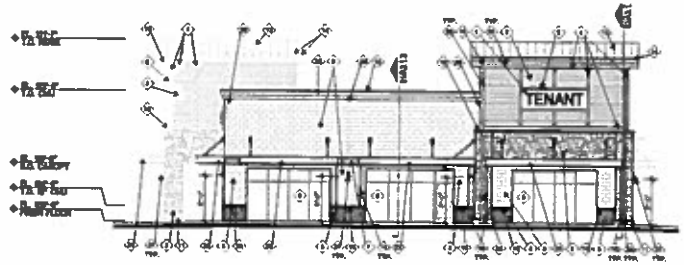
SHEET NO.

A2.1
EAST AND SOUTH ELEVATIONS

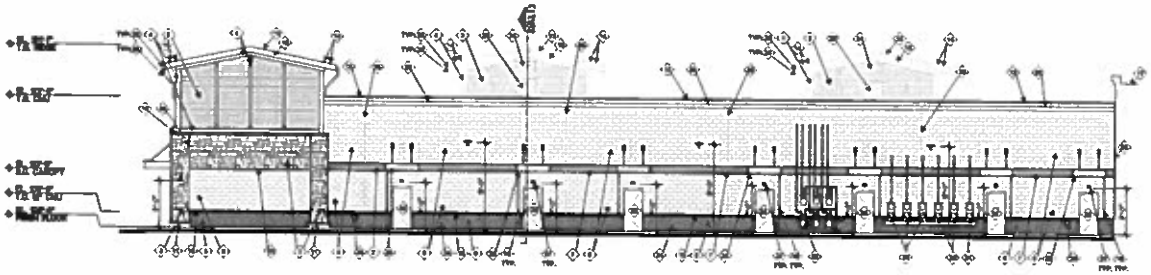
EXHIBIT C - SIGN LOCATIONS AND FEATURES



01 EAST ELEVATION



02 NORTH ELEVATION



03 WEST ELEVATION



04 SIGNAGE DETAIL

HIGHWAY 133 SIGNAGE:
OVERALL LENGTH = 162'-10"
AREA RATIO OF .75 SQUARE FEET

162'-10" X .75 = 122.125 SQUARE FEET

6 TENANTS = 122.125 / 6 = 20.354 SQUARE FEET PER TENANT

USING A 24" LETTER = A 2' X 16' SIGN AREA PER TENANT

MAINLINK SIGNAGE:
BUILDING IS LESS THAN 40' FROM CENTER LINE OF ROAD = 30 SQUARE FEET MAX

USING A 24" LETTER = A 2' X 16' SIGN AREA

GENERAL NOTES

EXTERIOR FINISHES

KEYED NOTES

CARBONDALE MARKETPLACE RETAIL

HWY 133
&
MAIN STREET
CARBONDALE, CO
81623

A DEVELOPMENT OF:

MSP3, LLC.

Naos Design Group, LLC
4949 SOUTH SYRACUSE ST.
SUITE 400
DENVER, COLORADO 80237
(p) 303 759 5777
(f) 720.389.4291

Pickering

SMITH / SMITH

Galloway

ISSUE LOG

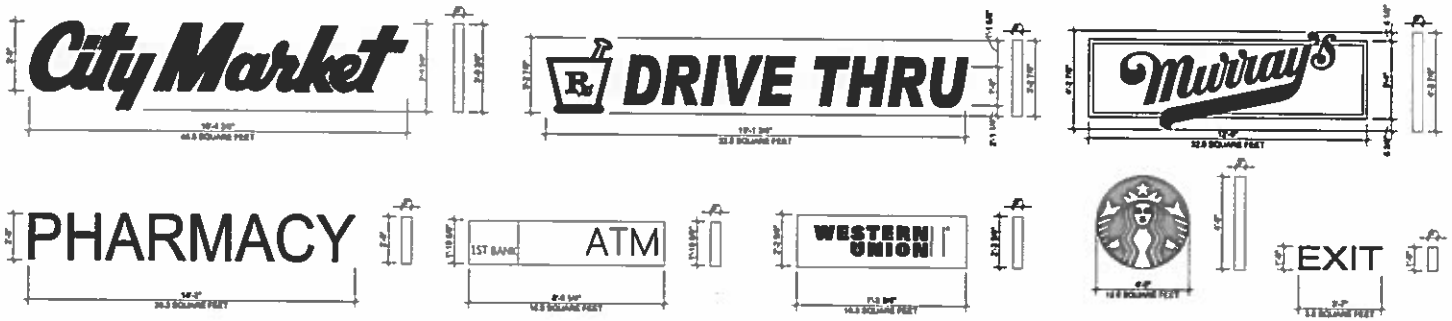
NO.	REV.	DESCRIPTION	DATE
-	-	PD SUB	03/30/18
-	-	60% SUBMISSION	05/25/18
-	-	PD SUB	08/24/18

SHEET NO.

A2.1

ELEVATIONS AND SIGNAGE

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
23 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO



HIGHWAY 133 SIGNAGE:
OVERALL LENGTH = 279'-00"
AREA RATIO OF .75 SQUARE FEET

279'-0" X .75 = 209.25 SQUARE FEET

CITY MARKET SIGN @ 36" LETTER = 45.5 SQUARE FEET
PHARMACY @ 24" LETTER = 28.3 SQUARE FEET
RX DIVE THRU @ 20" LETTER = 32.9 SQUARE FEET
1ST BANK ATM = 15.9 SQUARE FEET
WESTERN UNION = 16.3 SQUARE FEET
MURRAY'S CHEESE = 40.6 SQUARE FEET
STARBUCKS = 12.6 SQUARE FEET
RX EXIT SIGN = 3.6 SQUARE FEET

TOTAL SIGNAGE = 195.7 SQUARE FEET

ALL SIGNS ARE 5" DEEP

EAST ELEVATION
01 CITY MARKET SIGNAGE



MAIN STREET SIGNAGE:
OVERALL LENGTH = 194'-00"
AREA RATIO OF .75 SQUARE FEET

194'-0" X .75 = 145.5 SQUARE FEET

CITY MARKET SIGN @ 36" LETTER = 45.5 SQUARE FEET

ALL SIGNS ARE 5" DEEP



SHORT PABST:
OVERALL LENGTH = 279'-00"
AREA RATIO OF .75 SQUARE FEET

279'-0" X .75 = 209.25 SQUARE FEET

RX ENTER SIGN = 5.1 SQUARE FEET

TOTAL SIGNAGE = 5.1 SQUARE FEET

ALL SIGNS ARE 5" DEEP

SOUTH ELEVATION
02 CITY MARKET SIGNAGE

WEST ELEVATION
03 CITY MARKET SIGNAGE

ALL SIGNAGE WILL BE APPLIED FOR UNDER A SEPARATE PERMIT BY OWNER'S SIGN CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR SIGNAGE BACKING SUPPORT AND ELECTRICAL ROUGH IN.

EXHIBIT C - SIGN LOCATIONS AND FEATURES

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico GARFIELD COUNTY CO
24 of 28 Rec Fee $148.00 Doc Fee 0.00

City Market

CITY MARKET
#447
HWY 133
&
MAIN STREET
CARBONDALE, CO
81623

naos
Naos Design Group, LLC
4646 SOUTH SYRACUSE ST.
SUITE 400
DENVER, COLORADO 80237
(p) 303.759.5777
(f) 720.368.4291
www.naosdg.com

d|fab
DESIGN ASSOCIATIONS

Pickering
Pickering Firm, Inc.

MARTIN | MARTIN

Galloway

ISSUE LOG

NO.	REV	DESCRIPTION	DATE
1	-	PERMIT	02/28/18
2	1	CITY COMMENTS	04/20/18
3	-	PERMIT SET	04/30/18

SHEET NO.

A2.3

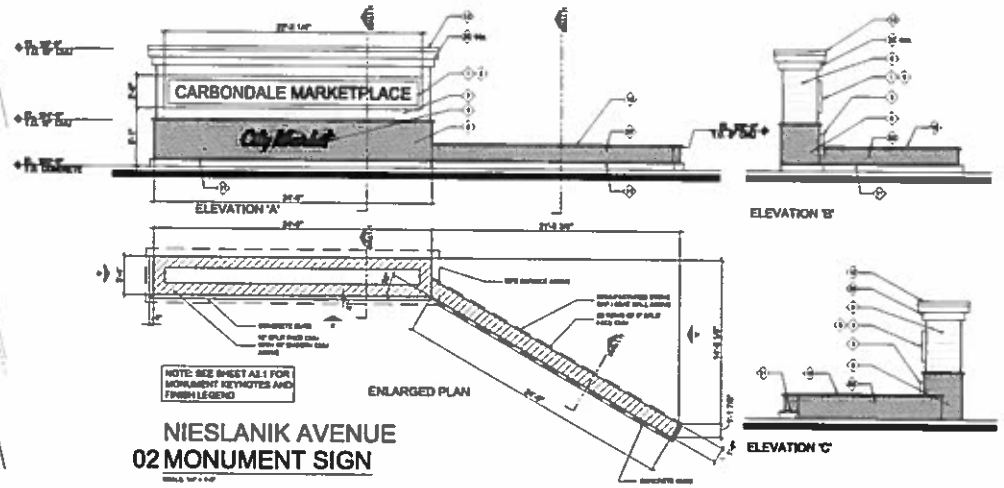
SIGNAGE ELEVATIONS

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
25 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

EXHIBIT C - SIGN LOCATIONS AND FEATURES

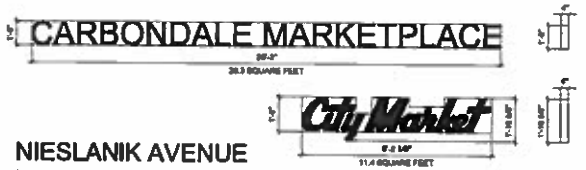


NIESLANIK AVENUE
01 MONUMENT SIGN SITE PLAN



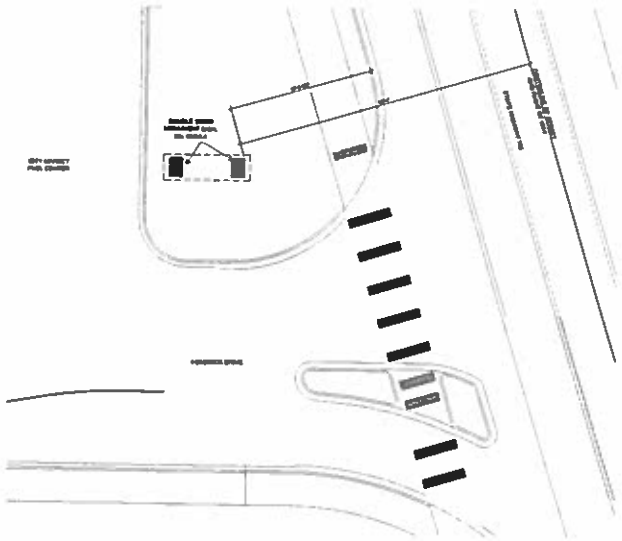
NIESLANIK AVENUE
02 MONUMENT SIGN

ALL SIGNAGE WILL BE APPLIED FOR UNDER A SEPARATE PERMIT BY OWNER'S SIGN CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR BUILDING THE MONUMENT SIGNS AS SHOWN AND DETAILED AS WELL AS THE ELECTRICAL ROUGH INS FOR THE SIGNAGE.

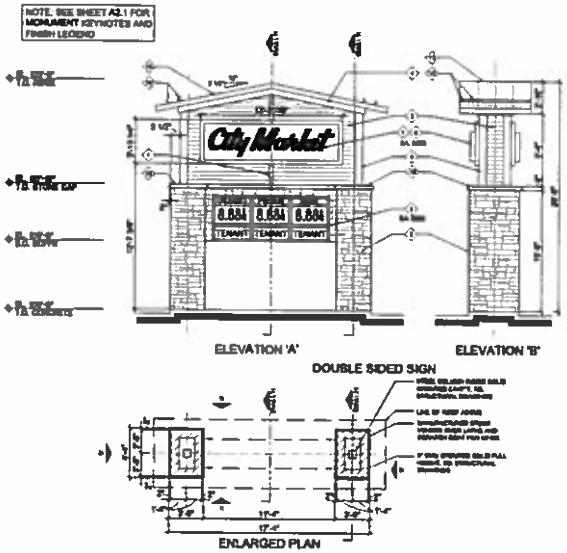


NIESLANIK AVENUE
03 MONUMENT SIGN AREA

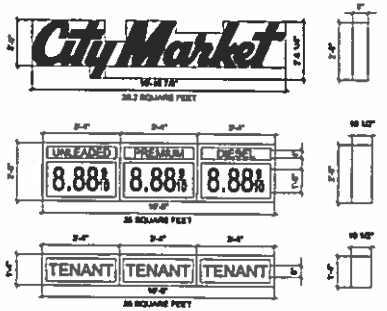
31.7 SQUARE FEET OF TOTAL SIGNAGE
MAXIMUM OF 50 SQUARE FEET OF SIGNAGE ALLOWED



HENDRICK DRIVE
04 MONUMENT SIGN SITE PLAN



HENDRICK DRIVE
05 MONUMENT SIGN AREA



58.5 SQUARE FEET OF TOTAL SIGNAGE PER SIDE
MAXIMUM OF 60 SQUARE FEET OF SIGNAGE ALLOWED

HENDRICK DRIVE
06 MONUMENT SIGN AREA

CITY MARKET
#447
HWY 133
&
MAIN STREET
CARBONDALE, CO
81623

Naos Design Group, LLC

Pickering

Galloway

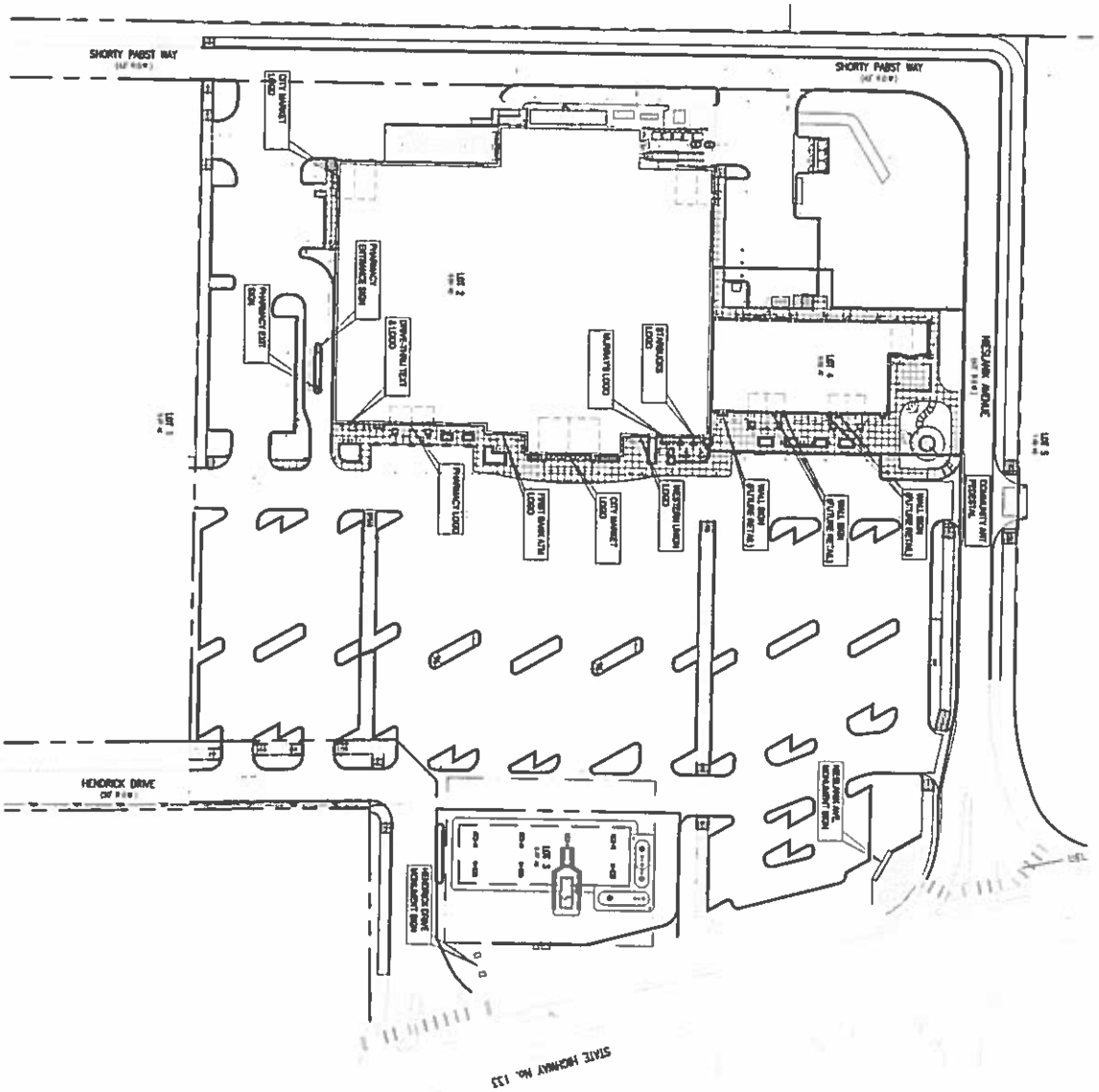
ISSUE LOG

NO.	REV	DESCRIPTION	DATE
-	-	Permit	02/28/18
-	-	City Comments	2/28/18
-	-	Add GIS	2/28/18

SHEET NO.
A2.4
MONUMENT SIGNAGE

Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
26 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

EXHIBIT C - SIGN LOCATIONS AND FEATURES



NOTES

CITY MARKET STORE #447
CO HIGHWAY 133 & MAIN STREET
CARBONDALE, COLORADO

SIGN LOCATION & FEATURES EXHIBIT

CITY MARKET #447
CARBONDALE, CO
SIGN LOCATION & FEATURES EXHIBIT

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Galloway

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02/28/2018 11:03:34 AM Jean Alberico
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EXHIBIT D

PARCELS 2 & 3 SITUATED IN THE NE1/4 SE1/4 SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M. TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

PARCEL No. 2

A PARCEL OF LAND SITUATED IN THE NE1/4 SE1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CARBONDALE, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE STREET MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO;
THENCE N 76°49'42" W 1571.89 FEET TO A POINT BEING IN THE CENTER OF A 20.00 FOOT ROAD EASEMENT;
THENCE N 53°06'59" E ALONG SAID CENTERLINE, 15.47 FEET, THE TRUE POINT OF BEGINNING;
THENCE S 50°57'07" E 41.35 FEET;
THENCE S 27°02'41" W 8.81 FEET;
THENCE S 01°04'57" W 104.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 106;
THENCE N. 89°26'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY 142.07 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY N 00°50'0" W 236.01 FEET;
THENCE N 89°42'26" E 84.45 FEET;
THENCE S 00°36'00" E 48.87 FEET;
THENCE S 76°43'34" E 79.89 FEET TO A POINT ON THE CENTERLINE OF SAID 20.00 FOOT ROAD EASEMENT;
THENCE S 53°06'55" W ALONG SAID CENTERLINE 54.22 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOW AS:

PARCEL I, RESUBDIVISION OF VELASQUEZ PROPERTY,
ACCORDING TO THE MAP RECORDED MARCH 28, 1988 AS RECEPTION NO. 390757.

PARCEL No. 3

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M., TOWN OF CARBONDALE, GARFIELD COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN SAID TOWN OF CARBONDALE; THENCE N. 76 DEGREES 49'42"W. 1571.89 FEET; THENCE N. 53 DEGREES 06'55"E. 15.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE N. 53 DEGREES 06'55"E. 54.22 FEET; THENCE N. 86 DEGREES 05'41"E. 50.64 FEET; THENCE S. 00 DEGREES 47'17"W. 62.73 FEET; THENCE N. 86 DEGREES 33'02"W. 20.81 FEET; THENCE S. 00 DEGREES 25'47"W. 110.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GARFIELD COUNTY ROAD No. 106; THENCE N. 89 DEGREES 26'00"W. 45.40 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE N. 01 DEGREES 04'57"E. 104.19 FEET; THENCE N. 27 DEGREES 02'41"E. 8.81 FEET; THENCE N. 50 DEGREES 57'07"W. 41.35 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B OF THE SUBDIVISION EXEMPTION PLAT, RECORDED OCTOBER 28, 1985 AS RECEPTION No. 366044, BEGIN A PORTION OF PARCEL A OF AMENDED RE-SUBDIVISION OF SOUTHLAND CORP. PROPERTY.

STATE OF COLORADO
COUNTY OF GARFIELD

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

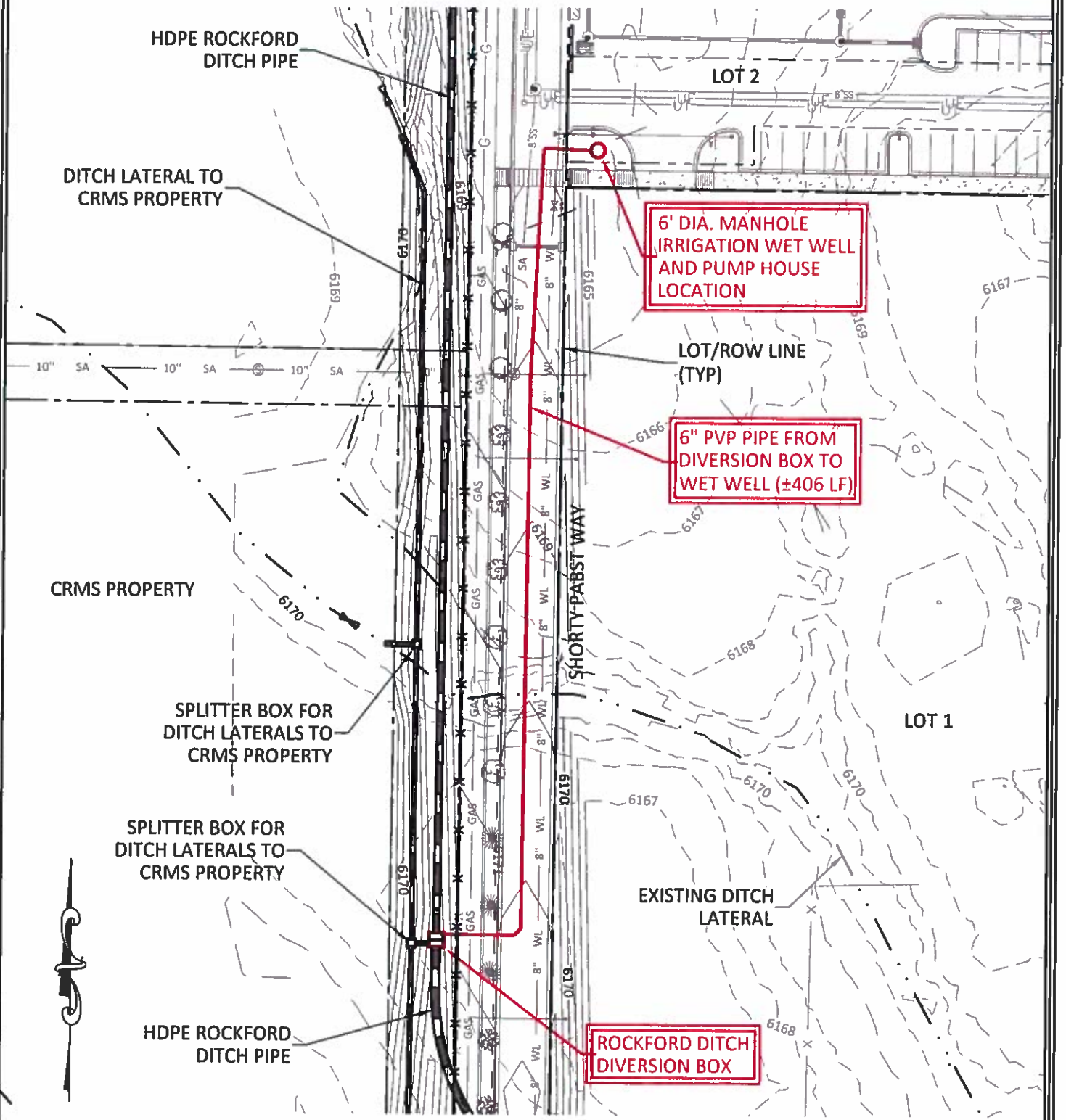
sb 14243 2018-02-07
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Reception#: 903701
02/28/2018 11:03:34 AM Jean Alberico
28 of 28 Rec Fee:$148.00 Doc Fee:0.00 GARFIELD COUNTY CO

EXHIBIT E

CARBONDALE CITY MARKET

RAW IRRIGATION WATER - SHARED MAINTENANCE



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

2/12/18

G:\2014\14243\CIVIL\Civil DWGs\PLOT\SHEET SET\14243-PLOT-ROCKFORD-DITCH.dwg


Exhibit J
Adjoining Property
239333453002
City Market
Groceries
239333453003
239333400006
Vacant
239333453001
Lot One
Mixed Use
CRMS
School
239333400042
Vacant
Commerical
Residential
239333441007
239333435013
Mixed Use
239333442001
Vacant
239333442002
RFTA Office
Ace

PROPOSED LEGEND

- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED CULVERT
- PROPOSED IRRIGATION PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CLEANOUT
- PROPOSED CURB STOP

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SWALE OR DITCH
- EXISTING CULVERT
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. EXISTING CONDITIONS ARE BASED ON SURVEY'S PERFORMED BY SOPRIS ENGINEERING. THE 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND POTHOLE ALL EXISTING UTILITIES TO VERIFY DEPTH PRIOR TO ANY CONSTRUCTION ACTIVITIES.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS OUTSIDE THE DESIGNATED IMPROVEMENT AREA FROM DAMAGE. ANY DAMAGE TO EXISTING AREAS OUTSIDE THE DESIGNATED IMPROVEMENT AREA DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE CONSTRUCTION STATE.
6. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, 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. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
8. ALL GEOTECHNICAL RECOMMENDATIONS TO BE ADHERED TO.
9. NOTE THAT THE PROPOSED UTILITIES SHOWN ARE ASSUMING THAT THE CARBONDALE MARKETPLACE CITY MARKET PROJECT IS BUILT FIRST BEFORE THIS DEVELOPMENT. IF THE CITY MARKET PROJECT DOES NOT GET BUILT, THEN THE UTILITIES AND PLAN FOR THE MAIN STREET MARKETPLACE PROJECT WILL HAVE TO BE RE-EVALUATED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOT FOR CONSTRUCTION

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

DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
CONCEPTUAL UTILITIES PLAN

DRAWING NO.
C-2.0

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

PROPOSED 8" SEWER MAIN PER OFFSITE UTILITY DESIGN, CARBONDALE MARKETPLACE PROJECT

EXISTING 8" SEWER MAIN LINE

STA: 1+00.00

EXISTING MANHOLE (MH-4A)
STA: 1+00, RIM: ±6168.0
EX INV IN (N): ±6152.8
EX INV OUT (W): ±6152.5
PROPOSED INV IN (S): 6152.80

SANITARY SERVICE
STA: 1+95.00
INV 8": 6153.73'

PROPOSED SEWER SERVICE AND CLEANOUTS (TYP)

BLDG L:
2 STORY APTMS
FFE: ±6171.2

SHORTY PARST WAY

SANITARY SERVICE
STA: 2+65.00
INV 8": 6154.43'

PROPOSED SEWER SERVICE AND CLEANOUTS (TYP)

BLDG K:
2 STORY APTMS
FFE: ±6172.2

PROPOSED MANHOLE (MH-1C)
STA: 3+65, RIM: 6171.36
INV IN (E): 6155.61
INV OUT (N): 6155.41

PI: 3+65.00

SANITARY SERVICE
STA: 4+00.00
INV 8": 6155.94'

SANITARY SERVICE
STA: 4+52.00
INV 8": 6156.46'

FUTSAL FIELD

COMMON OPEN SPACE

LOT 1

PROPOSED SEWER SERVICE AND CLEANOUTS (TYP)

BLDG H:
2 STORY STILT HOMES
PARKING FG: ±6171.2

BLDG J:
2 STORY STILT HOMES
PARKING FG: ±6171.6

BLDG G:
2 STORY TOWNHOMES
FFE: ±6173.0

PROPOSED SEWER SERVICE AND CLEANOUTS (TYP)

BLDG F:
2/3 STORY TOWNHOMES
FFE: ±6173.5

MAIN STREET

PROPOSED SEWER MAIN DESIGNED WITH THE CITY MARKET PROJECT TO BE ELIMINATED

BLDG D:
FFE: ±6169.0

BLDG STEP

BLDG D: 2/3 STORY MIXED USE
FFE: ±6170.0

PROPOSED SEWER MANHOLE AND STUB DESIGNED WITH THE CITY MARKET PROJECT TO BE ELIMINATED

PROPOSED SEWER SERVICE AND CLEANOUT

BLDG STEP

BLDG D:
FFE: ±6171.5

PROPOSED MANHOLE (MH-3C)
STA: 8+07, RIM: 6170.99
INV IN (E): 6160.35
INV OUT (W): 6160.15

SANITARY SERVICE
STA: 8+50.00
INV 8": 6160.76'

SANITARY SERVICE
STA: 8+65.00
INV 8": 6160.91'

PROPOSED SEWER SERVICE AND CLEANOUT

BLDG E:
FFE: ±6172.7

BLDG STEP

PROPOSED MANHOLE (MH-4C)
STA: 9+30, RIM: 6170.07
INV IN (E): 6160.35
INV OUT (W): 6160.15

PROPOSED MANHOLE (MH-2C)
STA: 7+65, RIM: 6171.30
INV IN (E): 6159.77
INV OUT (W): 6159.57

HENDRICK DRIVE

BLDG E: 2/3 STORY MIXED USE
FFE: ±6174.2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROPOSED LEGEND

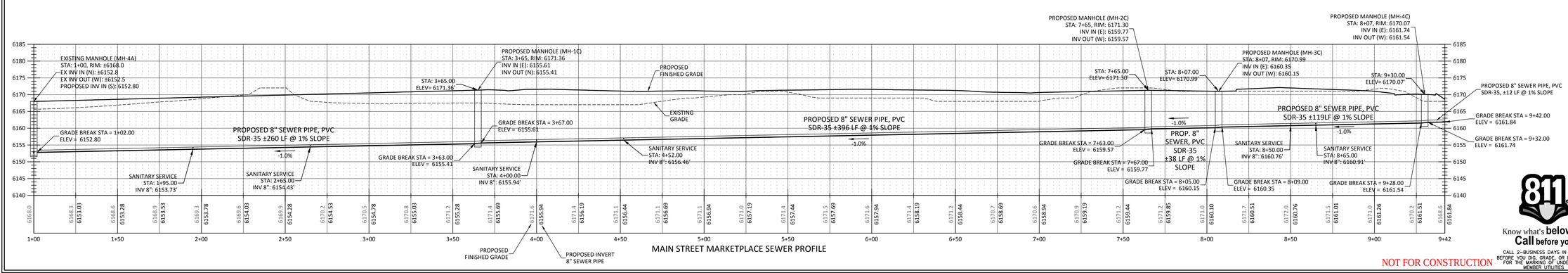
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED CULVERT
- PROPOSED IRRIGATION PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CLEANOUT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING 8" WATER MAIN
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MAIN STREET MARKETPLACE SEWER PROFILE

NOT FOR CONSTRUCTION

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	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

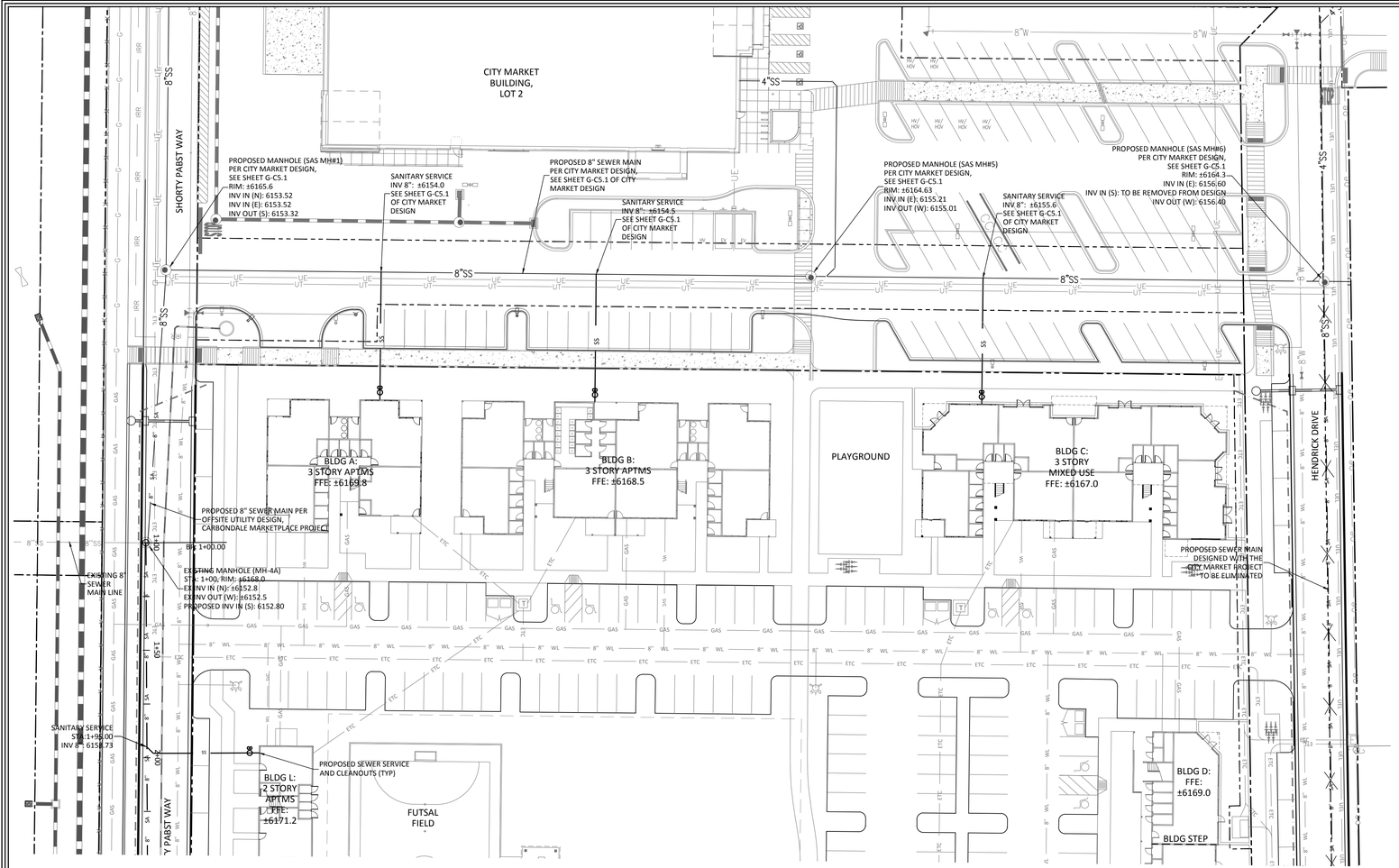
MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
SEWER
PLAN & PROFILE - 1

DRAWING NO.
C-2.1



NOTE: SEE SHEET G-C5.1 - *SANITARY SEWER PLAN AND PROFILE (LINE B)* OF THE CARBONDALE MARKETPLACE DESIGN DRAWINGS BY GALLOWAY FOR DESIGN DETAILS OF THE SEWER MAIN ON LOT 2 THAT BUILDINGS "A", "B", AND "C" WILL TIE TO WITH SEWER SERVICES.

PROPOSED LEGEND

- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED CULVERT
- PROPOSED IRRIGATION PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CLEANOUT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SWALE OR DITCH
- EXISTING CULVERT
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. EXISTING CONDITIONS ARE BASED ON SURVEY'S PERFORMED BY SOPRIS ENGINEERING. THE 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND POTHOLE ALL EXISTING UTILITIES TO VERIFY DEPTH PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS. THESE UTILITIES EITHER 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS OUTSIDE THE DESIGNATED IMPROVEMENT AREA FROM DAMAGE. ANY DAMAGE TO EXISTING AREAS OUTSIDE THE DESIGNATED IMPROVEMENT AREA DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE CONSTRUCTION STATE.
6. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, 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. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
8. ALL GEOTECHNICAL RECOMMENDATIONS TO BE ADHERED TO.
9. NOTE THAT THE PROPOSED UTILITIES SHOWN ARE ASSUMING THAT THE CARBONDALE MARKETPLACE CITY MARKET PROJECT IS BUILT FIRST BEFORE THIS DEVELOPMENT. IF THE CITY MARKET PROJECT DOES NOT GET BUILT, THEN THE UTILITIES AND PLAN FOR THE MAIN STREET MARKETPLACE PROJECT WILL HAVE TO BE RE-EVALUATED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SOPRIS ENGINEERING, LLC.
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502 MAIN STREET
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(970) 704-0311
FAX: (970)-704-0313

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MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

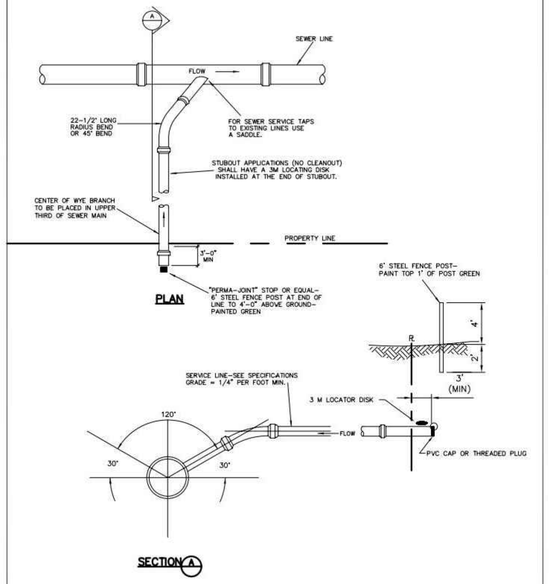
DATE	REVISION

TITLE
SEWER
PLAN & PROFILE - 2

DRAWING NO.
C-2.2

NOT FOR CONSTRUCTION

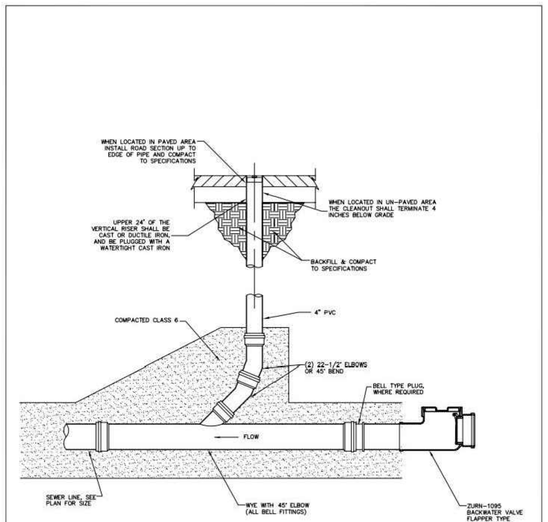
811
Know what's **below.**
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NOTES:
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 18"
2. BACKFILL UNDER WYE TO BE CLASS 6 AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

DETAIL "F"

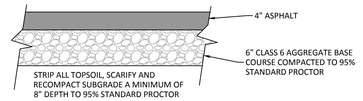
Prepared By: SCHMUESER GORDON MEYER, INC. File: Carbondale\san-sewer\07-SewerServCon-DF TOWN OF CARBONDALE STANDARD DETAILS Date: 09/26/07 By: MMM



NOTES:
1. FOR SKEWAY APPLICATIONS WHERE MANHOLE AND RINGS ARE USED TO COVER CLEANOUT, 3M LOCATING DISK SHALL ALSO BE INSTALLED 1' TO 2' BELOW MANHOLE RING AND COVER

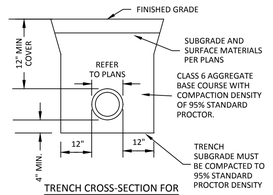
DETAIL "G"

Prepared By: SCHMUESER GORDON MEYER, INC. File: Carbondale\san-sewer\05-SewerCO-DG TOWN OF CARBONDALE STANDARD DETAILS Date: 04/30/08 By: MMM



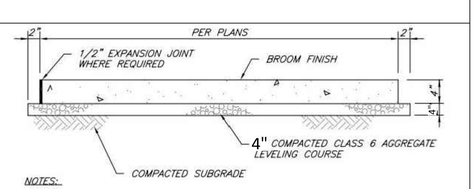
TYPICAL ASPHALT SECTION

N.T.S.



TRENCH CROSS-SECTION FOR ADS OR CMP CULVERTS

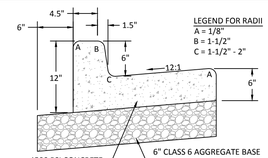
N.T.S.



NOTES:
1) EXPANSION JOINTS: 100' ON CENTER AND AT DRIVEWAYS.
2) DUMMY JOINTS: 1" DEEP BY 1/8" – 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
3) USE 1/4" RADIUS ON ALL EDGES.
4) USE 6" DEPTH OF CONCRETE ON ALL DRIVEWAYS.
5) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR MOISTURE.
6) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS./C.Y. MAXIMUM SLUMP 4".

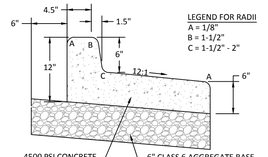
CONCRETE SIDEWALK

SCALE: 1"= 1'-0"



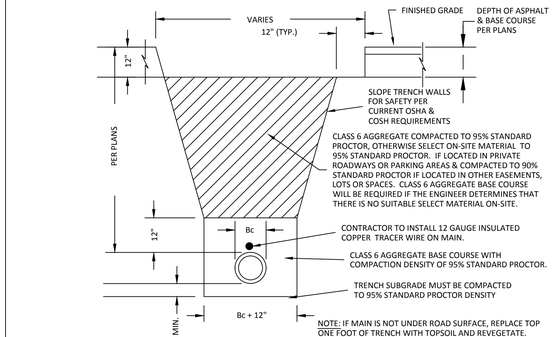
STANDARD CATCH CURB

N.T.S.



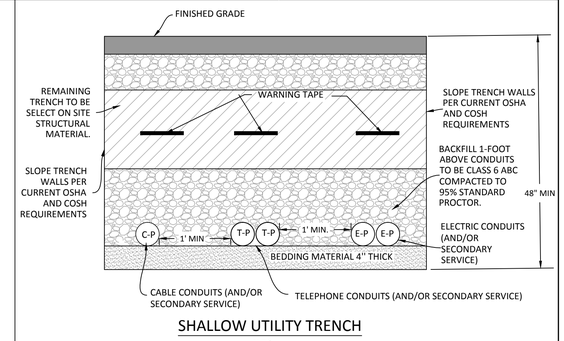
STANDARD SPILL CURB

N.T.S.



NOTE: IF MAIN IS NOT UNDER ROAD SURFACE, REPLACE TOP ONE FOOT OF TRENCH WITH TOPSOIL AND REVEGETATE.

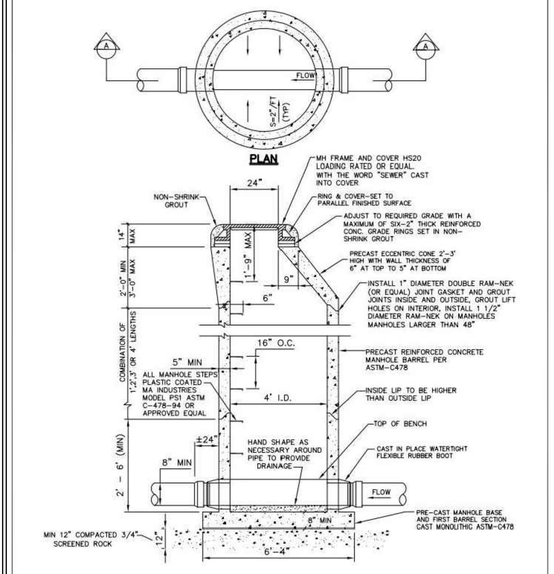
WATER/SEWER MAIN TRENCH CROSS SECTION



SHALLOW UTILITY TRENCH

N.T.S.

NOTE: WARNING TAPE IS SUPPLIED BY UTILITY COMPANY AND INSTALLED BY CONTRACTOR.

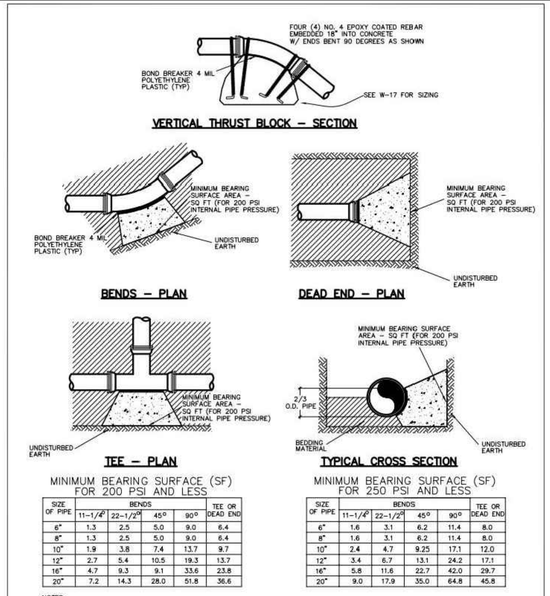


STANDARD MANHOLE

GENERAL NOTE
1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST CI-318 SPECIFICATIONS
2. USE 5' I.D. WHEN PIPE SIZE 15"- 24".

DETAIL "A"

Prepared By: SCHMUESER GORDON MEYER, INC. File: Carbondale\san-sewer\01-Studeh-DA TOWN OF CARBONDALE STANDARD DETAILS Date: 09/26/07 By: MMM



MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	BENDS 22-1/2°	BENDS 45°	BENDS 90°	TEE OR DEAD END
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7
16"	4.7	9.3	9.1	33.6	23.8
20"	7.2	14.3	28.0	51.8	36.6

MINIMUM BEARING SURFACE (SF) FOR 250 PSI AND LESS

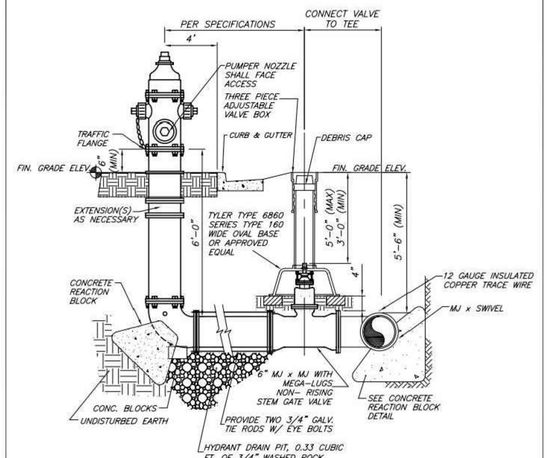
SIZE OF PIPE	BENDS 11-1/4°	BENDS 22-1/2°	BENDS 45°	BENDS 90°	TEE OR DEAD END
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1
16"	5.8	11.6	22.7	42.0	29.7
20"	9.0	17.9	35.0	64.8	45.8

NOTES:
1. FOR 200 PSI INTERNAL PRESSURE, INCLUDING WATER HAMMER
2. MEGALUG RESTRAINTS MAY BE USED IN CONJUNCTION WITH THRUST BLOCKS WITH PRIOR APPROVAL FROM THE DISTRICT
3. MINIMUM AREA REQUIRED WILL BE THAT OF AN 8-INCH MAIN
4. ALL THRUST BLOCKS SHALL BE FORMED. THE MINIMUM THICKNESS FORM MATERIAL SHALL BE 3/8" PLYWOOD
5. BEARING AREA BASED ON SOIL BEARING PRESSURE OF 2000 lb/sf
6. CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 psi

CONCRETE THRUST BLOCKS

DETAIL "2"

Prepared By: SCHMUESER GORDON MEYER, INC. File: Carbondale\water\02-ConcThrustBlk TOWN OF CARBONDALE STANDARD DETAILS Date: 09/26/07 By: DJM

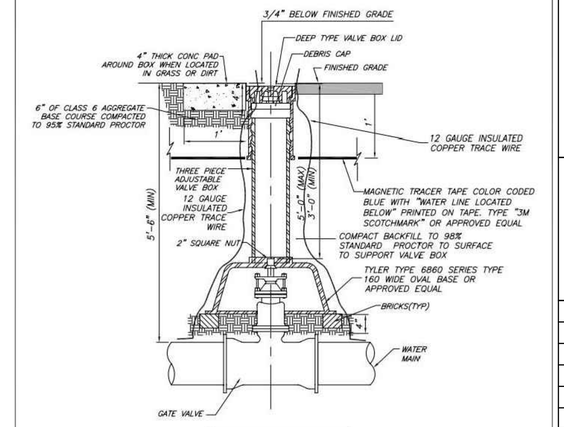


NOTES:
1) ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED MECHANICAL JOINTS
2) HYDRANT, VALVE AND FITTINGS TO BE 250 P.S.I. RATED.
3) POLYETHYLENE WRAP SHALL COVER D.I.P. ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4) ALL HYDRANT LEAD PIPING TO BE 6" CLASS 250 D.I.P. UNLESS OTHERWISE NOTED
5) CENTERLINE OF HYDRANT TO BE 4'-0" FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6) INSTALL VALVE STEM EXTENSION AS NEEDED TO INSURE THE DISTANCE FROM VALVE BOX LID TO TOP OF NUT SHALL NOT EXCEED 5'-0"

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL

DETAIL "4"

Prepared By: SCHMUESER GORDON MEYER, INC. File:Carbondale\water\04-Flyd TOWN OF CARBONDALE STANDARD DETAILS Date: 04/30/08 By: MMM



TYPICAL GATE VALVE

NOTES:
1. ALL VALVES ADJACENT TO FITTING SHALL BE MJ. IN LINE VALVES TO BE MJ x MJ. DESIGN LOCATIONS OF VALVES ARE OUTSIDE OF CONCRETE, CURB/GUTTER AND VALLEY PANS.
2. INSTALLED VALVES WHICH CONFLICT WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
3. THIS DETAIL DOES NOT APPLY TO HYDRANT ASSEMBLY VALVES.
4. INSTALL VALVE STEM EXTENSION AS NEEDED TO INSURE THE DISTANCE FROM VALVE BOX LID TO TOP OF NUT SHALL NOT EXCEED 5'-0"
5. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT ALL VALVES AND FIRE HYDRANTS. THE WIRE SHALL BE EXTENDED TOWARDS THE GROUND ON THE OUTSIDE OF THE VALVE BOX UNTIL THE WIRE IS WITHIN FOUR INCHES (4") OF THE TOP OF THE LID, AT WHICH POINT IT SHALL BE BROUGHT BACK INSIDE THE BOX AND SECURELY FASTENED. SUFFICIENT SLACK IN THE OUTSIDE OF THE WIRE SHALL BE PROVIDED TO COMPENSATE FOR ANY FUTURE ADJUSTMENT TO THE VALVE BOX.

DETAIL "5"

Prepared By: SCHMUESER GORDON MEYER, INC. File: Carbondale\water\05-GateValve TOWN OF CARBONDALE STANDARD DETAILS Date: 04/30/08 By: MMM

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(970) 704-0311
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DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-3018	
JOB NO.	17135.02	

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

NOT FOR CONSTRUCTION

DATE	REVISION

TITLE: DETAILS

DRAWING NO. C-5.0

G:\2017\17135\CIVIL\CIVIL DWGS\PLOTS\MAJOR SITE PLAN REVIEWS-DETAILS.DWG - Jul 30, 2018 - 12:25pm

SPOT ELEVATION LEGEND

BC = BUILDING CORNER
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

DRAINAGE DIRECTION/SLOPE — 2.0%

SPOT ELEVATION — XXX:XXX.XX'

EXAMPLE: TOP OF CONCRETE @ 7900.00' = TOC:7900.00'

PROPOSED LEGEND

- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED CULVERT/STORM PIPE
- PROPOSED IRRIGATION PIPE

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING SWALE OR DITCH
- EXISTING CULVERT

GRADING NOTES:

1. THE PROPOSED CONCEPTUAL GRADING PLAN SHOWN IS DISPLAYING TYPICAL FLOW PATHS OF STORMWATER FROM HIGH POINTS (HP) TO LOW POINTS (LP). INLETS WILL BE PROPOSED TO COLLECT STORMWATER AT LOW POINTS IN HARD SURFACES (PARKING LOTS, ROADS, ETC) AND DRAIN BASINS WILL BE PROPOSED TO COLLECT STORMWATER IN LANDSCAPE AREAS.
2. THE INTENT OF THE PROPOSED GRADING AND STORMWATER MANAGEMENT FOR THE PROJECT IS TO ROUTE STORMWATER OVER THE PROPOSED LANDSCAPE AREAS FOR MINOR STORMS. COLLECTION STRUCTURES SUCH AS INLETS AND DRAIN BASINS WILL ROUTE TO UNDERGROUND DRYWELLS. DETENTION FOR MINOR STORMS IS PLANNED TO REMAIN IN THE DETENTION STRUCTURES, STORM PIPES AND INLETS. ONCE FULLY INFILTRATED, STORMWATER FOR MAJOR STORMS WILL ROUTE THROUGH OVERFLOW PIPES OUT OF THE DRYWELLS AND INTO DETENTION STRUCTURES LOCATED UNDERNEATH THE COMMON OPEN SPACE NEAR THE CENTER OF THE LOT. FOR MAJOR STORMS, IF THE DRYWELLS AND DETENTION STRUCTURES BECOME FULLY INFILTRATED, STORMWATER WILL OVERFLOW THE DRYWELL STRUCTURES AND BE IMPLEMENTED WITHIN THE COMMON OPEN SPACE AREA (TYPICAL DETENTION POND) FOR THE FINAL DETENTION VOLUME. PORTIONS OF THE SITE WILL ROUTE TO SEPARATE DRYWELLS IN LOCATIONS AS SHOWN. THE DETENTION STRUCTURES WILL ALLOW STORMWATER TO INFILTRATE INTO THE SOILS AS WELL AS PROVIDE ONSITE DETENTION. SEE DRAINAGE REPORT FOR FURTHER DETAILS.
3. THE STRUCTURES ONSITE (TOWNHOUSE UNITS, APARTMENT BUILDINGS, MIXED USE BUILDINGS, COVERED PARKING) WILL INCLUDE ROOF DRAINS AND DOWNSPOUTS THAT WILL BE ROUTED TO THE STORM SYSTEM AND ULTIMATELY INTO THE PROPOSED UNDERGROUND DETENTION STRUCTURES.
4. IT SHOULD BE NOTED THAT THE SOILS ON THIS SITE ALLOW FOR HIGH INFILTRATION RATES FOR UNDERGROUND DETENTION STRUCTURES SUCH AS DRYWELLS. STORMWATER WILL BE ATTEMPTED TO BE ROUTED OVER THE LANDSCAPE AREAS TO PROVIDE FOR EFFICIENCY WITH IRRIGATION.

PROPOSED DRIVEWAY ENTRANCE FROM CITY MARKET LOT TO CARBONDALE MARKETPLACE LOT DESIGNED WITH CITY MARKET PROJECT TO BE REMOVED AND CHANGED TO LANDSCAPE AREA

BLDG A: 3 STORY APTMS FFE: ±6169.8

BLDG B: 3 STORY APTMS FFE: ±6168.5

PLAYGROUND

PROPOSED DRYWELL

BLDG C: 3 STORY MIXED USE FFE: ±6167.0

PARALLEL PARKING ADDED TO HENDRICK DRIVE (TYP)

PARALLEL PARKING ADDED TO SHORTY PABST WAY (TYP)

UPDATED LANDSCAPING AND STREET TREES, SEE LANDSCAPE DRAWINGS

DRIVEWAY ENTRANCE ADDED TO SHORTY PABST WAY (TYP)

PROPOSED ROCKFORD DITCH PIPING

BLDG L: 2 STORY APTMS FFE: ±6171.2

FUTSAL FIELD

BLDG K: 2 STORY APTMS FFE: ±6172.2

EXISTING 43.0' SHORTY PABST WAY PLATTED PUBLIC STREET

BLDG H: 2 STORY STILT HOMES PARKING FG: ±6171.2

BLDG J: 2 STORY STILT HOMES PARKING FG: ±6171.6

BLDG G: 2 STORY TOWNHOMES FFE: ±6173.0

BLDG F: 2/3 STORY TOWNHOMES FFE: ±6173.5

PROPOSED STORM PIPES

PROPOSED OVERFLOW PIPE TO UNDERGROUND DETENTION CHAMBERS

PROPOSED BASIN AND 24" PIPE INTO CHAMBERS

COMMON OPEN SPACE (RE: LANDSCAPE PLANS FOR INTERNAL BERM DESIGN)

UNDERGROUND DETENTION STORAGE CHAMBERS, VOLUME PROVIDED: ±7,450 CF, RE: DRAINAGE REPORT

BLDG D: FFE: ±6169.0

BLDG D: 2/3 STORY MIXED USE FFE: ±6170.0

BLDG D: FFE: ±6171.5

BLDG E: FFE: ±6172.7

BLDG E: 2/3 STORY MIXED USE FFE: ±6174.2

BLDG STEP

(2) 6" STEPS

(3) 6" STEPS

DRIVEWAY ENTRANCE ADDED TO HENDRICK DRIVE

UPDATED LANDSCAPING AND STREET TREES, SEE LANDSCAPE DRAWINGS

EXISTING 50.0' HENDRICK DRIVE PLATTED PUBLIC STREET

PARALLEL PARKING ADDED TO HENDRICK DRIVE (TYP)

SIDEWALK DESIGNED WITH CITY MARKET PROJECT REVISED TO SIDEWALK AS SHOWN

1337 MAIN ST

7-11

MAIN STREET

MATCH EX TBC:6171.67'

MATCH EX TBC:6172.32'

MATCH EX TBC:6173.10'

MATCH EX TBC:6173.20'

MATCH EX TBC:6172.89'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOT FOR CONSTRUCTION

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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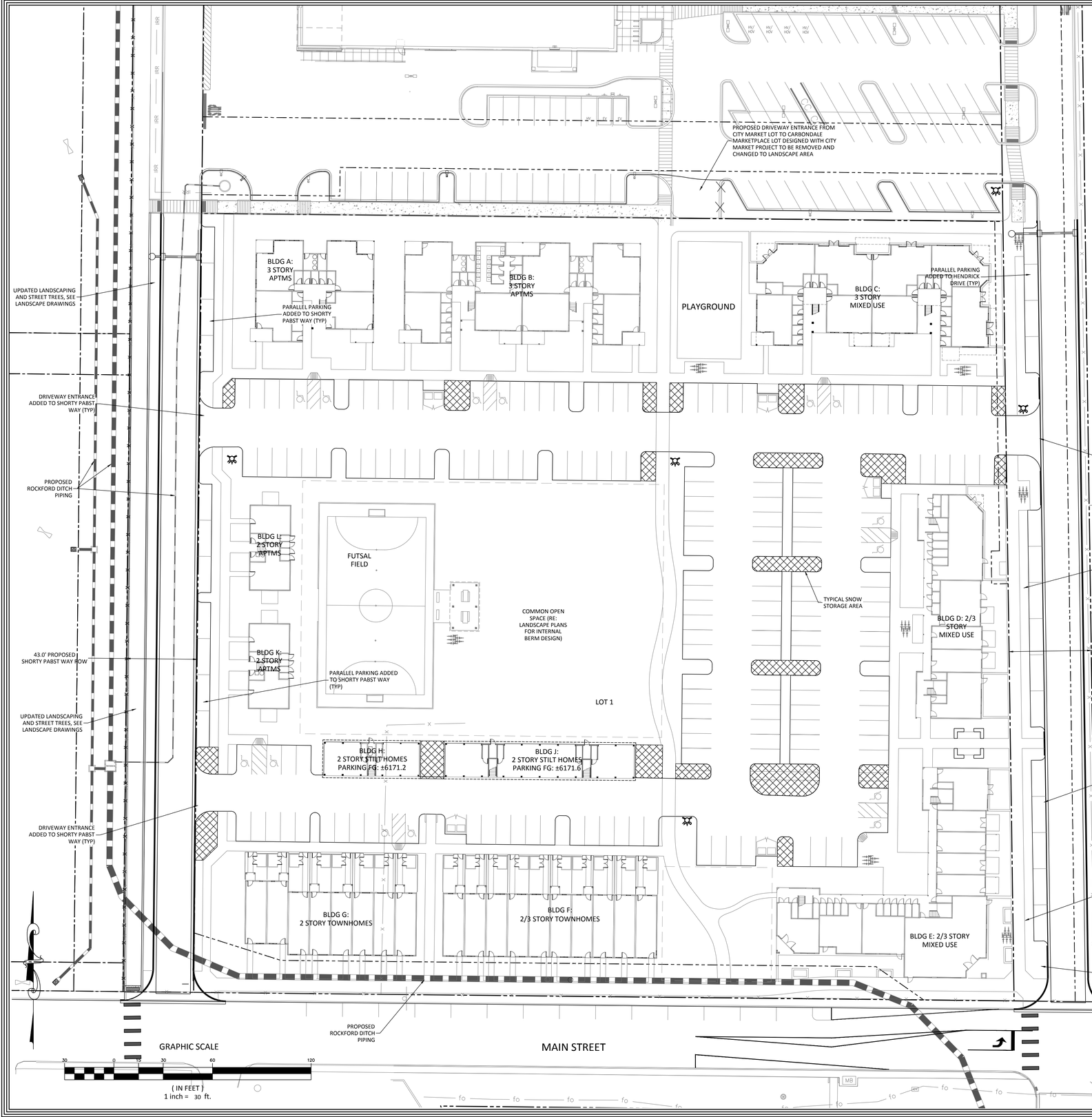
MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
GRADING AND DRAINAGE PLAN

DRAWING NO.
C-3.0



PROPOSED LEGEND

- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED CULVERT/STORM PIPE
- PROPOSED IRRIGATION PIPE

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING SWALE OR DITCH
- EXISTING CULVERT

SNOW STORAGE NOTES:

1. SNOW STORAGE AREA HAS BEEN CALCULATED BASED ON AN ASSUMED 6" SNOW STORM THAT COMPACTS TO A 3" DEPTH.
2. IT IS ASSUMED THAT THE SNOW STORAGE AREAS CAN HOLD APPROXIMATELY 36" OF SNOW. IN OTHER WORDS, THE SNOW STORAGE AREA HAS BEEN ASSUMED TO BE 1/12 OF THE AREA TO BE CLEARED. (6" STORM -> 3" OF SNOW AS STORED -> 36" TALL -> 3/36 = 1/12
3. APPROXIMATE SURFACES COLLECTING SNOW TO BE REMOVED = 100,000 SF
   APPROXIMATE SNOW STORAGE AREA REQUIRED = 8,400 SF

TYPICAL SNOW STORAGE AREAS

NOT FOR CONSTRUCTION

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

DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

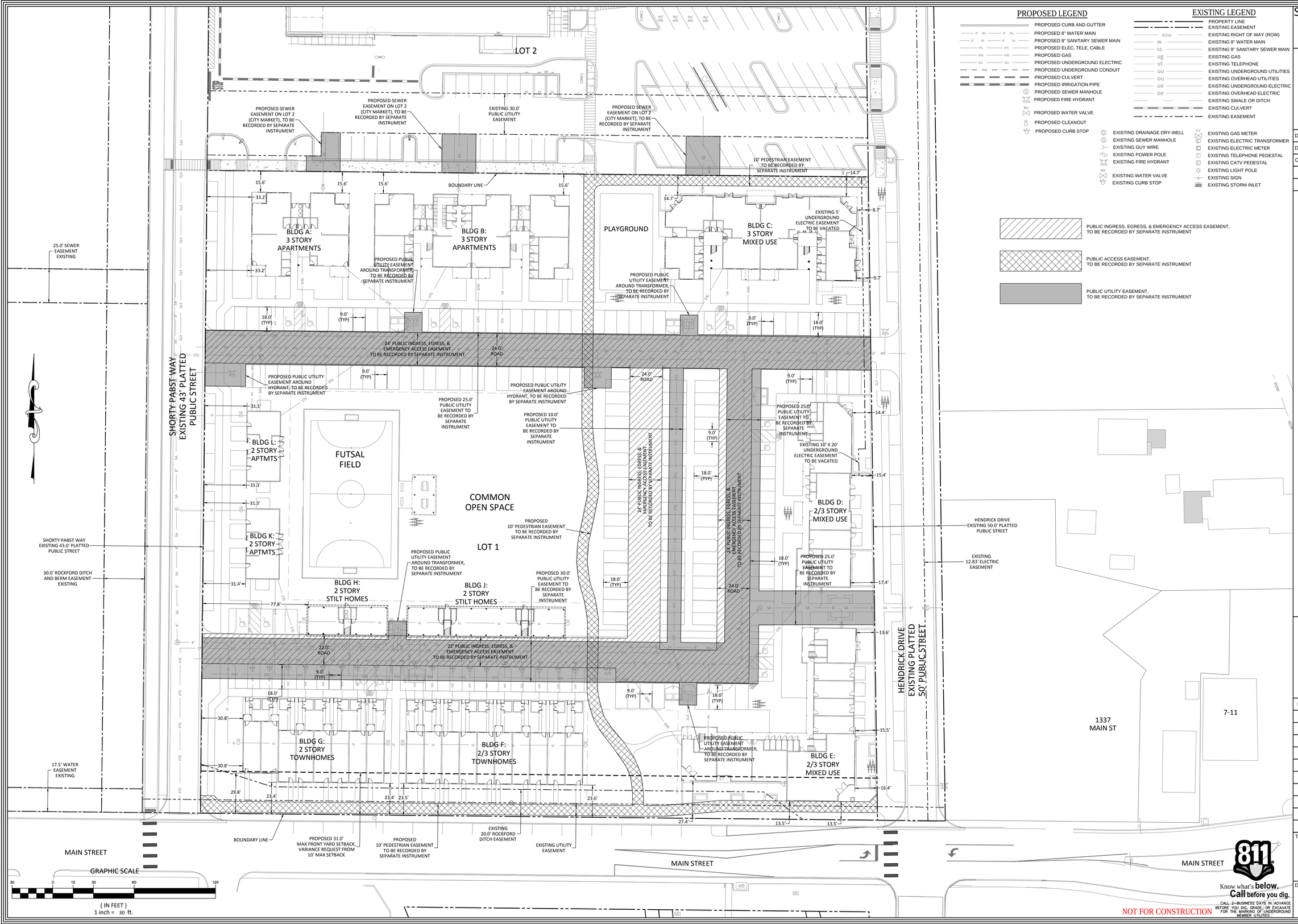
MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
SNOW STORAGE PLAN

DRAWING NO.
C-3.1

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



PROPOSED LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND CONDUIT
- PROPOSED CULVERT
- PROPOSED IRRIGATION PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CLEANOUT
- PROPOSED CURB STOP

EXISTING LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY (ROW)
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SWALE OR DITCH
- EXISTING CULVERT
- EXISTING EASEMENT
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

PUBLIC INGRESS, EGRESS, & EMERGENCY ACCESS EASEMENT, TO BE RECORDED BY SEPARATE INSTRUMENT

PUBLIC ACCESS EASEMENT, TO BE RECORDED BY SEPARATE INSTRUMENT

PUBLIC UTILITY EASEMENT, TO BE RECORDED BY SEPARATE INSTRUMENT

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

DESIGNED BY	KTS	
DRAWN BY	KTS	
CHECKED BY	YTN	
DATE:	07-30-18	
JOB NO.	17135.02	

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

MAJOR SITE PLAN REVIEW

DATE	REVISION

TITLE
ROADS, EASEMENTS, SETBACKS

DRAWING NO.
C-4.0

NOT FOR CONSTRUCTION

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

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02/28/2018 11:03:34 AM Jean Alberico
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11

DITCH RELOCATION AGREEMENT

This Agreement is made as of the 26th day of February, 2018 by and between the **Rockford Ditch Association, Inc.**, a Colorado nonprofit corporation ("Association") whose address is 1493 CR 106, Carbondale, Colorado 81623, **Crystal River Marketplace LLC**, a Colorado limited liability company ("CRM") whose address is 20 Sunset Drive, Unit 1, Basalt, Colorado 81621.

WHEREAS, the Association is the owner of the Rockford Ditch and the water rights decreed to it out of the Crystal River, tributary to the Roaring Fork River; and

WHEREAS, CRM is the owner of real property located in the Town of Carbondale, Colorado which property is more specifically described on **Exhibit A** (the "CRM Property"); and

WHEREAS, Colorado Rocky Mountain School, Inc. ("CRMS") is the owner of real property located adjacent to the CRM Property as depicted on the Rockford Ditch Realignment Plan attached as **Exhibit B** ("Plans") (the "CRMS Property"); and

WHEREAS, Alpine Bank is the owner of real property located in the Town of Carbondale, Colorado as depicted on the Plans (the "Alpine Bank Property"); and

WHEREAS, the Town is the beneficiary of a public road which runs between the Alpine Bank Property and the CRM Property depicted as "Main Street" on the Plans; and

WHEREAS, the Rockford Ditch has delivered water to land located in the Townsite of Cooperton and Garfield County, including the CRM and CRMS Properties since at least 1883; and

WHEREAS, the Rockford Ditch holds a prescriptive easement for the existing ditch including both the piped section under Main Street and traversing the CRM, CRMS, and Alpine Bank Properties; and

WHEREAS, CRM desires to develop the CRM Property and has applied to the Town for various development approvals for a 5-lot subdivision which proposes a grocery store and appurtenant uses on 3 of the 5 lots entitled the Carbondale Marketplace Subdivision ("Carbondale Marketplace Development"); and

WHEREAS, in connection with the development of the CRM Property, CRM desires to relocate the Ditch as shown on the Plan to alternative locations on the CRM, CRMS, and Alpine Bank Properties, and under Main Street; and

WHEREAS, in connection with the development of the CRM Property, CRM also desires to place portions of the Ditch in an underground pipe; and

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WHEREAS, the parties desire to enter into this Agreement to set forth the terms and conditions by which CRM may relocate and pipe the Ditch under Main Street and across the CRM, CRMS, and Alpine Bank Properties.

NOW THEREFORE, in consideration of the mutual agreements made herein, the parties agree as follows:

1. Association's Consent to Modification. The Association hereby consents to CRM's partial relocation, reconstruction, and piping of the Ditch through the CRM, CRMS, and Alpine Bank Properties, and under Main Street in connection with the development of the CRM Property, subject to the following terms and conditions:

   a. Plans; Construction of Improvements. This consent is given so long as the relocation and piping are performed substantially in conformance with the specifications contained in the September 14, 2016 Memorandum from Sopris Engineering (SE Job #14243), and as generally depicted on **Exhibit B** (the relocation and piping generally set forth in the Plans shall be referred to as "the Project", and any infrastructure installed pursuant to the Project the "Improvements") and so long as the Association's professional engineer reviews and approves all construction plans prior to and after construction in accordance with the procedure set forth below.

      i. Pre-Construction Approval: All Plans related to the Project shall be approved by the Association's engineer prior to construction. To evidence pre-construction approval, all design drawing cover sheets shall include the following signature block:

Design Engineer Signature:

_____

[Printed Name], Colo. P.E. No. xxxxx [Date]

Ditch Association Approval:

Approved on the _____ day of _____, 20xx

By: _____

Ditch Association President

      ii. Construction Observation and Approval. CRM shall ensure that a certified professional engineer provides construction inspection services as necessary to allow CRM's engineer to provide a stamped certification, when improvements are submitted to the Association for acceptance, that such Improvements have been constructed in accordance with the Plans approved by the Association. The Association shall have the right to make engineering observations at reasonable

intervals and at CRM's expense during construction of the Improvements. Observation, acquiescence in, or construction of any physical facilities, at any particular time, shall not constitute Association approval of any phase of construction of the Improvements. Association approvals shall be made only after completion of construction and in the manner hereinafter set forth. To assist the Association in monitoring the installation of the Improvements, a representative employed by CRM's general contractor shall inspect the Improvements on at least a weekly basis, and shall provide the Association's engineer with supervisor's field and inspection notes relating to the installation of the Improvements which have been reviewed and stamped by a professional engineer. The representative shall regularly apprise the Association's engineer of the status of the work on the Improvements. Further, CRM at its own expense shall have an approved geotechnical engineer monitor the methods of construction and backfill, to ensure such work is being completed in conformance with the approved Plans, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by CRM's engineer. The Association agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the Association of the Improvements, which approval and acceptance shall only occur pursuant to the specific provisions below.

iii. Completion of Improvements; Approval. CRM shall complete all Improvements within one (1) year of the initiation of any work related to the Project, including site work, but in no event later than 30 months after the mutual execution of this Agreement. CRM shall provide notice of the date such work was initiated to RDA within 10 days of the same. Upon CRM's completion of the Improvements, CRM's engineer shall certify in writing that the Improvements have been completed in conformance with the Plans and submit to the Association a completed acceptance checklist utilizing a form approved by the Association. Thereafter, the Association's engineer or his designee shall inspect the Improvements and identify in writing and with specificity their conformity or lack thereof to the Plans. CRM shall make all corrections necessary to bring the Improvements into conformity with the Plans. CRM shall at its expense have "as-built" drawings prepared by a professional engineer and a registered land surveyor, which drawings shall include all legal descriptions the Association may require. The "as-built" drawings and costs summary shall be forwarded to the Association for review and approval. Once the as-built drawings and costs summary are approved, and any and all corrections are completed, the Association's engineer or his designee shall certify in writing that all Improvements are in conformity with the Plans.

b. CRM to Pay for Association's Costs. CRM shall pay for any and all costs incurred by the Association in connection with the Project, including without limitation attorney's fees and engineering fees. CRM shall provide at its sole cost and expense all necessary engineering designs, surveys, field surveys, and incidental services related to the construction of the improvements associated with the Project.

c. Timing; Liquidated Damages. The timing of the Project shall not interfere with the delivery of water to the Association consistent with historic timing and practice. The Ditch typically runs between April 1 and November 15th of every year ("Irrigation Season"). All parties recognize and agree that damages in the event of a breach of this Agreement would be difficult to ascertain, though will certainly be great and irreparable, and therefore CRM agrees that in the event of a breach, it shall pay as liquidated damages to the Association the amount of $10,000.00 a day for each day during the Project that the Ditch cannot carry the full diverted amount through the Ditch from the Diversion Box labeled as "Point A – Proposed Manhole" on the Plans through to discharge to the existing ditch lateral labeled as "Point B – End Rockford Ditch Piping Realignment" on the Plans ("Modified Ditch") as a result of actions or inactions by CRM, but in no event shall such liquidated damages exceed $200,000. This provision in no way shall affect any parties' ability to seek injunctive relief.

d. Sizing. Any portion of the Modified Ditch, including underground portions thereof, shall be sized to carry at least the full amount of water decreed to the Ditch at Point A – Proposed Manhole through to the outlet at Point B - End Rockford Ditch Piping Realignment. In addition, the quantity of water delivered in the Ditch through the Modified Ditch will be at least as much as that which has historically been delivered at such point in the Ditch.

e. Landscaping Within Ditch Easements. CRM agrees not to construct any buildings on or over the Ditch as relocated and reconstructed and agrees not to plant or permit the planting of willow or cottonwood trees within 50 feet of the of the Modified Ditch. Further, all landscaping on the easements for the Ditch granted pursuant to the provisions hereof shall be consistent with the landscape plan approved by the Tree Board of the Town of Carbondale in connection with the approvals for the development of the CRM Property. CRM shall ensure that any easement granted by CRMS or Alpine Bank also complies with this Paragraph.

f. CRM Responsible for Ditch Expenses. Upon execution hereof, CRM and/or its successors in interest (including without limitation any property owners' association which may be formed to manage the CRM Property in the future), at its sole expense, shall be responsible for all costs and expenses in any way related to the operation, maintenance, repair, and replacement of the Modified Ditch from Point A – Proposed Manhole through Point B - End Rockford Ditch Piping Realignment as depicted on the Plans (the "OMR&R"). CRM shall perform maintenance of the Modified Ditch on

a regular basis as appropriate and necessary to keep the Modified Ditch operational and functional. In the event CRM fails to appropriately maintain the Modified Ditch and the flow of water through the Modified Ditch is reduced, impeded, or otherwise adversely affected or potentially adversely affected during the irrigation season, the Association may provide CRM with written notice of such failure and CRM shall perform the necessary maintenance or make repairs as appropriate within two days of the receipt of the receipt of the notice. If CRM fails to remedy the situation within 48-hours, the Association shall have the right to access the Modified Ditch, perform maintenance or make repairs as appropriate, and bill the costs to CRM, as provided below. In this event, the Association shall submit a statement to CRM for its costs incurred in performing such repairs or maintenance within fourteen days after the completion thereof. In the event such statement is not paid within fourteen days after receipt by CRM, the Association may record a *lis pendens* against the CRM Property and file suit against CRM, or its successor-in-interest for payment of the same. In the event of a problem within the Modified Ditch that requires more extensive maintenance or repairs that does not impede the flow through the Modified Ditch and can be performed outside of the irrigation season, the Association shall provide CRM with written notice such failure and CRM shall perform the necessary maintenance and repairs during the non-irrigation season. If such repairs are not completed prior to March 15th, the Association shall have the right to access the Modified Ditch, perform maintenance or make repairs as appropriate and bill the costs to CRM, as provided below. In this event, the Association shall submit a statement to CRM for its costs incurred in performing such repairs or maintenance within fourteen days after the completion thereof. In the event such statement is not paid within fourteen days after receipt by CRM, the Association may record a *lis pendens* against the CRM Property and file suit against CRM, or its successor-in-interest for payment of the same. CRM, for its part, hereby grants the Association a lien against the CRM Property for any unpaid costs of OMR&R or any other cost or expense for which CRM is responsible under this agreement, including attorney fees and costs of collection.

g. Emergency Repairs. Notwithstanding the foregoing, in the event of an emergency, defined as any situation that has the potential to cause immediate harm to life or property, and, to the extent practical, after making a reasonable effort to give CRM immediate notice, the Association may attend to necessary maintenance and repairs immediately to address the emergency and shall notify CRM as soon as possible of the circumstances and action taken. All costs incurred by the Association in connection with the foregoing circumstances will be reimbursed by CRM or its successor-in-interest, including professional fees.

h. Covenant for Lien for Ditch Maintenance Expenses on CRM Property. CRM and any successor owner of the CRM Property or any portion thereof shall be deemed to

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covenant and agree to pay for all expenses related to the OMR&R of the entire portion of the Modified Ditch, including the sections on the Alpine Bank Property, under Main Street, and on the CRMS Property between Point A – Proposed Manhole and Point B - End Rockford Ditch Piping Realignment depicted on the Plans. All such expenses may be established, fixed, and collected by the Association. These expenses, together with interest, costs, and reasonable attorneys' fees shall be a charge and continuing lien upon the entire CRM Property until paid. All such expenses shall also be the personal obligation of CRM or successor owners of any portion of the CRM Property.

i. Town Ordinance. CRM agrees to comply with the terms and conditions set forth in the Town of Carbondale Ordinance __ _____.

j. Designee. CRM or its successors in interest shall designate a single representative for contact and notice purposes under this contract at all times, and shall notify the Association of the identify of said individual in writing.

k. Limited Access to Association Shareholders. CRM and its successors shall, upon request by the Association, permit any shareholder of the Association who intends to utilize water on a parcel of land adjacent to the CRM Property as of the date of the recordation of the plat thereof to connect into the irrigation system on CRM Property and utilize such shareholder's shares in the same manner as any development of Lots 1 and 5 of the Carbondale Marketplace Subdivision. Such connection shall be at the sole cost of the Association Shareholder.

2. Ditch Easement Across CRM Property. CRM shall expressly reserve an easement for the benefit of the Association for the Ditch as relocated and reconstructed in place on all final plats recorded for the Property. In addition, by the execution hereof, CRM agrees within 90 days of the completion of the Improvements to execute that certain grant of easement substantially in the form attached hereto as **Exhibit C** whereby an easement for the Ditch is granted as relocated and reconstructed by the Project (the "Easement"). The Easement shall be for at least a total of thirty feet with the centerline of the Modified Ditch itself being no less than ten feet from one side of the Easement. Access to the Easement by the Association shall be along existing roads on the CRM Property to the extent practical and appropriate under the circumstances. In the event access other than along an existing road is deemed necessary by the Association, it shall use reasonable efforts, in light of the prevailing circumstances, to notify CRM's designated representative of such access prior to making such access. The documents provided for in this paragraph shall be tendered to the attorney for the Town of Carbondale prior to the approval of the final plat for the Property to be held until the approval of said final plat at which time the attorney for the Town of Carbondale shall cause them to be recorded with the final plat.

3. Ditch Easement Across CRMS Property, Alpine Bank Property. Prior to any work on the Project, CRM shall secure grants of easements to the Association from CRMS and Alpine Bank substantially in the same form as the Easement and acceptable to the Association whereby an easement for the Ditch is granted as relocated and reconstructed by the Project, except that all expenses for operation, maintenance, repair, and replacement of the Ditch across the CRMS Property and Alpine Bank Property shall be borne by CRM. These easements shall be at least a total of thirty feet with the centerline of the Modified Ditch itself being no less than ten feet from one side of the Easement, and shall expressly prohibit the planting of willow or cottonwood trees within 50 feet of the Modified Ditch. Access to the Easement by the Association shall be along existing roads on the CRMS Property and Alpine Bank Property to the extent practical and appropriate under the circumstances. In the event access other than along an existing road is deemed necessary by the Association, it shall use reasonable efforts, in light of the prevailing circumstances, to notify the owner's designated representative of such access prior to making such access. The Association must approve said easements prior to their recordation, which shall not be unreasonably withheld.

4. Ditch Easement Under Main Street. CRM warrants and represents that it has authority and permission from the Town for the Project, including for the relocation of the Ditch under Main Street as depicted on the Plans. All expenses for operation, maintenance, repair, and replacement of the Modified Ditch as it traverses across and under Main Street shall be borne by CRM and included within the OMR&R.

5. Ownership of Improvements. Those improvements to the Ditch that are made hereunder shall be owned by the Association. Upon completion of the construction of the relocation of the Modified Ditch and following review and approval of the as-constructed improvements to the Ditch by the Association's professional engineer, as evidenced by his signature on the as-built plans, CRM shall promptly deliver a bill of sale for such improvements to the Association.

6. Permitting. CRM shall be responsible for securing all necessary permits and approvals for the Project, including without limitation any permits or approvals necessary from the Colorado Department of Transportation and the Town of Carbondale.

7. Covenants. In the preparation and approval of the Covenants for the Property, CRM shall include provisions that require the following:

   a. The maintenance of comprehensive general liability insurance in an amount of not less than $5,000,000.00 which shall be consisted with the provisions of Paragraph 12;

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b. The obligation to maintain the Modified Ditch, including any existing and future improvements; and

c. Adequate assurance of payment of the OMR&R, including a covenant substantially similar to: "CRM and any successor owners of the CRM Property or any portion thereof shall be deemed to covenant and agree to pay for all expenses related to the operation, maintenance, repair, and replacement of the entire portion of the Modified Ditch which was modified and/or piped by that certain Agreement entered into between CRM and the Rockford Ditch Association, Inc. on _____, including that portion of the Ditch depicted on Exhibit B thereto. All such expenses may be established, fixed, and collected by the Association. These expenses, together with interest, costs, and reasonable attorneys' fees shall be a charge and continuing lien upon the entire CRM Property until paid. All such expenses shall also be the personal obligation of CRM or successor owners of any portion of the CRM Property." CRM shall receive the Association's written consent of the provision prior to recording the Declaration for the CRM Property.

d. Appropriate administrative mechanisms and procedures providing assurance that there shall be sufficient assessments to fund the ongoing OMR&R consistent with CRM's obligations hereunder, including the ability to levy a special assessment to defray any such costs.

8. Default. In the event of default by CRM or its successors and/or assigns ("Defaulting Party"), other than as provided in Paragraph 1. c above, any of the other parties to this Agreement may provide the Defaulting Party with written notice of the default and the Defaulting Party shall have seven days within which to cure the default. In the event the nature of the default is such that it cannot be cured within seven days, the Defaulting Party shall diligently use its best efforts to cure the default as soon as possible. In the event the default is not cured, the non-defaulting parties shall be entitled to recover their actual damages incurred as a result of curing the default of the Defaulting Party, together with reasonable attorneys' fees.

9. Attorneys' Fees and Costs. In the event litigation is necessary to enforce the rights of any party to this Agreement, the party substantially prevailing in such litigation shall be entitled to reasonable attorneys' fees and costs or suit actually incurred in such litigation.

10. Integration. This agreement constitutes the entire and complete agreement of the parties on the subject matter dealt with herein. No promise or undertaking has been made by any party, and no understanding exists with respect to the transaction herein contemplated, except as expressly set forth herein. All prior and contemporaneous negotiations and understandings between the parties are embodied and merged into this

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agreement. Any modification or amendment must be in a written form and executed in the same manner as this agreement.

11. Notice. When it shall be necessary or required to serve a notice demand on either party pursuant to this Agreement, such notice or demand shall be made in writing and either (i) delivered either in person by certified mail, postage prepaid, return receipt requested, or by overnight express delivery such as Federal Express to each party at its address shown below, or (ii) sent via email to the party at the email shown below.

The Association:	Rockford Ditch Association c/o President 1493 CR 106 Carbondale, CO 81623
Copy to:	Chad J. Lee, Esq. Balcomb & Green, P.C. 818 Colorado Ave. PO Drawer 790 Glenwood Springs, CO 81601 clee@balcombgreen.com
CRM:	Crystal River Marketplace LLC 20 Sunset Drive #1 Basalt, CO 81621
Copy to:	Yancy T. Nichol, P.E. Sopris Engineering, LLC 502 Main St., Suite A-3 Carbondale, CO 81623

12. Indemnification. CRM, for itself and its successors and assigns including without limitation, a property owners' association of the CRM Property, shall hold harmless, indemnify, and defend the Association, its successors and assigns to the fullest extent allowed under Colorado law from and against any actual or threatened loss, claim, demand, negligence, cause of action, liability, cost, expense (including attorneys' fees and litigation expenses and costs) or damages of any kind or nature (including those involving death, personal injury or property damage) associated with or arising from any activity performed by CRM in any way related to the Project or any ongoing obligation assumed

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by CRM under this Agreement, including OMR&R. CRM shall include the Association and to the extent available, its officers and directors, as an additional insured on its comprehensive general public liability insurance which shall be in an amount of at least $5,000,000.00. CRM shall annually furnish the Association with certificates of insurance or other evidence of the acquisition and maintenance of such insurance. The first such certificates shall be provided within fifteen days of the execution hereof.

13. Entire Agreement. This agreement constitutes the entire and complete Agreement of the parties on the subject matter dealt with herein. No promises or undertaking has been made by any party, and no understanding exists with respect to the transaction herein contemplated, except as expressly set forth herein. All prior and contemporaneous negotiations and understandings between the parties are embodied and merged into this agreement. Any modification or amendment must be in a written form and executed in the same manner as this agreement.

14. Designated Party Representatives. The parties shall each designate a representative to be the contact for practical and coordinating communication between the parties in fulfilling their respective rights and responsibilities under this agreement.

15. Binding Effect. This agreement shall be binding upon and inure to the benefit of the parties and their assigns and successors in interest and shall run with the land. Any reference to CRM shall be deemed to be a reference to its successors and assigns, including future owners of any portion of the CRM Property and a property owner's association formed to manage the affairs of all or part of the CRM Property. This agreement shall not be assigned except with the written consent of the Association.

16. Counterparts; Electronic Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement. Copies of this Agreement may be delivered among the parties by facsimile transmission or other electronic means, such as by email utilizing PDF format, and such transmitted copies displaying the signature of a party shall have the same force and effect as an original, originally signed in ink by the party personally delivered to the recipient.

ROCKFORD DITCH ASSOCIATION

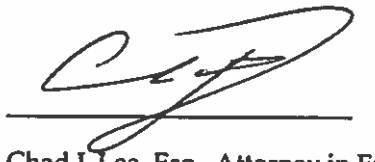
By: Mark Nieslanik, as President

CRYSTAL RIVER MARKETPLACE LLC

By: Briston Peterson, as Manager

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Approved as to Form:



Chad J. Lee, Esq., Attorney in Fact for the Rockford Ditch Association

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EXHIBIT A
CRM PROPERTY DESCRIPTION

SUBJECT PARCEL 1:

A PARCEL OF LAND BEING DESCRIBED AS THE CRYSTAL RIVER MARKET PLACE, LLC PARCEL ACCORDING TO THE LOT LINE ADJUSTMENT OF CRYSTAL RIVER MARKET PLACE LLC/CRMS PROPERTIES RECORDED SEPTEMBER 16, 2010 AS RECEPTION NO. 791487.

TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

TOGETHER WITH:

SUBJECT PARCEL 2:

THE PROPERTY DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NO. 735364 OF THE GARFIELD COUNTY RECORDS; SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED ON LOTS 8 AND 9, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE HIGHWAY NO. 133, FEDERAL AID PROJECT NO. S 016 (1), WHENCE THE STREET CENTER MONUMENT LOCATED AT THE CENTERS OF EIGHTH STREET AND MAIN STREET IN THE TOWN OF CARBONDALE, COLORADO, BEARS SOUTH 60°30'10" EAST 1706.90 FEET (*SOUTH 60°30'30" EAST 1707.14 FEET* DEED);

THENCE SOUTH 89°19'30" WEST, 157.29 FEET (*157.75 FEET* DEED) TO THE WEST LINE OF SAID LOT 8;

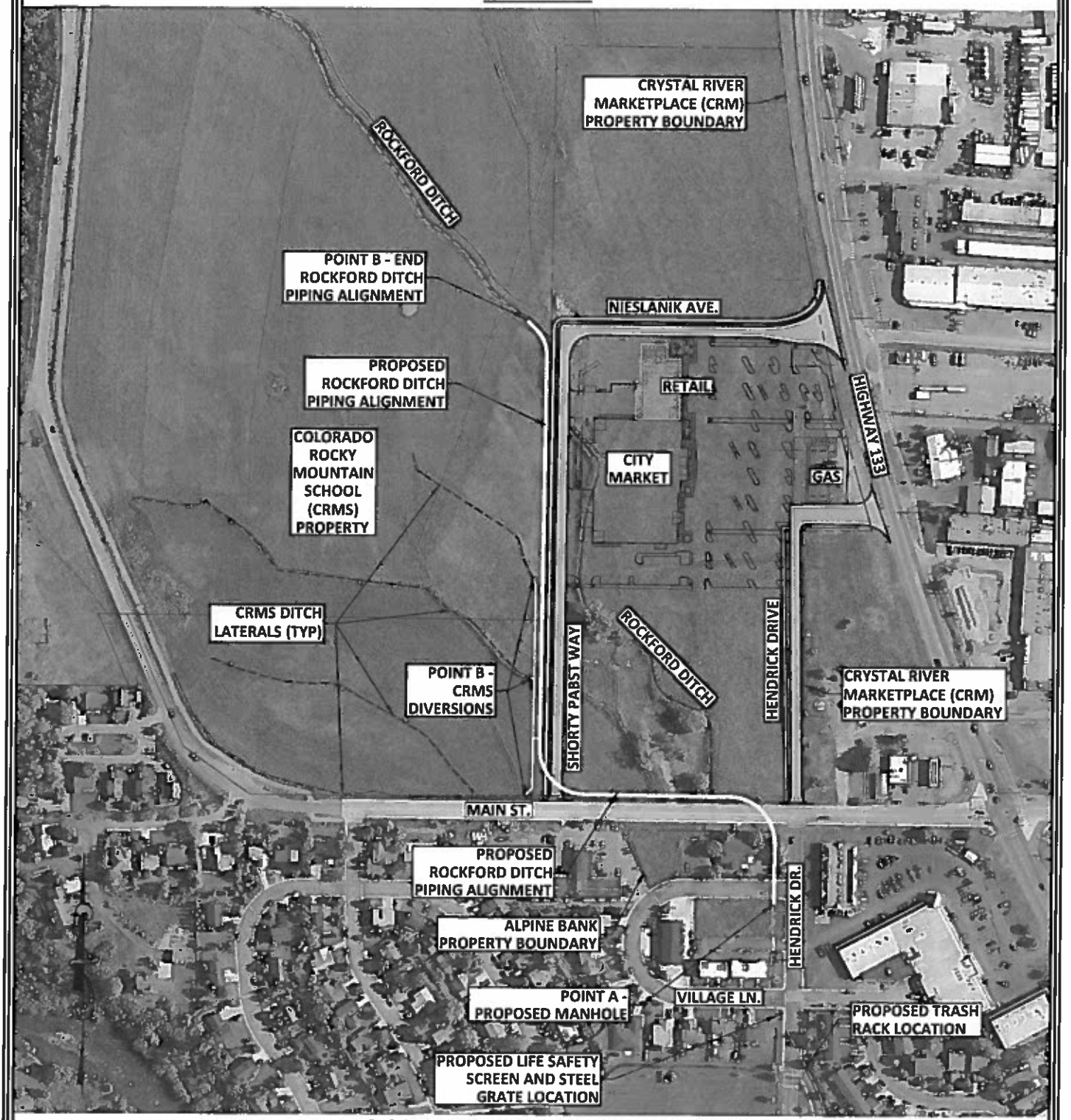
THENCE NORTH 0°50' WEST, 721.49 FEET (*726.65 FEET* DEED) ALONG THE WEST LINE OF SAID LOT 8 TO THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 133;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 5695.90 FEET A DISTANCE OF 739.38 FEET (*745.00 FEET* DEED), THE CHORD OF WHICH BEARS SOUTH 13°07'30" EAST (*SOUTH 13°01' EAST* DEED) 738.86 FEET (*743.84 FEET* DEED), TO THE POINT OF BEGINNING.

TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

Reception#: 903703
02/28/2018 11:03:34 AM Jean Alberico
13 of 16 Rec Fee:$88.00 Doc Fee:0.00 GARFIELD COUNTY CO

CRYSTAL RIVER MARKETPLACE
ROCKFORD DITCH REALIGNMENT PLAN
CARBONDALE, COLORADO
EXHIBIT B



SCALE: 1" = 300'

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

9/26/16

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Reception#: 903703
02/28/2019 11:03:34 AM Jean Alberico
14 of 16 Rec Fee:$88.00 Doc Fee:0.00 GARFIELD COUNTY CO

[Exhibit C]

EASEMENT DEED AND AGREEMENT

THIS EASEMENT DEED AND AGREEMENT is entered into this _____ day of _____20___, by and between CRYSTAL RIVER MARKETPLACE LLC ("Grantor"), whose address is 20 Sunset Drive, Unit 1, Carbondale, Colorado 81623, and the ROCKFORD DITCH ASSOCIATION, INC. ("Grantee"), whose address is 1493 County Road 106, Carbondale, Colorado 81623.

NOTICE THAT for ten dollars ($10.00) and other good and valuable consideration, in hand paid, Grantor hereby grants, sells and conveys to the Grantee a perpetual nonexclusive easement legally described and depicted on Exhibit A attached hereto and incorporated herein by this reference (the "Easement"), to be used for the operation, maintenance, repair, and replacement of Grantee's ditch, pipeline and appurtenances located therein, which Easement is located in, on, and across that certain real property located in the County of Garfield, State of Colorado, described on Exhibit B attached hereto and incorporated herein by reference (the "Property"). The Easement shall be subject to any and all road and utility, water, sewer, telephone, cable, electric, gas, secondary irrigation system, and similar easements that are located and reserved on the Final Plat for the Carbondale Marketplace Subdivision, recorded on _____ as Reception No. _____ that will cross the Easement granted hereby, provided that such similar easements shall not in any way adversely affect the Easement granted hereby or the Ditch.

The Easement granted herein shall supersede and replace Grantee's existing ditch easement previously located on the Property as depicted on Exhibit C the Rockford Ditch Realignment Plan attached hereto.

This Easement Deed is provided pursuant to, and in satisfaction of, paragraph 2 of that certain Ditch Relocation Agreement dated _____, 2018 and recorded in the Office of the Garfield County Clerk and Recorder as Reception No. _____ (the "Ditch Relocation Agreement"), and the rights of the parties to this Easement Deed and their successors and assigns are subject thereto.

Grantor covenants and agrees that Grantor and any successors and assigns shall be responsible for all costs and expenses in any way related to the operation, maintenance, repair, and replacement of the Rockford Ditch from the Diversion Box depicted on Exhibit C through the termination point located on property owned by Colorado Rocky Mountain School, Inc. pursuant to the terms of the Ditch Relocation Agreement. Grantor covenants and agrees that it shall not plant, nor permit the planting of, willow or cottonwood trees within 50 feet of the Rockford Ditch as it traverses the Easement.

Grantor does covenant and agree that it shall and will warrant and forever defend the Easement to be free of any encumbrances and in the quiet and peaceable possession of the Grantee against all and every person claiming the whole or any part thereof, by, through or under the Grantor. Release from all mortgages, liens and Deed of Trust holders has been obtained for the purpose of this grant. This grant of Easement shall run with the land for the benefit of Grantee,

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burdening the land covered by the Easement described in Exhibit A hereto, and shall be binding on and shall inure to the benefit to the parties to this Ditch Easement Agreement and their respective successors and assigns.

This Ditch Easement Agreement is made and entered into on the day and year first written above.

CRYSTAL RIVER MARKETPLACE LLC

By:_____

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this _____ day of _____, 20___, by _____, on behalf of Crystal River Marketplace LLC.

WITNESS my hand and official seal. My Commission expires: _____

_____
Notary Public

ROCKFORD DITCH ASSOCIATION, INC.

By:_____
President

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this _____ day of _____, 20___, by _____, on behalf of Rockford Ditch Association, Inc.

WITNESS my hand and official seal. My Commission expires: _____

_____
Notary Public

Reception#: 903703
02/20/2018 11:03:34 AM Jean Alberico
16 of 16 Rec Fee:$88.00 Doc Fee:0.00 GARFIELD COUNTY CO

[Schedule of Exhibits to Exhibit C, Easement Deed and Agreement]

Exhibit A to Easement Deed – Insert Surveyed Ditch Location as Realigned per Ditch Relocation Agreement at least 30 feet wide.
Exhibit B to Easement Deed – Insert Legal Description of Burdened (CRM) Property.
Exhibit C to Easement Deed – Insert Rockford Ditch Realignment Plan (Attached as Exhibit B to Ditch Relocation Agreement).

July 30, 2018

Robert Schultz Consulting, LLC
c/o Bob Schultz
354 Fawn Drive
Carbondale, CO 81623

RE: Main Street Marketplace (Lot 1, Carbondale Marketplace Subdivision) – Engineering Report, SE Job #17135.02

Dear Bob,

Sopris Engineering, LLC (SE) has prepared the following Engineering Report to support a proposed development on Lot 1 of the Carbondale Marketplace Subdivision. The project is being called the Main Street Marketplace and includes residential and commercial development. The subject site which is comprised of 5.37 acres is located north of Main Street and west of Highway 133 in Carbondale. The information presented in this report is for major site plan review by the Town.

Background and Project Summary

A subdivision plat for the Carbondale Marketplace Subdivision was recorded in February, 2018 splitting the 23.182 acre site into 5 lots and public streets which were dedicated to the Town. Lot 1 is the subject site and is located adjacent to Main Street. Lots 2, 3, and 4, which are located to the north of Lot 1, have been approved for development of a City Market grocery store, a gas station, and a retail building (City Market Development). Hendrick Drive and Shorty Pabst Way were dedicated to the Town and are proposed to parallel Lot 1 on the east and west. Lot 1 recently went through a rezone which was approved from Commercial/Retail/Wholesale to Mixed Use per the Unified Development Code (UDC) for the Town.

Public improvements to serve the site including utilities, irrigation, vehicle, and pedestrian access have been designed and approved by the Town through a subdivision improvement agreement (SIA) for the Carbondale Marketplace Subdivision (Carbondale Marketplace Development). The development for Lot 1 will ultimately modify some of that design. Specifically, curb cuts have been added to Shorty Pabst Way and Hendrick Drive, electric service is proposed from a different location, and sewer service through the site will allow removal of a sewer line down Hendrick Drive. Other modifications have been further explained later in this report.

The proposed development on Lot 1 includes 11 buildings (Buildings A – L, excluding "I") comprised of apartments, townhomes, and commercial/mixed uses. A common open space area is proposed near the center of the site along with a futsal court. There are other open space, landscaping parks, and playgrounds proposed between the buildings. Public ingress, egress, and emergency access roads are proposed through the site along with public pedestrian and bicycle access through the site via sidewalks and paths. Parking is proposed behind the buildings which have generally been located to front the streets surrounding the property. Water, sewer, and shallow utilities have been designed to serve the buildings from the public utilities which have been further described later in this report.

A lot of effort and focus has gone into proposing a development compliant with the Town's UDC.

Existing Conditions

The existing site has historically been used for agriculture purposes and irrigated pasture land. The Rockford Ditch which is a main, open channel irrigation ditch through the Town of Carbondale, runs through the site following the general slope of the site from south to north. The Rockford Ditch is proposed to be piped around the site to allow the developments to be built without conflicts with the ditch. Currently the site is vacant land and is acting as a staging area for the public improvements of the subdivision. Contractors have installed water and sewer mains on the CRMS property which is located to the west of the subject site in order to serve the proposed development.

Vehicle Access

Hendrick Drive and Shorty Pabst Way are proposed public streets that parallel Lot 1 on the east and west, respectively. They will extend from Main Street on the south to the Lot 1/Lot 2 boundary on the north for the Lot 1 development. Hendrick Drive exists from an intersection with Main Street to the south (behind the existing Ace Hardware and City Market) and will become a four way intersection. Hendrick Drive will ultimately tie back into a new access off of Highway 133 north of the Lot 1 parcel as part of the City Market Development. Shorty Pabst Way is a new street and will extend north from Main Street on the west side of Lot 1 (approximately 500 ft west of the Hendrick Drive intersection). Shorty Pabst Way will ultimately tie into proposed Nieslanik Avenue which runs east/west and tie into another Highway 133 access as part of the City Market development. There are three proposed accesses into the Lot 1 development. Two accesses are from Shorty Pabst Way on the west and one from Hendrick Drive on the east. The roads through Lot 1 will ultimately be recorded as public ingress, egress, and emergency access and have been properly designed for emergency vehicle turn movements through the site.

Drainage

A separate drainage study has been prepared for this project which addresses the Town requirements for stormwater drainage and management. The conclusions of the study suggest that no adverse impacts to the subject property or surrounding properties will result from the proposed development. The intent of the proposed grading and stormwater management for the project is to route stormwater over the proposed landscape areas for minor storms. Collection structures such as inlets and drain basins will route to underground drywells. Detention for minor storms is planned to remain in the detention structures, storm pipes, and inlets. Once fully infiltrated, stormwater for major storms will route through overflow pipes out of the drywells and into detention structures located underneath the common open space near the center of the lot. For major storms, if the drywells and detention structures become fully inundated, stormwater will overflow the drywell structures and be implemented within the common open space area (typical detention pond) for the final detention volume. Portions of the site will route to separate drywells in locations as shown on the design drawings. The detention structures will allow stormwater to infiltrate into the soils as well as provide onsite detention. See the drainage design drawings for more details.

Construction Erosion Control

Temporary erosion control will be addressed in the Building Permit submittals. Total site disturbance is ±233,902 square feet or ±5.37 acres. A state stormwater permit for erosion control will be necessary because the total disturbance area is more than 1.0 acre. The site will utilize erosion control which includes best management practices such as silt fence, log wattles, and tracking control onsite.

Utilities

Domestic Water System

The subject lot falls within the Town of Carbondale's water service area. A water main was recently extended in the spring/summer of 2018 from the west to serve the subject site as part of the approved infrastructure for the Carbondale Marketplace development. A proposed 8 inch water line will connect to the recently extended main from the west and continue north within Shorty Pabst Way. A proposed 8 inch line will tee into the Shorty Pabst line and loop through the site to allow service to all of the buildings. The line tees inside the subject property and ties into another proposed 8 inch main that runs within Hendrick Drive on the east side of the site. The 8 inch line within Hendrick Drive is proposed to tie into an existing main located within Main Street as part of the approved infrastructure for the Carbondale Marketplace development. Fire hydrants and isolation valves have been strategically located to properly serve the site. All water improvements will be in compliance with the Town's rules, regulations, and specifications. See utility design drawings for more details.

Sanitary Sewer System

The subject lot falls within the Town of Carbondale's sanitary sewer service area. A sewer main was recently extended in the spring/summer of 2018 from the west to a manhole located in Shorty Pabst Way to serve the subject site as part of the approved infrastructure for the Carbondale Marketplace development. A proposed 8 inch main will extend south from this manhole, then east through the subject lot, and then end at another manhole and stub located inside the Hendrick Drive public street. Buildings D – L will have services to this new proposed sewer line. All services will gravity feed to the new line which gravity feeds back to the west and offsite. Buildings A – C will have services to a proposed 8 inch sewer main which was designed with the City Market development. The main is located within Lot 2 north of the subject site and will ultimately gravity feed back to the main located within Shorty Pabst Way and then west offsite. All sanitary sewer improvements will be in compliance with the Town's rules, regulations, and specifications. See utility design drawings for more details.

Electric/Telephone/Cable

Power poles are located on the north side of Main Street that carry electric and communication lines. As part of the Lot 1 development, it is proposed to underground those lines adjacent to Lot 1 in a trench paralleling Main Street. Lines are proposed to extend north within Shorty Pabst Way, east through the southern access into Lot 1, loop through the lot back to Shorty Pabst Way at the north access, and then continue north to a stub for future service to the north. Transformers and pedestals are proposed at strategically placed locations to extend service to the buildings within the lot. Comcast, Century Link, Cedar Networks, and Xcel Energy will have conduits within a shared trench following the described alignment. All installation will be in accordance with utility company standards. See utility drawings for more details.

Holy Cross Energy has an overhead line that runs from south to north along the east boundary line of the Hendrick Drive public street. The overhead line is proposed to be underground within an electric easement located inside the Hendrick Drive public street. Holy Cross does not serve the property but undergrounding the line is part of the Carbondale Marketplace development public improvements scope of work. See utility design drawings for more details.

Natural Gas

A Black Hills Energy gas line is located on the south side of Main Street that runs east/west. A proposed gas line will tie into the existing line and run north under the proposed asphalt path within the Shorty Pabst Way public street boundary. Gas lines will extend from this line into the subject lot to serve the buildings. All gas lines will be installed in accordance with the gas company standards. See utility design drawings for more details.

Rockford Ditch Share Allocation

The following describes analysis prepared by SE for the number of Rockford Ditch shares required to be allocated as part of the Lot 1 development. It should be noted that this analysis should not be considered final and the number of shares required to be allocated to the Town will be determined by the Town attorney and Town water rights engineer. This analysis is for estimation and information purposes only.

In this analysis, the different types of development such as multifamily and single family units, commercial spaces, areas to be irrigated, and other EQR triggers were tabulated with the corresponding EQR's per the Town code. The total EQR's were then converted to the required number of shares to be dedicated.

The proposed development for Lot 1 includes the following:

- 1 Bed & Studio Units with 1 kitchen up to 1,500 SF – 54
- 2 Bedroom Units with/ up to 1 ½ baths, 1 kitchen, up to 1,500 SF – 58
- 3 Bedroom Units w/ up to 2 baths, 1 kitchen, up to 3,000 SF – 3
- Coin operated washing machines up to 12 lbs capacity – 8
- Bars & Restaurants with less than 25 seats – 1
- Additional Seats at Bars & Restaurants over 25 - 175
- Commercial Buildings Up to 5,000 SF with 2 restrooms (excluding restaurants) – 2
- Irrigated Area – 67,000 SF (1.54 acres)

Assumptions were made based on the stage that the buildings have been designed to. It is not certain yet how many commercial spaces there will be within the mixed use buildings and if the commercial space will be restaurants. So it has been assumed that Building C (3,973 SF of commercial space) is a restaurant (Assumed 15 SF per person so 3,973 SF / 15 SF per person = 265 seats in the restaurant space). The other two buildings with commercial space (Buildings D and E) have been treated as commercial spaces and do not exceed 5,000 SF (1.0 EQR each).

Of the 58 two bedroom units, 34 have two baths. The 3 three bedroom units each have 2 ½ baths. The Town EQR categories include up to 1 ½ baths in 2 bedroom units and up to 2 baths in 3 bedroom units. It is SE's opinion that the extra ½ bath in each of these unit categories will not influence the water usage in the unit and that water usage is directly influenced by the number of bedrooms in a unit (people). As the number of bedrooms being proposed in the units are the same as the EQR category, it is SE's opinion that the EQR allotment for 2 bedroom and 3 bedroom units should be used regardless of the number of baths. See the next section for EQR's per development type.

The Town's EQR table located within the municipal code shows the following EQR's per development type:

- 1 Bedroom & Studio Units with 1 kitchen up to 1,500 SF – 0.6 EQR/Unit
- Up to & Including 2 Bedroom Units with/ up to 1 ½ baths, 1 kitchen, up to 1,500 SF – 0.8 EQR/Unit
- 3 Bedroom Units w/ up to 2 baths, 1 kitchen, up to 3,000 SF – 1.0 EQR/Unit
- Coin operated washing machine up to 12 lbs capacity – 0.35 EQR's /Unit
- Bars & Restaurants with less than 25 seats – 1.5 EQR/Unit
- Additional Seats at Bars & Restaurants over 25 – 0.04 EQR's/Seat
- Commercial Buildings Up to 5,000 SF with 2 restrooms (excluding restaurants) – 1.0 EQR/Unit
- Irrigated Area – 14.13 EQR's/acre

Based on the EQR dedication information above, the proposed Lot 1 Development EQR's are:

- 1 Bedroom & Studio Units with 1 kitchen up to 1,500 SF – 54 x 0.6 = **32.4 EQR's**
- Up to & Including 2 Bedroom Units up to 1,500 SF – 58 x 0.8 = **46.4 EQR's**
- 3 Bedroom Units w/ up to 2 baths, 1 kitchen, up to 3,000 SF – 3 x 1 = **3.0 EQR's**
- Coin operated washing machine up to 12 lbs capacity – 8 x 0.35 = **2.8 EQR's**
- Bars & Restaurants with less than 25 seats – 1 x 1.5 = **1.5 EQR's**
- Additional Seats at Bars & Restaurants over 25 – 240 x 0.04 = **9.6 EQR's**
- Commercial Building up to 5,000 SF with 2 restrooms (excluding restaurants) – 2 x 1.0 = **2.0 EQR's**
- Irrigated Area – 1.54 x 14.13 = **21.8 EQR's**

Total EQR's proposed for the development equals **119.5 EQR's**. Based on the Town's Rockford Ditch water right change case decreed in Case No. 88CW421, 0.52 shares are required to be dedicated per each EQR. Thus, the Lot 1 development should allocate an estimated **62.14 shares**.

Irrigation

Irrigation will be provided to the Lot 1 development from the Rockford Ditch. The Rockford Ditch is an irrigation ditch that runs through the Town of Carbondale generally from south to north and crosses through the Lot 1 site in an open channel. In the approved Carbondale Marketplace development, the Rockford Ditch is proposed to be piped around the site with the alignment paralleling Main Street along the southern Lot 1 boundary line then turning north and paralleling Shorty Pabst Way on the west side of the boundary line. An inline concrete diversion box is proposed to divert water to a central storage vault located near the southwest corner of Lot 2. A pump station will then convey irrigation water to the 5 lots in the subdivision, including Lot 1. See the Carbondale Marketplace design drawings for more details.

An analysis of peak daily irrigation demands was performed for the full buildout scenario of the Carbondale Marketplace subdivision before Lot 1 was planned for development. In that scenario, the peak daily demand for Lots 2, 3, and 4 (City Market development) was applied to Lots 1 and 5 using a ratio of overall lot area versus the areas of the individual lots. The irrigated area proposed for the City Market development on Lots 2, 3, and 4 was approximately 1.6 acres and the peak irrigation demand for that area was 3,960 gallons per day. By applying the area ratios, it was determined that the peak irrigation demand for the full buildout of the subdivision was 10,500 gallons per day. To be conservative, not knowing what Lot 1 and 5 developments would be, the demand was doubled and an 80% efficiency was applied resulting in a peak full buildout irrigation demand of 26,150 gallons per day or about 20 gallons per minute.

The pump that conveys irrigation water to the lots has been designed with a 20 gallons per minute rate. And for comparison purposes, the irrigated area proposed for Lot 1 is approximately 1.54 acres. That area is about the same area as the City Market development (1.6 acres). The irrigation system for Lot 1 will be designed with a 20 gallons per minute water supply. Coordination between the irrigation systems for City Market and Lot 1 will be required for alternating irrigation time.

Conclusion:

Based on the proposed layout and design, the existing and proposed access, drainage, utility, ditch share allotment, irrigation, and site improvements have been addressed per the Town of Carbondale requirements for review and submittal.

If you have any questions or need any additional information, please call (970) 704-0311.

Sincerely,
SOPRIS ENGINEERING, LLC



Kyle Sanderson, PE
Project Engineer

Traffic Impact Study

Main Street Marketplace
Carbondale, Colorado

Prepared for:

Sopris Engineering LLC

Kimley»Horn

T R A F F I C I M P A C T S T U D Y

Main Street Marketplace

Carbondale, Colorado

Prepared for
Sopris Engineering LLC
502 Main Street
Suite A-3
Carbondale, Colorado 81623

Prepared by
Kimley-Horn and Associates, Inc.
Curtis D. Rowe, P.E., PTOE
4582 South Ulster Street
Suite 1500
Denver, Colorado 80237
(303) 228-2300



July 2018

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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1.0 EXECUTIVE SUMMARY

A new mixed-use development, Main Street Marketplace, is proposed to the northwest of the Main Street and State Highway 133 (SH-133) intersection in Carbondale, Colorado. The Main Street Marketplace project is planned to include 115 residential units and approximately 10,474 square feet of retail. It is expected that project construction will be completed within a couple of years. Analysis was therefore completed for the 2019 short term build out horizon as well as the 2040 long-term twenty-year horizon.

The purpose of this study is to identify project traffic generation characteristics, to identify potential project traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. The following intersections were incorporated into this traffic study in accordance with Town of Carbondale and State of Colorado Department of Transportation (CDOT) standards and requirements:

- Main Street and Hendrick Drive
- Main Street and SH-133 Roundabout

In addition, the proposed future intersection of Main Street and Shorty Pabst Way (western access) was included in the short-term 2019 horizon. The intersection of SH-133 and Hendrick Drive extension was studied in the 2040 long term horizon.

Regional access to the Main Street Marketplace project will be provided by State Highway 82 (SH-82) and State Highway 133 (SH-133). Primary access to the proposed Main Street Marketplace project is to be provided by SH-133 and Main Street. Direct access to the proposed project is to be provided by two accesses along Main Street in the 2019 short term horizon. By 2040, it is expected that additional access will be gained with the public right-of-way extension of Hendrick Drive between SH-133 and Main Street.

Full build out of Main Street Marketplace development is expected to generate approximately 1,136 daily weekday driveway trips. Of these, 57 trips are expected to occur during the morning peak hour, while 98 trips are expected during the afternoon peak hour.

Based on the analysis presented in this report, Kimley-Horn believes the proposed Main Street Marketplace will be successfully incorporated into the existing and future roadway network. The proposed project development and expected traffic volumes resulted in the following recommendations/conclusions:

- The threshold for requiring an access permit along CDOT roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the west leg of Main Street at the SH-133 roundabout is not anticipated to increase existing access traffic volumes by more than 20 percent; therefore, it is believed that an access permit will not be required by CDOT for this intersection in association with this project.

- With completion of the project, it is recommended that two accesses be constructed for Main Street Marketplace. Both accesses are proposed along Main Street and will allow full turning movements. The western access (Shorty Pabst Way) will be located approximately 800 feet west of the Main Street/SH-133 roundabout and the east access (Hendrick Drive) will align with the existing Hendrick Drive intersection. This eastern access will be the public right-of-way extension of Hendrick Drive.

- With the construction of the north-south public roadway, Shorty Pabst Way, along the west side of the project, it is recommended the intersection with Main Street be unsignalized with stop control on the southbound approach. It is recommended that an R1-1 “STOP” sign be installed for this approach. Single shared lane movements are recommended on all three approaches at this intersection.

- It is recommended that a north leg be constructed for the public right of way extension of Hendrick Drive at the Main Street and Hendrick Drive intersection. The southbound Hendrick Drive approach to Main Street should be stop controlled and an R1-1 “STOP” sign should be installed for this approach. Based on the operational analysis, one shared exiting lane is anticipated to be sufficient to accommodate southbound approach traffic to Main Street.

- By 2040, a three-quarter movement access intersection of the Hendrick Drive extension at SH-133 is proposed. It will be located approximately 635 feet north of the Main Street/SH-133 Roundabout. It is recommended that the eastbound approach exiting the project at the SH-133 and Hendrick Drive three-quarter movement access operate with stop control with the installation of a R1-1 "STOP" sign. To restrict the proposed access to right turn exiting movements only, it is recommended that the driveway throat include a raised median to extend into SH-133 to provide a redirect of exiting traffic to southbound SH-133 to reduce the possibility of traffic turning left out of the driveway. In addition, a R3-2 No Left Turn sign be placed underneath the "STOP" sign.

- Based on traffic volume projections, it is believed that a southbound right turn lane will be warranted at the Hendrick Drive Extension SH-133 three-quarter movement access intersection when this roadway extension is constructed. This right turn lane is recommended to be constructed to CDOT standards and have a length of 100 feet with a 120-foot taper.

- The existing two-way left turn lane along SH-133 is recommended to be restriped to include a 100-foot northbound left turn lane with 120-foot taper at the Hendrick Drive extension access. Restriping this northbound left turn may restrict the existing Sopris Shopping Center driveway along the east side of SH-133, located approximately 75 feet south of this Hendrick Drive southern access intersection (measured edge to edge), to right turn movements only. It is believed that southbound traffic wishing to enter the shopping center will either travel south around the Main Street roundabout to enter the driveway from northbound SH-133 or reroute on the street network. Exiting traffic with destinations to the south from the shopping center would be expected to reroute on the street network by using the existing shopping center access driveway along Colorado Avenue.

- By 2040, the eastbound and westbound approaches of the Main Street and SH-133 roundabout may need to include designated right turn lanes. Traffic volumes should be monitored in the future at this intersection to determine if and when this improvement is necessary.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to Town of Carbondale and CDOT standards, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this report to document the results of a Traffic Impact Study of future traffic conditions associated with the proposed Main Street Marketplace project. The development is proposed to the northwest of the Main Street and State Highway 133 (SH-133) intersection in Carbondale, Colorado. A vicinity map illustrating the location of the project is shown in **Figure 1**.

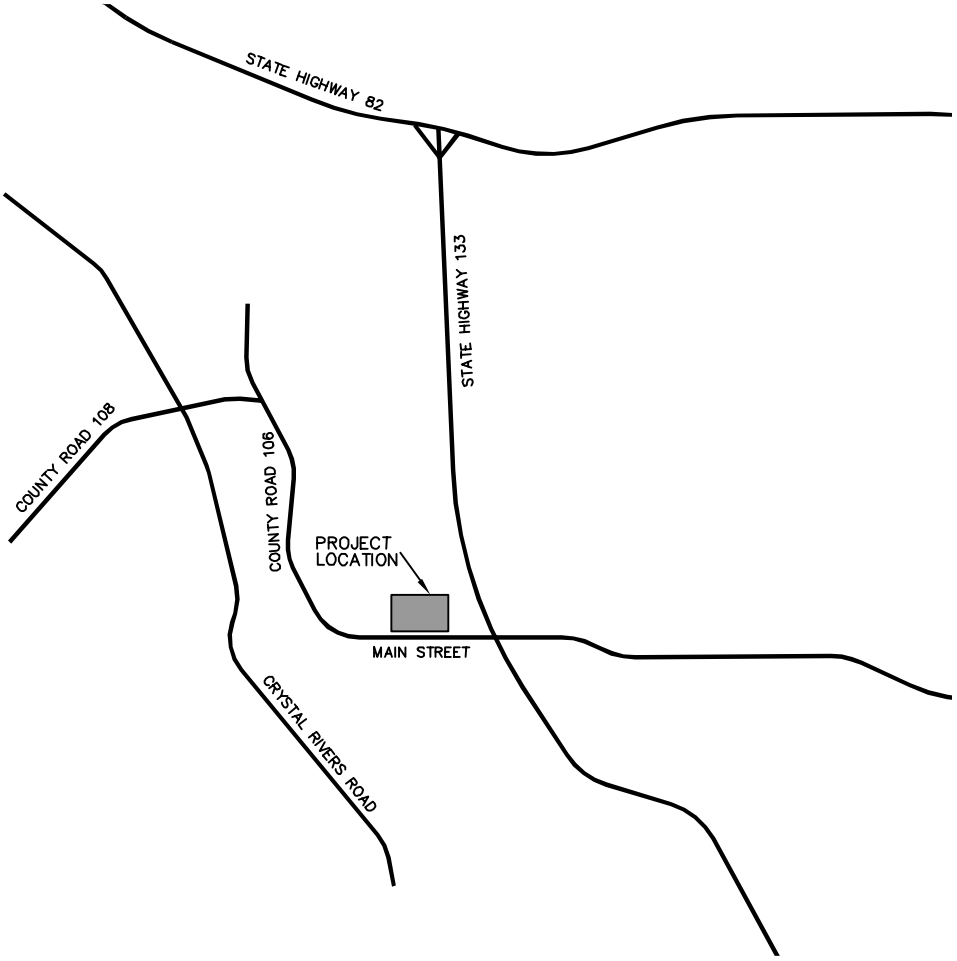
The purpose of this study is to identify project traffic generation characteristics, to identify potential project traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts. The following intersections were incorporated into this traffic study in accordance with Town of Carbondale and State of Colorado Department of Transportation (CDOT) standards and requirements:

- Main Street and Hendrick Drive
- Main Street and SH-133 Roundabout

In addition, the proposed future intersection of Main Street and Shorty Pabst Way (western access) was included in the short-term 2019 horizon. The intersection of SH-133 and Hendrick Drive extension was studied in the 2040 long term horizon.

The Main Street Marketplace project is planned to include 115 residential units and approximately 10,474 square feet of retail. The conceptual site plan is provided within **Appendix F**. It is expected that project construction will be completed within the next couple of years; therefore, analysis was completed for the 2019 short term build out horizon as well as the 2040 long-term twenty year horizon.

Kimley»Horn
NORTH
NTS 096671000



MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
CARBONDALE, CO
VICINITY MAP

FIGURE 1

Kimley»Horn

3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing and Future Roadway Network

Regional access to the Main Street Marketplace project will be provided by State Highway 82 (SH-82) and State Highway 133 (SH-133). Primary access to the proposed Main Street Marketplace project is to be provided by SH-133 and Main Street. Direct access to the proposed project is to be provided by two accesses along Main Street in the 2019 short term horizon. By 2040, it is expected that additional access will be gained with the public right-of-way extension of Hendrick Drive between SH-133 and Main Street.

The accesses along Main Street are to include two full movement driveways. The western access, Shorty Pabst Way, will intersect with Main Street approximately 800 feet west of the Main Street/SH-133 roundabout intersection (measured edge to edge). The eastern full movement access along Main Street is proposed to align with Hendrick Drive, and be the public right-of-way extension of this roadway. By 2040, Hendrick Drive will be extended to SH-133. This access intersection will be located approximately 635 feet north of the Main Street/SH-133 roundabout intersection (measured edge to edge). Hendrick Road will be a public roadway from Main Street to SH-133. This access has been identified by the Access Control Plan to be a three-quarter movement access.

Main Street provides one lane of travel each direction, eastbound and westbound, and has a posted speed limit of 25 miles per hour to the west of the roundabout intersection. Main Street is a major east-west roadway through Carbondale. SH-133 is a CDOT roadway, categorized as NR-B: Non-Rural Arterial classification with a speed limit of 35 miles per hour adjacent to the site. SH-133 provides one lane of travel each direction, northbound and southbound, and is separated by a two-way left-turn lane. Hendrick Drive provides one lane of travel each direction, northbound and southbound, with a posted speed limit of 20 miles per hour. Hendrick Drive primarily serves as a collector street to provide rear commercial access as well as access to residential local streets further south. Hendrick Drive currently ends at Main Street at its northern terminus. With completion of the project, Hendrick Drive will extend north of Main Street to provide access to Main Street Marketplace. By 2040, Hendrick Drive will be fully extended to SH-133 as a public roadway.

The existing intersection of Main Street and SH-133 is a roundabout intersection. The northbound and southbound approaches consist of two approach lanes, while the eastbound and westbound approaches consist of one approach lane. The existing intersection of Main Street and Hendrick Drive is unsignalized with stop control on northbound Hendrick Drive. No designated turn lanes exist at this intersection. Existing intersection lane configurations and control for the study area are shown in **Figure 2**.

3.2 Existing Study Area

A new mixed-use development, Main Street Marketplace, is proposed to the northwest of the Main Street and SH-133 intersection. The existing site is comprised of vacant land. The surrounding area contains a mix of uses. Directly adjacent to the site to the west and north is more vacant land. The site to the north is the future planned location of Carbondale City Market and Gas Station. Directly adjacent to the site to the east across SH-133 is commercial and industrial uses. South of the site, across Main Street, is a residential neighborhood and commercial uses.

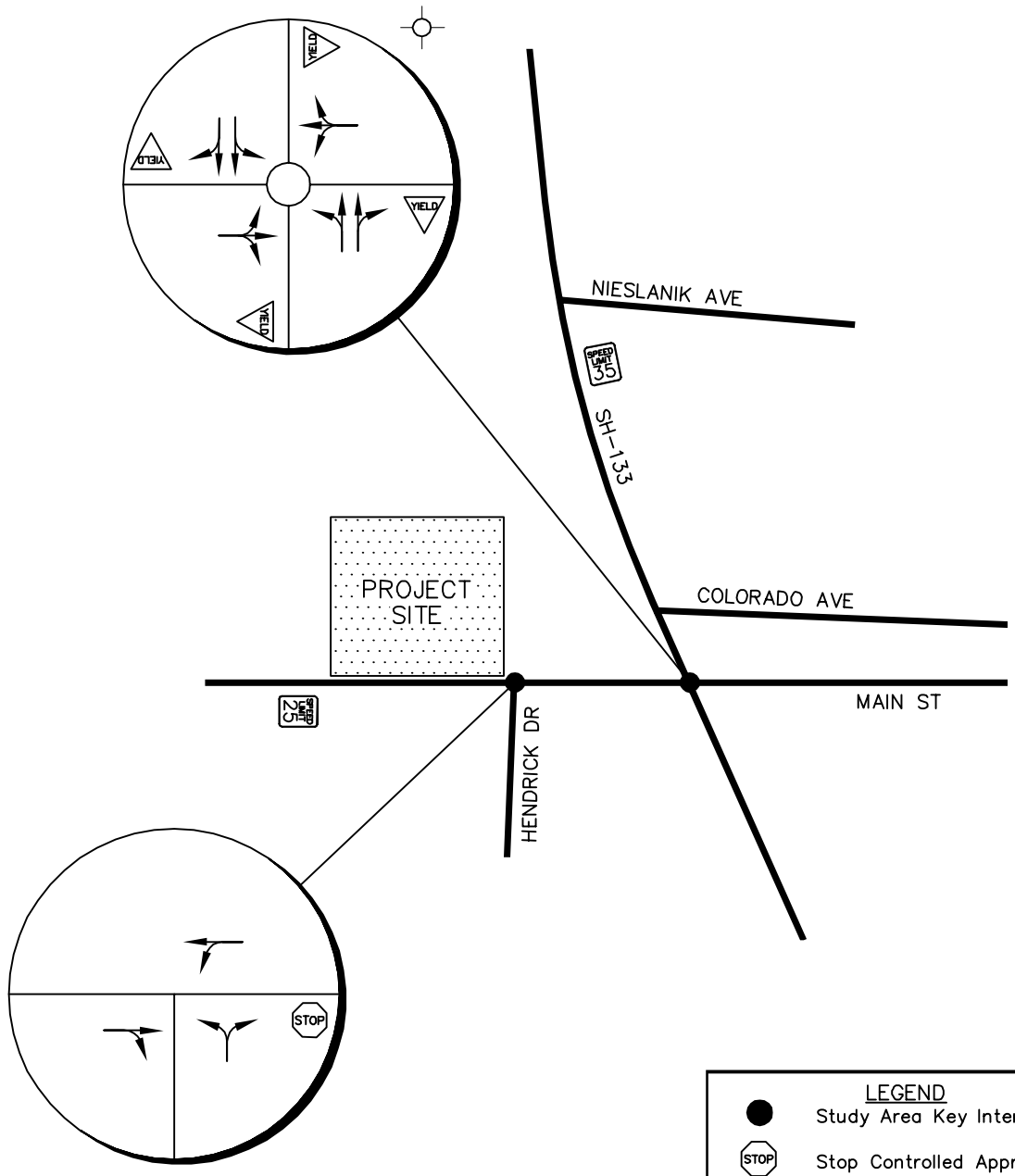
3.3 Existing Traffic Volumes

Existing peak hour turning movement counts were conducted at the existing study intersections on Thursday, November 9, 2017 during the morning and afternoon peak hours. The weekday counts were conducted in 15-minute intervals during the morning and afternoon peak hours of adjacent street traffic from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. These turning movement counts are shown in **Figure 3** with count sheets provided in **Appendix A**.

3.4 Unspecified Development Traffic Growth

According to information provided on the website for the Colorado Department of Transportation, the 20-year growth factor along SH-133 adjacent to the site is 1.2. This value equates to annual growth rates of approximately 0.92 percent. Traffic information from the CDOT Online Transportation Information System (OTIS) website is included in **Appendix B**. Based on this, an annual growth rate of 0.92 percent was used to calculate future traffic volumes. This annual growth rate was used to estimate near term 2019 and long term 2040 traffic volume projections at the key intersections. In addition, project traffic volume estimates for the adjacent City Market development to the north were included within the background traffic

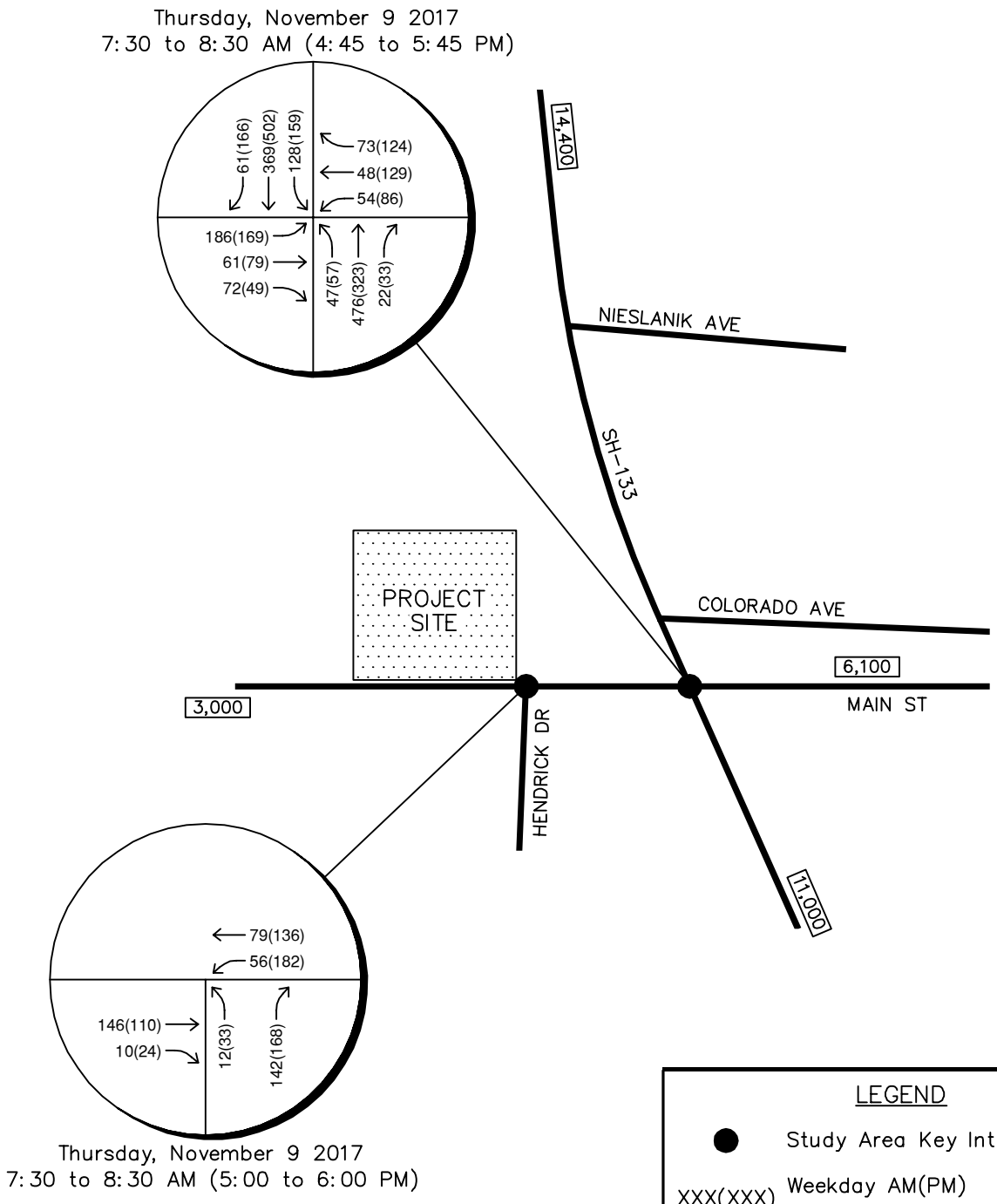
volumes for 2040. Background traffic volumes for 2019 and 2040 are shown in **Figures 4** and **5**, respectively.



MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
EXISTING LANE CONFIGURATIONS

FIGURE 2

Kimley»Horn
NORTH
NTS 096671000



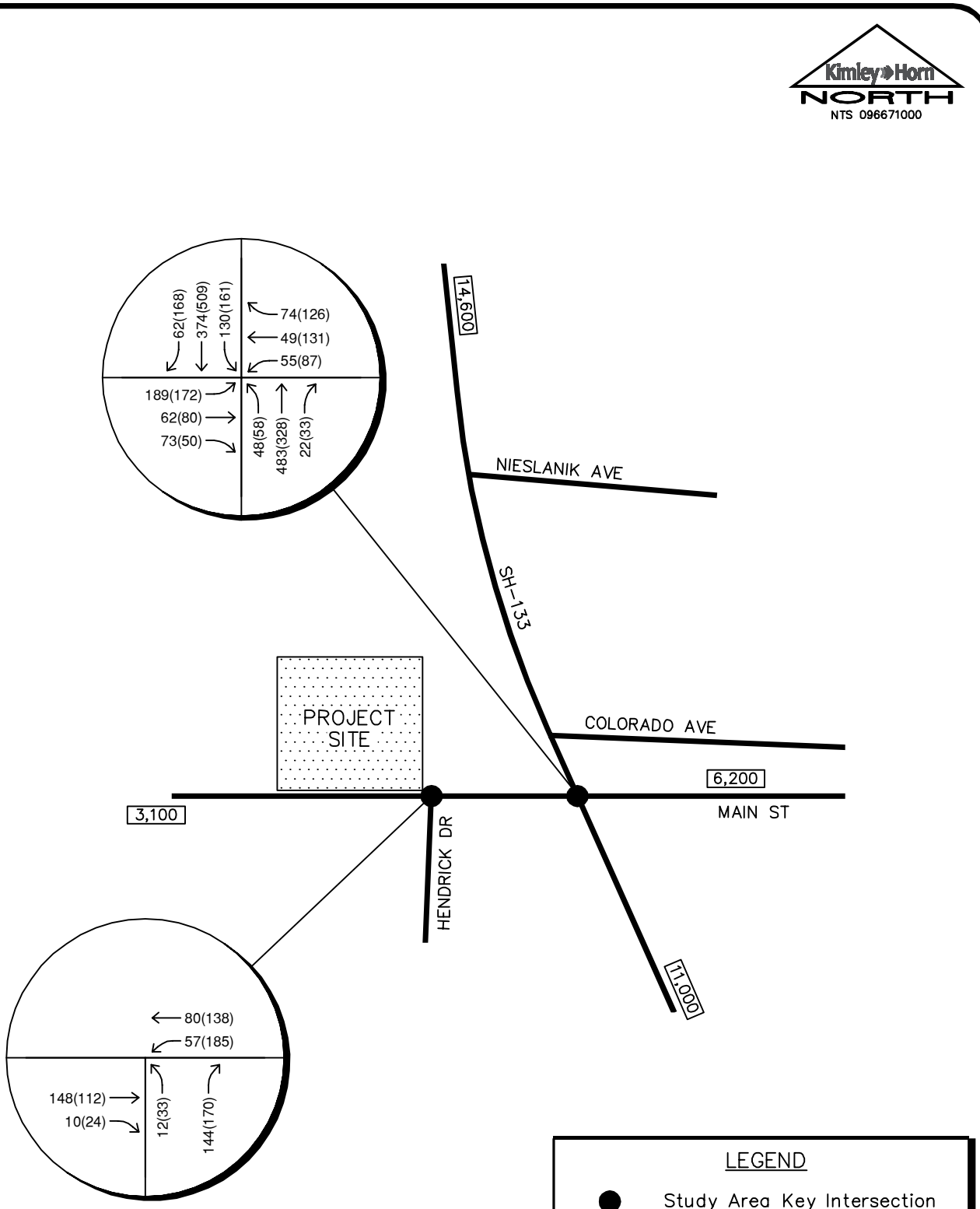
LEGEND

- ● Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
EXISTING TRAFFIC VOLUMES

FIGURE 3

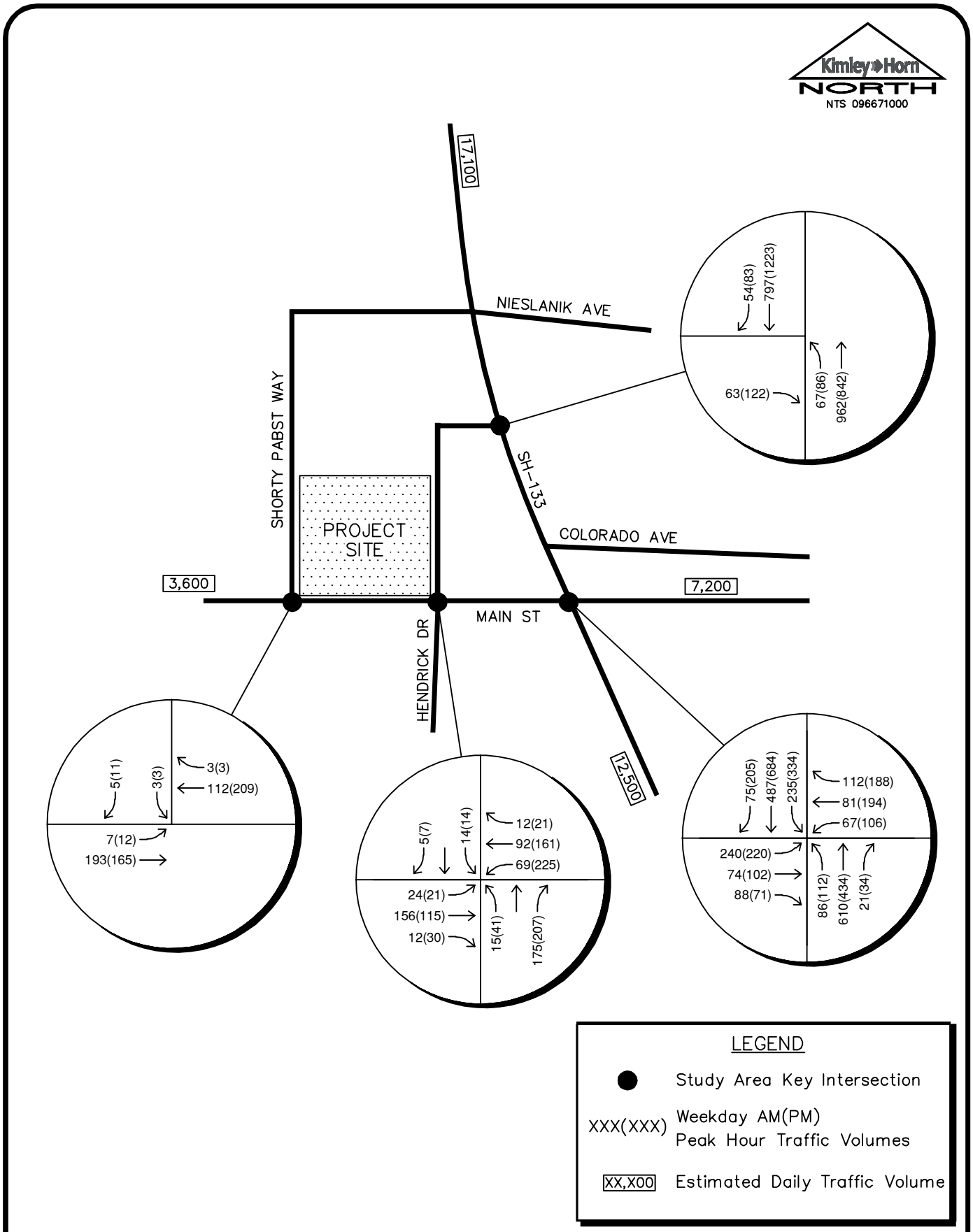
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MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2019 BACKGROUND TRAFFIC VOLUMES

FIGURE 4

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MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2040 BACKGROUND TRAFFIC VOLUMES

FIGURE 5

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4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation*[1] published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The Main Street Marketplace project is planned to include 61 Low-Rise Multifamily Housing, 54 Mid-Rise Multifamily Housing units, and 10,474 square feet of shopping center. Based on this, Kimley-Horn used the ITE *Trip Generation* average rate equations that apply to Low-Rise Multifamily Housing (ITE Code 220), Mid-Rise Multifamily Housing (221), and Shopping Center (820) for traffic associated with the proposed project. The trip generation worksheets and calculations are included in **Appendix C**.

Based on the proposed project and ITE/CDOT procedure for calculating trip generation, full build out of Main Street Marketplace development is expected to generate approximately 1,136 daily weekday driveway trips. Of these, 57 trips are expected to occur during the morning peak hour, while 98 trips are expected during the afternoon peak hour. **Table 1** summarizes the project traffic generation.

Table 1 – Main Street Marketplace Project Traffic Generation

	Vehicles Trips						
	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
Land Use		In	Out	Total	In	Out	Total
Multifamily Low-Rise Residential (ITE 220) – 61 Units	446	6	22	28	21	13	34
Multifamily Mid-Rise Residential (ITE 221) – 54 Units	294	5	14	19	15	9	24
Shopping Center (ITE 820) – 10,474 Square Feet	396	6	4	10	19	21	40
Total Trips	**1,136**	**17**	**40**	**57**	**55**	**43**	**98**

[1] Institute of Transportation Engineers, *Trip Generation Manual: An Information Report*, Tenth Edition, Washington DC, 2017.

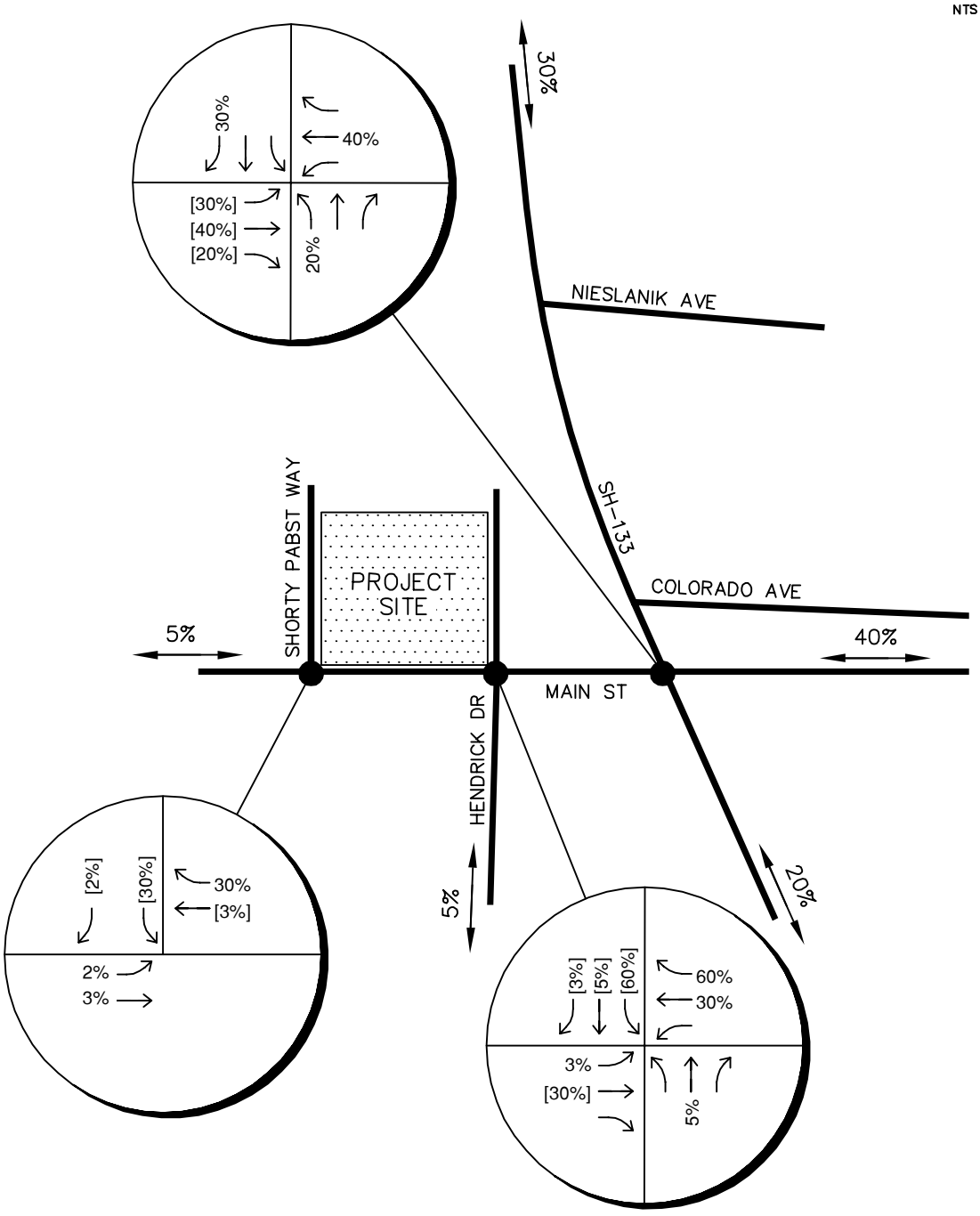
4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source. Since the Hendrick Drive Extension will not be completed by project buildout, there are two project trip distributions. **Figure 6** illustrates the expected trip distribution for the 2019 horizon year, while **Figure 7** shows the expected trip distribution for the 2040 horizon year, with the Hendrick Drive extension.

4.3 Traffic Assignment and Total (Background Plus Project) Traffic

Traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the development shown in **Table 1**. Project traffic assignment for the Main Street Marketplace project for the 2019 and 2040 horizon years during the peak hours studied is shown in **Figures 8** and **9**.

Project traffic volumes were added to the background volumes to represent estimated traffic conditions for the short term 2019 horizon and long term 2040 horizon. These background plus project (total) traffic volumes are illustrated for the 2019 and 2040 horizon years in **Figures 10** and **11**, respectively.



LEGEND

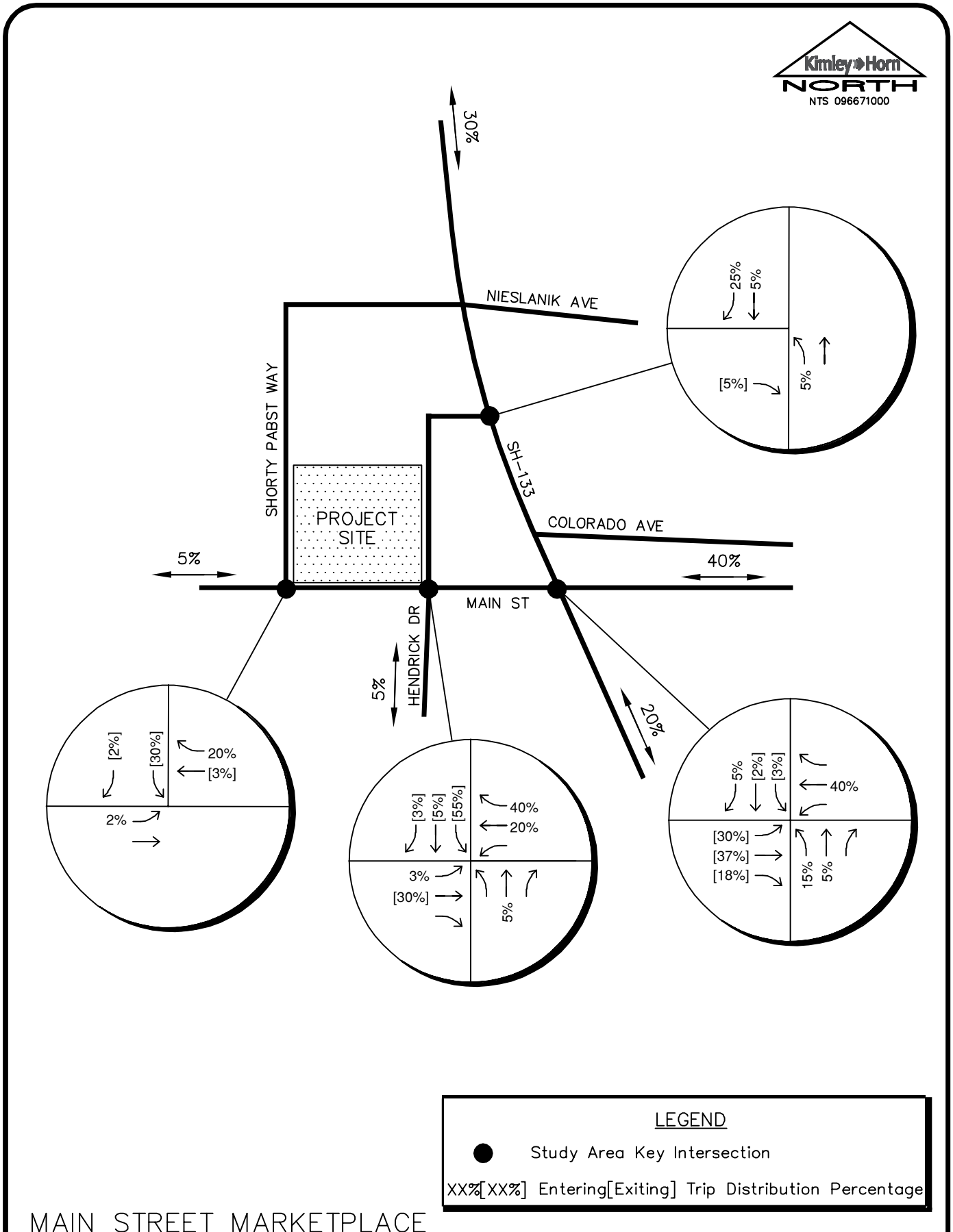
● Study Area Key Intersection

XX%[XX%] Entering[Exiting] Trip Distribution Percentage

MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2019 PROJECT TRIP DISTRIBUTION

FIGURE 6

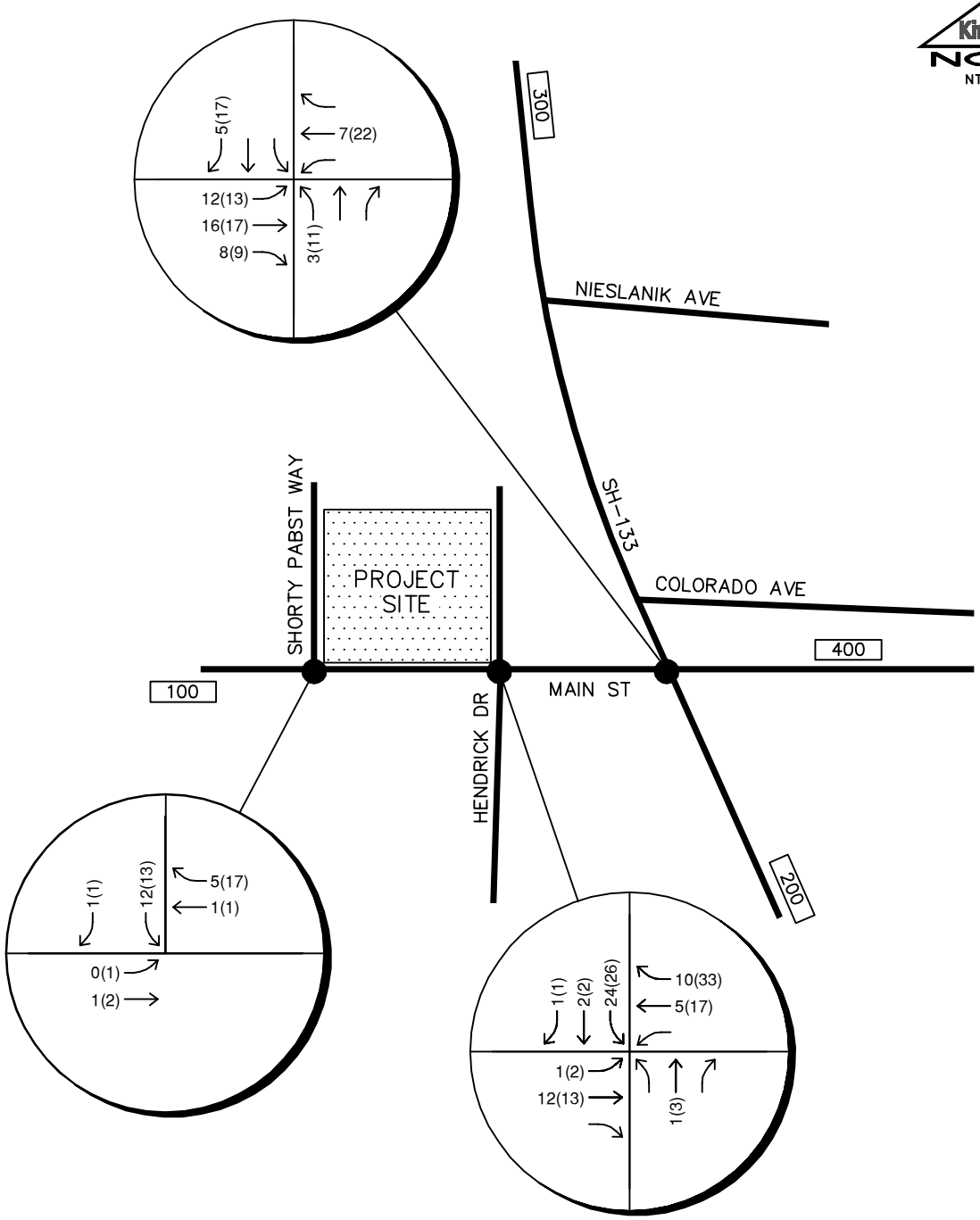
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MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2040 PROJECT TRIP DISTRIBUTION

FIGURE 7

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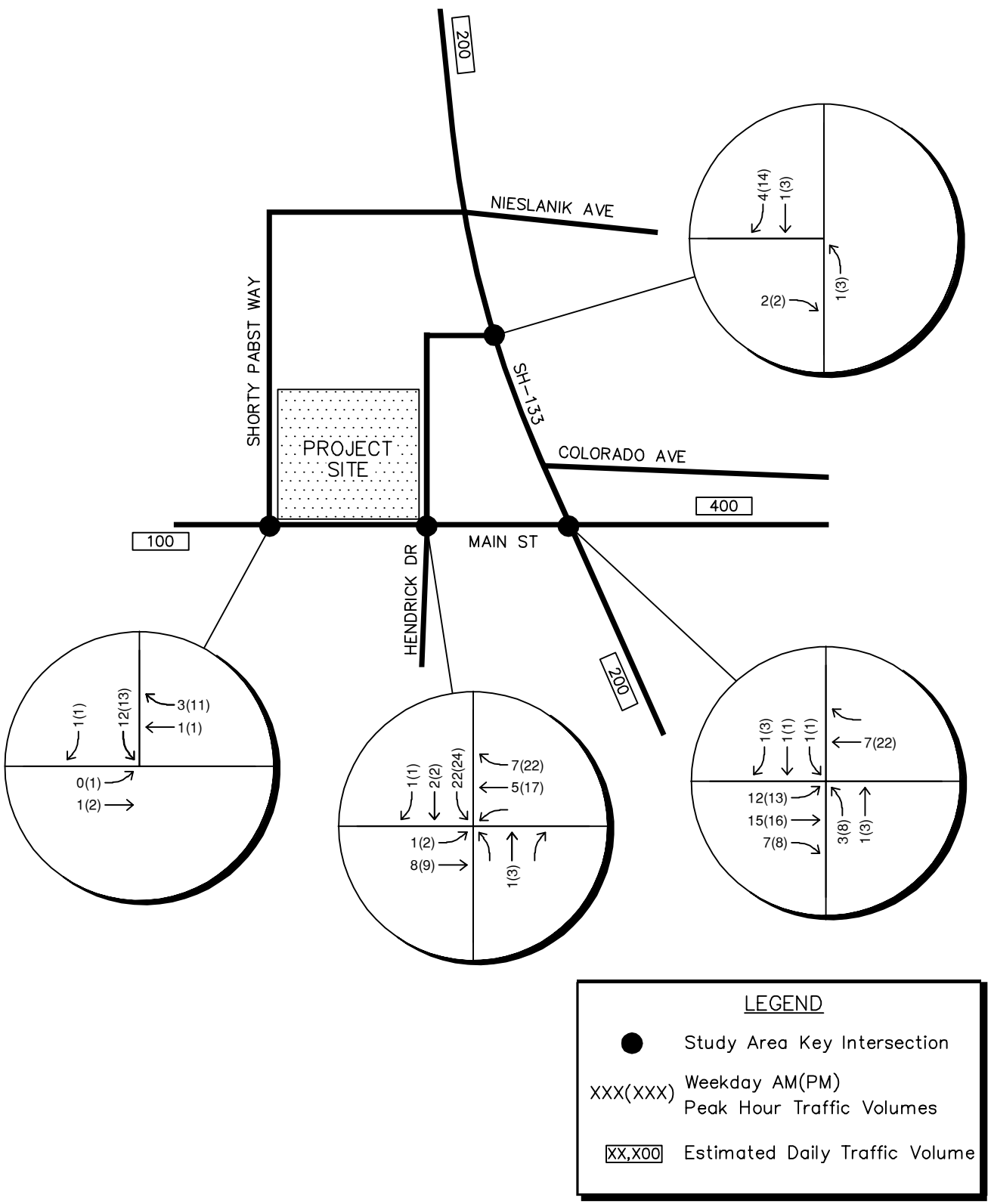
LEGEND

- ● Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2019 PROJECT TRAFFIC ASSIGNMENT

FIGURE 8

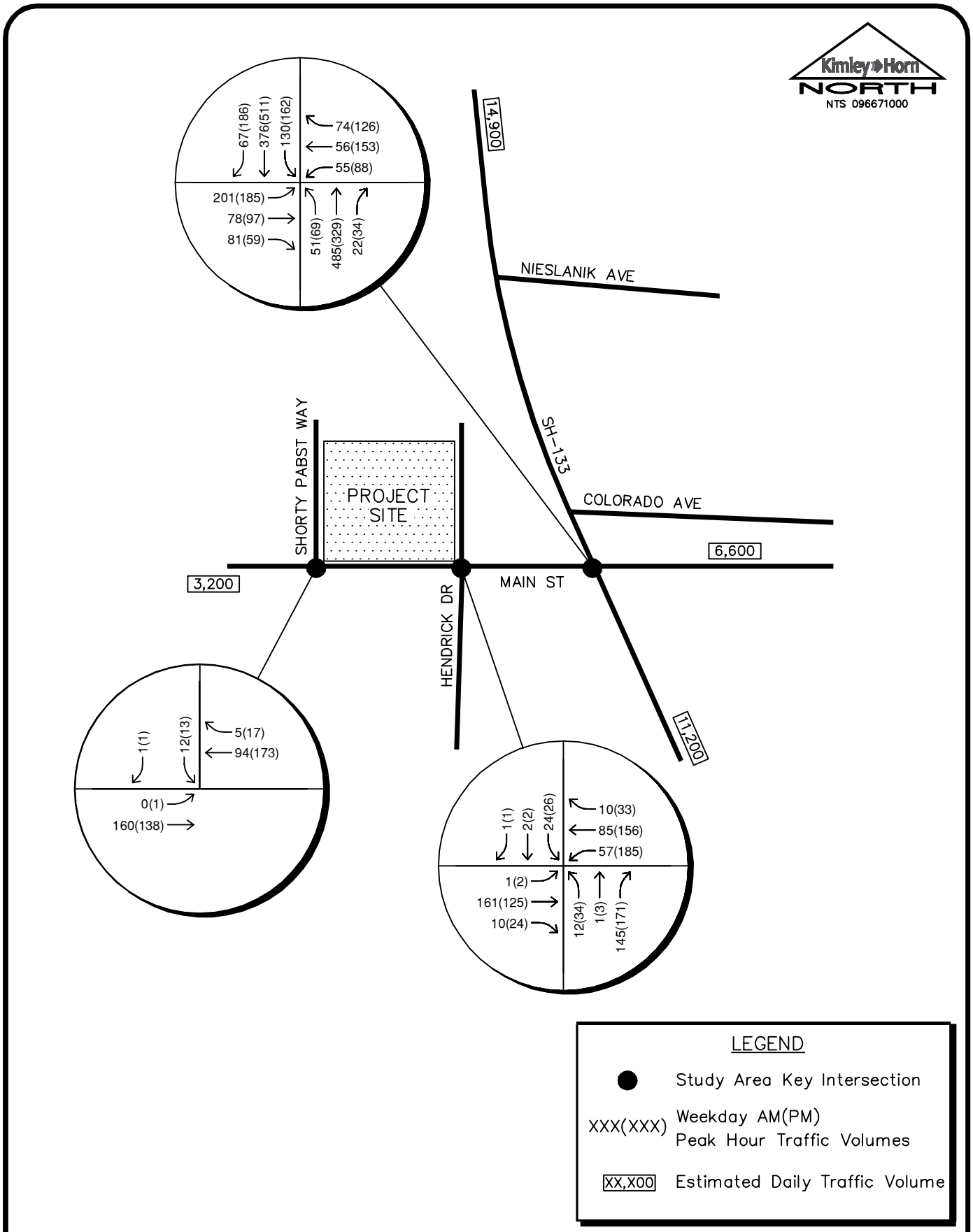
Kimley»Horn



MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2040 PROJECT TRAFFIC ASSIGNMENT

FIGURE 9

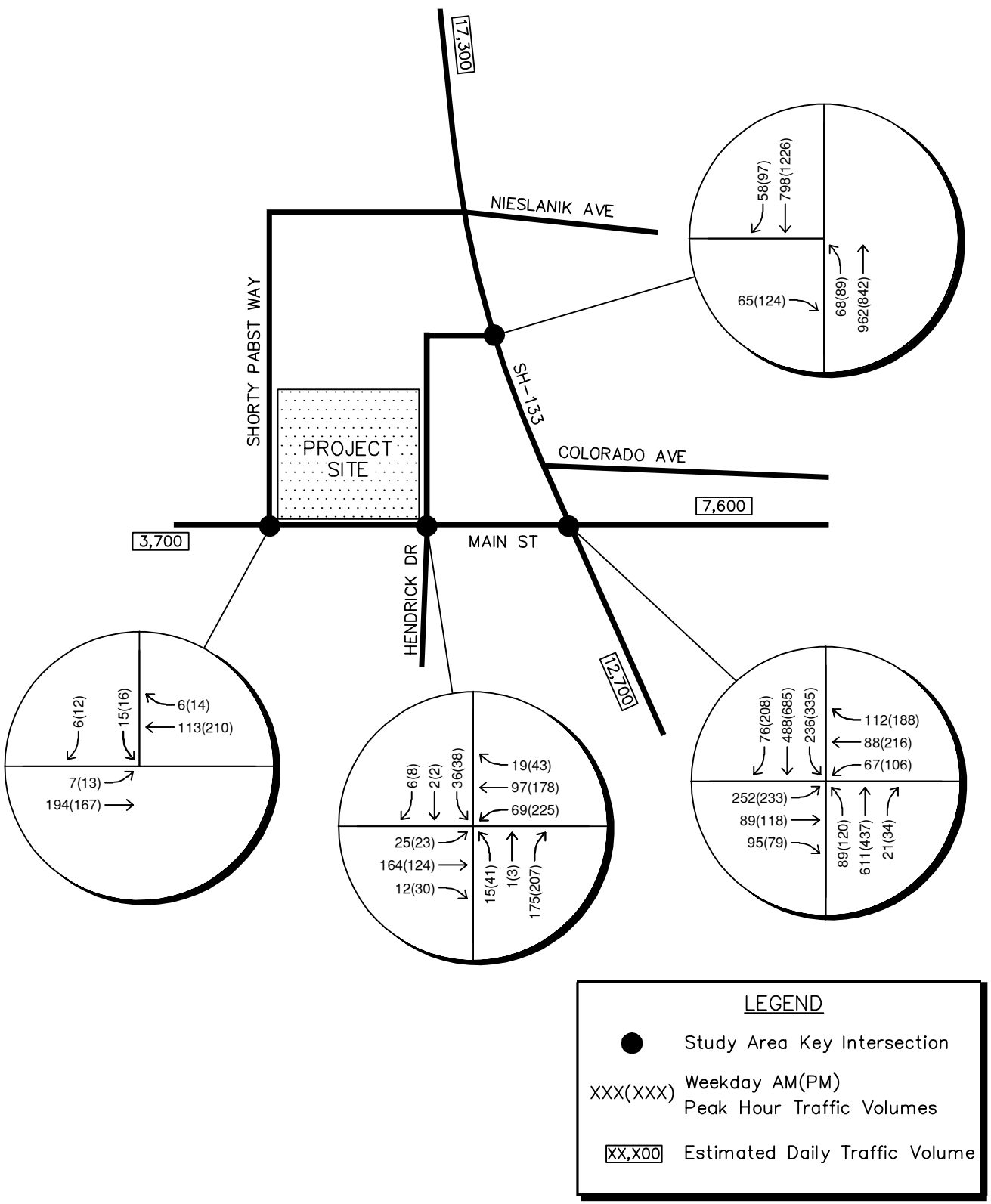
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MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2019 TOTAL TRAFFIC VOLUMES

FIGURE 10

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MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2040 TOTAL TRAFFIC VOLUMES

FIGURE 11

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5.0 TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn's analysis of traffic operations in the site vicinity was conducted to determine potential capacity deficiencies in the 2019 and 2040 development horizons at the identified key intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual*[2].

5.1 Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). For intersections and roadways in this study area, Kimley-Horn recommends intersection LOS D as the minimum threshold for acceptable operations for signalized intersections and LOS E for movements or approaches of unsignalized intersections. **Table 2** shows the definition of level of service for signalized and unsignalized intersections.

Table 2 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. Under the unsignalized analysis, the level of service (LOS) for a two-way stop controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. Level of service for a two-way stop-controlled intersection is not defined for the intersection as a whole. Level of service for a signalized and all-way stop controlled intersection is defined for each approach and for the intersection.

[2] Transportation Research Board, *Highway Capacity Manual*, Special Report 209, Washington DC, 2010.

5.2 Key Intersection Operational Analysis

Calculations for the level of service at the key intersections identified for study are provided in **Appendix D**. The existing and background traffic analyses are based on the lane geometry and intersection control shown in **Figure 2**. Synchro traffic analysis software was used to analyze the signalized/unsignalized key intersections and accesses for level of service. The Synchro Highway Capacity Manual (HCM) methodology reports were used to analyze intersection delay and level of service. Sidra Intersection 6 traffic analysis software was used to analyze the Main Street and SH-133 roundabout intersection for level of service.

Main Street and Hendrick Drive

The existing intersection of Main Street and Hendrick Drive operates with stop control on the northbound Hendrick Drive approach. With the existing configuration, all movements at this intersection currently operate with LOS B or better during both the morning and afternoon peak hours. With completion of the Main Street Marketplace project, the north leg of the Hendrick Drive and Main Street intersection will be constructed for project access. It is recommended that the project access approach (southbound) to Main Street be stop controlled. It is recommended that an R1-1 “STOP” sign be installed for this approach. With or without the addition of project traffic in 2019, all movements at this intersection are expected to operate acceptably with LOS D or better during both the morning and afternoon peak hours.

By 2040, with or without the addition of project traffic, all movements at this intersection are expected to operate acceptably with a LOS E or better during the peak hours. The highest delay movement is the southbound approach during the afternoon peak hour. If the average 44 seconds of delay per vehicle is too long for some drivers, it is believed that traffic will reroute on the street network to use the Hendrick Drive and SH-133 intersection instead. **Table 3** provides the results of the level of service at this intersection.

Table 3 – Main Street and Hendrick Drive LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2017 Existing				
Northbound Approach	10.6	B	14.5	B
Westbound Left	7.8	A	8.1	A
2019 Background				
Northbound Approach	10.7	B	14.7	B
Westbound Left	7.8	A	8.0	A
2019 Total Traffic				
Northbound Approach	10.9	B	16.5	C
Eastbound Left	7.5	A	7.7	A
Westbound Left	7.8	A	8.2	A
Southbound Approach	15.8	C	32.5	D
2040 Background				
Northbound Approach	11.2	B	17.2	C
Eastbound Left	7.5	A	7.7	A
Westbound Left	7.8	A	8.2	A
Southbound Approach	15.6	C	27.0	D
2040 Total Traffic				
Northbound Approach	11.4	B	19.2	C
Eastbound Left	7.5	A	7.8	A
Westbound Left	7.8	A	8.2	A
Southbound Approach	18.4	C	43.6	E

Main Street and SH-133

The existing intersection of Main Street and SH-133 is a roundabout intersection. The northbound and southbound approaches consist of two lanes, while the eastbound and westbound approaches consist of one lane. With the existing configuration, this intersection currently operates with LOS B or better during both the morning and afternoon peak hours. With the existing lane configurations and the addition of project traffic in 2019, this intersection is expected to continue to operate acceptably with LOS B or better during the morning and afternoon peak hours. By 2040, this intersection may need to be improved along the eastbound and westbound approaches to include separate right turn lanes. With this improvement in 2040, this intersection and all approaches are expected to operate acceptably during the peak hours. **Table 4** provides the results of the level of service at this intersection.

Table 4 – Main Street and SH-133 LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2017 Existing	**8.9**	**A**	**11.2**	**B**
Eastbound Approach	12.2	B	14.9	B
Westbound Approach	9.7	A	12.9	B
Northbound Approach	8.8	A	7.8	A
Southbound Approach	6.9	A	10.8	B
2019 Background	**9.1**	**A**	**11.5**	**B**
Eastbound Approach	12.5	B	15.4	C
Westbound Approach	9.9	A	13.3	B
Northbound Approach	9.0	A	7.9	A
Southbound Approach	7.0	A	11.1	B
2019 Background Plus Project	**9.7**	**A**	**12.7**	**B**
Eastbound Approach	14.0	B	18.0	C
Westbound Approach	10.3	B	14.8	B
Northbound Approach	9.3	A	8.3	A
Southbound Approach	7.1	A	11.9	B
2040 Background	**15.0**	**B**	**22.2**	**C**
Eastbound Approach	25.1	D	51.8	F
Westbound Approach	17.1	C	13.5	B
Northbound Approach	14.1	B	13.3	B
Southbound Approach	9.9	A	18.8	C
2040 Background Plus Project#	**13.1**	**B**	**25.7**	**D**
Eastbound Approach	16.7	C	36.2	E
Westbound Approach	11.4	B	15.4	C
Northbound Approach	14.8	B	14.1	B
Southbound Approach	10.1	B	31.8	D

= Right Turn Lanes Included on Eastbound and Westbound Approaches

Main Street and Shorty Pabst Way

With completion of the project, a public north-south roadway (Shorty Pabst Way) will be constructed on the west side of the project. With construction of the roadway, it is recommended the intersection with Main Street be unsignalized with stop control on the southbound approach. An R1-1 "STOP" sign should be installed for this southbound approach. It is recommended that all approaches at this intersection consist of one shared movement lane. With the addition of project traffic throughout 2040, all movements at this intersection are anticipated to operate acceptably with LOS B during both the morning and afternoon peak hours. **Table 5** provides the results of the level of service at this intersection.

Table 5 – Main Street and Shorty Pabst Way (Western Access) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2019 Background Plus Project				
Eastbound Left	7.5	A	7.6	A
Southbound Approach	10.1	B	10.6	B
2040 Background				
Eastbound Approach	7.5	A	7.7	A
Southbound Approach	9.6	A	9.9	A
2040 Background Plus Project				
Eastbound Approach	7.5	A	7.8	A
Southbound Approach	10.3	B	10.8	B

SH-133 and Hendrick Drive Extension

By 2040, an additional project access is expected along SH-133, approximately 400 feet south of the Nieslanik Avenue and SH-133 intersection, which will become the Hendrick Drive public street extension. This access has been identified by the Access Control Plan to be a three-quarter movement access. A northbound left turn lane and a southbound right turn should be implemented when this access is constructed in the future. The eastbound approach should be stop controlled with the installation of a R1-1 "STOP" sign for this location. With these lane configurations and control, the northbound left turn movement at the access is anticipated to operate acceptably throughout the long term 2040 horizon with the addition of project traffic. However, the eastbound right turn movement is reporting delays in the low range of LOS F during the afternoon peak hour. CDOT does not generally require acceleration lanes along NR-B roadways with a speed limit of 35 miles per hour; however, an eastbound to southbound right turn acceleration lane could be considered if vehicle delays are experienced by the long term 2040 horizon. **Table 6** provides the results of the level of service at this intersection.

Table 6 – SH-133 and Hendrick Drive Extension LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2040 Background				
Eastbound Right	17.6	C	59.5	F
Northbound Left	10.1	B	13.5	B
2040 Background Plus Project				
Eastbound Right	17.8	C	61.6	F
Northbound Left	10.1	B	13.5	B

5.3 State Highway Turn Bay Length Analysis

By the CDOT State Highway Access Code (SHAC) it is recommended that auxiliary turn lanes along SH-133 be constructed in accordance with the current code. The following discusses the requirements for turn lanes along SH-133 with a speed limit of 35 miles per hour.

The State Highway Access Category Schedule categorizes the segment of SH-133 through the study area as NR-B: Non Rural Arterial. According to the State Highway Access Code for category NR-B roadways with a speed limit of less than or equal to 40 miles per hour, the following thresholds apply:

- A left turn lane with storage length plus taper is required for any access with a projected peak hour left ingress turning volume greater than 25 (vph).
- A right turn lane with storage length plus taper is required for any access with a projected peak hour right ingress turning volume greater than 50 (vph).

Based on future traffic projections, the auxiliary turn lane requirements were calculated per the Colorado State Highway Access Code for the proposed access along SH-133. The SH-133 and Hendrick Drive Extension were evaluated. Through the proposed access intersection, the state highway provides one lane of travel in each direction (northbound and southbound) with a 35 mile per hour posted speed limit. As such, turn lane requirements at the SH-133 and Hendrick Drive three-quarter movement access are as follows:

SH-133 and Hendrick Drive Extension

- A northbound left turn lane is warranted at the proposed three-quarter movement access along SH-133 with the projected left turn volume being 89 vph with the threshold for requiring a left turn deceleration lane being 25 vph. This lane currently exists through this intersection as a two-way left-turn lane along SH-133. It is recommended that this northbound left turn lane be restriped to provide a length of 100 feet plus 120-foot taper. Striping this northbound left turn may impact the existing Sopris Shopping Center driveway along the east side of SH-133 located approximately 75 feet south of this Hendrick Drive southern access intersection (measured edge to edge) to right turn movements only. It is believed that southbound traffic wishing to enter the shopping

center will either travel south around the Main Street roundabout to enter the driveway from northbound SH-133 or reroute on the street network. Exiting traffic wishing to travel south from the shopping center would be expected to reroute on the street network by using the existing access driveway along Colorado Avenue.

- A southbound right turn storage lane is warranted at the proposed SH-133 three-quarter movement access intersection with the projected right turn volume being 97 vph with the threshold for requiring a right turn deceleration lane being 50 vph. The southbound right turn lane length requirement is 100 feet of length with 120-foot taper.

5.4 Queueing Analysis

A queuing analysis was also conducted for the study area intersections and proposed project accesses. Turn lanes are recommended to be constructed/designated providing the recommended storage length based on the queuing analysis. Results were obtained from the 95th percentile queue lengths obtained from the Synchro and Sidra analysis. Results are shown in the following **Table 7** with calculations provided within the level of service operational sheets of **Appendix D** for the unsignalized intersections and **Appendix E** for the roundabout intersection.

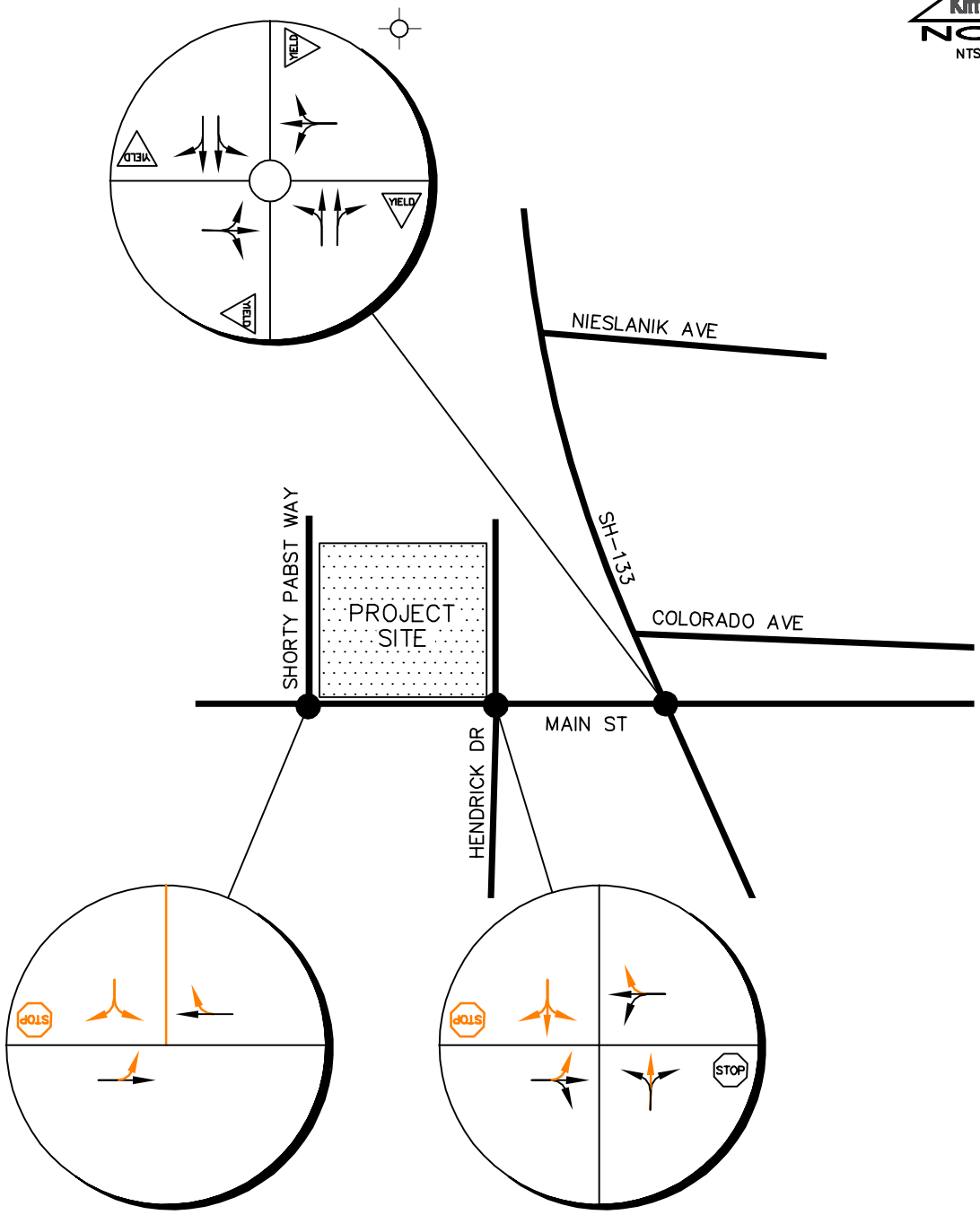
Table 7 – Queue Length Analysis Results

Intersection Turn Lane	Existing Turn Lane Length (feet)	2019 Calculated Queue (feet)	2019 Recommended Turn Lane Length (feet)	2040 Calculated Queue (feet)	2040 Recommended Turn Lane Length (feet)
Main St & SH-133 Roundabout					
Eastbound Approach	C	68’	C	122’ #	C
Westbound Approach	C	64’	C	63’	C
Northbound Approach	C	35’	C	66’	C
Southbound Approach	C	67’	C	221’ #	C
SH-133 Southern 3/4 Access					
Eastbound Right	DNE	-	-	113’	75’
Northbound Left	DNE	-	-	25’	100’ plus 120’ T

DNE = Does Not Exist; C = Continuous Approach Lane; TWLTL = Two-Way Left-Turn Lane; # = With Separate Right Turn Lanes

All queues fall within the existing storage lengths through the long term 2040 horizon.

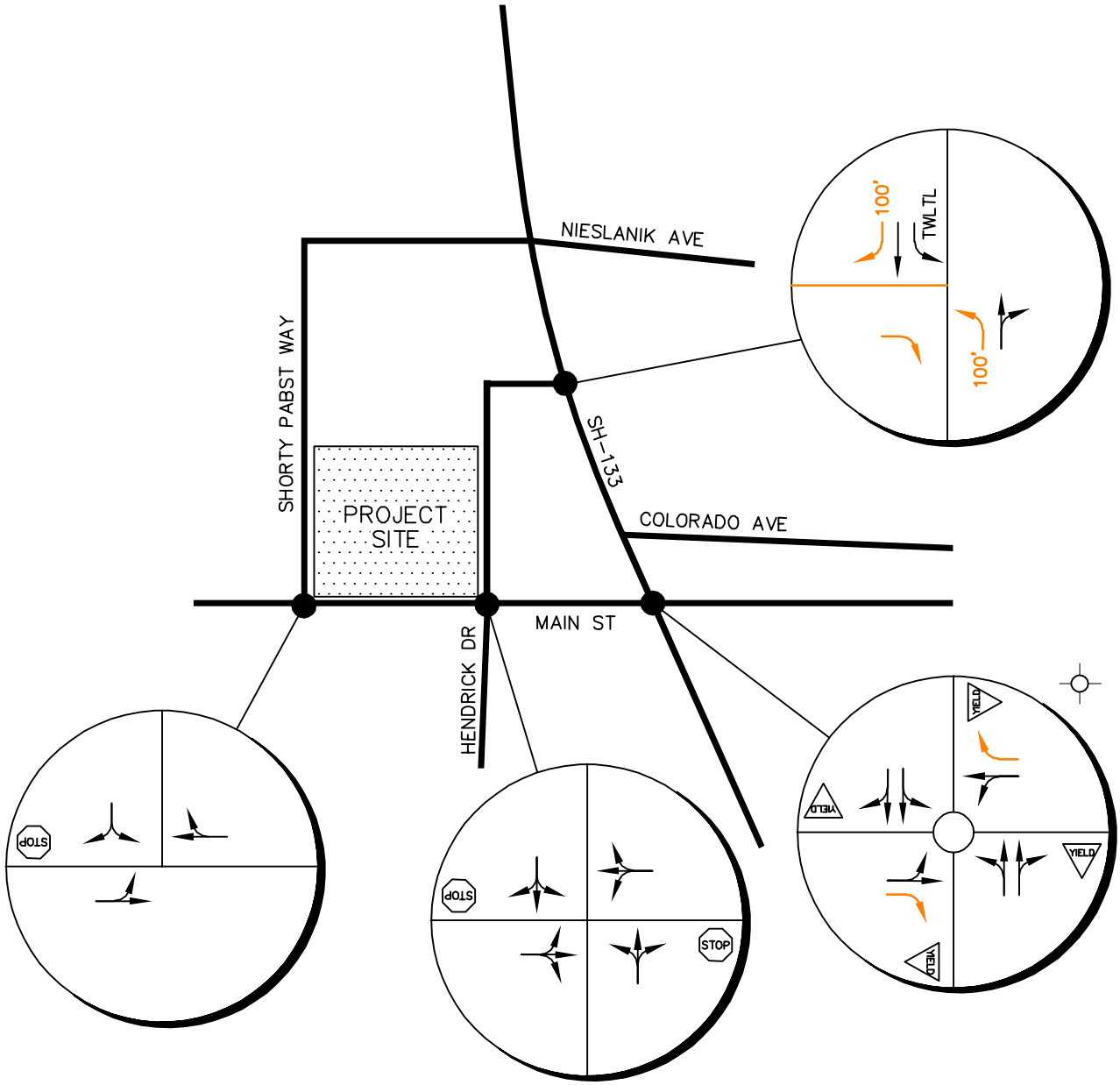
It is recommended that the eastbound exiting project approach at the proposed SH-133 and Hendrick Drive Extension provide a minimum throat depth of 75 feet for the 2040 horizon. The recommended lane configurations and control for 2019 and 2040 are illustrated in **Figures 12** and **13**, respectively.



MAIN STREET MARKETPLACE
(NWC SH-133 AND MAIN STREET)
2019 RECOMMENDED
LANE CONFIGURATIONS & CONTROL

FIGURE 12

Kimley»Horn



LEGEND

- Study Area Key Intersection
- STOP — Stop Controlled Approach
- Roundabout
- YIELD — Yield Controlled Approach
- TWLTL — Two Way Left Turn Lane
- Improvement
- 100' — Turn Lane Length (feet)

MAIN STREET MARKETPLACE (NWC SH-133 AND MAIN STREET) 2040 RECOMMENDED LANE CONFIGURATIONS & CONTROL

FIGURE 13

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, Kimley-Horn believes the proposed Main Street Marketplace will be successfully incorporated into the existing and future roadway network. The proposed project development and expected traffic volumes resulted in the following recommendations/conclusions:

- The threshold for requiring an access permit along CDOT roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the west leg of Main Street at the SH-133 roundabout is not anticipated to increase existing access traffic volumes by more than 20 percent; therefore, it is believed that an access permit will not be required by CDOT for this intersection in association with this project.

- With completion of the project, it is recommended that two accesses be constructed for Main Street Marketplace. Both accesses are proposed along Main Street and will allow full turning movements. The western access (Shorty Pabst Way) will be located approximately 800 feet west of the Main Street/SH-133 roundabout and the east access (Hendrick Drive) will align with the existing Hendrick Drive intersection. This eastern access will be the public right-of-way extension of Hendrick Drive.

- With the construction of the north-south public roadway, Shorty Pabst Way, along the west side of the project, it is recommended the intersection with Main Street be unsignalized with stop control on the southbound approach. It is recommended that an R1-1 “STOP” sign be installed for this approach. Single shared lane movements are recommended on all three approaches at this intersection.

- It is recommended that a north leg be constructed for the public right of way extension of Hendrick Drive at the Main Street and Hendrick Drive intersection. The southbound Hendrick Drive approach to Main Street should be stop controlled and an R1-1 “STOP” sign should be installed for this approach. Based on the operational analysis, one

shared exiting lane is anticipated to be sufficient to accommodate southbound approach traffic to Main Street.

- By 2040, a three-quarter movement access intersection of the Hendrick Drive extension at SH-133 is proposed. It will be located approximately 635 feet north of the Main Street/SH-133 Roundabout. It is recommended that the eastbound approach exiting the project at the SH-133 and Hendrick Drive three-quarter movement access operate with stop control with the installation of a R1-1 "STOP" sign. To restrict the proposed access to right turn exiting movements only, it is recommended that the driveway throat include a raised median to extend into SH-133 to provide a redirect of exiting traffic to southbound SH-133 to reduce the possibility of traffic turning left out of the driveway. In addition, a R3-2 No Left Turn sign be placed underneath the "STOP" sign.

- Based on traffic volume projections, it is believed that a southbound right turn lane will be warranted at the Hendrick Drive Extension SH-133 three-quarter movement access intersection when this roadway extension is constructed. This right turn lane is recommended to be constructed to CDOT standards and have a length of 100 feet with a 120-foot taper.

- The existing two-way left turn lane along SH-133 is recommended to be restriped to include a 100-foot northbound left turn lane with 120-foot taper at the Hendrick Drive extension access. Restriping this northbound left turn may restrict the existing Sopris Shopping Center driveway along the east side of SH-133, located approximately 75 feet south of this Hendrick Drive southern access intersection (measured edge to edge), to right turn movements only. It is believed that southbound traffic wishing to enter the shopping center will either travel south around the Main Street roundabout to enter the driveway from northbound SH-133 or reroute on the street network. Exiting traffic with destinations to the south from the shopping center would be expected to reroute on the street network by using the existing shopping center access driveway along Colorado Avenue.

- By 2040, the eastbound and westbound approaches of the Main Street and SH-133 roundabout may need to include designated right turn lanes. Traffic volumes should be monitored in the future at this intersection to determine if and when this improvement is necessary.

- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings, and conform to Town of Carbondale and CDOT standards, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

APPENDICES

APPENDIX A

Intersection Count Sheets

RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 1

Groups Printed- Automobiles

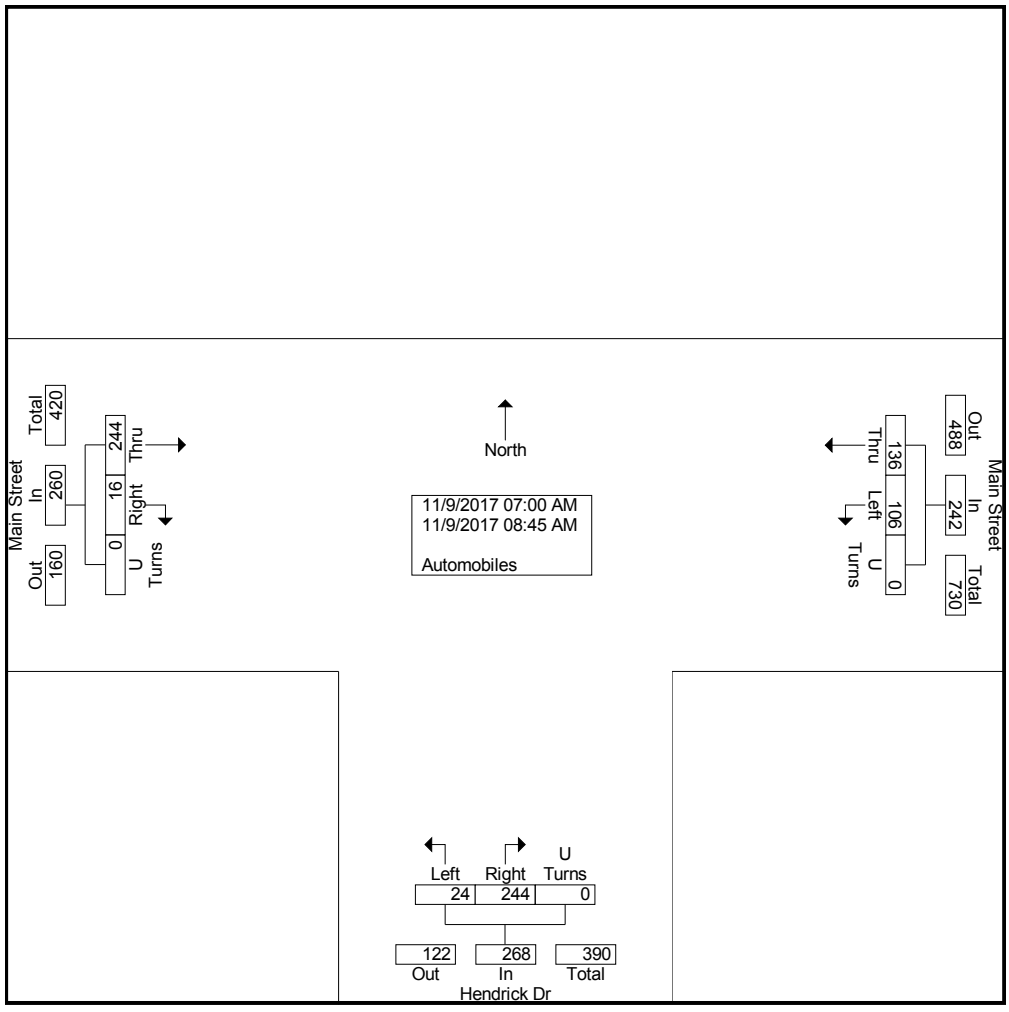
	Main Street Eastbound				Main Street Westbound				Hendrick Dr Northbound				
Start Time	Thru	Right	U Turns	App. Total	Left	Thru	U Turns	App. Total	Left	Right	U Turns	App. Total	Int. Total
07:00 AM	21	1	0	22	7	5	0	12	0	24	0	24	58
07:15 AM	31	0	0	31	11	10	0	21	2	23	0	25	77
07:30 AM	40	1	0	41	8	11	0	19	4	33	0	37	97
07:45 AM	44	1	0	45	12	25	0	37	4	34	0	38	120
Total	136	3	0	139	38	51	0	89	10	114	0	124	352
08:00 AM	41	6	0	47	18	23	0	41	1	38	0	39	127
08:15 AM	21	2	0	23	18	20	0	38	3	37	0	40	101
08:30 AM	25	1	0	26	16	16	0	32	6	20	0	26	84
08:45 AM	21	4	0	25	16	26	0	42	4	35	0	39	106
Total	108	13	0	121	68	85	0	153	14	130	0	144	418
Grand Total	244	16	0	260	106	136	0	242	24	244	0	268	770
Apprch %	93.8	6.2	0		43.8	56.2	0		9	91	0		
Total %	31.7	2.1	0	33.8	13.8	17.7	0	31.4	3.1	31.7	0	34.8	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 2



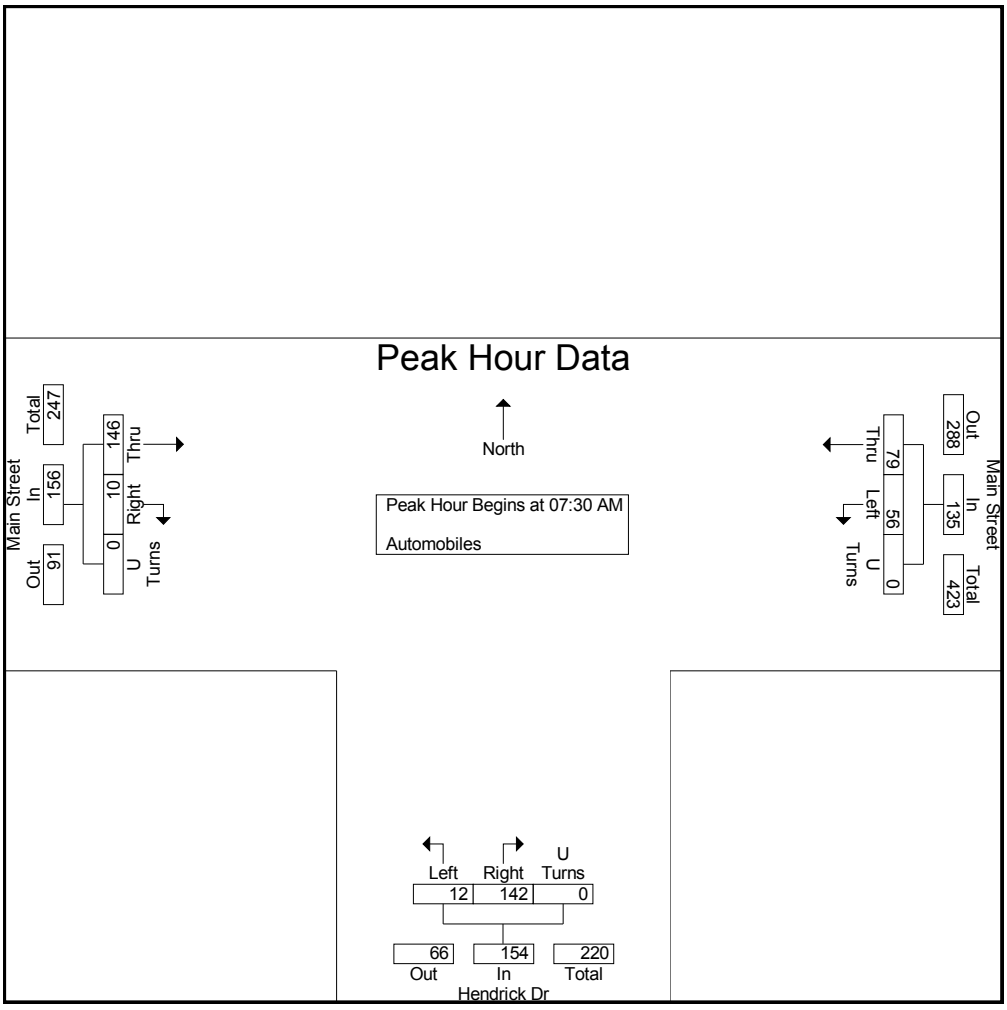
RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 3

	Main Street Eastbound				Main Street Westbound				Hendrick Dr Northbound				
Start Time	Thru	Right	U Turns	App. Total	Left	Thru	U Turns	App. Total	Left	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	40	1	0	41	8	11	0	19	4	33	0	37	97
07:45 AM	44	1	0	45	12	25	0	37	4	34	0	38	120
08:00 AM	41	6	0	47	18	23	0	41	1	38	0	39	127
08:15 AM	21	2	0	23	18	20	0	38	3	37	0	40	101
Total Volume	146	10	0	156	56	79	0	135	12	142	0	154	445
% App. Total	93.6	6.4	0		41.5	58.5	0		7.8	92.2	0		
PHF	.830	.417	.000	.830	.778	.790	.000	.823	.750	.934	.000	.963	.876



RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 1

Groups Printed- Automobiles

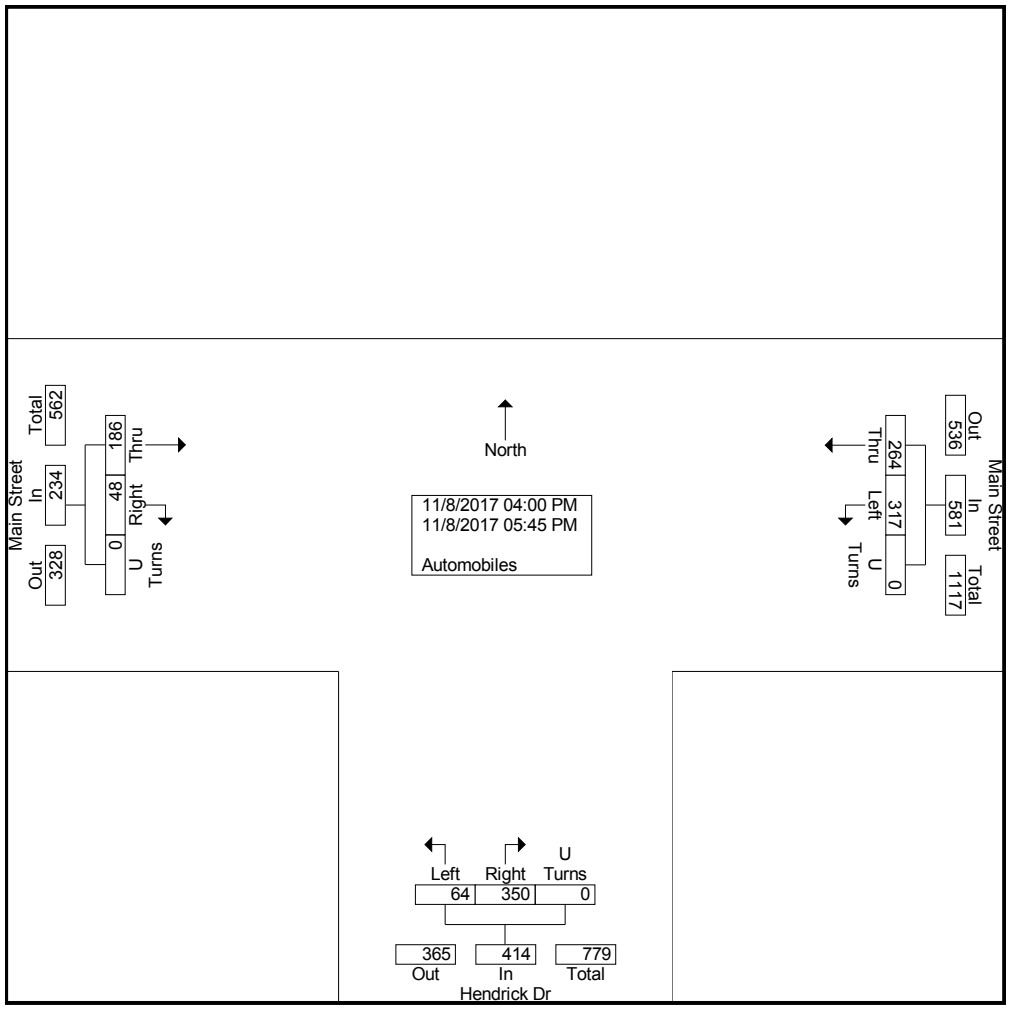
	Main Street Eastbound				Main Street Westbound				Hendrick Dr Northbound				
Start Time	Thru	Right	U Turns	App. Total	Left	Thru	U Turns	App. Total	Left	Right	U Turns	App. Total	Int. Total
04:00 PM	19	5	0	24	34	30	0	64	6	40	0	46	134
04:15 PM	15	6	0	21	33	31	0	64	8	46	0	54	139
04:30 PM	25	8	0	33	33	35	0	68	8	51	0	59	160
04:45 PM	17	5	0	22	35	32	0	67	9	45	0	54	143
Total	76	24	0	100	135	128	0	263	31	182	0	213	576
05:00 PM	27	7	0	34	43	29	0	72	16	44	0	60	166
05:15 PM	31	7	0	38	43	39	0	82	9	44	0	53	173
05:30 PM	24	6	0	30	53	37	0	90	5	42	0	47	167
05:45 PM	28	4	0	32	43	31	0	74	3	38	0	41	147
Total	110	24	0	134	182	136	0	318	33	168	0	201	653
Grand Total	186	48	0	234	317	264	0	581	64	350	0	414	1229
Apprch %	79.5	20.5	0		54.6	45.4	0		15.5	84.5	0		
Total %	15.1	3.9	0	19	25.8	21.5	0	47.3	5.2	28.5	0	33.7	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 2



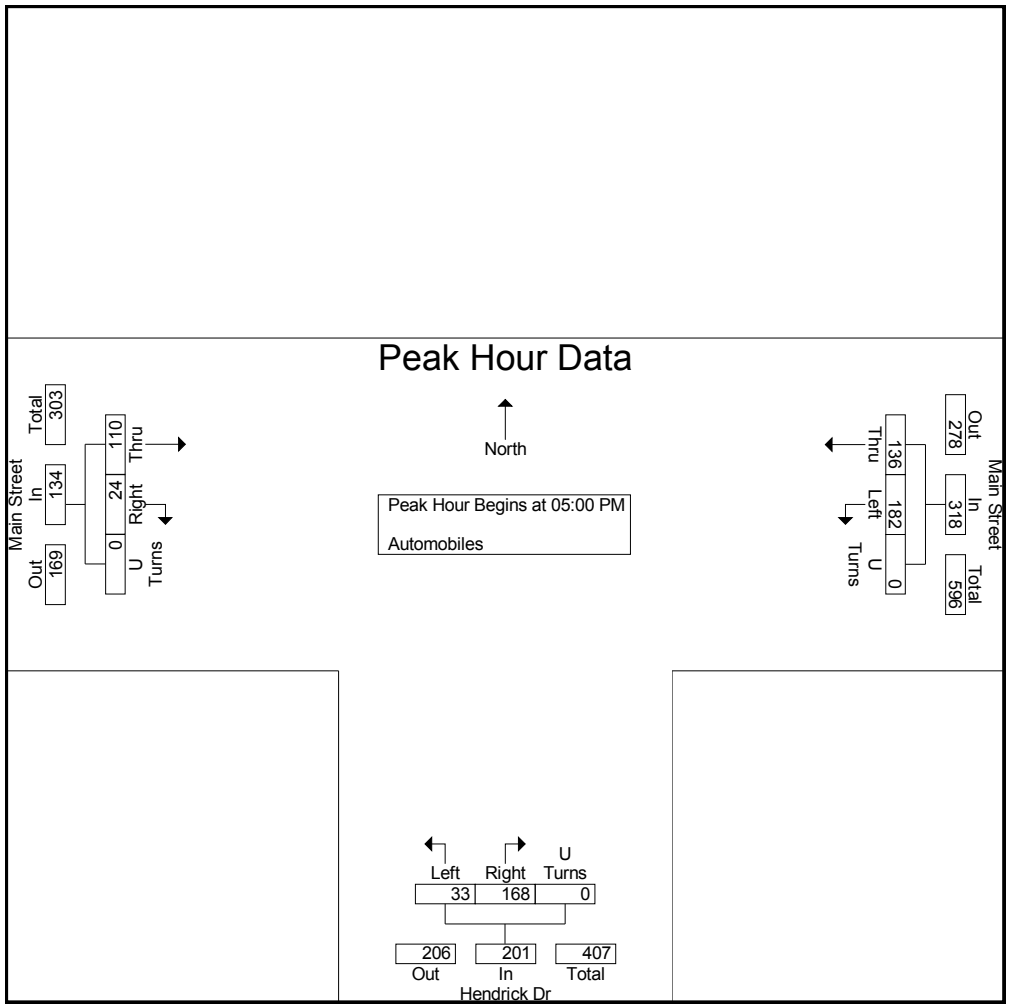
RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and Hendrick Dr

File Name : Main and Hendrick PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 3

	Main Street Eastbound				Main Street Westbound				Hendrick Dr Northbound				
Start Time	Thru	Right	U Turns	App. Total	Left	Thru	U Turns	App. Total	Left	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	27	7	0	34	43	29	0	72	16	44	0	60	166
05:15 PM	31	7	0	38	43	39	0	82	9	44	0	53	173
05:30 PM	24	6	0	30	53	37	0	90	5	42	0	47	167
05:45 PM	28	4	0	32	43	31	0	74	3	38	0	41	147
Total Volume	110	24	0	134	182	136	0	318	33	168	0	201	653
% App. Total	82.1	17.9	0		57.2	42.8	0		16.4	83.6	0		
PHF	.887	.857	.000	.882	.858	.872	.000	.883	.516	.955	.000	.838	.944



RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and SH-133

File Name : Main and SH 133 AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 1

Groups Printed- Automobiles

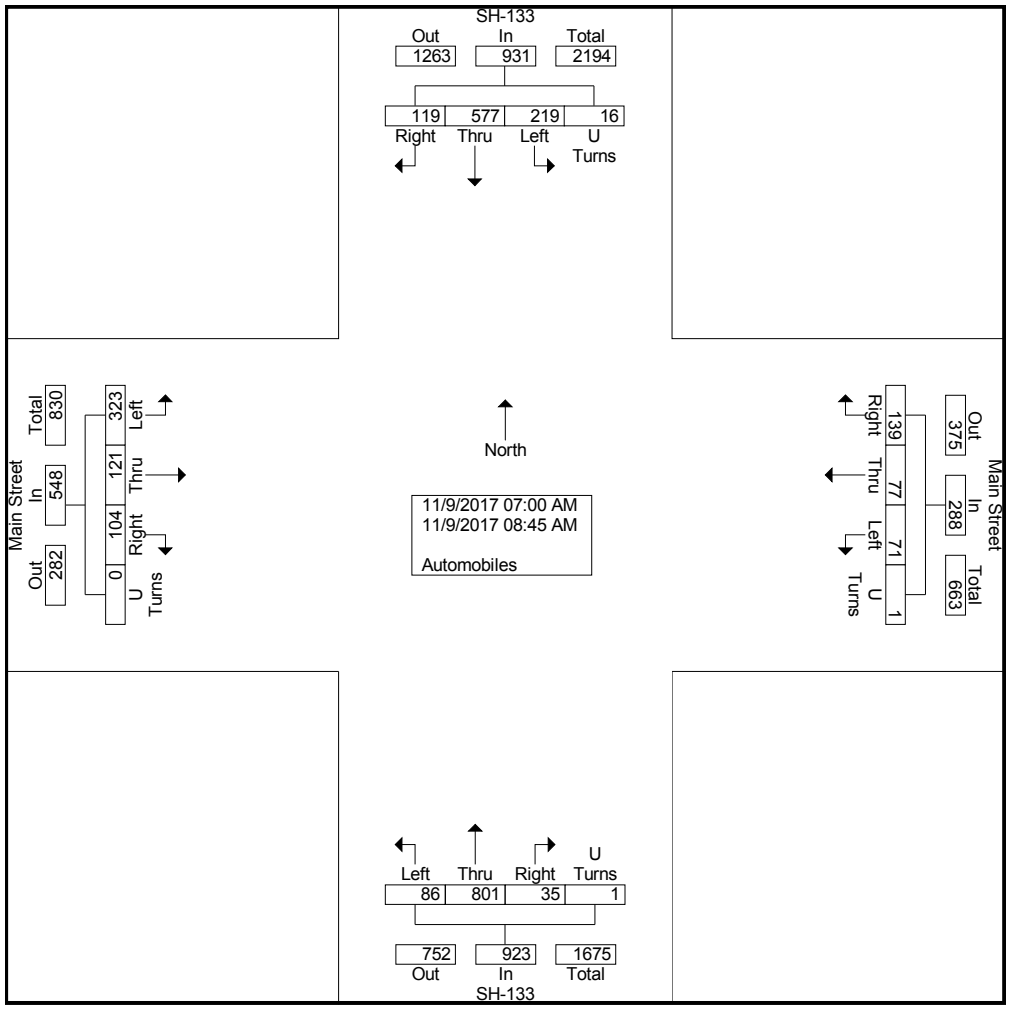
	Main Street Eastbound					Main Street Westbound					SH-133 Northbound					SH-133 Southbound					
Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
07:00 AM	36	12	6	0	54	5	4	9	0	18	6	81	3	1	91	9	43	9	1	62	225
07:15 AM	38	15	12	0	65	1	6	14	0	21	8	96	2	0	106	17	57	13	3	90	282
07:30 AM	48	12	15	0	75	11	11	11	0	33	9	117	0	0	126	24	105	10	1	140	374
07:45 AM	47	17	27	0	91	24	12	15	0	51	13	127	5	0	145	30	124	15	1	170	457
Total	169	56	60	0	285	41	33	49	0	123	36	421	10	1	468	80	329	47	6	462	1338
08:00 AM	50	17	18	0	85	17	10	30	0	57	17	137	8	0	162	41	90	16	0	147	451
08:15 AM	41	15	12	0	68	2	15	17	0	34	8	95	9	0	112	33	50	20	0	103	317
08:30 AM	29	13	8	0	50	5	4	14	1	24	12	75	3	0	90	35	51	19	8	113	277
08:45 AM	34	20	6	0	60	6	15	29	0	50	13	73	5	0	91	30	57	17	2	106	307
Total	154	65	44	0	263	30	44	90	1	165	50	380	25	0	455	139	248	72	10	469	1352
Grand Total	323	121	104	0	548	71	77	139	1	288	86	801	35	1	923	219	577	119	16	931	2690
Apprch %	58.9	22.1	19	0		24.7	26.7	48.3	0.3		9.3	86.8	3.8	0.1		23.5	62	12.8	1.7		
Total %	12	4.5	3.9	0	20.4	2.6	2.9	5.2	0	10.7	3.2	29.8	1.3	0	34.3	8.1	21.4	4.4	0.6	34.6	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and SH-133

File Name : Main and SH 133 AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 2



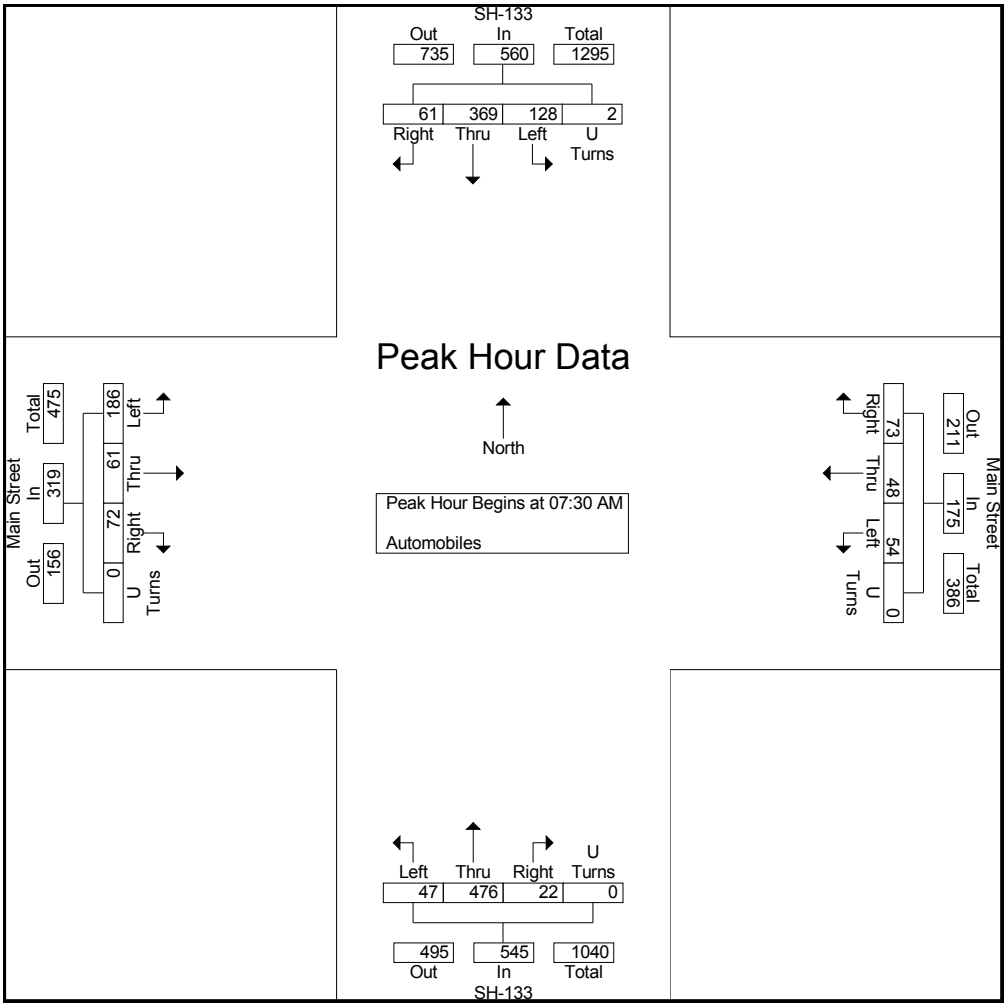
RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
AM Peak
Main Street and SH-133

File Name : Main and SH 133 AM
Site Code : IPO 284
Start Date : 11/9/2017
Page No : 3

	Main Street Eastbound					Main Street Westbound					SH-133 Northbound					SH-133 Southbound					
Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	48	12	15	0	75	11	11	11	0	33	9	117	0	0	126	24	105	10	1	140	374
07:45 AM	47	17	27	0	91	24	12	15	0	51	13	127	5	0	145	30	124	15	1	170	457
08:00 AM	50	17	18	0	85	17	10	30	0	57	17	137	8	0	162	41	90	16	0	147	451
08:15 AM	41	15	12	0	68	2	15	17	0	34	8	95	9	0	112	33	50	20	0	103	317
Total Volume	186	61	72	0	319	54	48	73	0	175	47	476	22	0	545	128	369	61	2	560	1599
% App. Total	58.3	19.1	22.6	0		30.9	27.4	41.7	0		8.6	87.3	4	0		22.9	65.9	10.9	0.4		
PHF	.930	.897	.667	.000	.876	.563	.800	.608	.000	.768	.691	.869	.611	.000	.841	.780	.744	.763	.500	.824	.875



RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and SH-133

File Name : Main and SH 133 PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 1

Groups Printed- Automobiles

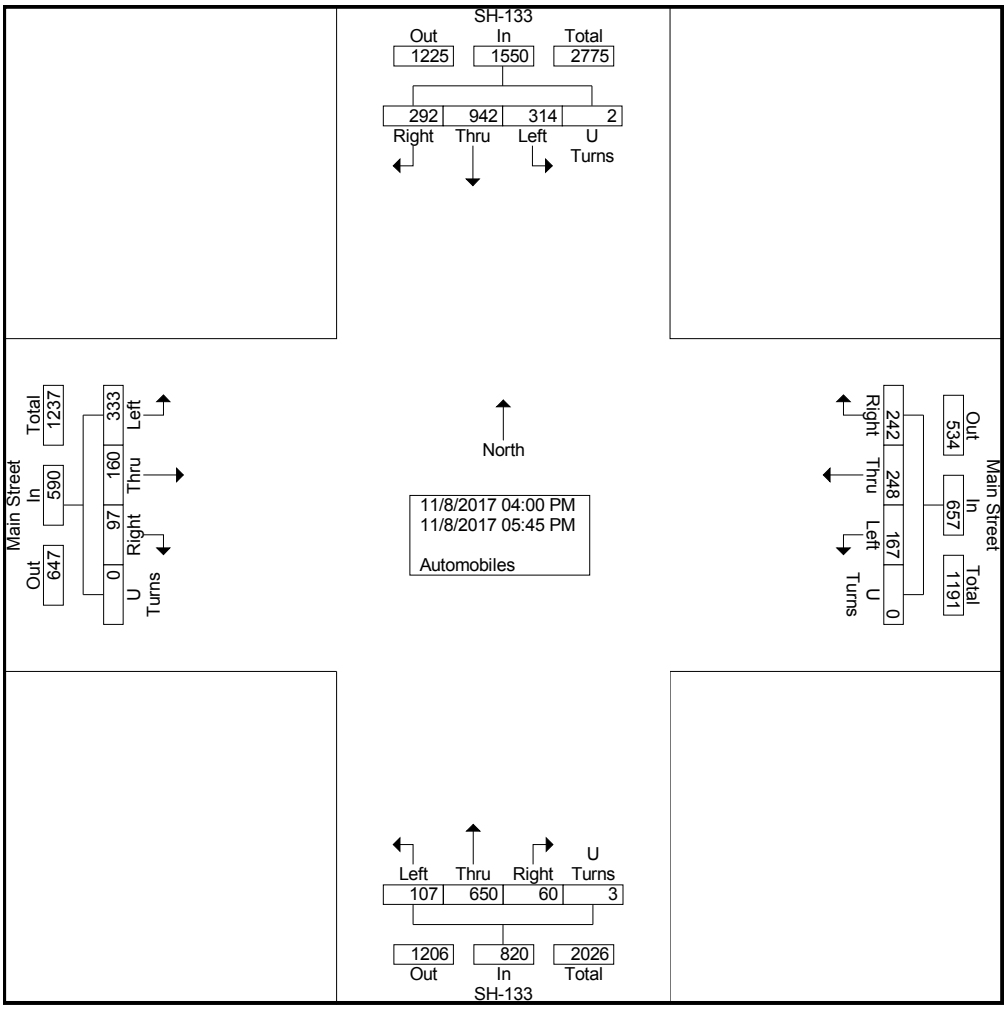
	Main Street Eastbound					Main Street Westbound					SH-133 Northbound					SH-133 Southbound					
Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
04:00 PM	38	22	10	0	70	26	28	28	0	82	10	80	8	1	99	34	101	29	1	165	416
04:15 PM	41	18	11	0	70	19	34	34	0	87	14	87	4	0	105	38	114	27	1	180	442
04:30 PM	46	22	18	0	86	24	31	27	0	82	15	89	8	0	112	38	104	28	0	170	450
04:45 PM	44	18	6	0	68	23	21	27	0	71	19	71	13	0	103	44	114	34	0	192	434
Total	169	80	45	0	294	92	114	116	0	322	58	327	33	1	419	154	433	118	2	707	1742
05:00 PM	42	20	16	0	78	25	30	34	0	89	17	87	5	1	110	38	117	38	0	193	470
05:15 PM	44	23	11	0	78	19	39	34	0	92	12	85	8	0	105	42	135	44	0	221	496
05:30 PM	39	18	16	0	73	19	39	29	0	87	9	80	7	0	96	35	136	50	0	221	477
05:45 PM	39	19	9	0	67	12	26	29	0	67	11	71	7	1	90	45	121	42	0	208	432
Total	164	80	52	0	296	75	134	126	0	335	49	323	27	2	401	160	509	174	0	843	1875
Grand Total	333	160	97	0	590	167	248	242	0	657	107	650	60	3	820	314	942	292	2	1550	3617
Apprch %	56.4	27.1	16.4	0		25.4	37.7	36.8	0		13	79.3	7.3	0.4		20.3	60.8	18.8	0.1		
Total %	9.2	4.4	2.7	0	16.3	4.6	6.9	6.7	0	18.2	3	18	1.7	0.1	22.7	8.7	26	8.1	0.1	42.9	

RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and SH-133

File Name : Main and SH 133 PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 2



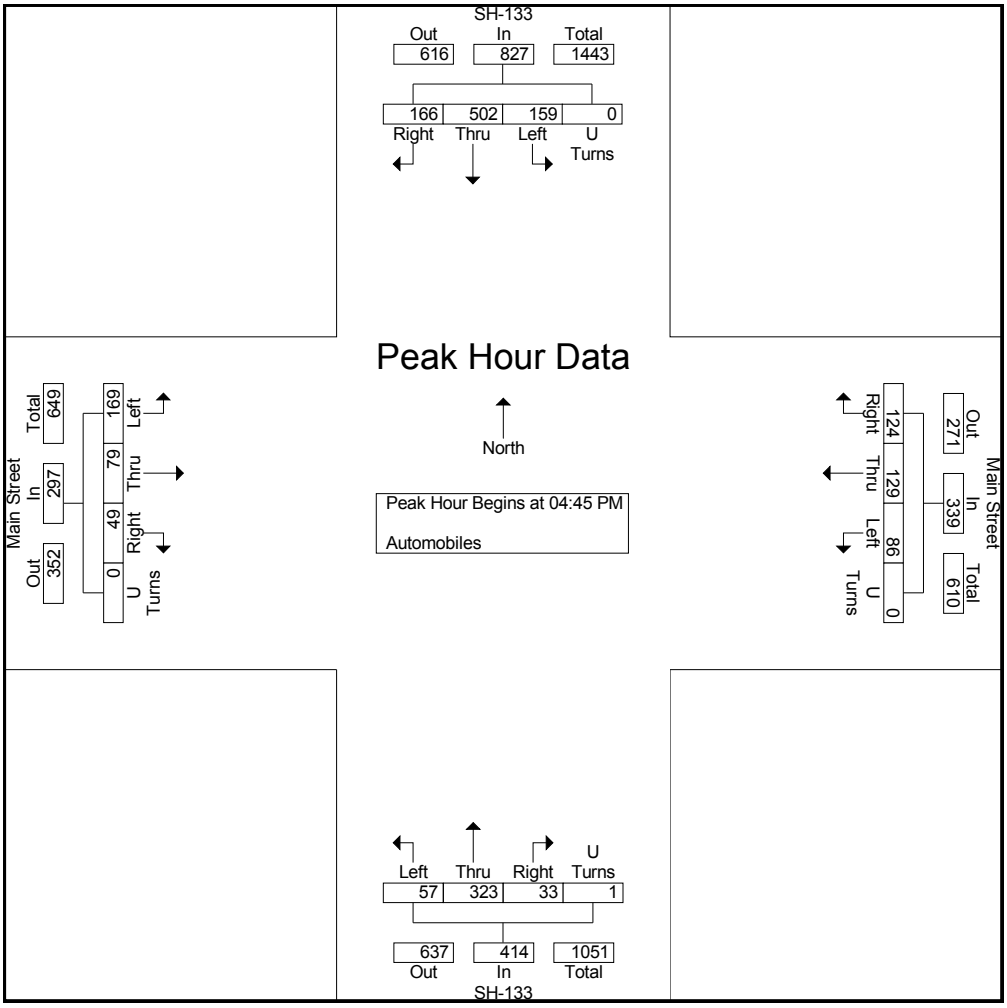
RDC
Ridgeview Data Collection

Morrison, CO 80465

Carbondale, CO
Main Street Marketplace
PM Peak
Main Street and SH-133

File Name : Main and SH 133 PM
Site Code : IPO 284
Start Date : 11/8/2017
Page No : 3

	Main Street Eastbound					Main Street Westbound					SH-133 Northbound					SH-133 Southbound					
Start Time	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Left	Thru	Right	U Turns	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	44	18	6	0	68	23	21	27	0	71	19	71	13	0	103	44	114	34	0	192	434
05:00 PM	42	20	16	0	78	25	30	34	0	89	17	87	5	1	110	38	117	38	0	193	470
05:15 PM	44	23	11	0	78	19	39	34	0	92	12	85	8	0	105	42	135	44	0	221	496
05:30 PM	39	18	16	0	73	19	39	29	0	87	9	80	7	0	96	35	136	50	0	221	477
Total Volume	169	79	49	0	297	86	129	124	0	339	57	323	33	1	414	159	502	166	0	827	1877
% App. Total	56.9	26.6	16.5	0		25.4	38.1	36.6	0		13.8	78	8	0.2		19.2	60.7	20.1	0		
PHF	.960	.859	.766	.000	.952	.860	.827	.912	.000	.921	.750	.928	.635	.250	.941	.903	.923	.830	.000	.936	.946



APPENDIX B

CDOT Traffic Data

ROUTE	REFPT	ENDREFPT	LENGTH	UPDATEYR	AADT	AADTYR	AADTCOMB	PKTRK	OFFPKTRK	YR20FACTOI
133A	67.422	67.799	0.378	2017	11000	2016	150	0.2	3.1	1.2

APPENDIX C

Trip Generation Worksheets

Main Street Marketplace Trip Generation Summary

Land Use	Quantity	Units	Daily	AM			PM		
				In	Out	Total	In	Out	Total
Residential (Low-Rise) (220)	61	Units	446	6	22	28	21	13	34
Residential (Mid-Rise) (221)	54	Units	294	5	14	19	15	9	24
Shopping Center (820)	10,474	SF	396	6	4	10	19	21	40
Total			**1,136**	**17**	**40**	**57**	**55**	**43**	**98**

Kimley»Horn

Project	Main Street Marketplace				
Subject	Trip Generation for Multifamily Housing (Low-Rise)				
Designed by	Cody Kerkaert	*Date*	July 09, 2018	*Job No.*	096771000
Checked by				*Sheet No.*	1 *of* 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Multifamily Housing (Low-Rise) (220)

Independant Variable - Dwelling Units (X)

X = 61
T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Series 200 Page 32)

Directional Distribution: 23% ent. 77% exit.

T = 0.46 * X
T = 0.46 * 61.0

T = 28 Average Vehicle Trip Ends
6 entering 22 exiting

6 + 22 = 28

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (Series 200 page 33)

Directional Distribution: 63% ent. 37% exit.

T = 0.56 * X
T = 0.56 * 61.0

T = 34 Average Vehicle Trip Ends
21 entering 13 exiting

21 + 13 = 34

Weekday (Series 200 Page 31)

Daily Weekday
T = 7.32 * X
T = 7.32* 61.0

Directional Distribution: 50% entering, 50% exiting
T = 446 Average Vehicle Trip Ends
223 entering 223 exiting

223 + 223 = 446

Peak Hour of Generator, Saturday (Series 200 Page 37)

Daily Weekday
T = 0.70 * X
T = 0.70 * 61.0

Directional Distribution: 50% ent. 50% exit.
T = 43 Average Vehicle Trip Ends
20 entering 22 exiting

20 + 22 = not ok

Kimley»Horn

Project	Main Street Marketplace				
Subject	Trip Generation for Multifamily Housing (Mid-Rise)				
Designed by	Cody Kerkaert	*Date*	July 09, 2018	*Job No.*	096671000
Checked by				*Sheet No.*	1 *of* 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Multifamily Housing (Mid-Rise) (221)

Independant Variable - Dwelling Units (X)

X = 54
T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Series 200 Page 74)

Directional Distribution: 26% ent. 74% exit.

T = 0.36 * X — T = 19 Average Vehicle Trip Ends

T = 0.36 * 54.0 — 5 entering 14 exiting

5 + 14 = 19

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (Series 200 page 75)

Directional Distribution: 61% ent. 39% exit.

T = 0.44 * X — T = 24 Average Vehicle Trip Ends

T = 0.44 * 54.0 — 15 entering 9 exiting

15 + 9 = 24

Weekday (Series 200 Page 73)

Daily Weekday — Directional Distribution: 50% entering, 50% exiting

T = 5.44 * X — T = 294 Average Vehicle Trip Ends

T = 5.44* 54.0 — 147 entering 147 exiting

147 + 147 = 294

Peak Hour of Generator, Saturday (Series 200 Page 79)

Daily Weekday — Directional Distribution: 49% ent. 51% exit.

T = 0.44 * X — T = 24 Average Vehicle Trip Ends

T = 0.44 * 54.0 — 12 entering 12 exiting

12 + 12 = 24

Kimley»Horn

Project	Main Street Marketplace				
Subject	Trip Generation for Shopping Center				
Designed by	Cody Kerkaert	*Date*	July 09, 2018	*Job No.*	096671000
Checked by		*Date*		*Sheet No.*	1 *of* 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Shopping Center (820)

Independant Variable - 1000 Square Feet Gross Leasable Area (X)

Gross Leasable Area = 10,474 Square Feet
X = 10.474
T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (800 Series Page 139)

Average Weekday — Directional Distribution: 62% ent. 38% exit.
T = 0.94 * (X) — T = 10 Average Vehicle Trip Ends
T = 0.94 * 10.474 — 6 entering 4 exiting

6 + 4 = 10

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (800 Series page 140)

Average Weekday — Directional Distribution: 48% ent. 52% exit.
T = 3.81 * (X) — T = 40 Average Vehicle Trip Ends
T = 3.81 * 10.474 — 19 entering 21 exiting

19 + 21 = 40

Weekday (800 Series page 138)

Average Weekday — Directional Distribution: 50% entering, 50% exiting
T = 37.75 * (X) — T = 396 Average Vehicle Trip Ends
T = 37.75 * 10.474 — 198 entering 198 exiting

198 + 198 = 396

Non Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017-Page 190)

AM Peak Hour = 66% Non-Pass By — PM Peak Hour = 66% Non-Pass By

	IN	Out	Total
AM Peak	4	3	7
PM Peak	13	14	27
Daily	131	131	262

PM Peak Hour Rate Applied to Daily

Pass-By Trip Volumes (Per ITE Trip Generation Handbook, 3rd Edition September 2017 -Page 190)

AM Peak Hour = 34% Pass By — PM Peak Hour = 34% Pass By

	IN	Out	Total
AM Peak	2	1	4
PM Peak	6	7	14
Daily	67	67	134

PM Peak Hour Rate Applied to Daily

APPENDIX D

Intersection Analysis Worksheets

Intersection	
Int Delay, s/veh	4.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	146	10	56	79	12	142
Future Vol, veh/h	146	10	56	79	12	142
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	42	78	79	75	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	176	24	72	100	16	153

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	200	0	432	188
Stage 1	-	-	-	-	188	-
Stage 2	-	-	-	-	244	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1372	-	581	854
Stage 1	-	-	-	-	844	-
Stage 2	-	-	-	-	797	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1372	-	548	854
Mov Cap-2 Maneuver	-	-	-	-	548	-
Stage 1	-	-	-	-	844	-
Stage 2	-	-	-	-	752	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.2	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	811	-	-	1372	-
HCM Lane V/C Ratio	0.208	-	-	0.052	-
HCM Control Delay (s)	10.6	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	110	24	182	136	33	168
Future Vol, veh/h	110	24	182	136	33	168
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	42	78	79	75	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	133	57	233	172	44	181

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	190	0	800	161
Stage 1	-	-	-	-	161	-
Stage 2	-	-	-	-	639	-
Critical Hdwy	-	-	4.12	-	7.12	6.22
Critical Hdwy Stg 1	-	-	-	-	6.12	-
Critical Hdwy Stg 2	-	-	-	-	6.12	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1384	-	303	884
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	464	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1384	-	260	884
Mov Cap-2 Maneuver	-	-	-	-	260	-
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	378	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.7	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	601	-	-	1384	-
HCM Lane V/C Ratio	0.374	-	-	0.169	-
HCM Control Delay (s)	14.5	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.7	-	-	0.6	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	149	10	57	80	12	145
Future Vol, veh/h	149	10	57	80	12	145
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	42	78	79	75	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	180	24	73	101	16	156

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	203	0	438	191
Stage 1	-	-	-	-	191	-
Stage 2	-	-	-	-	247	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1369	-	576	851
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	794	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1369	-	543	851
Mov Cap-2 Maneuver	-	-	-	-	543	-
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	749	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.3	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	808	-	-	1369	-
HCM Lane V/C Ratio	0.213	-	-	0.053	-
HCM Control Delay (s)	10.7	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	112	24	185	139	34	171
Future Vol, veh/h	112	24	185	139	34	171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	86	86	87	52	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	126	28	215	160	65	178

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	154	0	730	140
Stage 1	-	-	-	-	140	-
Stage 2	-	-	-	-	590	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1426	-	389	908
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	554	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1426	-	325	908
Mov Cap-2 Maneuver	-	-	-	-	325	-
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	463	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.6	14.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	613	-	-	1426	-
HCM Lane V/C Ratio	0.397	-	-	0.151	-
HCM Control Delay (s)	14.7	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.9	-	-	0.5	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	1	161	10	57	85	10	12	1	145	24	2	1
Future Vol, veh/h	1	161	10	57	85	10	12	1	145	24	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	83	42	78	79	92	75	92	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	194	24	73	108	11	16	1	156	26	2	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	118	0	0	218	0	0	469	473	206	546	479	113
Stage 1	-	-	-	-	-	-	208	208	-	259	259	-
Stage 2	-	-	-	-	-	-	261	265	-	287	220	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1470	-	-	1352	-	-	505	490	835	448	486	940
Stage 1	-	-	-	-	-	-	794	730	-	746	694	-
Stage 2	-	-	-	-	-	-	744	689	-	720	721	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1470	-	-	1352	-	-	480	461	835	347	457	940
Mov Cap-2 Maneuver	-	-	-	-	-	-	480	461	-	347	457	-
Stage 1	-	-	-	-	-	-	793	729	-	745	654	-
Stage 2	-	-	-	-	-	-	698	649	-	584	720	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	3	10.9	15.8
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	778	1470	-	-	1352	-	-	362
HCM Lane V/C Ratio	0.222	0.001	-	-	0.054	-	-	0.081
HCM Control Delay (s)	10.9	7.5	0	-	7.8	0	-	15.8
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.8	0	-	-	0.2	-	-	0.3

Intersection	
Int Delay, s/veh	7.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	125	24	185	156	33	34	3	171	26	2	1
Future Vol, veh/h	2	125	24	185	156	33	34	3	171	26	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	83	42	78	79	92	75	92	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	151	57	237	197	36	45	3	184	28	2	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	233	0	0	208	0	0	875	892	179	967	902	215
Stage 1	-	-	-	-	-	-	184	184	-	690	690	-
Stage 2	-	-	-	-	-	-	691	708	-	277	212	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1335	-	-	1363	-	-	270	281	864	234	277	825
Stage 1	-	-	-	-	-	-	818	747	-	435	446	-
Stage 2	-	-	-	-	-	-	435	438	-	729	727	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1335	-	-	1363	-	-	226	224	864	154	221	825
Mov Cap-2 Maneuver	-	-	-	-	-	-	226	224	-	154	221	-
Stage 1	-	-	-	-	-	-	816	746	-	434	356	-
Stage 2	-	-	-	-	-	-	345	350	-	570	726	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	4.1	16.5	32.5
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	543	1335	-	-	1363	-	-	162
HCM Lane V/C Ratio	0.428	0.002	-	-	0.174	-	-	0.195
HCM Control Delay (s)	16.5	7.7	0	-	8.2	0	-	32.5
HCM Lane LOS	C	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)	2.1	0	-	-	0.6	-	-	0.7

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	24	156	12	69	92	12	15	0	175	14	0	5
Future Vol, veh/h	24	156	12	69	92	12	15	0	175	14	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	42	78	92	92	75	92	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	170	29	88	100	13	20	0	188	15	0	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	113	0	0	198	0	0	522	526	184	613	533	107
Stage 1	-	-	-	-	-	-	236	236	-	283	283	-
Stage 2	-	-	-	-	-	-	286	290	-	330	250	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1476	-	-	1375	-	-	465	457	858	405	453	947
Stage 1	-	-	-	-	-	-	767	710	-	724	677	-
Stage 2	-	-	-	-	-	-	721	672	-	683	700	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1476	-	-	1375	-	-	432	417	858	295	414	947
Mov Cap-2 Maneuver	-	-	-	-	-	-	432	417	-	295	414	-
Stage 1	-	-	-	-	-	-	752	696	-	710	631	-
Stage 2	-	-	-	-	-	-	668	626	-	523	686	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	3.4	11.2	15.6
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	784	1476	-	-	1375	-	-	360
HCM Lane V/C Ratio	0.266	0.018	-	-	0.064	-	-	0.057
HCM Control Delay (s)	11.2	7.5	0	-	7.8	0	-	15.6
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	1.1	0.1	-	-	0.2	-	-	0.2

Intersection	
Int Delay, s/veh	8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	21	115	30	225	161	21	41	0	207	14	0	7
Future Vol, veh/h	21	115	30	225	161	21	41	0	207	14	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	67	85	92	92	84	92	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	125	45	265	175	23	49	0	223	15	0	8

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	198	0	0	170	0	0	913	920	147	1020	931	186
Stage 1	-	-	-	-	-	-	193	193	-	716	716	-
Stage 2	-	-	-	-	-	-	720	727	-	304	215	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1375	-	-	1407	-	-	254	271	900	215	267	856
Stage 1	-	-	-	-	-	-	809	741	-	421	434	-
Stage 2	-	-	-	-	-	-	419	429	-	705	725	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1375	-	-	1407	-	-	208	209	900	134	206	856
Mov Cap-2 Maneuver	-	-	-	-	-	-	208	209	-	134	206	-
Stage 1	-	-	-	-	-	-	794	727	-	413	342	-
Stage 2	-	-	-	-	-	-	327	338	-	521	711	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	4.7	17.2	27
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	563	1375	-	-	1407	-	-	186
HCM Lane V/C Ratio	0.482	0.017	-	-	0.188	-	-	0.123
HCM Control Delay (s)	17.2	7.7	0	-	8.2	0	-	27
HCM Lane LOS	C	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)	2.6	0.1	-	-	0.7	-	-	0.4

MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2017 Existing AM]

2017 Existing AM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	51	3.0	0.366	8.9	LOS A	1.2	31.7	0.45	0.44	30.4
8	T1	517	3.0	0.366	8.8	LOS A	1.2	31.7	0.44	0.43	30.4
18	R2	24	3.0	0.366	8.8	LOS A	1.2	30.1	0.43	0.42	29.7
Approach		592	3.0	0.366	8.8	LOS A	1.2	31.7	0.44	0.43	30.4
East: Main Street											
1	L2	59	3.0	0.302	9.7	LOS A	0.9	22.7	0.52	0.53	32.2
6	T1	52	3.0	0.302	9.7	LOS A	0.9	22.7	0.52	0.53	32.1
16	R2	79	3.0	0.302	9.7	LOS A	0.9	22.7	0.52	0.53	31.2
Approach		190	3.0	0.302	9.7	LOS A	0.9	22.7	0.52	0.53	31.7
North: SH-133											
7	L2	139	3.0	0.312	7.0	LOS A	1.1	27.0	0.28	0.19	30.6
4	T1	401	3.0	0.312	6.9	LOS A	1.1	27.0	0.27	0.18	30.9
14	R2	66	3.0	0.312	6.9	LOS A	1.0	25.4	0.26	0.18	30.4
Approach		607	3.0	0.312	6.9	LOS A	1.1	27.0	0.27	0.19	30.8
West: Main Street											
5	L2	202	3.0	0.487	12.2	LOS B	1.9	48.2	0.55	0.60	22.7
2	T1	66	3.0	0.487	12.2	LOS B	1.9	48.2	0.55	0.60	22.3
12	R2	78	3.0	0.487	12.2	LOS B	1.9	48.2	0.55	0.60	21.7
Approach		347	3.0	0.487	12.2	LOS B	1.9	48.2	0.55	0.60	22.4
All Vehicles		1736	3.0	0.487	8.9	LOS A	1.9	48.2	0.41	0.39	28.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2017 Existing PM]

2017 Existing PM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	62	3.0	0.285	7.9	LOS A	0.9	22.6	0.43	0.43	30.6
8	T1	351	3.0	0.285	7.8	LOS A	0.9	22.6	0.42	0.41	30.7
18	R2	36	3.0	0.285	7.7	LOS A	0.8	21.5	0.41	0.40	30.1
Approach		449	3.0	0.285	7.8	LOS A	0.9	22.6	0.42	0.42	30.6
East: Main Street											
1	L2	93	3.0	0.516	12.9	LOS B	2.1	53.5	0.57	0.63	22.8
6	T1	140	3.0	0.516	12.9	LOS B	2.1	53.5	0.57	0.63	22.4
16	R2	135	3.0	0.516	12.9	LOS B	2.1	53.5	0.57	0.63	21.9
Approach		368	3.0	0.516	12.9	LOS B	2.1	53.5	0.57	0.63	22.3
North: SH-133											
7	L2	173	3.0	0.511	10.9	LOS B	2.3	57.9	0.47	0.44	29.2
4	T1	546	3.0	0.511	10.8	LOS B	2.3	57.9	0.46	0.43	29.3
14	R2	180	3.0	0.511	10.8	LOS B	2.1	54.8	0.44	0.42	28.8
Approach		899	3.0	0.511	10.8	LOS B	2.3	57.9	0.46	0.43	29.2
West: Main Street											
5	L2	184	3.0	0.528	14.9	LOS B	2.1	52.6	0.62	0.70	22.1
2	T1	86	3.0	0.528	14.9	LOS B	2.1	52.6	0.62	0.70	21.7
12	R2	53	3.0	0.528	14.9	LOS B	2.1	52.6	0.62	0.70	21.2
Approach		323	3.0	0.528	14.9	LOS B	2.1	52.6	0.62	0.70	21.8
All Vehicles		2039	3.0	0.528	11.2	LOS B	2.3	57.9	0.50	0.50	26.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2019 Background AM]

2019 Background AM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	52	3.0	0.373	9.0	LOS A	1.3	32.8	0.46	0.45	30.3
8	T1	525	3.0	0.373	9.0	LOS A	1.3	32.8	0.45	0.44	30.3
18	R2	24	3.0	0.373	8.9	LOS A	1.2	31.1	0.44	0.43	29.6
Approach		601	3.0	0.373	9.0	LOS A	1.3	32.8	0.45	0.44	30.3
East: Main Street											
1	L2	60	3.0	0.310	9.9	LOS A	0.9	23.5	0.52	0.54	23.5
6	T1	53	3.0	0.310	9.9	LOS A	0.9	23.5	0.52	0.54	23.0
16	R2	80	3.0	0.310	9.9	LOS A	0.9	23.5	0.52	0.54	22.4
Approach		193	3.0	0.310	9.9	LOS A	0.9	23.5	0.52	0.54	22.9
North: SH-133											
7	L2	141	3.0	0.317	7.0	LOS A	1.1	27.6	0.28	0.20	30.5
4	T1	407	3.0	0.317	7.0	LOS A	1.1	27.6	0.27	0.19	30.9
14	R2	67	3.0	0.317	7.0	LOS A	1.0	25.9	0.26	0.18	30.3
Approach		615	3.0	0.317	7.0	LOS A	1.1	27.6	0.27	0.19	30.7
West: Main Street											
5	L2	205	3.0	0.497	12.5	LOS B	1.9	49.9	0.56	0.61	22.6
2	T1	67	3.0	0.497	12.5	LOS B	1.9	49.9	0.56	0.61	22.2
12	R2	79	3.0	0.497	12.5	LOS B	1.9	49.9	0.56	0.61	21.7
Approach		352	3.0	0.497	12.5	LOS B	1.9	49.9	0.56	0.61	22.3
All Vehicles		1762	3.0	0.497	9.1	LOS A	1.9	49.9	0.42	0.40	27.5

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2019 Background PM]

2019 Background PM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	63	3.0	0.290	8.0	LOS A	0.9	23.2	0.44	0.43	30.5
8	T1	357	3.0	0.290	7.9	LOS A	0.9	23.2	0.43	0.42	30.7
18	R2	36	3.0	0.290	7.8	LOS A	0.9	22.0	0.42	0.41	30.0
Approach		455	3.0	0.290	7.9	LOS A	0.9	23.2	0.43	0.42	30.6
East: Main Street											
1	L2	95	3.0	0.528	13.3	LOS B	2.2	55.5	0.58	0.64	22.8
6	T1	142	3.0	0.528	13.3	LOS B	2.2	55.5	0.58	0.64	22.3
16	R2	137	3.0	0.528	13.3	LOS B	2.2	55.5	0.58	0.64	21.8
Approach		374	3.0	0.528	13.3	LOS B	2.2	55.5	0.58	0.64	22.2
North: SH-133											
7	L2	175	3.0	0.519	11.1	LOS B	2.3	59.9	0.48	0.45	29.1
4	T1	553	3.0	0.519	11.1	LOS B	2.3	59.9	0.46	0.44	29.3
14	R2	183	3.0	0.519	11.0	LOS B	2.2	56.8	0.45	0.43	28.8
Approach		911	3.0	0.519	11.1	LOS B	2.3	59.9	0.46	0.44	29.1
West: Main Street											
5	L2	187	3.0	0.542	15.4	LOS C	2.1	54.7	0.63	0.71	22.0
2	T1	87	3.0	0.542	15.4	LOS C	2.1	54.7	0.63	0.71	21.6
12	R2	54	3.0	0.542	15.4	LOS C	2.1	54.7	0.63	0.71	21.1
Approach		328	3.0	0.542	15.4	LOS C	2.1	54.7	0.63	0.71	21.7
All Vehicles		2068	3.0	0.542	11.5	LOS B	2.3	59.9	0.50	0.51	26.5

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2019 Background + Project AM]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	55	3.0	0.385	9.4	LOS A	1.4	34.6	0.48	0.49	23.8
8	T1	527	3.0	0.385	9.3	LOS A	1.4	34.6	0.46	0.47	23.5
18	R2	24	3.0	0.385	9.3	LOS A	1.3	32.9	0.45	0.46	23.0
Approach		607	3.0	0.385	9.3	LOS A	1.4	34.6	0.47	0.48	23.5
East: Main Street											
1	L2	60	3.0	0.327	10.3	LOS B	1.0	25.2	0.53	0.55	29.5
6	T1	61	3.0	0.327	10.3	LOS B	1.0	25.2	0.53	0.55	29.3
16	R2	80	3.0	0.327	10.3	LOS B	1.0	25.2	0.53	0.55	28.5
Approach		201	3.0	0.327	10.3	LOS B	1.0	25.2	0.53	0.55	29.1
North: SH-133											
7	L2	141	3.0	0.324	7.2	LOS A	1.1	28.3	0.29	0.21	24.1
4	T1	409	3.0	0.324	7.1	LOS A	1.1	28.3	0.28	0.20	23.9
14	R2	73	3.0	0.324	7.1	LOS A	1.0	26.6	0.28	0.20	23.4
Approach		623	3.0	0.324	7.1	LOS A	1.1	28.3	0.28	0.20	23.9
West: Main Street											
5	L2	218	3.0	0.554	14.0	LOS B	2.4	60.5	0.59	0.64	29.8
2	T1	85	3.0	0.554	14.0	LOS B	2.4	60.5	0.59	0.64	29.8
12	R2	88	3.0	0.554	14.0	LOS B	2.4	60.5	0.59	0.64	29.0
Approach		391	3.0	0.554	14.0	LOS B	2.4	60.5	0.59	0.64	29.6
All Vehicles		1822	3.0	0.554	9.7	LOS A	2.4	60.5	0.44	0.43	25.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2019 Background + Project PM]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	75	3.0	0.307	8.4	LOS A	1.0	24.7	0.46	0.46	30.3
8	T1	358	3.0	0.307	8.3	LOS A	1.0	24.7	0.45	0.45	30.5
18	R2	37	3.0	0.307	8.2	LOS A	0.9	23.5	0.44	0.44	29.9
Approach		470	3.0	0.307	8.3	LOS A	1.0	24.7	0.45	0.45	30.4
East: Main Street											
1	L2	96	3.0	0.574	14.8	LOS B	2.5	64.4	0.61	0.69	22.4
6	T1	166	3.0	0.574	14.8	LOS B	2.5	64.4	0.61	0.69	22.0
16	R2	137	3.0	0.574	14.8	LOS B	2.5	64.4	0.61	0.69	21.5
Approach		399	3.0	0.574	14.8	LOS B	2.5	64.4	0.61	0.69	21.9
North: SH-133											
7	L2	176	3.0	0.547	12.0	LOS B	2.6	66.7	0.51	0.52	28.8
4	T1	555	3.0	0.547	11.9	LOS B	2.6	66.7	0.50	0.50	28.9
14	R2	202	3.0	0.547	11.9	LOS B	2.5	63.3	0.49	0.49	28.4
Approach		934	3.0	0.547	11.9	LOS B	2.6	66.7	0.50	0.50	28.8
West: Main Street											
5	L2	201	3.0	0.613	18.0	LOS C	2.7	68.4	0.67	0.78	21.5
2	T1	105	3.0	0.613	18.0	LOS C	2.7	68.4	0.67	0.78	21.1
12	R2	64	3.0	0.613	18.0	LOS C	2.7	68.4	0.67	0.78	20.6
Approach		371	3.0	0.613	18.0	LOS C	2.7	68.4	0.67	0.78	21.2
All Vehicles		2173	3.0	0.613	12.7	LOS B	2.7	68.4	0.54	0.57	26.0

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2040 Background AM]

2040 Background AM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	93	3.0	0.555	14.3	LOS B	2.5	63.6	0.61	0.67	28.3
8	T1	663	3.0	0.555	14.1	LOS B	2.5	63.6	0.60	0.65	28.4
18	R2	23	3.0	0.555	13.9	LOS B	2.4	60.9	0.59	0.64	27.8
Approach		779	3.0	0.555	14.1	LOS B	2.5	63.6	0.60	0.65	28.3
East: Main Street											
1	L2	73	3.0	0.536	17.1	LOS C	2.0	51.1	0.69	0.78	21.9
6	T1	88	3.0	0.536	17.1	LOS C	2.0	51.1	0.69	0.78	21.5
16	R2	122	3.0	0.536	17.1	LOS C	2.0	51.1	0.69	0.78	21.0
Approach		283	3.0	0.536	17.1	LOS C	2.0	51.1	0.69	0.78	21.4
North: SH-133											
7	L2	255	3.0	0.477	10.0	LOS A	1.9	49.8	0.42	0.36	29.1
4	T1	529	3.0	0.477	9.9	LOS A	1.9	49.8	0.41	0.35	29.7
14	R2	82	3.0	0.477	9.9	LOS A	1.8	47.1	0.40	0.34	29.2
Approach		866	3.0	0.477	9.9	LOS A	1.9	49.8	0.41	0.35	29.5
West: Main Street											
5	L2	261	3.0	0.739	25.1	LOS D	3.9	100.4	0.75	0.93	20.1
2	T1	80	3.0	0.739	25.1	LOS D	3.9	100.4	0.75	0.93	19.8
12	R2	96	3.0	0.739	25.1	LOS D	3.9	100.4	0.75	0.93	19.4
Approach		437	3.0	0.739	25.1	LOS D	3.9	100.4	0.75	0.93	19.9
All Vehicles		2365	3.0	0.739	15.0	LOS B	3.9	100.4	0.57	0.61	25.7

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Main Street & SH-133 - 2040 Background PM]

2040 Background PM
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	122	3.0	0.489	13.5	LOS B	1.9	49.4	0.60	0.65	28.3
8	T1	472	3.0	0.489	13.2	LOS B	1.9	49.4	0.59	0.64	28.6
18	R2	37	3.0	0.489	13.1	LOS B	1.8	47.4	0.58	0.63	28.1
Approach		630	3.0	0.489	13.3	LOS B	1.9	49.4	0.59	0.64	28.5
East: Main Street											
1	L2	73	3.0	0.470	13.5	LOS B	1.7	43.1	0.60	0.66	22.7
6	T1	88	3.0	0.470	13.5	LOS B	1.7	43.1	0.60	0.66	22.3
16	R2	122	3.0	0.470	13.5	LOS B	1.7	43.1	0.60	0.66	21.7
Approach		283	3.0	0.470	13.5	LOS B	1.7	43.1	0.60	0.66	22.1
North: SH-133											
7	L2	363	3.0	0.748	18.9	LOS C	5.8	148.6	0.66	0.68	26.3
4	T1	743	3.0	0.748	18.7	LOS C	5.8	148.6	0.65	0.66	26.6
14	R2	223	3.0	0.748	18.7	LOS C	5.5	141.3	0.64	0.65	26.2
Approach		1329	3.0	0.748	18.8	LOS C	5.8	148.6	0.65	0.67	26.4
West: Main Street											
5	L2	239	3.0	0.911	51.8	LOS F	6.7	171.5	0.92	1.42	16.3
2	T1	111	3.0	0.911	51.8	LOS F	6.7	171.5	0.92	1.42	16.1
12	R2	77	3.0	0.911	51.8	LOS F	6.7	171.5	0.92	1.42	15.8
Approach		427	3.0	0.911	51.8	LOS F	6.7	171.5	0.92	1.42	16.2
All Vehicles		2670	3.0	0.911	22.2	LOS C	6.7	171.5	0.68	0.78	23.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2040 Background + Project AM]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	97	3.0	0.570	15.0	LOS C	2.6	66.4	0.63	0.69	28.0
8	T1	664	3.0	0.570	14.8	LOS B	2.6	66.4	0.62	0.68	28.1
18	R2	23	3.0	0.570	14.6	LOS B	2.5	63.7	0.61	0.66	27.6
Approach		784	3.0	0.570	14.8	LOS B	2.6	66.4	0.62	0.68	28.1
East: Main Street											
1	L2	73	3.0	0.558	18.1	LOS C	2.1	54.3	0.71	0.81	21.7
6	T1	96	3.0	0.558	18.1	LOS C	2.1	54.3	0.71	0.81	21.3
16	R2	122	3.0	0.558	18.1	LOS C	2.1	54.3	0.71	0.81	20.8
Approach		290	3.0	0.558	18.1	LOS C	2.1	54.3	0.71	0.81	21.2
North: SH-133											
7	L2	257	3.0	0.483	10.1	LOS B	2.0	51.2	0.43	0.38	29.1
4	T1	530	3.0	0.483	10.1	LOS B	2.0	51.2	0.42	0.37	29.6
14	R2	83	3.0	0.483	10.0	LOS B	1.9	48.5	0.41	0.36	29.2
Approach		870	3.0	0.483	10.1	LOS B	2.0	51.2	0.42	0.37	29.4
West: Main Street											
5	L2	274	3.0	0.803	30.3	LOS D	4.9	125.2	0.80	1.03	19.2
2	T1	97	3.0	0.803	30.3	LOS D	4.9	125.2	0.80	1.03	18.9
12	R2	103	3.0	0.803	30.3	LOS D	4.9	125.2	0.80	1.03	18.6
Approach		474	3.0	0.803	30.3	LOS D	4.9	125.2	0.80	1.03	19.0
All Vehicles		2417	3.0	0.803	16.6	LOS C	4.9	125.2	0.59	0.65	25.2

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2040 Background + Project PM]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	130	3.0	0.507	14.1	LOS B	2.0	52.0	0.62	0.67	28.0
8	T1	475	3.0	0.507	13.9	LOS B	2.0	52.0	0.60	0.65	28.3
18	R2	37	3.0	0.507	13.7	LOS B	2.0	50.0	0.59	0.64	27.9
Approach		642	3.0	0.507	13.9	LOS B	2.0	52.0	0.61	0.66	28.2
East: Main Street											
1	L2	115	3.0	0.934	48.4	LOS E	9.1	232.7	0.90	1.28	20.9
6	T1	235	3.0	0.934	48.4	LOS E	9.1	232.7	0.90	1.28	20.9
16	R2	204	3.0	0.934	48.4	LOS E	9.1	232.7	0.90	1.28	20.5
Approach		554	3.0	0.934	48.4	LOS E	9.1	232.7	0.90	1.28	20.7
North: SH-133											
7	L2	364	3.0	0.871	32.1	LOS D	8.6	220.7	0.87	1.09	22.8
4	T1	745	3.0	0.871	31.7	LOS D	8.6	220.7	0.86	1.07	23.1
14	R2	226	3.0	0.871	31.5	LOS D	8.3	212.2	0.86	1.06	22.8
Approach		1335	3.0	0.871	31.8	LOS D	8.6	220.7	0.86	1.08	23.0
West: Main Street											
5	L2	253	3.0	1.030	80.6	LOS F	14.3	366.6	1.00	2.23	13.6
2	T1	128	3.0	1.030	80.6	LOS F	14.3	366.6	1.00	2.23	13.4
12	R2	86	3.0	1.030	80.6	LOS F	14.3	366.6	1.00	2.23	13.2
Approach		467	3.0	1.030	80.6	LOS F	14.3	366.6	1.00	2.23	13.5
All Vehicles		2999	3.0	1.030	38.6	LOS E	14.3	366.6	0.84	1.20	21.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2040 Total AM + RT Lanes]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	97	3.0	0.570	15.0	LOS C	2.6	66.4	0.63	0.69	28.0
8	T1	664	3.0	0.570	14.8	LOS B	2.6	66.4	0.62	0.68	28.1
18	R2	23	3.0	0.570	14.6	LOS B	2.5	63.7	0.61	0.66	27.6
Approach		784	3.0	0.570	14.8	LOS B	2.6	66.4	0.62	0.68	28.1
East: Main Street											
1	L2	73	3.0	0.324	11.8	LOS B	1.0	24.4	0.62	0.65	23.0
6	T1	96	3.0	0.324	11.8	LOS B	1.0	24.4	0.62	0.65	22.5
16	R2	122	3.0	0.247	10.9	LOS B	0.7	17.7	0.62	0.62	22.3
Approach		290	3.0	0.324	11.4	LOS B	1.0	24.4	0.62	0.64	22.6
North: SH-133											
7	L2	257	3.0	0.483	10.1	LOS B	2.0	51.2	0.43	0.38	29.1
4	T1	530	3.0	0.483	10.1	LOS B	2.0	51.2	0.42	0.37	29.6
14	R2	83	3.0	0.483	10.0	LOS B	1.9	48.5	0.41	0.36	29.2
Approach		870	3.0	0.483	10.1	LOS B	2.0	51.2	0.42	0.37	29.4
West: Main Street											
5	L2	274	3.0	0.628	19.0	LOS C	2.8	70.8	0.69	0.80	21.2
2	T1	97	3.0	0.628	19.0	LOS C	2.8	70.8	0.69	0.80	20.8
12	R2	103	3.0	0.183	8.7	LOS A	0.5	12.9	0.53	0.53	22.8
Approach		474	3.0	0.628	16.7	LOS C	2.8	70.8	0.65	0.74	21.4
All Vehicles		2417	3.0	0.628	13.1	LOS B	2.8	70.8	0.55	0.57	26.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [2040 Total PM + RT Lanes]

Main Street & SH-133
Roundabout

Movement Performance - Vehicles

Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	95% Back of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: SH-133											
3	L2	130	3.0	0.511	14.3	LOS B	2.1	52.6	0.62	0.68	27.9
8	T1	475	3.0	0.511	14.1	LOS B	2.1	52.6	0.61	0.66	28.3
18	R2	37	3.0	0.511	13.9	LOS B	2.0	50.5	0.60	0.65	27.8
Approach		642	3.0	0.511	14.1	LOS B	2.1	52.6	0.61	0.66	28.2
East: Main Street											
1	L2	115	3.0	0.593	17.5	LOS C	2.5	63.5	0.67	0.74	29.0
6	T1	235	3.0	0.593	17.5	LOS C	2.5	63.5	0.67	0.74	28.9
16	R2	204	3.0	0.362	11.7	LOS B	1.2	30.2	0.59	0.62	30.8
Approach		554	3.0	0.593	15.4	LOS C	2.5	63.5	0.64	0.69	29.6
North: SH-133											
7	L2	364	3.0	0.871	32.1	LOS D	8.6	220.7	0.87	1.09	22.8
4	T1	745	3.0	0.871	31.7	LOS D	8.6	220.7	0.86	1.07	23.1
14	R2	226	3.0	0.871	31.5	LOS D	8.3	212.2	0.86	1.06	22.8
Approach		1335	3.0	0.871	31.8	LOS D	8.6	220.7	0.86	1.08	23.0
West: Main Street											
5	L2	253	3.0	0.840	41.7	LOS E	4.8	122.2	0.89	1.21	17.6
2	T1	128	3.0	0.840	41.7	LOS E	4.8	122.2	0.89	1.21	17.3
12	R2	86	3.0	0.201	11.6	LOS B	0.5	13.8	0.66	0.66	22.2
Approach		467	3.0	0.840	36.2	LOS E	4.8	122.2	0.84	1.11	18.2
All Vehicles		2999	3.0	0.871	25.7	LOS D	8.6	220.7	0.77	0.92	23.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 2010). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 2010).
Roundabout Capacity Model: US HCM 2010.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	160	94	5	12	1
Future Vol, veh/h	0	160	94	5	12	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	174	102	5	13	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	108	0	-	0	279	105
Stage 1	-	-	-	-	105	-
Stage 2	-	-	-	-	174	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1483	-	-	-	711	949
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	856	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1483	-	-	-	711	949
Mov Cap-2 Maneuver	-	-	-	-	711	-
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	856	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1483	-	-	-	725
HCM Lane V/C Ratio	-	-	-	-	0.019
HCM Control Delay (s)	0	-	-	-	10.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	138	173	17	13	1
Future Vol, veh/h	1	138	173	17	13	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	150	188	18	14	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	207	0	-	0	349	197
Stage 1	-	-	-	-	197	-
Stage 2	-	-	-	-	152	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1364	-	-	-	648	844
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	876	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1364	-	-	-	647	844
Mov Cap-2 Maneuver	-	-	-	-	647	-
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	875	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1364	-	-	-	658
HCM Lane V/C Ratio	0.001	-	-	-	0.023
HCM Control Delay (s)	7.6	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	193	112	3	3	5
Future Vol, veh/h	7	193	112	3	3	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	210	122	3	3	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	125	0	-	0	350	124
Stage 1	-	-	-	-	124	-
Stage 2	-	-	-	-	226	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1462	-	-	-	647	927
Stage 1	-	-	-	-	902	-
Stage 2	-	-	-	-	812	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1462	-	-	-	643	927
Mov Cap-2 Maneuver	-	-	-	-	643	-
Stage 1	-	-	-	-	897	-
Stage 2	-	-	-	-	812	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	9.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1462	-	-	-	795
HCM Lane V/C Ratio	0.005	-	-	-	0.011
HCM Control Delay (s)	7.5	0	-	-	9.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	12	165	209	3	3	11
Future Vol, veh/h	12	165	209	3	3	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	179	227	3	3	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	230	0	-	0	434	229
Stage 1	-	-	-	-	229	-
Stage 2	-	-	-	-	205	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1338	-	-	-	579	810
Stage 1	-	-	-	-	809	-
Stage 2	-	-	-	-	829	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1338	-	-	-	573	810
Mov Cap-2 Maneuver	-	-	-	-	573	-
Stage 1	-	-	-	-	800	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1338	-	-	-	744
HCM Lane V/C Ratio	0.01	-	-	-	0.02
HCM Control Delay (s)	7.7	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	194	113	6	15	6
Future Vol, veh/h	7	194	113	6	15	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	211	123	7	16	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	130	0	-	0	354	127
Stage 1	-	-	-	-	127	-
Stage 2	-	-	-	-	227	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1455	-	-	-	644	923
Stage 1	-	-	-	-	899	-
Stage 2	-	-	-	-	811	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1455	-	-	-	640	923
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	894	-
Stage 2	-	-	-	-	811	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1455	-	-	-	701
HCM Lane V/C Ratio	0.005	-	-	-	0.033
HCM Control Delay (s)	7.5	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	167	210	14	16	12
Future Vol, veh/h	13	167	210	14	16	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	182	228	15	17	13

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	243	0	-	0	446	236
Stage 1	-	-	-	-	236	-
Stage 2	-	-	-	-	210	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1323	-	-	-	570	803
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	825	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1323	-	-	-	563	803
Mov Cap-2 Maneuver	-	-	-	-	563	-
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	825	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1323	-	-	-	646
HCM Lane V/C Ratio	0.011	-	-	-	0.047
HCM Control Delay (s)	7.8	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	63	67	962	797	54
Future Vol, veh/h	0	63	67	962	797	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	220	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	68	73	1046	866	59

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	866	866	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	353	777	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	353	777	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.6	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	777	-	353	-	-
HCM Lane V/C Ratio	0.094	-	0.194	-	-
HCM Control Delay (s)	10.1	-	17.6	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.7	-	-

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	122	86	842	1223	83
Future Vol, veh/h	0	122	86	842	1223	83
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	220	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	133	93	915	1329	90

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	1329	1329	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	189	519	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	189	519	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	59.5	1.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	519	-	189	-	-
HCM Lane V/C Ratio	0.18	-	0.702	-	-
HCM Control Delay (s)	13.5	-	59.5	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	0.7	-	4.4	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	65	68	962	798	58
Future Vol, veh/h	0	65	68	962	798	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	220	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	71	74	1046	867	63

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	867	867	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	352	777	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	352	777	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.8	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	777	-	352	-	-
HCM Lane V/C Ratio	0.095	-	0.201	-	-
HCM Control Delay (s)	10.1	-	17.8	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.7	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	124	89	842	1226	97
Future Vol, veh/h	0	124	89	842	1226	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	220	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	135	97	915	1333	105

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	1333	1333	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	4.12	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	0	188	518	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	188	518	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	61.6	1.3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	518	-	188	-	-
HCM Lane V/C Ratio	0.187	-	0.717	-	-
HCM Control Delay (s)	13.5	-	61.6	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	0.7	-	4.5	-	-

APPENDIX E

Queueing Analysis Worksheets

QUEUE DISTANCE (%ILE)

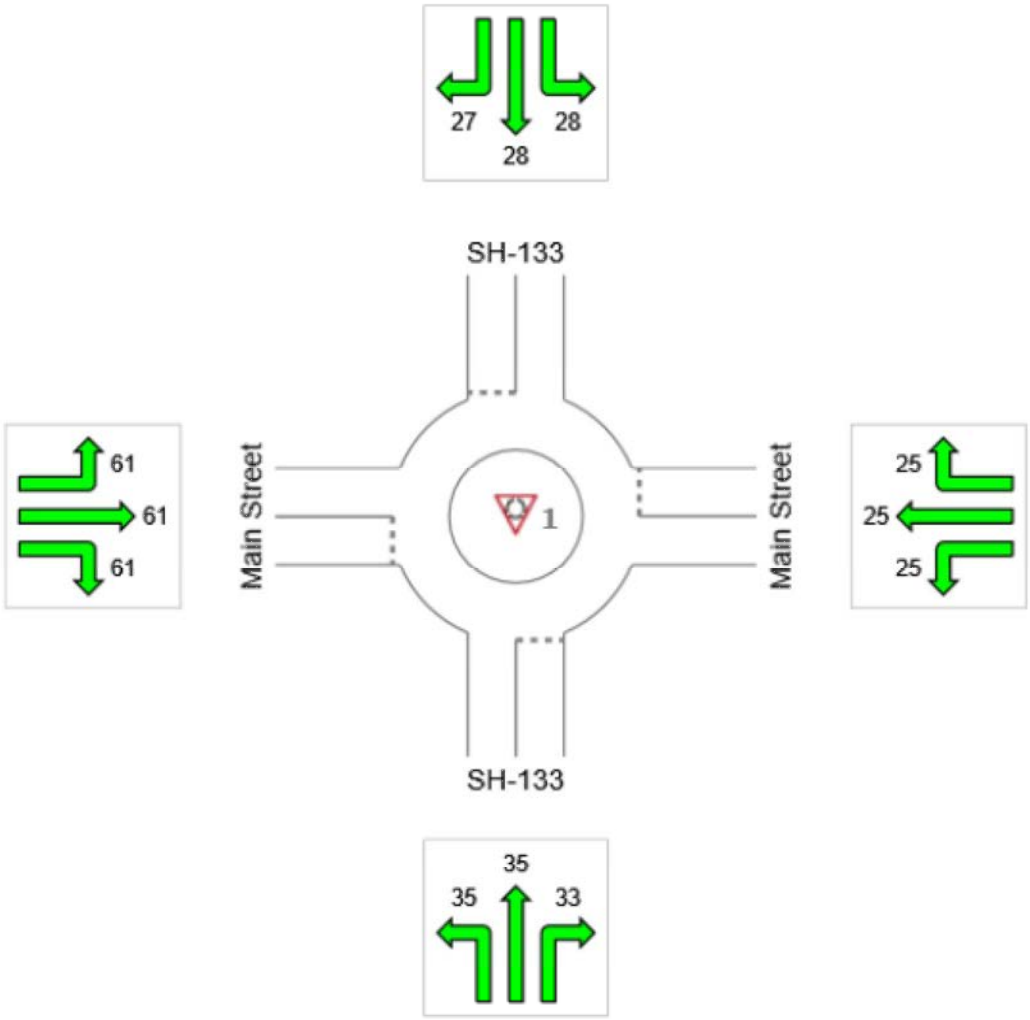
Largest 95% Back of Queue Distance for any lane used by movement (feet)

Site: 1 [2019 Background + Project AM]

Main Street & SH-133
Roundabout

All Movement Classes

	South	East	North	West	Intersection
Vehicle Queue (%ile)	35	25	28	61	61



Colour code based on Queue Storage Ratio

[< 0.6] [0.6 – 0.7] [0.7 – 0.8] [0.8 – 0.9] [0.9 – 1.0] [> 1.0]

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QUEUE DISTANCE (%ILE)

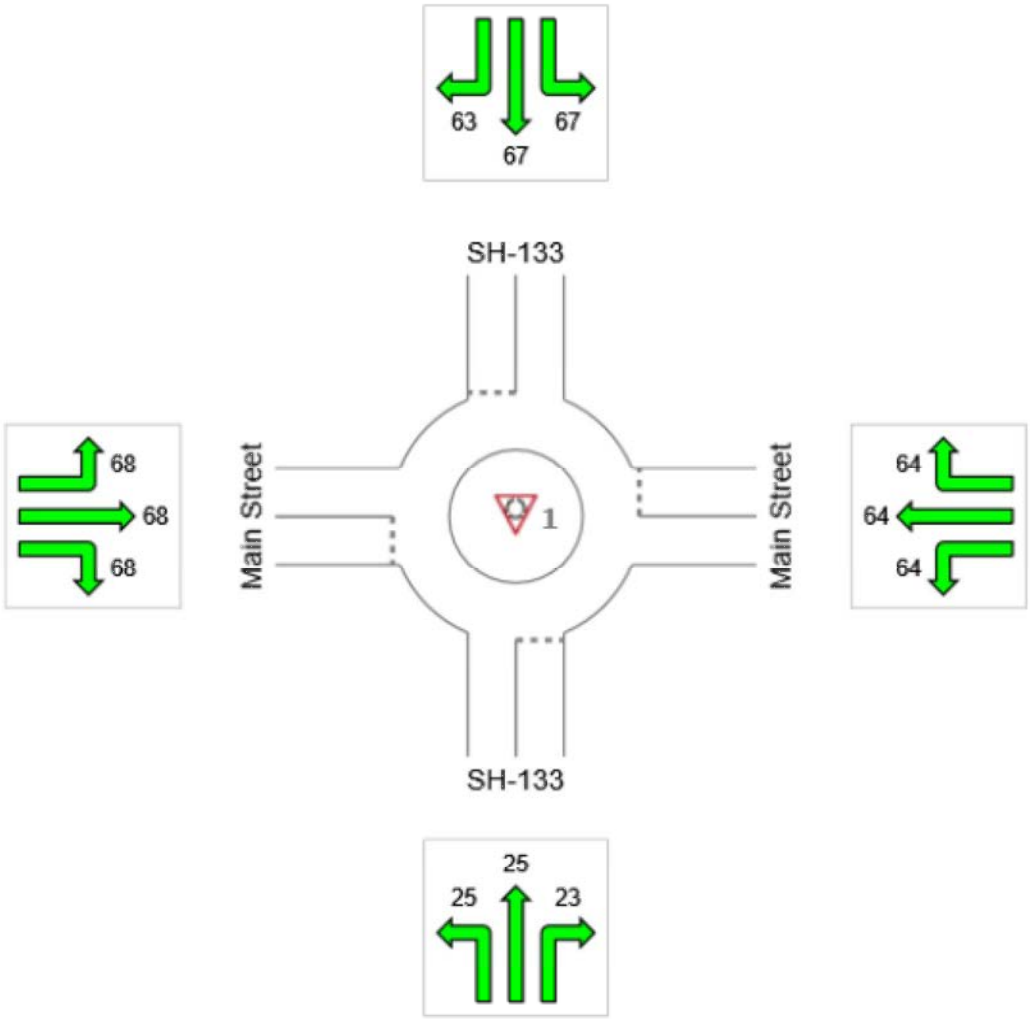
Largest 95% Back of Queue Distance for any lane used by movement (feet)

Site: 1 [2019 Background + Project PM]

Main Street & SH-133
Roundabout

All Movement Classes

	South	East	North	West	Intersection
Vehicle Queue (%ile)	25	64	67	68	68



Colour code based on Queue Storage Ratio

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QUEUE DISTANCE (%ILE)

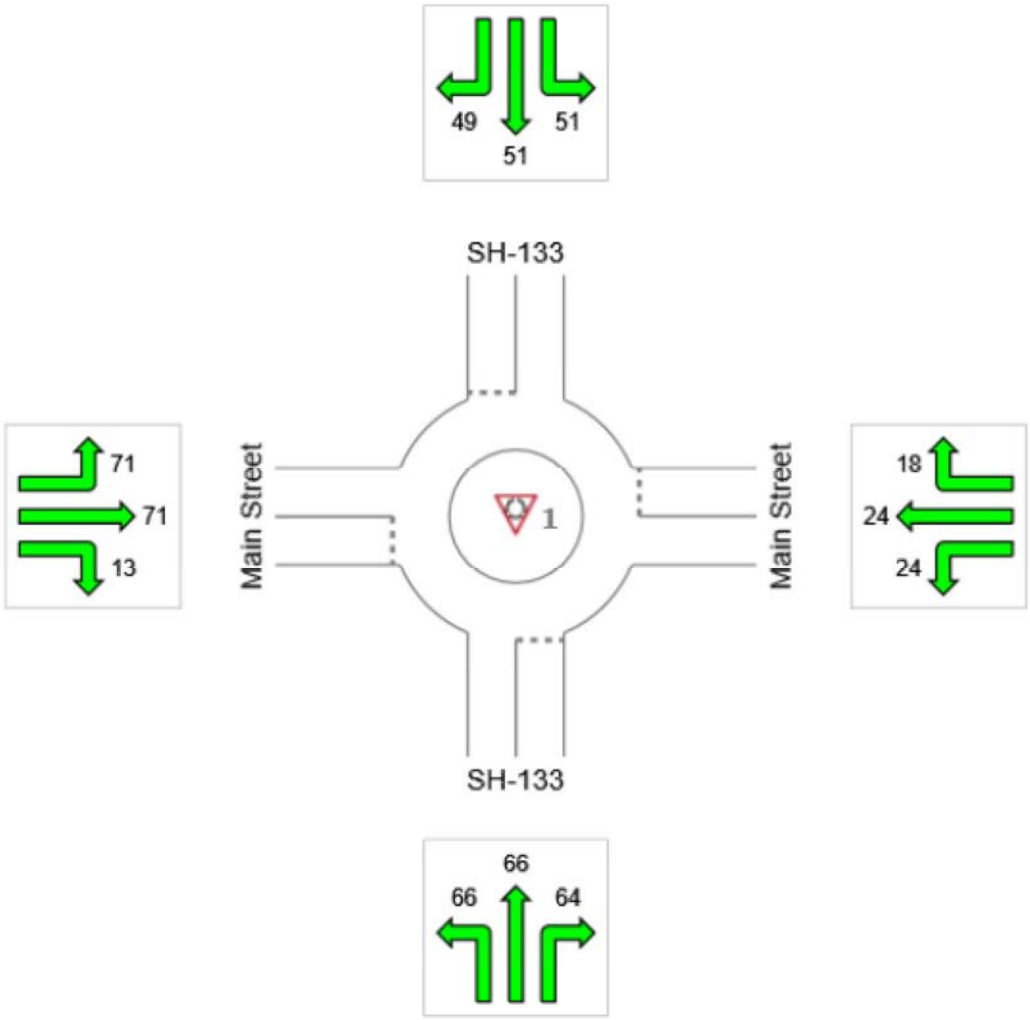
Largest 95% Back of Queue Distance for any lane used by movement (feet)

Site: 1 [2040 Total AM + RT Lanes]

Main Street & SH-133
Roundabout

All Movement Classes

	South	East	North	West	Intersection
Vehicle Queue (%ile)	66	24	51	71	71



Colour code based on Queue Storage Ratio

[< 0.6] [0.6 – 0.7] [0.7 – 0.8] [0.8 – 0.9] [0.9 – 1.0] [> 1.0]

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QUEUE DISTANCE (%ILE)

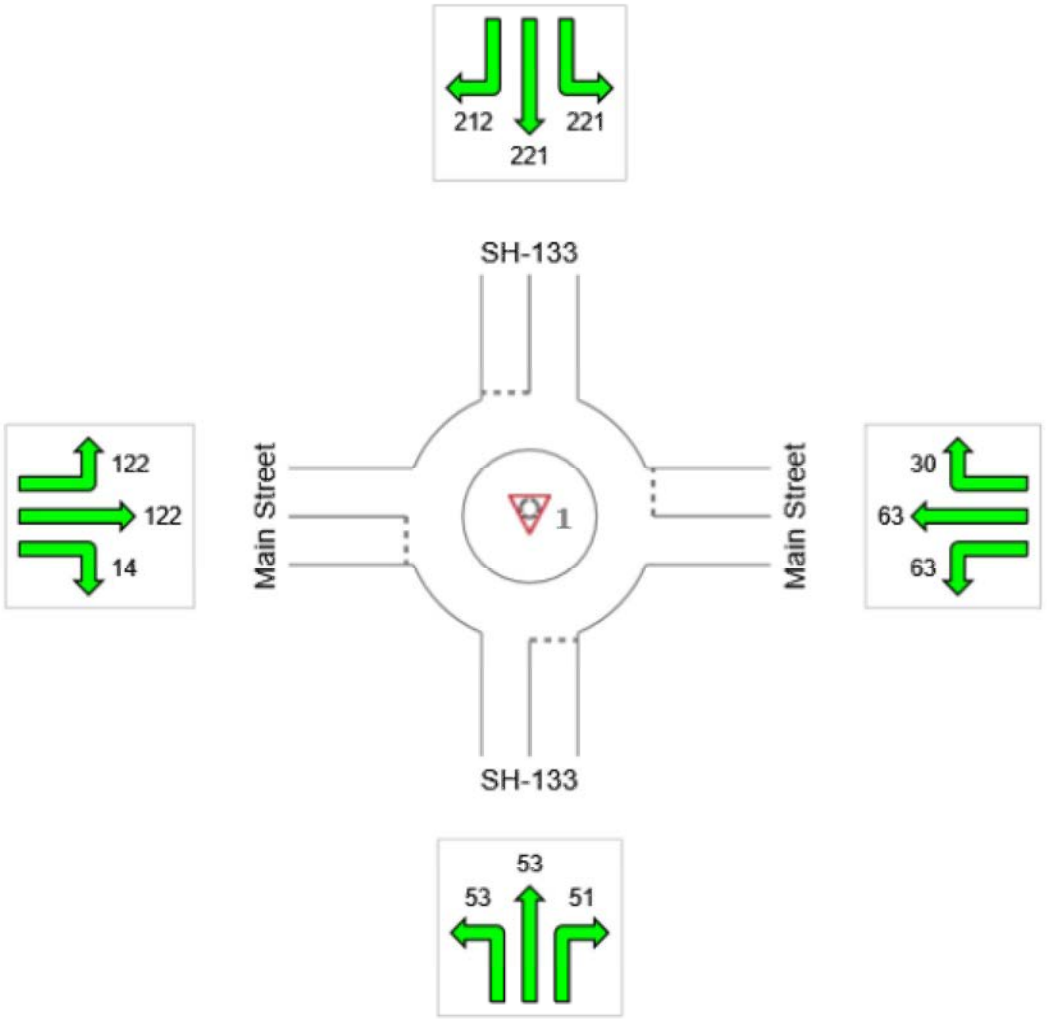
Largest 95% Back of Queue Distance for any lane used by movement (feet)

Site: 1 [2040 Total PM + RT Lanes]

Main Street & SH-133
Roundabout

All Movement Classes

	South	East	North	West	Intersection
Vehicle Queue (%ile)	53	63	221	122	221



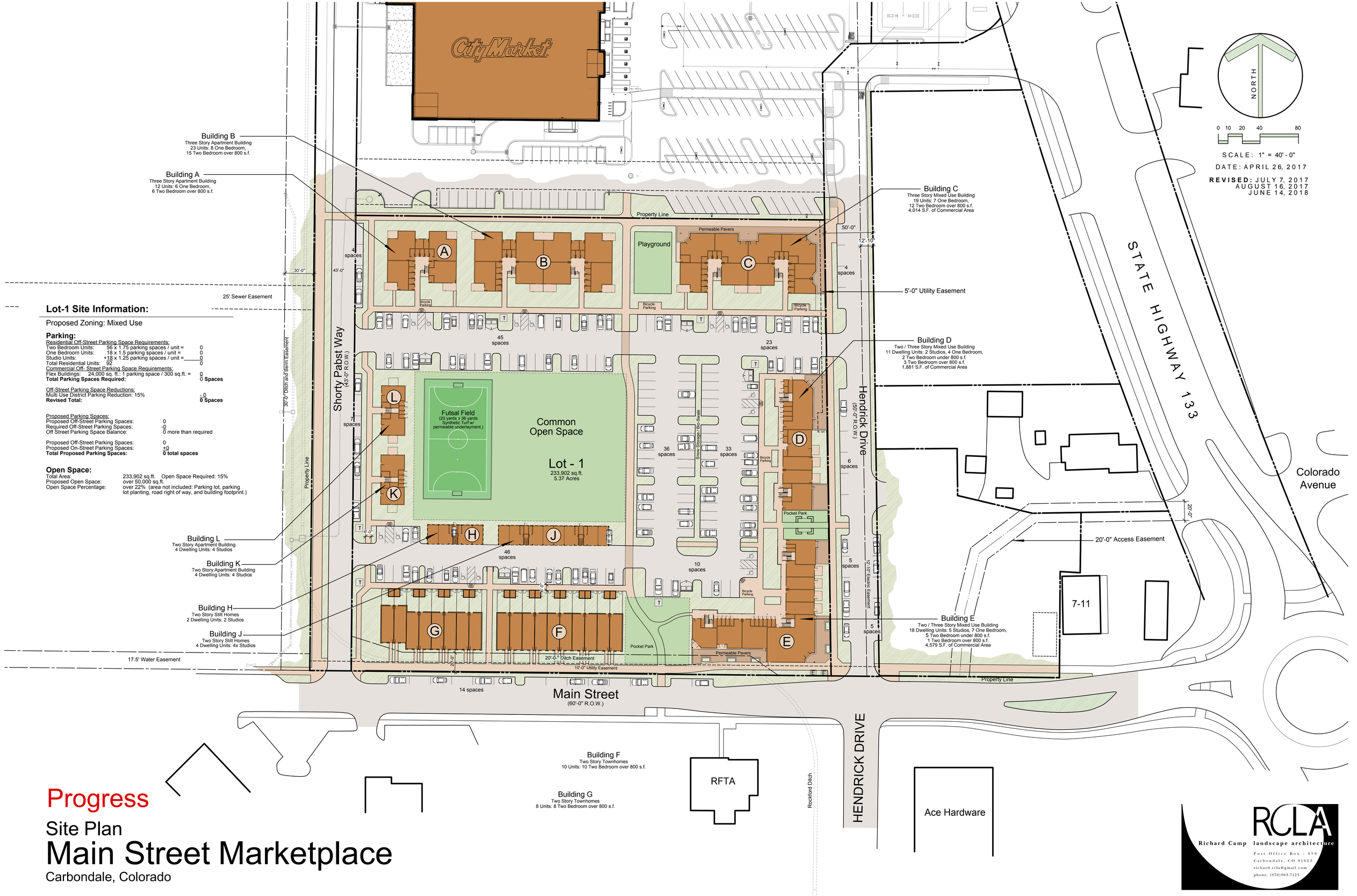
Colour code based on Queue Storage Ratio

[< 0.6] [0.6 – 0.7] [0.7 – 0.8] [0.8 – 0.9] [0.9 – 1.0] [> 1.0]

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APPENDIX F

Conceptual Site Plan



SCALE: 1" = 40' - 0"

DATE: APRIL 26, 2017

REVISED: JULY 7, 2017
AUGUST 16, 2017
JUNE 14, 2018

Lot-1 Site Information:

Proposed Zoning: Mixed Use

Parking:

Residential Off-Street Parking Space Requirements:

Two Bedroom Units:	56 x 1.75 parking spaces / unit =	0
One Bedroom Units:	18 x 1.5 parking spaces / unit =	0
Studio Units:	+18 x 1.25 parking spaces / unit =	0
Total Residential Units:	92	0

Commercial Off- Street Parking Space Requirements:

Flex Buildings:	24,000 sq. ft. :1 parking space / 300 sq.ft. =	0
Total Parking Spaces Required:		**0 Spaces**

Off-Street Parking Space Reductions:

Multi Use District Parking Reduction: 15%	- 0
Revised Total:	**0 Spaces**

Proposed Parking Spaces:

Proposed Off-Street Parking Spaces:	0
Required Off-Street Parking Spaces:	-0
Off Street Parking Space Balance:	0 more than required
Proposed Off-Street Parking Spaces:	0
Proposed On-Street Parking Spaces:	+0
Total Proposed Parking Spaces:	**0 total spaces**

Open Space:

Total Area:	233,902 sq.ft. Open Space Required: 15%
Proposed Open Space:	over 50,000 sq.ft.
Open Space Percentage:	over 22% (area not included: Parking lot, parking lot planting, road right of way, and building footprint.)

Progress

Site Plan

Main Street Marketplace

Carbondale, Colorado

RCLA
Richard Camp landscape architecture
Post Office Box - 958
Carbondale, CO 81623
richard.rcla@gmail.com
phone. (970)963.7123

Drainage Report

for

Main Street Marketplace
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:

Crystal River Marketplace, LLC
20 Sunset Drive, Unit 1,
Basalt, CO 81621

SE Project Number: 17135.02

July 25, 2018

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III. Existing Offsite & Onsite Drainage Basins 2
IV. Developed Offsite & Onsite Drainage Basins 3
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VI. Hydraulic Analysis Methods & Assumptions 5
VII. Detention Mitigation Analysis & Design 6
VIII. Sediment and Erosion Control 6
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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 the detention 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 Lot 1 of the Carbondale Marketplace Subdivision in Carbondale, CO. The site is located directly north of Main Street, west of Hendrick Drive, east of the new Shorty Pabst Way, and south of the New City Market parcel. The roads east and west of the site, as well as the City Market Parcel, are currently not constructed but are designed and approved for construction. The parcel area is 5.37 acres. The existing site is currently not developed and is historic grazing and crop land. The existing Rockford Ditch is currently a surface ditch through the site, but it will be piped through the property with development.

The site is proposed as a mixed use residential and light commercial site, with multiple buildings, parking, and landscape areas. Refer to site and building documents for development details. The site has one large common open space area which includes formal and informal play fields. This area will be used as the primary storm water retention system for the development.

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 0802341858 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 along with the established design point locations are described in greater detail below, and are illustrated on the drainage exhibit.

Basin 01 is the new Shorty Pabst Way ROW. The drainage improvements for this basin were designed as offsite improvements with the City Market development. The basin designation is included here for information and clarity.

SOPRIS ENGINEERING • LLC civil consultants
502 Main Street Suite A3 Carbondale Colorado 81623 (970)704-0311 Fax:(970)704-0313

Basin 02 is the new Hendrick Drive ROW north of Main Street. The drainage improvements for this basin were designed as offsite improvements with the City Market development. The basin designation is included here for information and clarity.

Existing Basin 03 (EX-03) is Lot 1 of the subdivision which is the project site. The onsite areas are undeveloped, and are historic grazing and crop land. The site generally slopes to the north, with local low and high points. The storm water runoff flows first to a low point in the center north end of the site. The storage basin is approximately 18,000 SF and is 2-3' deep. Given existing soils onsite, it is likely that the majority of storm water runoff does not leave the site. The site appears to drain well, with no evidence of long term ponding. Any storm water that does not infiltrate appears to stage up and sheet flow to the North onto the City Market Lot. We have designated this as Design Point #1 (DP#1).

Offsite Basain 01 (OFF-01) is the north half of the Main Street ROW that is directly south of the site. The storm water is contained in the curb and flows primarily west in the right of way. The basin area and storm water runoff details are included in the calculations below. In the event that a runoff would flow north, the small amount of runoff would be very shallow surface flow across the site.

The street and development areas south of this basin have existing storm water infrastructure, or the storm water flows into surface drainage ditches. The drainage patterns and basin size is not clear. There is no evidence of offsite drainage impacting or affecting the subject site.

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

For the major site plan submittal, the overall development site improvements were considered as a whole in order to generally size and describe the site storm water infrastructure. The final drainage infrastructure size and design will be detailed with the building permit construction plans.

Post Development Basin 01 is the developed Shorty Pabst Way ROW. The storm water infrastructure is not connected to the site infrastructure. This basin has been designed with a previous development application.

Post Development Basin 02 is the developed Hendrick Drive ROW. The storm water infrastructure is not connected to the site infrastructure. This basin has been designed with a previous development application.

Post Development Basin 03 (DE-03) is the Main Street Marketplace developed basin. The basin includes buildings, interior streets, parking, sidewalks, paths, plaza areas, play fields, small parks, and other landscape areas. The storm water runoff will flow on the surface and in pipes to one primary underground storage and infiltration area in the center of the site. Inlets and drywells are included at grading low points and where necessary to collect the storm water. Roof drains will connect to underground storm pipes and be routed to the center of the site. Drywells will be used

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where necessary on the north end of the site to capture runoff that cannot easily be routed to the central basin. The site storm water system has been designed to retain the 10 year 1 hour storm. The retention system design is described in more detail in section VII below. Any storm water in excess of the site storage and infiltration potential will stage up and flow on the surface to Design Point #1 on the north end of the site.

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 10 minutes was used for all basins given the travel distances. Based on the Town of Carbondale's Intensity Duration Frequency (IDF) Curve, the 10- and 100-year 10-minute time of concentration rainfall intensities are 2.68 in/hr and 4.37 in/hr, respectively.

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:

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Table 1: Existing and Post Development Peak Runoff Summary

10-YR EXISTING PEAK RUNOFF SUMMARY						DESIGN POINT ID	100-YR EX. 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	0%	0.15	2.68	5.370	**2.16**	DP 1	EX-1	0.35	4.37	5.370	**8.21**
10-YR DEVELOPED PEAK RUNOFF SUMMARY							100-YR DEV. PEAK RUNOFF SUMMARY				
DE-1	64%	0.49	2.68	5.370	**7.05**	DP 1	DE-1	0.59	4.37	5.370	**13.84**
10-YR OFFSITE PEAK RUNOFF SUMMARY							100-YR OFFSITE PEAK RUNOFF SUMMARY				
OS-01	87%	0.72	2.68	0.325	**0.627**	DP 1	OS-01	0.78	4.37	0.325	**1.108**

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 EX. 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-03	0%	0.15	0.777	5.370	**0.626**	DP 1	EX-03	0.35	1.19	5.370	**2.236**
10-YR DEVELOPED DETENTION RUNOFF SUMMARY							100-YR DEV. DETENTION RUNOFF SUMMARY				
DE-03	64%	0.49	0.777	5.370	**2.044**	DP 1	DE-03	0.59	1.19	5.370	**3.770**

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

VI. Hydraulic Analysis Methods & Assumptions

Storm water runoff will be routed on the surface via sheet flow and in drainage swales, and then will be routed in storm sewer pipes to the underground retention / infiltration system(s). The pipes onsite have been preliminarily sized according to the approximate design flow, and are shown on the civil grading plan. 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

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The final hydraulic capacity calculations will be completed for the building permit submittal. Supporting hydraulic data for all of the calculations has been provided within Appendix B.

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. Because storm sewer pipe infrastructure is not in place downstream, the site storm water system has been sized to completely retain the developed 10 year - 1 hour storm event. Storm water runoff from larger storm events will stage up onsite and will flow to Design Point #1.

Note the shorter duration high intensity storms have higher runoff rates, but the storm water runoff volume is smaller than the longer duration storms. As the storm water system retains storm events up to the 1 hour event, the shorter duration events are also retained. Also note that the calculations do not account for any infiltration, so the design provides a further conservative analysis.

Table 4 summarizes the 10 year - 1 hour historic and post development peak runoff rates contributing runoff at design point 1, and also summarized the required and provided storage volumes to size the proposed storm water detention mitigation.

Table 4: Detention Runoff Rates and storage volume:

DESIGN POINT SUMMARY						
DESIGN PT I.D.	EX Q_{10} (cfs)	DE Q_{10} (cfs)	+/- Q (cfs)	DET. REQ. (cf) [1]	POST DET Q_{10} (cfs)	DETENTION PROV. (cf) TOTAL +/-
DP 1	0.63	2.24	1.61	5,149	0.00	7,450

The Rational Method Detention Volume approach was used to estimate the required storage volume for the project based on the allowable release rate summarized within Table 4. The proposed detention mitigation improvements include drywells and underground storage chambers. The detention system implementation and sizing methods are included in Appendix C.

The storm water system onsite will be interconnected with which helps maintain infiltration if any one structure is clogged. Flows larger than the 100 year 1 hour storm will simply discharge out the grated inlets and follow existing drainage patterns. Supporting data is provided within Appendix C of this report.

VIII. Sediment and Erosion Control

Current practice standards provide parameters for mitigation of drainage and soil erosion activities relative to site development. Appropriate best management practices (BMP's) 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.

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

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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.

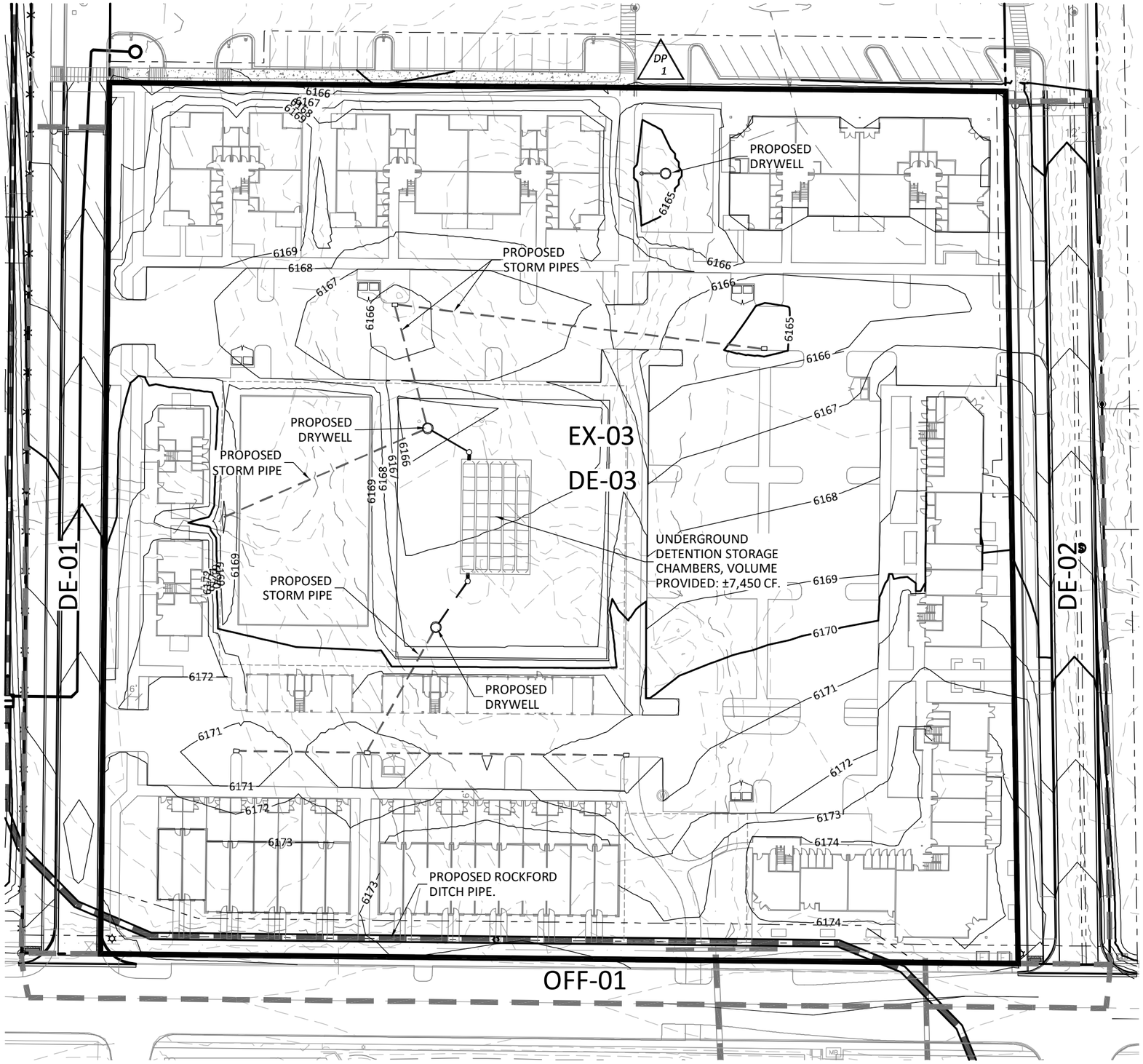
IX. Conclusions

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

UD-Rational Summary Tables
UDFCD Rational C tables
NOAA 14 Carbondale IDF Curve
NRCS Soils Map



10 YEAR DETENTION DRAINAGE SUMMARY						
BASIN I.D.	**I_{10} (in/hr)**	**AREA (acres)**	**EX C_{10}**	**EX Q_{10} (cfs)**	**DE C_{10}**	**DE Q_{10} (cfs)**
DE-03	0.777	5.370	0.15	0.626	0.49	2.236

100 YEAR DETENTION DRAINAGE SUMMARY						
BASIN I.D.	**I_{10} (in/hr)**	**AREA (acres)**	**EX C_{100}**	**EX Q_{100} (cfs)**	**DE C_{100}**	**DE Q_{100} (cfs)**
DE-03	1.19	5.370	0.35	2.236	0.59	3.770

DESIGN POINT SUMMARY						
DESIGN PT I.D.	**EX Q_{10} (cfs)**	**DE Q_{10} (cfs)**	**+/- Q (cfs)**	**DET. REQ. (cf) [1]**	**POST DET Q_{10} (cfs)**	**DET. PROV. (cf)**
DP 1	0.63	2.24	1.61	5,149	0.00	7,450

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH. REFER TO APPENDIX C.

Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN I.D.	Vr (ac-ft)	Vr (CF)
EX-1	0.052	2,272
DE-1	0.170	7,421

LEGEND

- EX. CONTOUR
- 7900 — EX. CONTOUR INTERVAL
- EX. DRAINAGE BASIN
- PROP. CONTOUR
- 7900 — PROP. CONTOUR INTERVAL
- PROP. DRAINAGE BASIN
- DP # — DESIGN POINT

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

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NO.	REVISION	BY	DATE

MAIN ST. MARKETPLACE
CARBONDALE, COLORADO

DRAINAGE BASIN EXHIBIT

MAJOR SITE PLAN REVIEW

DATE: 07-25-2018
JOB NO. 17135.02
SHEET 1 OF 1

G:\2017\17135\CIVIL\CIVIL DWGS\DE\DRG\17135-DRG.DWG - Jul 25, 2018 - 10:14am

17135 - MAIN ST MARKETPLACE: RATIONAL METHOD PEAK RUNOFF CALCULATIONS

10-YR EXISTING PEAK RUNOFF SUMMARY						DESIGN POINT ID	100-YR EX. 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	0%	0.15	2.68	5.370	**2.16**	DP 1	EX-1	0.35	4.37	5.370	**8.21**
10-YR DEVELOPED PEAK RUNOFF SUMMARY							**100-YR DEV. PEAK RUNOFF SUMMARY**				
DE-1	64%	0.49	2.68	5.370	**7.05**	DP 1	DE-1	0.59	4.37	5.370	**13.84**
10-YR OFFSITE PEAK RUNOFF SUMMARY							**100-YR OFFSITE PEAK RUNOFF SUMMARY**				
OS-01	87%	0.72	2.68	0.325	**0.627**	DP 1	OS-01	0.78	4.37	0.325	**1.108**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 MINUTES.

[2] RATIONAL C FACTORS ARE BASED ON THE PERCENT IMPERVIOUS FROM TABLE 6-5 OF CHAPTER 6 OF THE UDFCD -

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

17135 - MAIN ST MARKETPLACE: MODIFIED RATIONAL METHOD STORAGE CALCULATIONS

10-YR EXISTING DETENTION RUNOFF SUMMARY						DESIGN POINT ID	100-YR EX. 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-03	0%	0.15	0.777	5.370	**0.626**	DP 1	EX-03	0.35	1.19	5.370	**2.236**
10-YR DEVELOPED DETENTION RUNOFF SUMMARY							100-YR DEV. DETENTION RUNOFF SUMMARY				
DE-03	64%	0.49	0.777	5.370	**2.044**	DP 1	DE-03	0.59	1.19	5.370	**3.770**
10-YR OFFSITE DETENTION RUNOFF SUMMARY							100-YR OFF DETENTION RUNOFF SUMMARY				
OS-01	87%	0.72	0.777	0.325	**0.182**	DP 1	OS-01	0.78	1.19	0.325	**0.302**

[1] TIME OF CONCENTRATION WAS ASSUMED TO BE EQUAL TO 10 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 PT I.D.	**EX Q_{10} (cfs)**	**DE Q_{10} (cfs)**	**+/- Q (cfs)**	**DET. REQ. (cf) [1]**	**POST DET Q_{10} (cfs)**	**DET. PROV. (cf)**
DP 1	0.63	2.24	1.61	5,149	0.00	7,450

[1] REQUIRED DETENTION CALCULATED USING THE RATIONAL METHOD DETENTION VOLUME APPROACH. REFER TO APPENDIX C.

Duration=	60	minutes
P =	0.777	
RUNOFF VOLUME - Vr=C*(P/12)*A		
BASIN	Vr	Vr
I.D.	(ac-ft)	(CF)
EX-1	0.052	2,272
DE-1	0.170	7,421

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

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.

Back to Top

PF graphical



Map Scale: 1:1,660 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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

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

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

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

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

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 8, Oct 10, 2017

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

Date(s) aerial images were photographed: Jul 14, 2010—Mar 2, 2017

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Atencio-Azeltine complex, 3 to 6 percent slopes	B	9.7	100.0%
Totals for Area of Interest			**9.7**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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

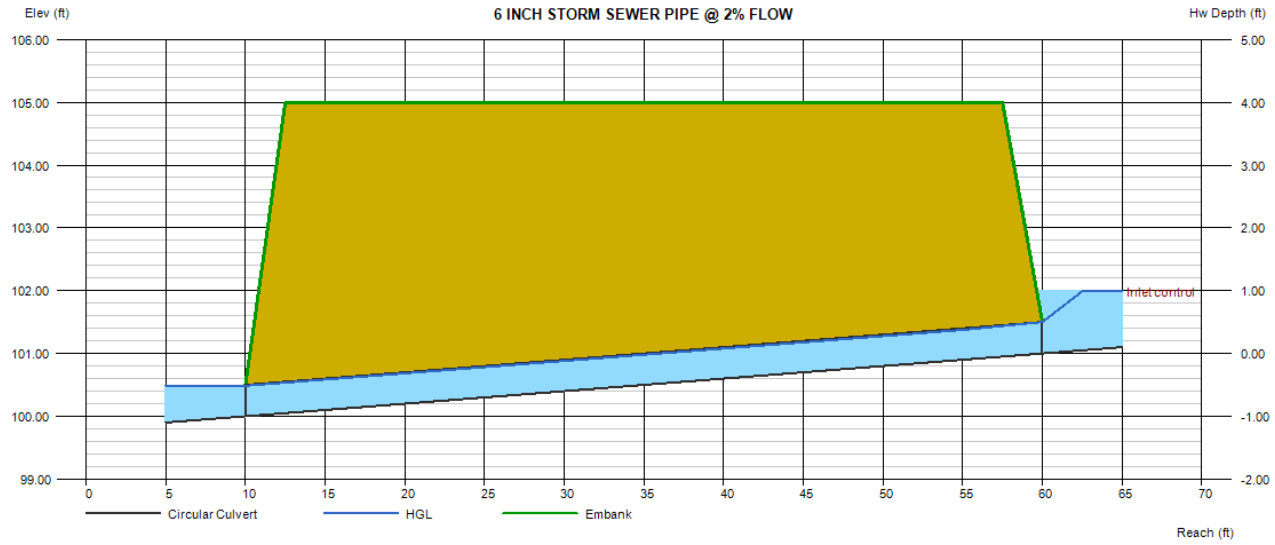
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

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

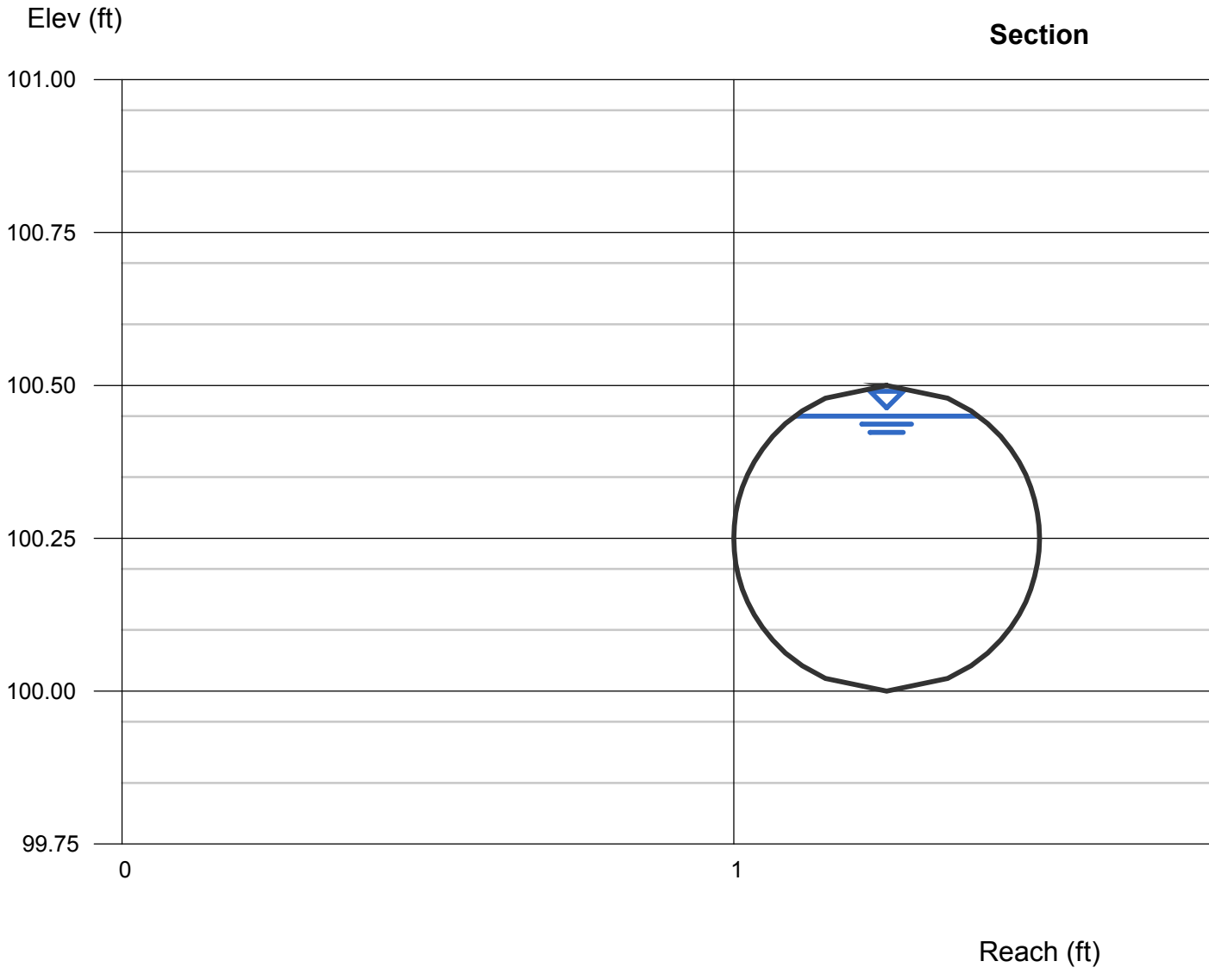
Diameter (ft)	= 0.50
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

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

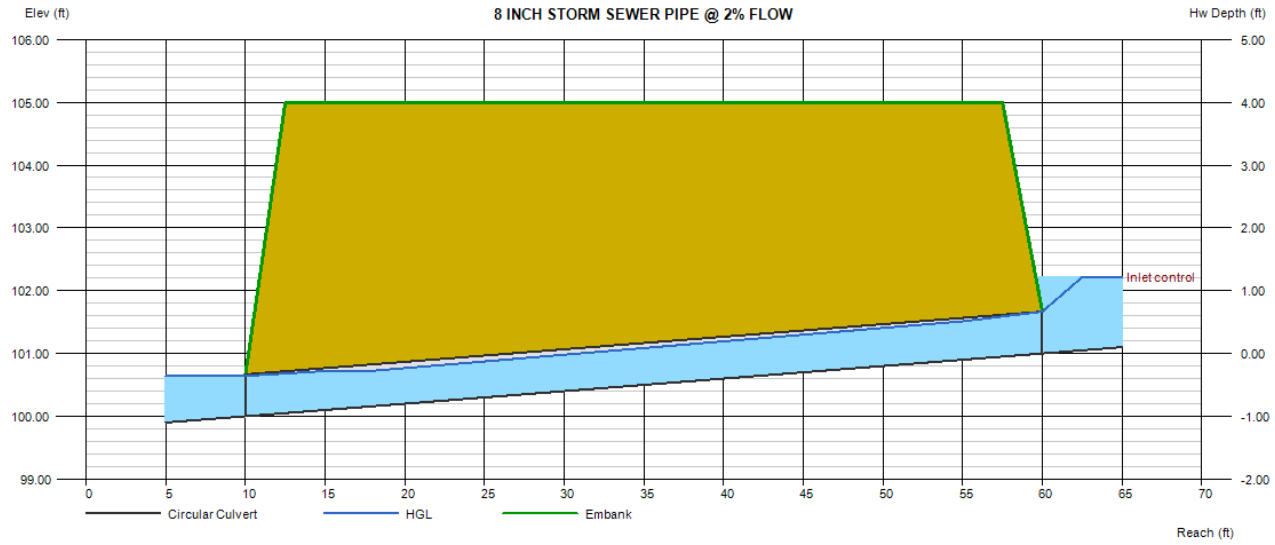
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

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

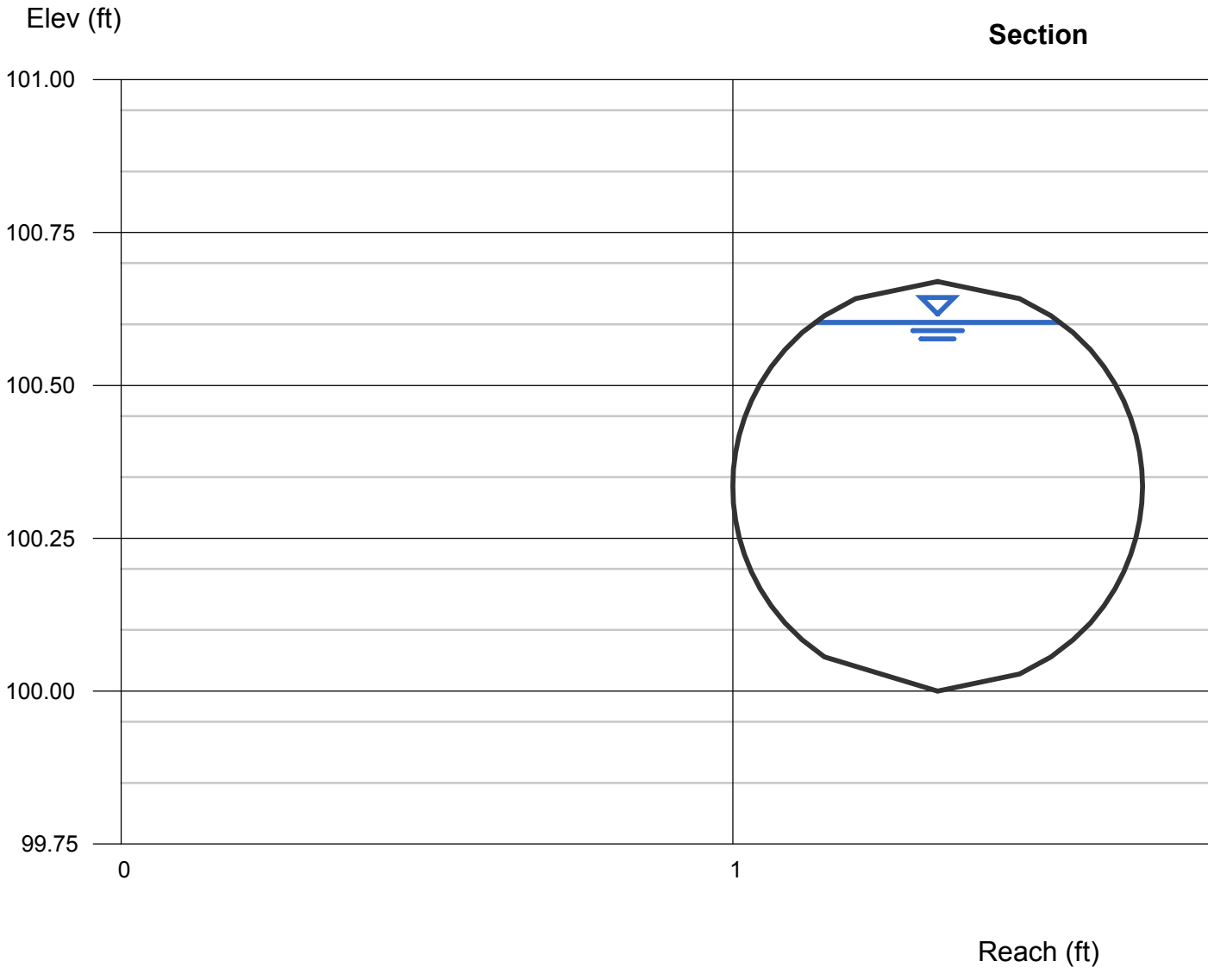
Diameter (ft)	= 0.67
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

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

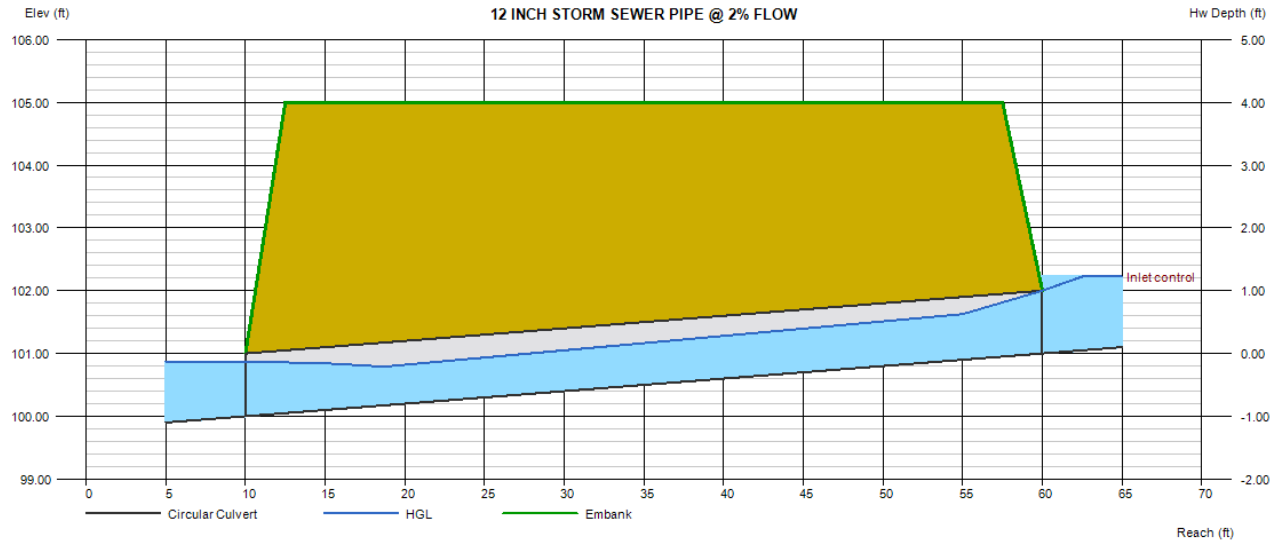
Top Elevation (ft)	=	105.00
Top Width (ft)	=	45.00
Crest Width (ft)	=	10.00

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

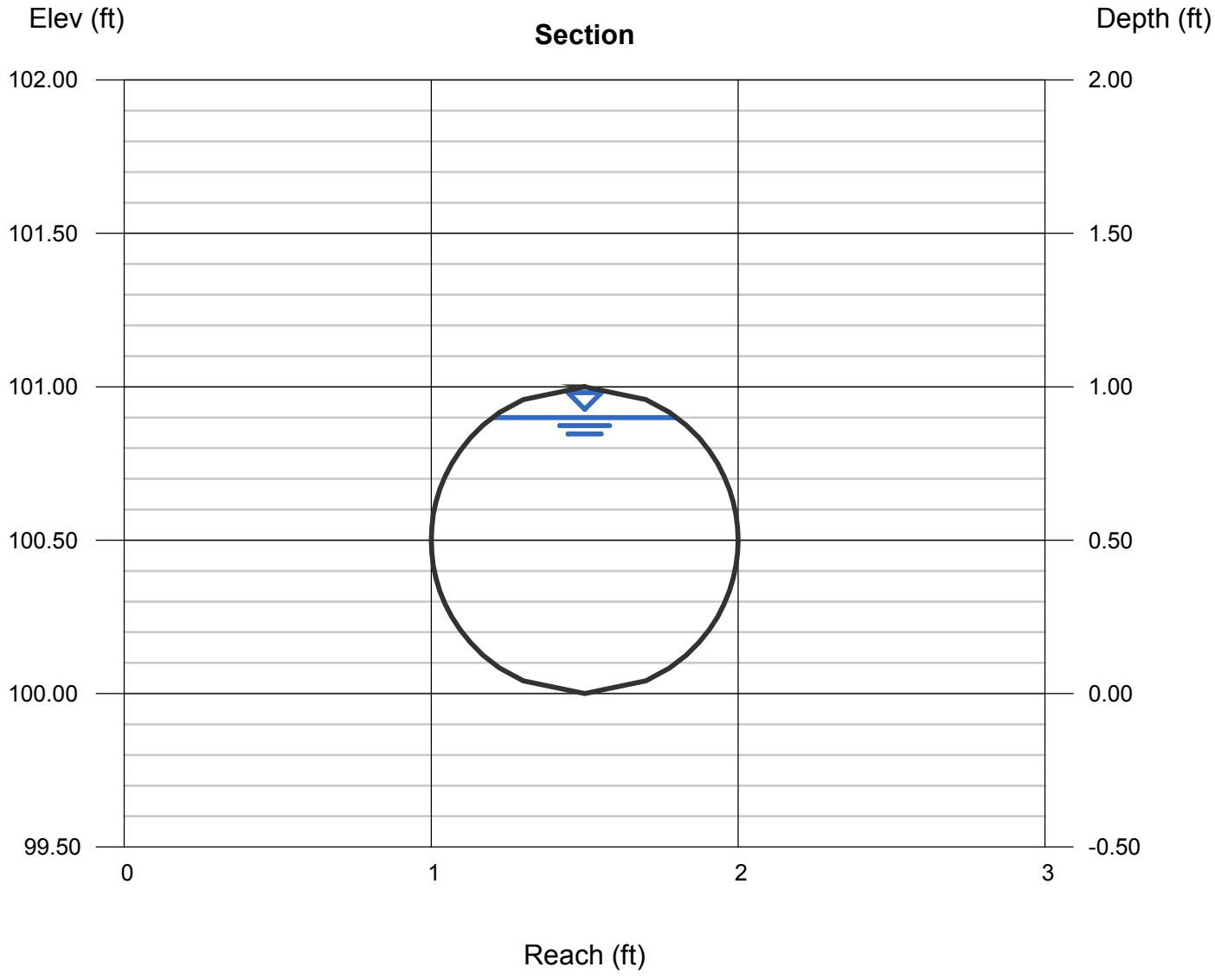
Diameter (ft)	= 1.00
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.011

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

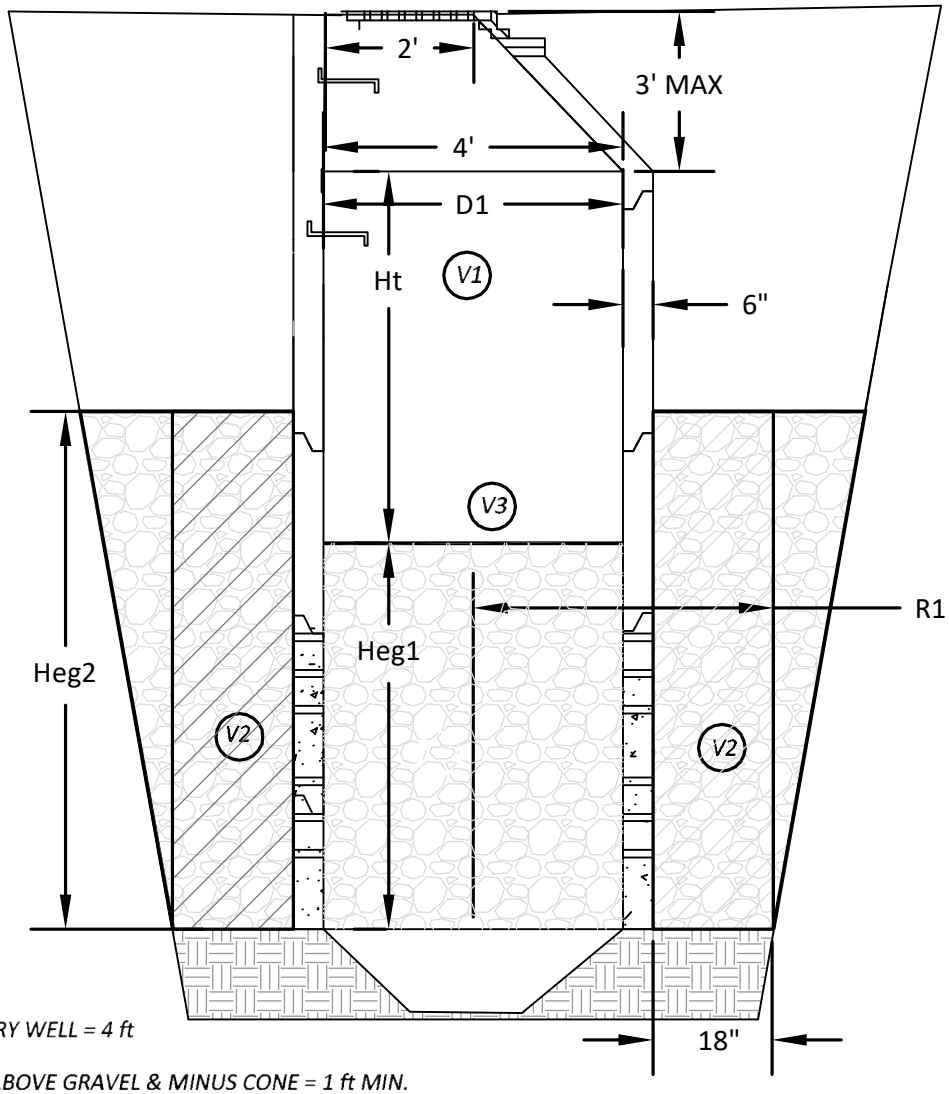


APPENDIX C

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 = 1 ft MIN.
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*1+ (3^2 /4 *π*3)=33.8 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 = 91 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: SE# 17135 - Main Street Marketplace
Location:
Date: 7/19/2018
Engineer: JPP
StormTech RPM:

System Requirements

Units		Imperial	
Required Storage Volume		7421	CF
Stone Porosity (Industry Standard = 40%)		40	%
Stone Above Chambers	(12 inch min.)	12	inches
Stone Foundation Depth	(9 inch min.)	9	inches
Average Cover over Chambers	(24 inch min.)	24	inches
Bed size controlled by WIDTH or LENGTH?		WIDTH	
Limiting WIDTH or LENGTH dimension		38	feet
Storage Volume per Chamber		178.9	CF
Storage Volume per End Cap		46.9	CF

System Sizing

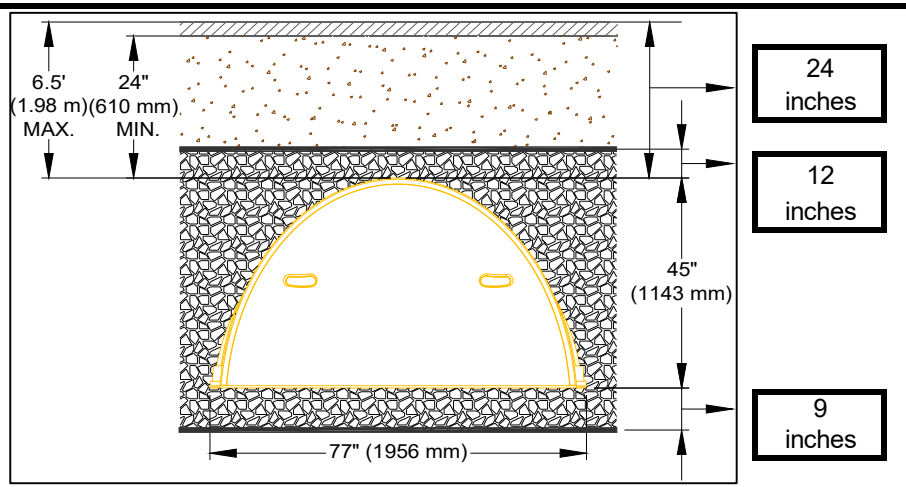
Number of Chambers Required	39	each
Number of End Caps Required	10	each
Bed Size (including perimeter stone)	2,252	square feet
Stone Required (including perimeter stone)	411	tons
Volume of Excavation	542	cubic yards
Non-woven Filter Fabric Required (20% Safety Factor)	746	square yards
Length of Isolator Row	62.1	feet
Non-woven Isolator Row Fabric (20% Safety Factor)	108	square yards
Woven Isolator Row Fabric (20% Safety Factor)	137	square yards
Installed Storage Volume	7,446	cubic feet

Controlled by Width (Rows)

Maximum Width = 38 feet

4 rows of 8 chambers
1 row of 7 chambers

Maximum Length = 62.1 feet
Maximum Width = 37.1 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.

20015.01

HP Geotech

Hepworth-Pawlak Geotechnical, Inc.
5020 County Road 154
Glenwood Springs, Colorado 81601
Phone: 970-945-7988

Fax: 970-945-8454
hpgeo@hpgeotech.com

January 11, 2002

Sopris Engineering, LLC
Attn: Yancy Nichol
502 Main Street Suite A3
Carbondale, Colorado 81623

Job No. 198 650

Subject: Review of Subsoil Study, Proposed Commercial Development, Northwest of Highway 133 and Main Street, Carbondale, Colorado

Dear Yancy:

As requested, we have reviewed our subsoil study for design of foundations at the site dated October 17, 2000, Job No. 198 650 with respect to the proposed site plan provided to us on December 26, 2001.

The proposed development consists of two large anchor stores of 75,000 to 100,000 square feet located at the southwest and northwest corners of the property. Three smaller retail buildings on the order of 15,000 to 20,000 square feet will be attached to the northwest store. The buildings will be tall one story steel frame/masonry structures with slab-on-grade floors. A gas station is proposed in the northeast corner of the site. The rest of the site will be paved parking and access drives.

Our previous report should be suitable for design of the proposed development. The area of the southwest anchor store is low relative to Main Street and will require up to 6 feet of structural fill below slabs-on-grade to raise the area to near street level. The on-site gravel soils are suitable for use as structural fill under buildings. Screening or crushing of the natural gravel soils will probably be needed due to the oversize rock. The design parameters provided in our previous report should be suitable for design of foundations for the proposed structures.

If there are any questions or if we may be of further assistance, please let us know.

Sincerely,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

COLORADO REGISTERED DANIEL E. HARDIN 24443 1/14/02 PROFESSIONAL ENGINEER

Daniel E. Hardin, P.E.
Rev. by: SLP
DEH/ksw

20015.01

HP Geotech

Hepworth-Pawlak Geotechnical, Inc.
5020 County Road 154
Glenwood Springs, Colorado 81601
Phone: 970-945-7988

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SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED CRYSTAL RIVER MARKETPLACE
NORTHWEST OF HIGHWAY 133 AND MAIN STREET
CARBONDALE, COLORADO

JOB NO. 198 650

OCTOBER 17, 2000

PREPARED FOR:

SOPRIS ENGINEERING
ATTN: YANCY NICHOL
520 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

October 17, 2000

Sopris Engineering
Attn: Yancy Nichol
520 Main Street, Suite A3
Carbondale, Colorado 81623

Job No. 198 650

Subject: Report Transmittal, Subsoil Study for Foundation Design, Proposed Crystal River Marketplace, Northwest of Highway 133 and Main Street, Carbondale, Colorado

Dear Yancy:

As requested, we have conducted a subsoil study for the proposed development at the subject site.

Subsurface conditions encountered in the exploratory borings drilled in the proposed development area consist of ½ foot to 1 foot of topsoil and up to 2½ feet of sandy silty clay overlying relatively dense sandy gravel with cobbles. Groundwater was not encountered in the borings at the time of drilling.

The proposed development can be founded on spread footings placed on the natural granular subsoils and designed for an allowable bearing pressure of 4,000 psf.

The report which follows describes our exploration, summarizes our findings, and presents our recommendations. It is important that we provide consultation during design, and field services during construction to review and monitor the implementation of the geotechnical recommendations.

If you have any questions regarding this report, please contact us.

Sincerely,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Daniel E. Hardin, P.E.
Rev. by: JZA
DEH/ksw

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PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for a proposed commercial development to be located northwest of Highway 133 and Main Street, Carbondale, Colorado. The project site is shown on Fig. 1. The purpose of the study was to develop recommendations for foundation design. The study was conducted in accordance with our agreement for geotechnical engineering study to Sopris Engineering dated September 17, 1998.

A field exploration program consisting of exploratory borings was conducted to obtain information on subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility 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 subsoil conditions encountered.

PROPOSED CONSTRUCTION

The proposed commercial development will be primarily tall one story structures with some 3 story structures in the "Village" area. The structures will be tilt up concrete walls. Ground floors will be slab-on-grade. Grading for the structures is assumed to be relatively minor with cut depths between about 2 to 6 feet. We assume relatively light to moderate foundation loadings, typical of the proposed type of construction.

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 site consists of gently rolling irrigated pastureland with some commercial development along Highway 133 and residential development along Main Street. The irrigation ditches were flowing at the time of our field work. Vegetation at the site consists mostly of grass and weeds with willows and other brush bordering the Rockford irrigation ditch. There are deciduous trees and tall brush in the existing residential area in the southern part of the site.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the Crystal River Market place development. These rocks are a sequence of gypsiferous shale, fine-grained sandstone/siltstone and limestone with some massive beds of gypsum. There is a possibility that massive gypsum deposits associated with the Eagle Valley Evaporite underlie portions of the site. 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 Carbondale area. These sinkholes appear similar to others associated with the Eagle Valley Evaporite in areas of the Roaring Fork Valley.

Sinkholes were not observed in the immediate area of the subject lot. Long linear depressions were observed in the area of Borings 4, 5 and 6 and Borings 21 to 24. These depressions could be associated with long term down warping of the underlying Eagle Valley Evaporite or could be erosional features in the overlying alluvial gravel. Borings drilled in the area of the linear features indicate soil conditions similar to other parts of the site. Further evaluation of these features could be performed during construction. 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 this site throughout the service life of the proposed development, 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 September 7, 8 and 14, 1998. Twenty-six exploratory borings were drilled at the locations shown on Fig. 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a truck-mounted Longyear BK-51HD drill rig. The borings were logged by a representative of Hepworth-Pawlak Geotechnical, Inc.

Samples of the subsoils were taken with 1⅜ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figs. 2 to 4. 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 Figs. 2 to 4. The subsoils consist of about ½ to 1 foot of topsoil and up to 2½ feet of medium stiff to stiff sandy silty clay overlying relatively dense, slightly silty sandy gravel containing cobbles and boulders. Drilling in the dense gravel 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, density, Atterberg limits and gradation analyses. Results of consolidation testing performed on relatively undisturbed drive samples of the sandy clay soils, presented on Figs. 6 and 7 indicate low to moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on small diameter drive samples (minus 1½ inch fraction) of the natural coarse granular soils are shown on Figs. 8 to 10. Atterberg limits testing indicates the clay soils have low to medium plasticity. The laboratory testing is summarized in Table I.

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

FOUNDATION BEARING CONDITIONS

The dense gravel soils at the site are suitable for light to moderately loaded spread footing construction. All topsoil, old fill and the natural clay soils should be removed from below footing areas and the footing level extended down to the dense gravel. As an alternative, footing grade could be re-established with compacted structural fill. Lightly loaded slabs could be placed on the natural clay or gravel soils.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsoil conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the buildings 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 soil bearing pressure of 4,000 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 16 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) All existing fill, topsoil, sandy clay and any loose or disturbed soils should be removed and the footing bearing level extended down to relatively dense natural granular soils. As an alternative, design footing grade could be re-established with structural fill compacted to at least 100% of the maximum standard Proctor density at a moisture content near optimum. The fill should extend out from the edge of the footing a distance equal to the depth of fill below the footing. Structural fill should consist of the on-site gravels or a suitable imported sandy gravel devoid of topsoil, vegetation and oversized rock.

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 45 pcf for backfill consisting of the on-site granular soils. Cantilevered retaining structures

which are separate from the buildings 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 35 pcf for backfill consisting of the on-site granular soils. Backfill should not contain vegetation, topsoil, clay soils or rock larger than about 6 inches.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill 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 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the

sides of the footings to resist lateral loads should be 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 free-draining gravel should be placed beneath slabs-on-grade to act as a leveling course. This material should consist of minus 2 inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

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

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience that local perched groundwater may develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet. Free-draining

granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the development 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 buildings 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 3 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.

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. Certain soils such as the upper, fine-grained soils encountered on this site, 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.

Subgrade Materials: The fine-grained soils encountered at the site are mainly low to medium plasticity sandy silty clays which are considered a poor support for pavement materials. For design purposes, the soil support value of the subgrade was selected based on an Hveem 'R' value of 20 for flexible (asphalt) pavements and a modulus of subgrade reaction of 130 pci was selected for rigid (portland cement) pavements. The clay soils are considered moderately to highly 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 15 was assumed for combined automobile and truck traffic areas. This loading 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 8 inches of high quality base course and 3 inches of asphalt surface. An alternate full-depth asphalt section of 5½ inches can be used.

As an alternative to asphalt pavement and in areas where truck turning movements are concentrated, the pavement section can consist of 5 inches of portland cement concrete.

The above pavement section thickness recommendations are based on the assumption that the subgrade consists of the on-site fine-grained soils. In areas where the subgrade consists of the natural gravel soils, the pavement section can consist of 3 inches of asphalt and 4 inches of aggregate base course or 5 inches of portland cement concrete.

The section thicknesses assume structural coefficients of 0.14 for aggregate base course, 0.44 for asphalt surface and design strength of 4,000 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.

Drainage: 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. Uphill roadside ditches should have an invert level at least 1 foot below the road base.

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 expressed 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 Fig. 1, the proposed type of construction and our experience in the area. 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.

Sincerely,

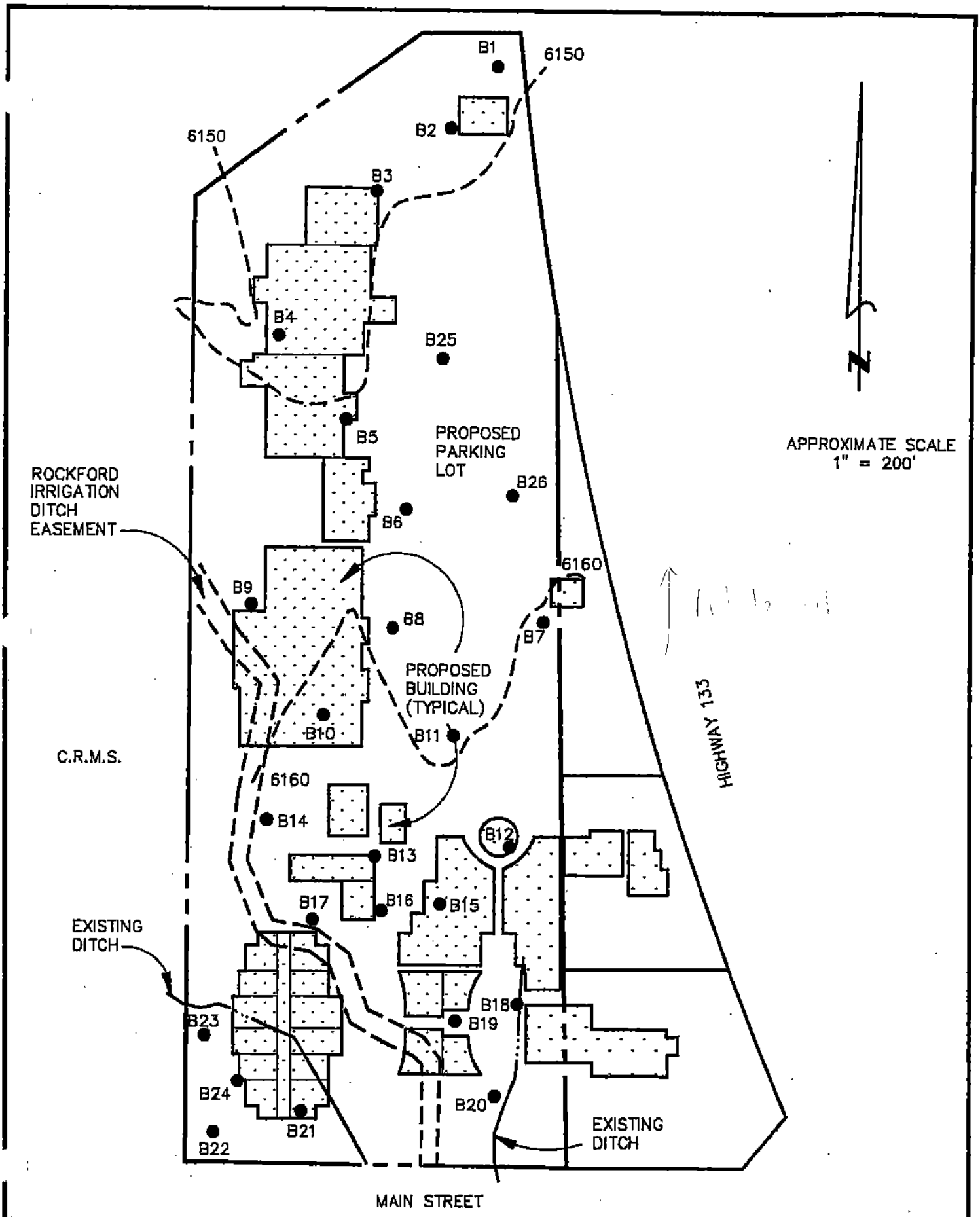
HEPWORTH - PAWLAK GEOTECHNICAL, INC.



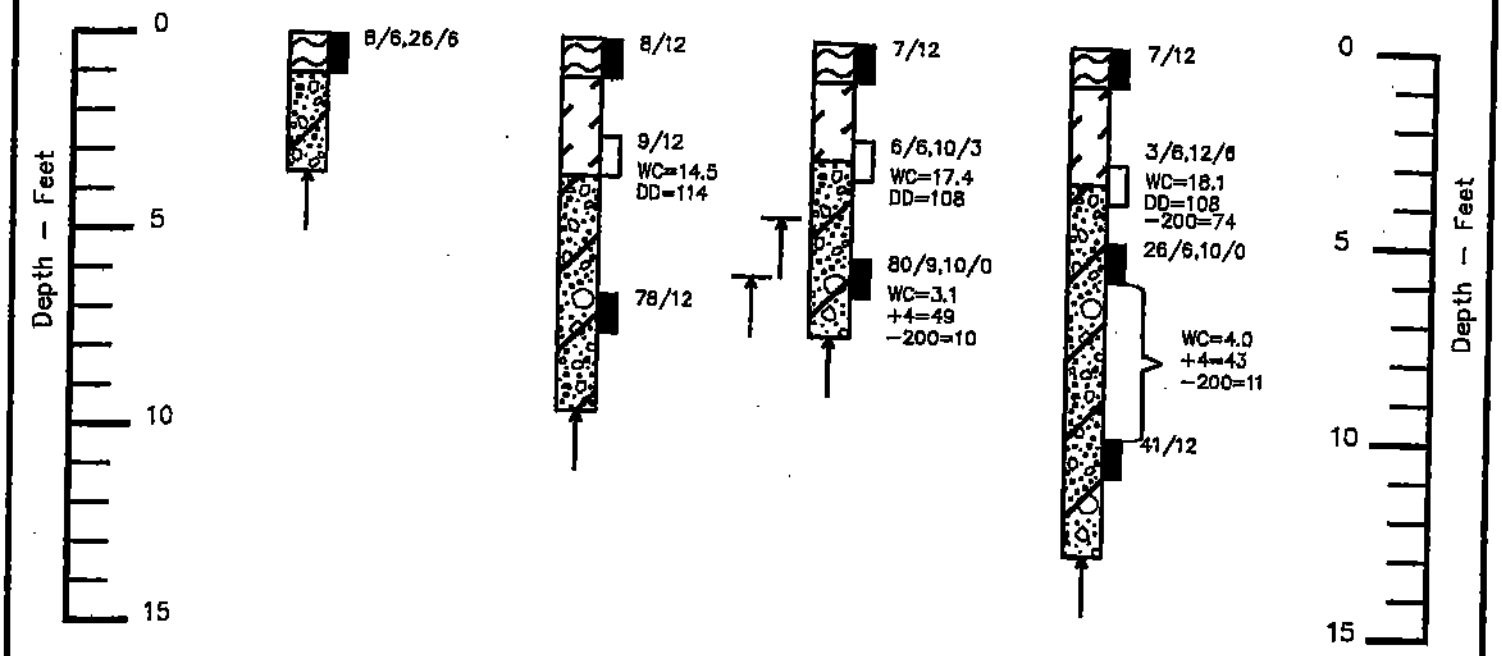
Daniel E. Hardin, P.E.
Reviewed by:

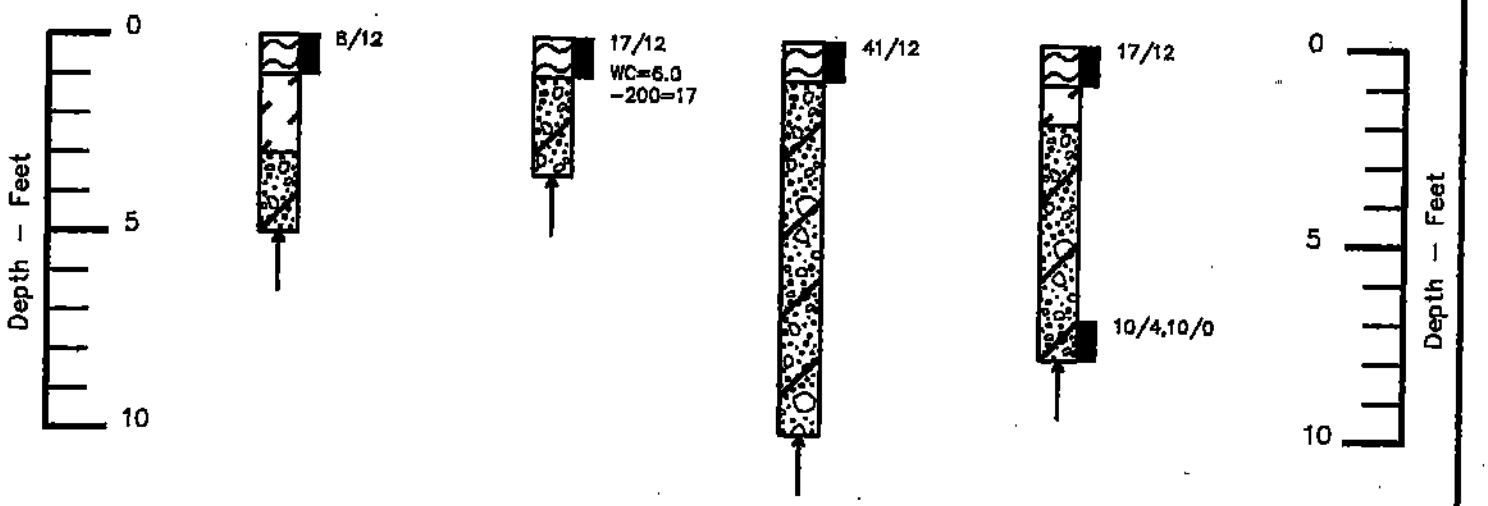
Jordy Z. Adamson, Jr., P.E.

DEH/ksw



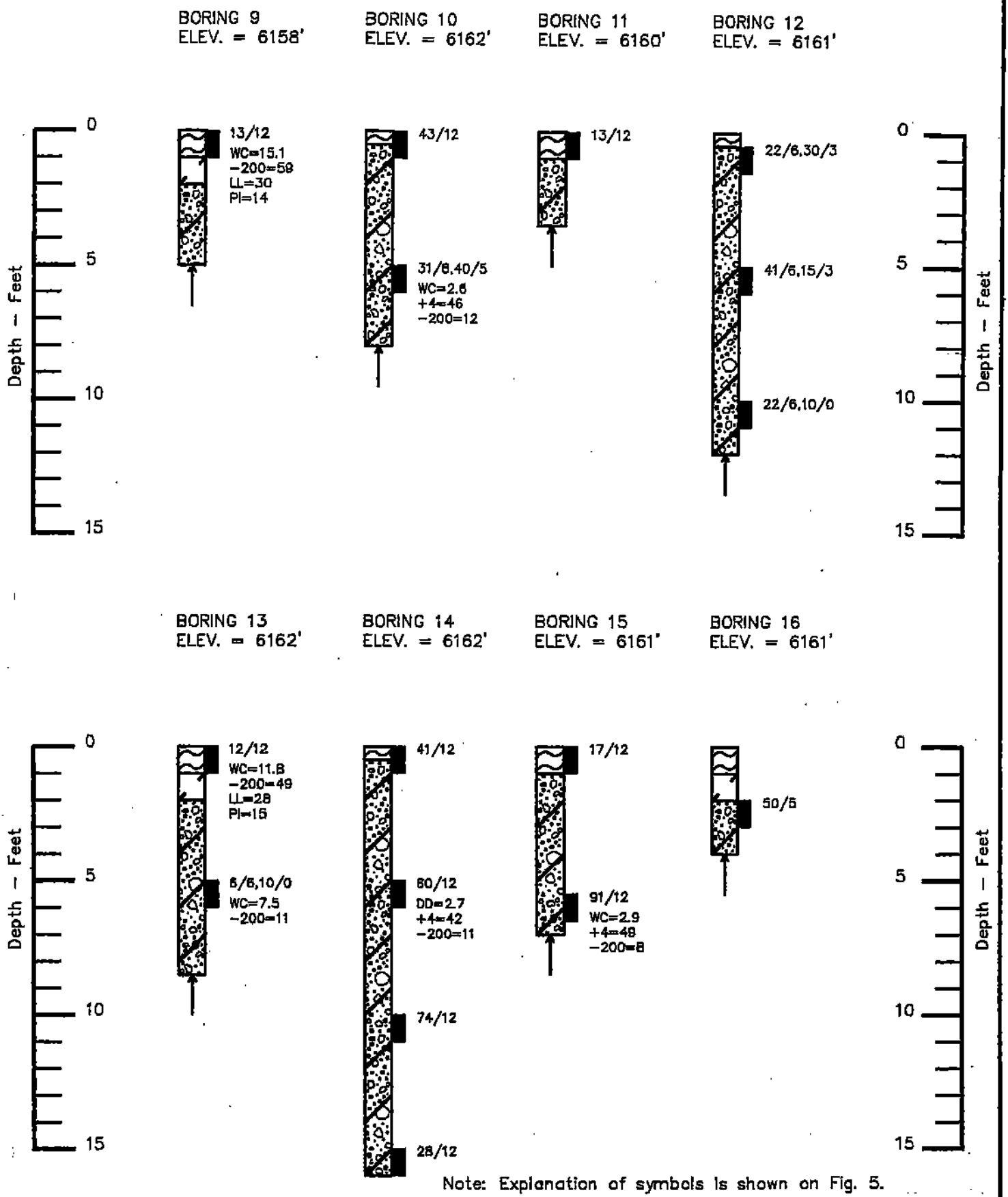
198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	LOCATION OF EXPLORATORY BORINGS	Fig. 1





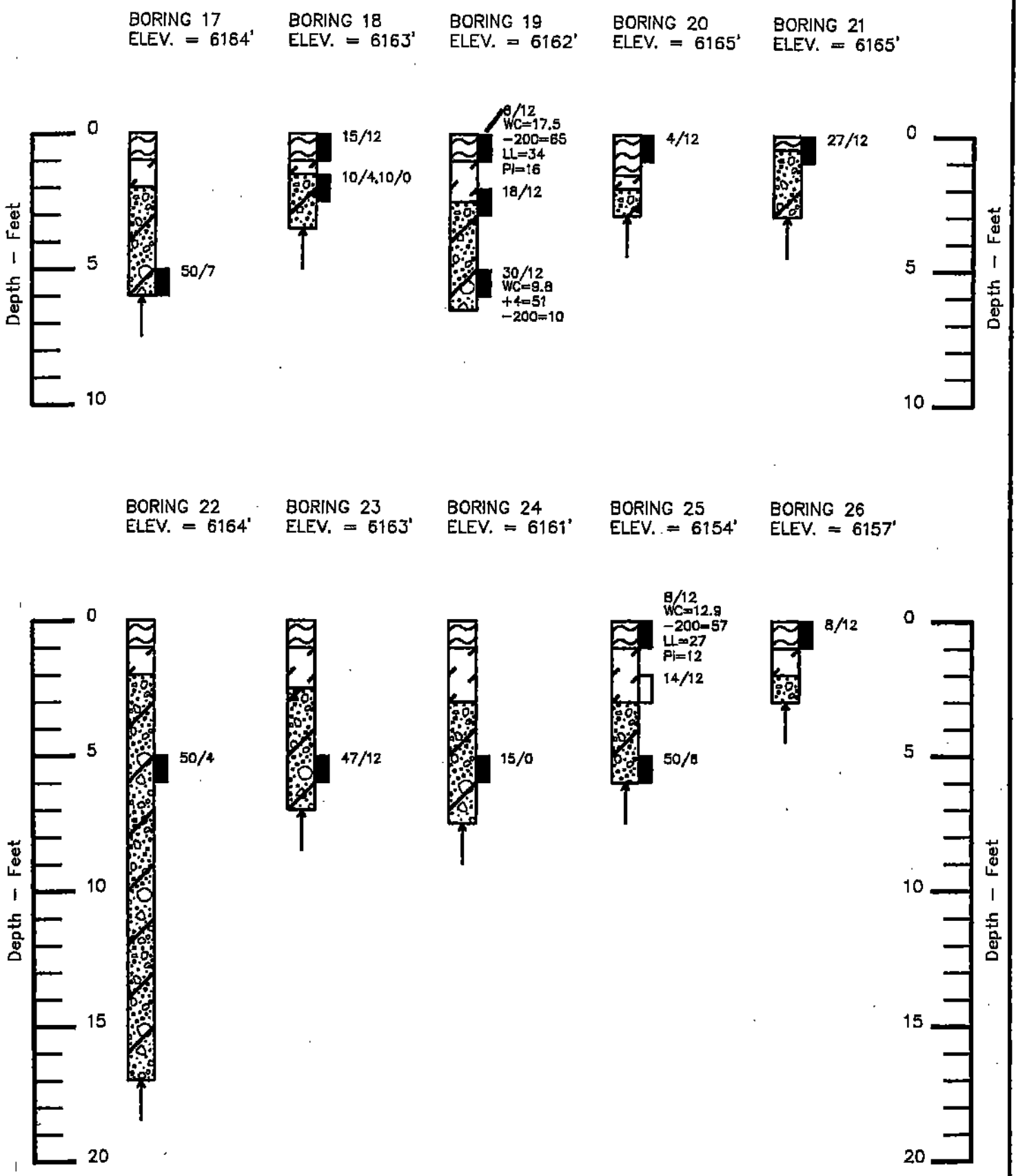
Note: Explanation of symbols is shown on Fig. 5.

198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	LOGS OF EXPLORATORY BORINGS	Fig. 2



Note: Explanation of symbols is shown on Fig. 5.

198 650	HEPWORTH - PAWLAK GEOTECHNICAL, INC.	LOGS OF EXPLORATORY BORINGS	Fig. 3



Note: Explanation of symbols is shown on Fig. 5.

198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	LOGS OF EXPLORATORY BORINGS	Fig. 4

LEGEND:



TOPSOIL; organic sandy silty clay to organic silty sand and gravel with scattered cobbles, medium stiff to medium dense, moist, dark brown.



CLAY (CL); silty, sandy, medium stiff to stiff, slightly moist to moist, brown.



GRAVEL AND COBBLES (GM–GP); sandy, slightly silty, with boulders, medium dense to dense, slightly moist to moist, brown.



Relatively undisturbed drive sample; 2–inch I.D. California liner sample.



Drive sample; standard penetration test (SPT), 1 3/8–inch I.D. split spoon sample, ASTM D – 1586.

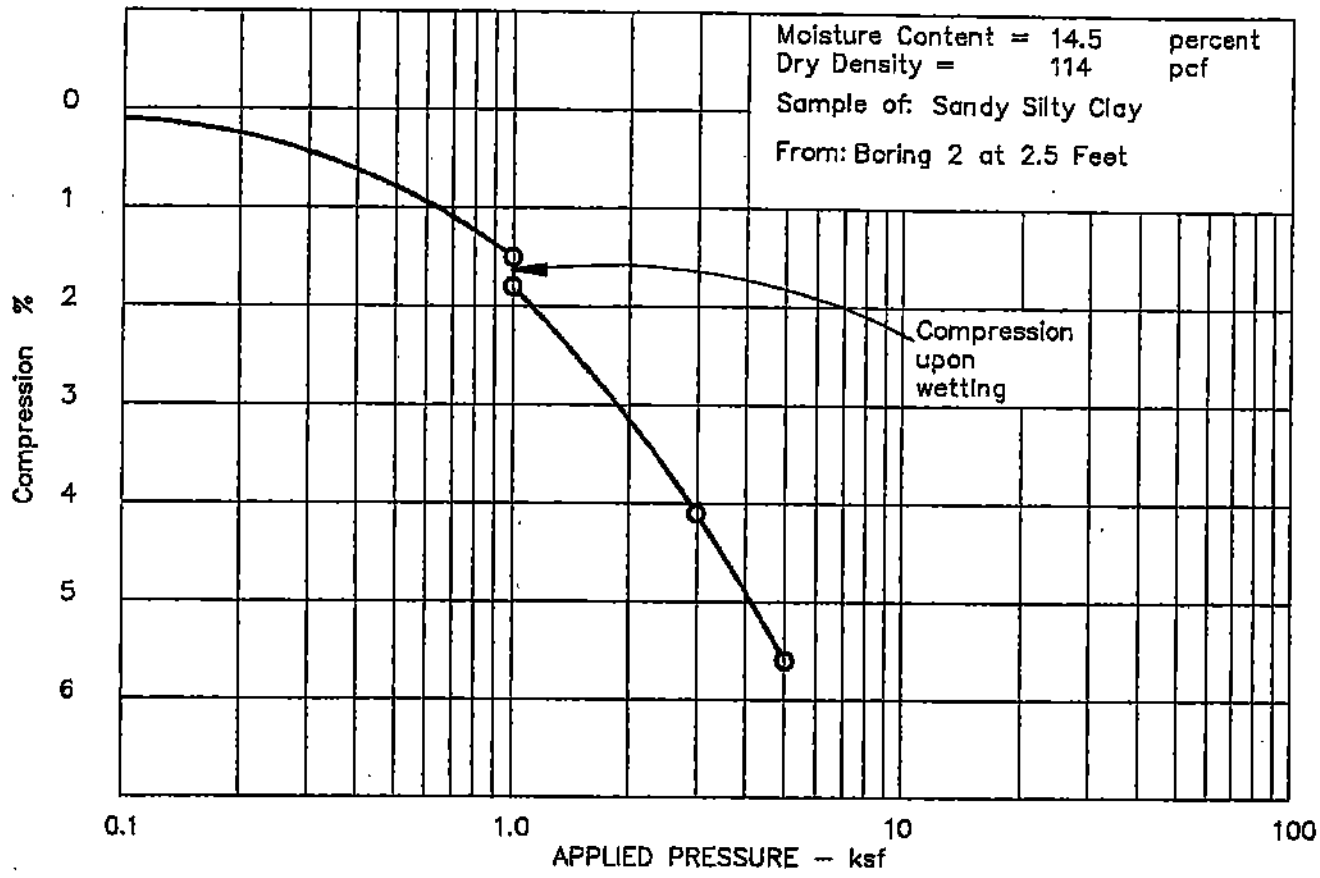
14/12 Drive sample blow count; indicates that 14 blows of a 140–pound hammer falling 30 inches were required to drive the California or SPT sampler 12 inches.

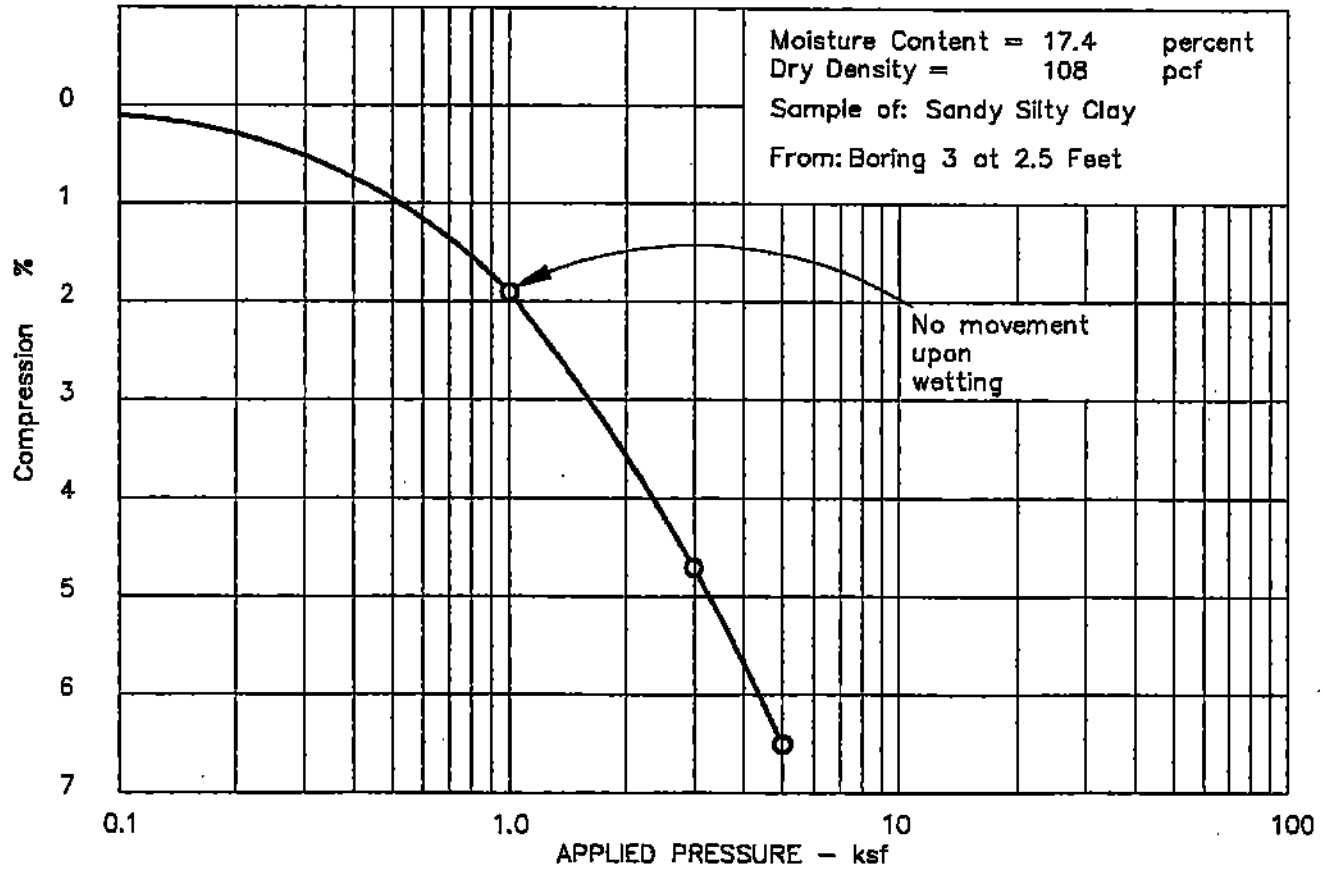


Practical rig refusal. Where shown above bottom of log, indicates multiple attempts were made to advance the boring.

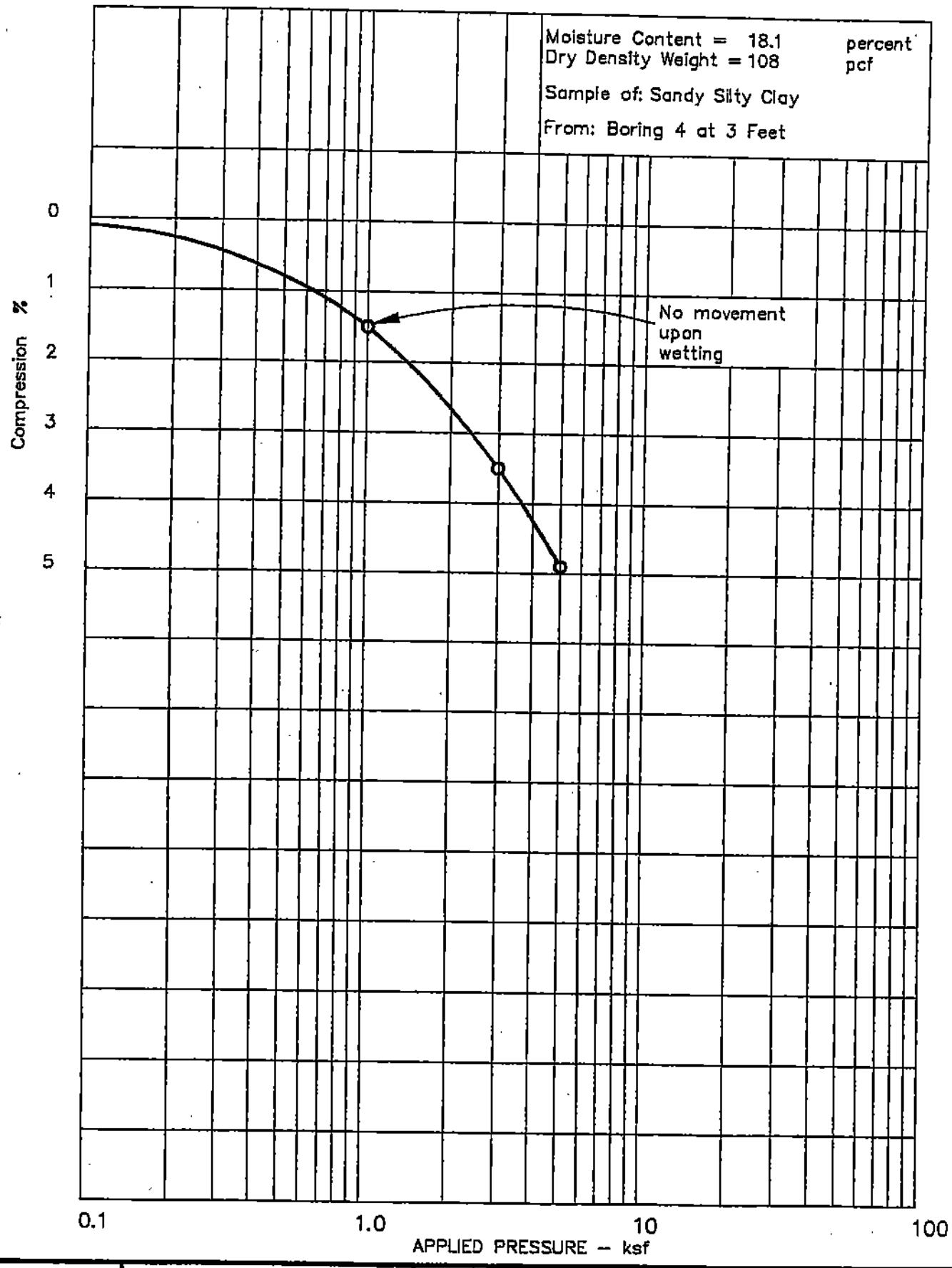
NOTES:

1. Exploratory borings were drilled on September 7, 8, and 14, 1998 with a 4–inch diameter continuous flight power auger.
2. Locations of exploratory borings were surveyed by Sopris Engineering.
3. Elevations of exploratory borings were surveyed by Sopris Engineering.
4. The exploratory boring locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the exploratory boring logs represent the approximate boundaries between material types and transitions may be gradual.
6. No free water was encountered in the borings at the time of drilling. Fluctuation in water level may occur with time.
7. Laboratory Testing Results:
   WC = Water Content (%)
   DD = Dry Density (pcf)
   +4 = Percent retained on No. 4 sieve.
   –200 = Percent passing No. 200 sieve.
   LL = Liquid Limit (%)
   PI = Plasticity Index (%)

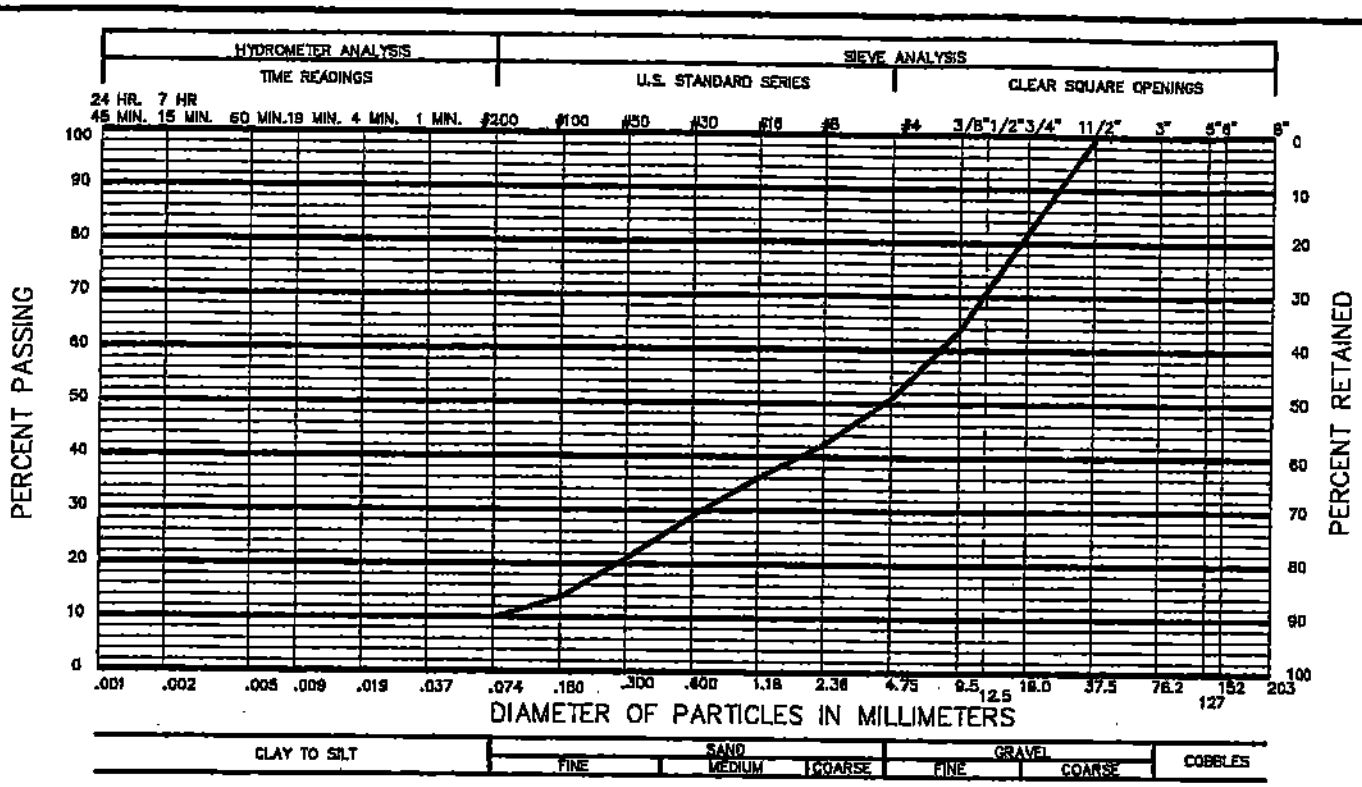




198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	SWELL–CONSOLIDATION TEST RESULTS	Fig. 6



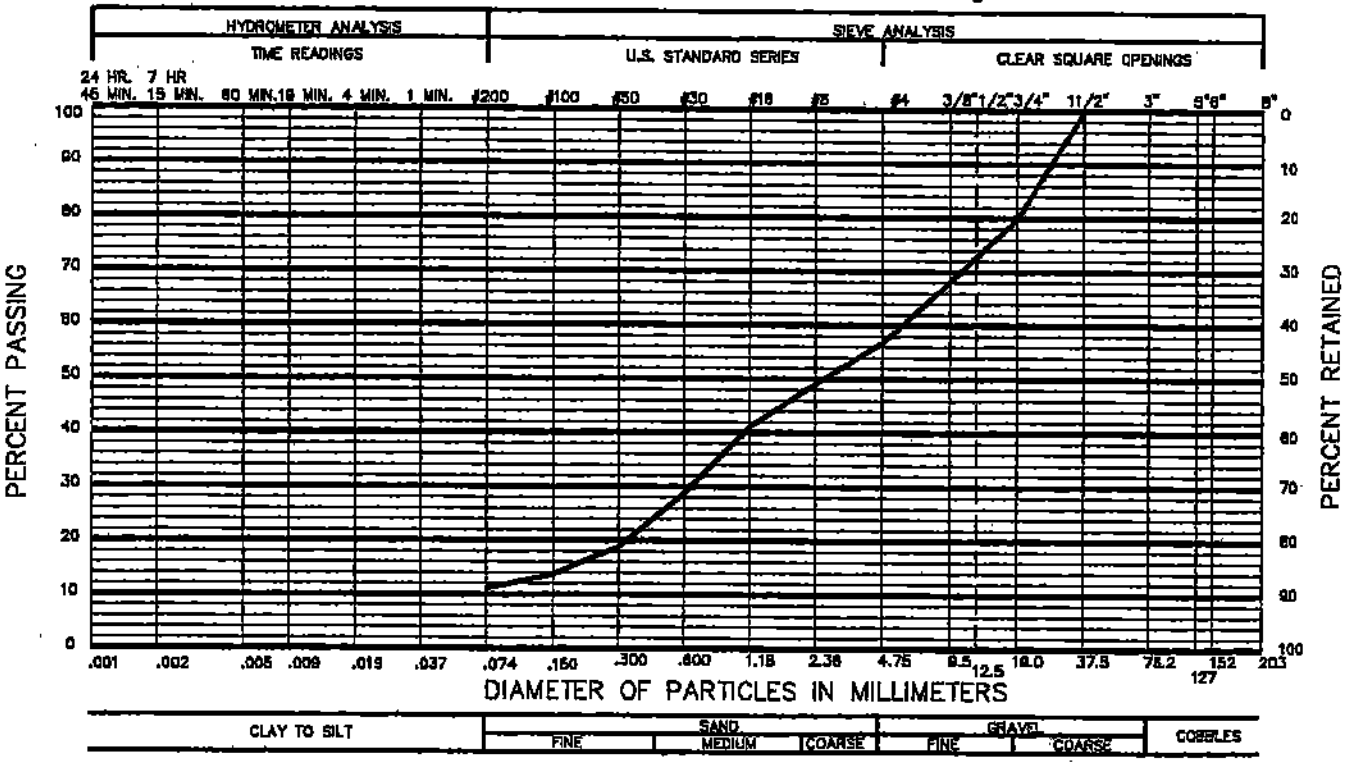
198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	SWELL–CONSOLIDATION TEST RESULTS	Fig. 7



GRAVEL 49 % SAND 41 % SILT AND CLAY 10 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 3 at 5.5 Feet

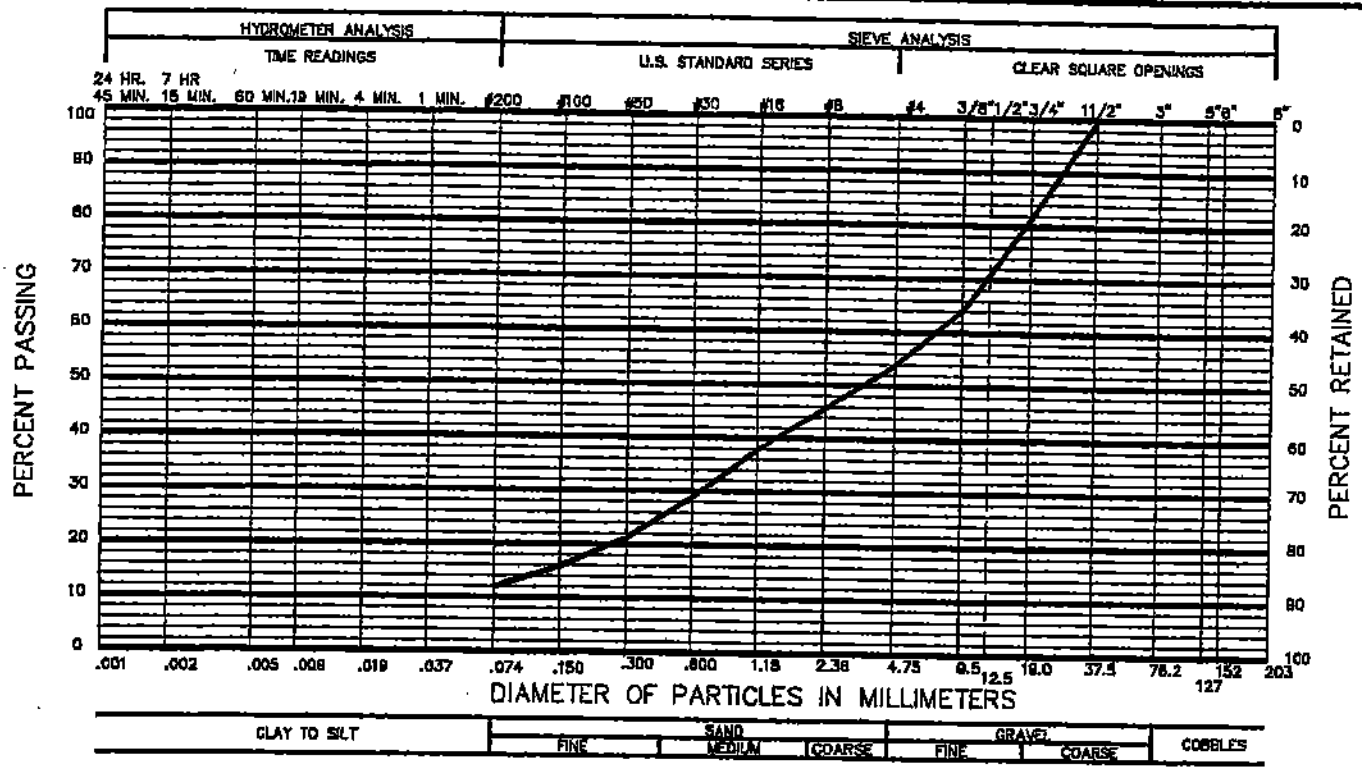


GRAVEL 43 % SAND 46 % SILT AND CLAY 11 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 4 at 5 Feet and 10 Feet, Combined

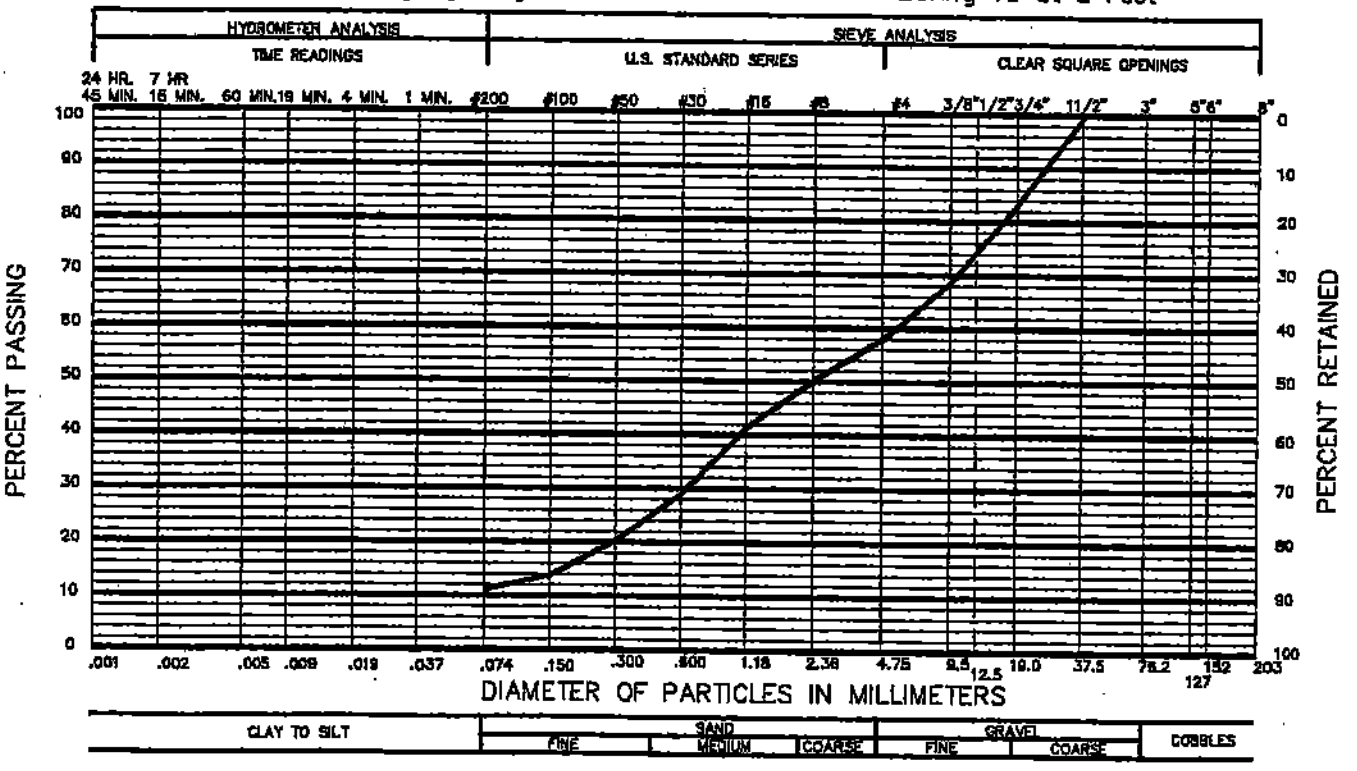
198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	GRADATION TEST RESULTS	Fig. 8



GRAVEL 46 % SAND 42 % SILT AND CLAY 12 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 10 at 5 Feet

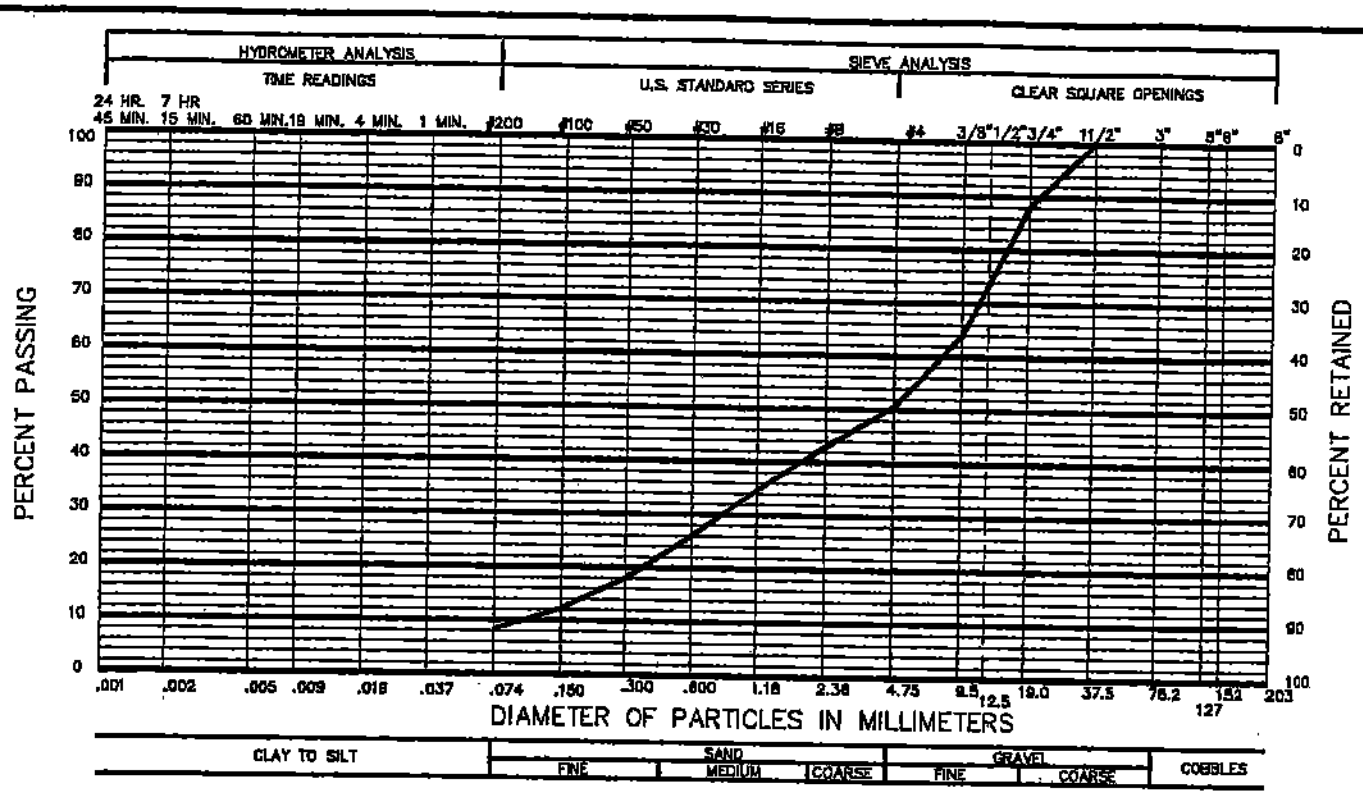


GRAVEL 42 % SAND 47 % SILT AND CLAY 11 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 14 at 5 Feet

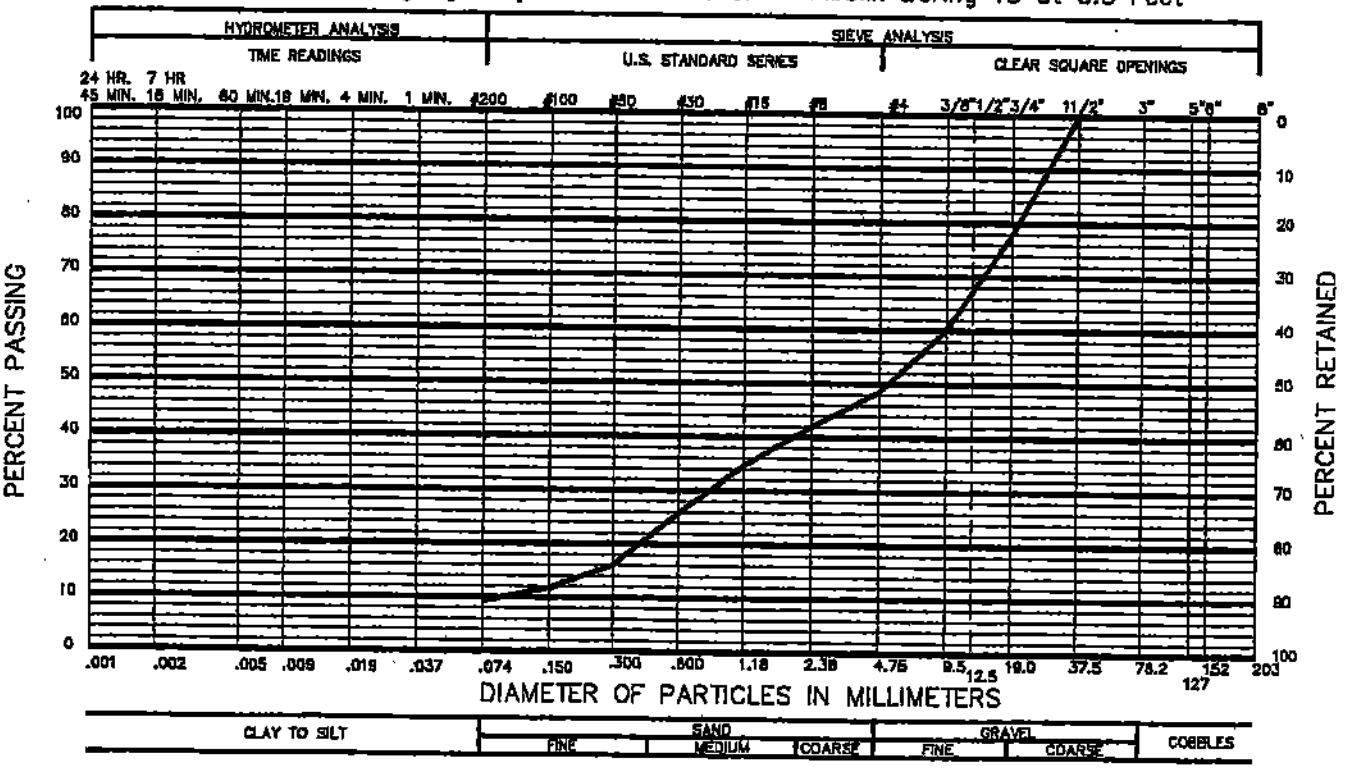
198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	GRADATION TEST RESULTS	Fig. 9



GRAVEL 49 % SAND 43 % SILT AND CLAY 8 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sand and Gravel FROM: Boring 15 at 5.5 Feet



GRAVEL 51 % SAND 39 % SILT AND CLAY 10 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Slightly Silty Sandy Gravel FROM: Boring 19 at 5 Feet

198 650	HEPWORTH – PAWLAK GEOTECHNICAL, INC.	GRADATION TEST RESULTS	Fig. 10

HEPWORTH-PAWLAK GEOTECHNICAL, INC.

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

JOB NO. 198 650

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (pcf)	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	AASHTO CLASSIFICATION	SOIL OR BEDROCK TYPE
BORING	DEPTH (feet)			GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)			
2	2½	14.5	114								Sandy Silty Clay
3	2½	17.4	108								Sandy Silty Clay
	5½	3.1		49	41	10				A-1-a	Slightly Silty Sand and Gravel
4	3	18.1	108			74					Sandy Silty Clay
	5 & 10 combined	4.0		43	46	11				A-1-a	Slightly Silty Sand and Gravel
6	0	6.0				17					Silty Sand and Gravel
9	0	15.1				59	30	14		A-6 (6)	Sandy Silty Clay
10	5	2.6		46	42	12				A-1-a	Slightly Silty Sand and Gravel
13	0	11.8				49	28	15		A-6 (3)	Silty Clay and Sand
	5	7.5				11					Slightly Silty Sand and Gravel
14	5	2.7		42	47	11				A-1-a	Slightly Silty Sand and Gravel

HEPWORTH-PAWLAK GEOTECHNICAL, INC.

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL	NATURAL	GRADATION		PERCENT	ATTERBERG LIMITS		UNCONFINED	AASHTO	
BORING	DEPTH (feet)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	GRAVEL (%)	SAND (%)	PASSING NO. 200 SIEVE	LIQUID LIMIT (%)	PLASTIC INDEX (%)	COMPRESSIVE STRENGTH (PSF)	CLASSIFICATION	SOIL OR BEDROCK TYPE
15	5½	2.9		49	43	8				A-1-a	Slightly Silty Sand and Gravel
19	0	17.5				65	34	16		A-6 (8)	Sandy Silty Clay
	5	9.8		51	39	10				A-1-a	Slightly Silty Sandy Gravel
25	0	12.9				57	27	12		A-6 (4)	Sandy Silty Clay

TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 9-27-2018

TITLE: Aspen Center for Environmental Studies Minor Site Plan Review

SUBMITTING DEPARTMENT: Planning Department

Owner: Aspen Center for Environmental Studies

Applicant: Greenline Architects

Property Location: Section: 34 Township: 7 Range: 88 Subdivision: Original Townsite Carbondale Block: 18 Lot: 3 Through: - Lot: 5 W 12.5' OF Lot 3 (address to be determined)

Zone District: Residential Low Density

Lot Size: 6875 square feet

Present Land Use: Vacant lot

Proposed Land Use: Single Family Residence with ADU

ATTACHMENTS: Land Use Application

BACKGROUND

This is an application for a Minor Site Plan Review. The Commission is required to hold a public hearing and approve the application, deny it or continue the public hearing.

The applicant is proposing to construct an 1881 sq. ft. residence with an attached 373 sq. ft. Accessory Dwelling Unit.

DISCUSSION

Under the UDC, a proposed ADU in the Low-Density Residential zone district must go through a minor site plan review before the Planning and Zoning Commission who will issue a decision and findings on the application.

Standards for Accessory Dwelling Unit

UDC Section 4.4.4.A.1-4 include the following standards for ADUs:

- Only one ADU on the property.
- ADU's are required to be attached, except in the OTR Zone district.
- The detached ADU shall be located on the side or rear of the primary structure.
- The ADU will have a separate exterior entrance.
- The ADU will be no more than one bedroom.
- Separate water and sewer service will not be provided.
- The ADU will not be under separate ownership.

The application meets these standards.

Comprehensive Plan

The property is designated as Old Town in the Future Land Use Plan. The properties in this designation represent the oldest residential neighborhoods in the historic town grid. Single family homes are predominant and there is an opportunity for accessory dwelling units. Alley loaded parking should be provided where available.

Street emphasis should be on sidewalks, trees, and homes, not parking.

Zoning

710 Euclid is entirely within the R/LD zone district where an ADU is allowed by Conditional Use Permit and a Minor Site Plan Review.

An ADU is allowed to be up to 500 square feet in the R/LD Zone District, the proposed ADU is 373 square feet in size.

Setbacks

The required setbacks in the R/LD zone district have been met.

Maximum Impervious Surface

The allowed maximum impervious surface has been met.

Building Height

The proposed main structure at midpoint is 21 feet, allowed is 25 feet.

Parking

Section 5.8.3. of the UDC requires 2.5 parking spaces for a three-bedroom dwelling, and 2 spaces for an ADU. The parking for both units is calculated as follows:

One three-bedroom unit x 2.5 = 2.5
One Accessory Unit x 2 = 2
Total Required Parking = 4.5 (5)

The applicant is providing 5 parking spaces and 5 bike parking spaces.

Parking is shown to be off of the alley to the south and to the Garfield Avenue frontage to the North. the Comprehensive Plan states that alley loaded parking should be provided where available, in this case three spaces from the alley and two in the front of the Lot.

Solar Access

Section 5.12 Solar Access discusses the provision of adequate light to allow solar access on adjacent properties.

The applicant has not supplied a shading analysis and will need to provide one at building permit.

Site Plan Review Criteria

A site plan may be approved upon a finding that the application meets all of the following criteria:

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; or

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 proposed development will add one rental unit. This would not result in a significant fiscal impact on the Town's ability to absorb the new residential units.

Findings for Approval - Site Plan Review Criteria

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

4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale.

RECOMMENDATION:

Staff recommends that the following motion be approved**: Move to approve a Minor Site Plan Review for an Accessory Dwelling Unit to be located at Section: 34 Township: 7 Range: 88 Subdivision: Original Townsite Carbondale Block: 18 Lot: 3 Through: - Lot: 5 W 12.5' OF Lot 3 Carbondale, Colorado, with the following conditions:**

1. The applicant shall demonstrate the type of pervious surface proposed for the parking areas subject to Town review and approval, at the time of building permit.

2. The applicant shall submit a Shading Analysis at the time of building permit for review and approval.

3. The Accessory Dwelling Unit shall not have separate water or sewer service.

4. All other 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.

5. The Applicant shall also pay and reimburse the town for all other applicable professional and staff fees pursuant to the Carbondale Municipal Code.

Prepared By: John Leybourne

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: Green Line Architects Phone: 970.969.6689

Applicant Address: 65 N 4th St. Carbondale, CO 81623

E-mail: snovy@greenlinearchitects.com

Owner Name: Aspen Center for Environmental Studies Phone: 970.925.5756

Address: 100 Puppy Smith St. Aspen, CO 81611

E-mail: Katie- Schwoerer - kschwoerer@aspennature.org

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

533 Garfield Ave, Carbondale, OC 81623

PART 2 – PROJECT DESCRIPTION

General project description:

1881 sq.ft. residential home with 373 sq. ft. attached second story ADU accessed by exterior stair.

Size of Parcel: 6875 sq. ft. # Dwelling Units: 2 Sq Ftg Comm: 0

Type of Application(s): ADU

Existing Zoning: RLD Proposed Zoning: RLD

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.

Applicant Signature 8.2.18 Date

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

8-2-18
Owner Signature Date

Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 2nd day of August 2018, by Kathlene Schwoerer.

Witness my hand and official
My commission expires:
9.19.2018

Notary Public

KATHLENE M. SCHWOERER NOTARY PUBLIC STATE OF COLORADO

Town of Carbondale
Minor Site Plan Review Checklist

(970) 963-2733

RECEIVED
AUG 13 2018

Project Name:	Aspen Center for Environmental Studies
Applicant:	Green Line Architects
Applicant Address:	65 N 4th St. Carbondale, CO 81623
Location:	533 Garfield Ave, Carbondale, OC 81623
Date:	7.28.2018
Staff Member:	John Leybourne (pre-application letter)

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- ☒ Filing Fee of $600 **and Land Use Application (separate attachment)**

- ☒ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:
  a. A site plan on a dimensioned plat of the property clearly indicating the following information:
     i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
     ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
     iii. The location on the site of all existing and proposed buildings and structures;
     v. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
     v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
     vi. The location of existing and/or proposed drainage facilities;

vii. The location of streets, alleys, trails;
viii. The location of all solid waste containers;
ix. The location of all snow storage areas; and
x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.

b. A table of site data calculations indicating:
i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.);
ii. Floor area of each dwelling unit;
iii. Lot size and dimensions;
iv. Setbacks to be maintained;
v. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other impervious surfaces;
vi. The amount of private outdoor open space and the amount of bulk storage space;
vii. Total landscaped area;
viii. Total number of parking spaces (vehicle and bicycle) provided;

c. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks, and other external structures;

d. Sample material boards with proposed façade treatments, roofing materials, and other relevant building treatments; and

e. A final grading plan which shows both present and proposed drainage. The drainage plan should be submitted by a licensed engineer if appropriate.

☒ Additional information requested at the pre-application meeting:

-Please review request for second level ADU with exterior stair.

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Suite 207, Glenwood Springs, CO, 81601
(P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Account Information

Account:	R340797
Parcel:	239334326007
Owner Name:	ASPEN CENTER FOR THE ENVIRONMENTAL STUDI
Owner Address:	100 PUPPY SMITH STREET, ASPEN, CO, 81611
Property Address:	, CARBONDALE
Legal:	Section: 34 Township: 7 Range: 88 Subdivision: ORIGINAL TWNSTE CARBONDALE Block: 18 Lot: 3 THRU - Lot: 5 W 12.5' OF LOT 3 6875 SQ FT
Tax Area:	058
Subdivision:	ORIGINAL TWNSTE CARBONDALE

Sales Information

Date	Deed Type	Doc Number	Grantor	Grantee	Amount
07/25/2000	WD	566981	SMITH, JONATHAN YARDLY & ...	STACEY, KIM	130,000

Taxable Values History

Year	Land Actual	Imp Actual	Total Actual	Land Assessed	Imp Assessed	Total Assessed
2018	185,000		185,000	13,320		13,320
2017	185,000		185,000	13,320		13,320
2016	170,000		170,000	13,530		13,530

Property Details

Model	Attribute Name	Attribute Value
LAND 0		
	ABSTRACT_CODE	SINGLE FAM.RES.-LAND
	AREA_ACRES	0
	AREA_SQFT	6875
	NEIGHBORHOOD	ORIGINAL TOWNSITE ETAL

Permit #: TBD

Address: 533 Garfield Avenue

Payer: ACES

Valuation		*Use Tax Total*		*0.00*

301		Building Permit
301		Mechanical Permit
301		Plumbing Permit
303	$ -	Plan Check Fees
302		Contractor License
302	$ -	BEST Test
305	$ -	Use Tax 3%
306	$ -	Use Tax 0.5%
326	$ -	Efficient Bldg Permit Fee
308		Water Meter Sales
321		RTA 1%
309		Water Sales Tax 7.4%
316		Water Tap Fees
316	$ -	Prepaid Water EQR
317		Sewer Tap Fees
317	$ -	Prepaid Wasterwater EQR
324	$ -	Water Rights Dedication
310	$ -	Developer Dedication /RVR-Hend
313	$ -	Developer Contribution
314	$ 600.00	Zoning, Variance, Subdivision
314	$ -	Special Use Permit
318	$ -	Development Parking Fees
312	$ -	Park Dedication
319	$ -	Excavation Permits
319	$ -	Sign Permits
1004	$ -	Map Sales
304	$ -	School Fees In Lieu of Land
303		Plan Check Fees

Total Fees Due:	$ 600.00

Maximum of $2

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

Receipt No: 1.150398 Aug 13, 2018

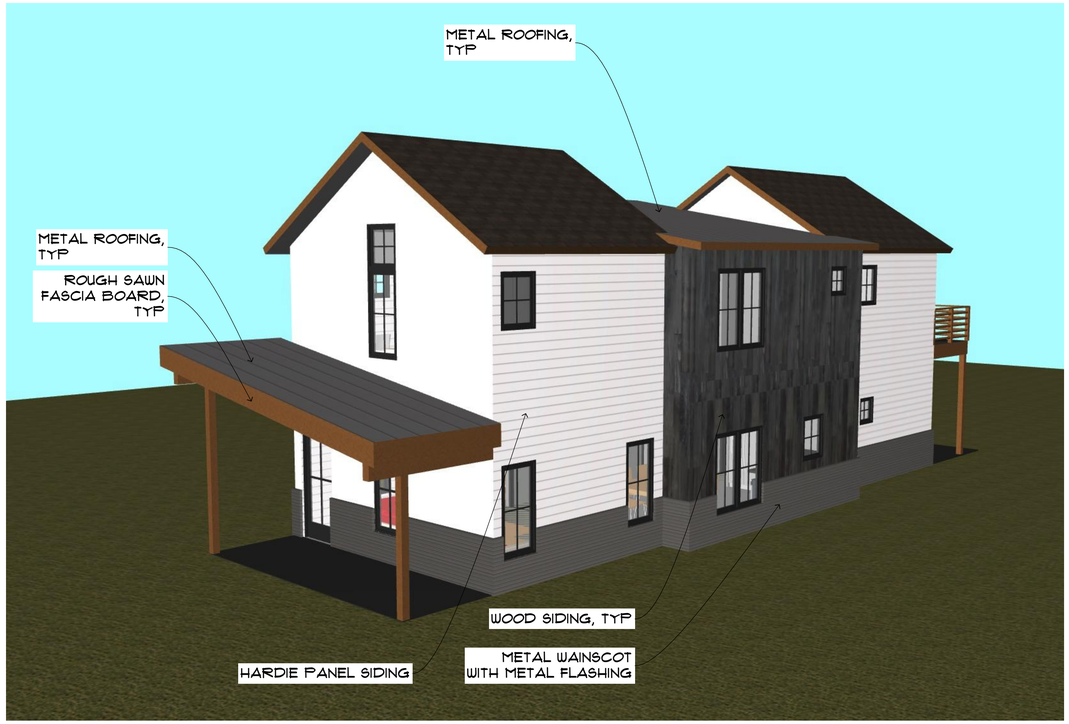
ACES

Previous Balance:	.00
Building & Planning	
TBD 533 GARFIELD AVENUE	600.00
Total:	600.00
Check	
Check No: 15397	600.00
Total Applied:	600.00
Change Tendered:	.00

Duplicate Copy
08/13/2018 12:05 PM



2 NORTHEAST



1 NORTHWEST



4 SOUTHWEST



3 SOUTHEAST

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65 North 4th Street, Suite 5
Carbondale, CO 81623

tel. 970.963.6689
www.greenlinearchitects.com

ACES RESIDENCE
533 GARFIELD AVENUE
CARBONDALE, COLORADO

STATE OF COLORADO
STEVEN A. NOWY
23324J
LICENSED ARCHITECT

BY	DATE	DESCRIPTION
SN/IE	8.13.18	ADU APPLICATION

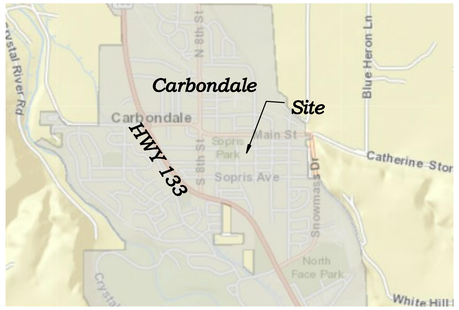
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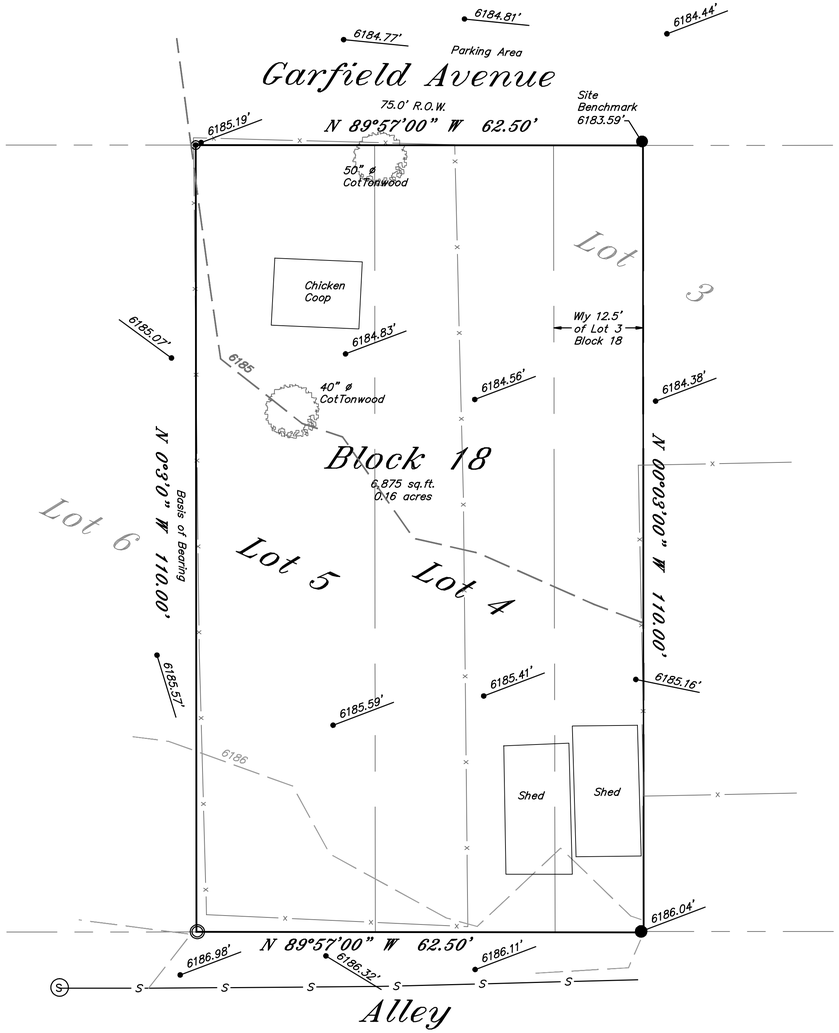
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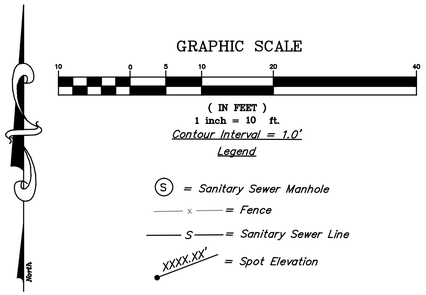
IMPROVEMENT LOCATION CERTIFICATE

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5, BLOCK 18 , TOWN OF CARBONDALE, COUNTY OF GARFIELD STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'





Note: This topography map complies with National Map Accuracy Standards for topographic maps. Where checked 90% of points should be within 1/2 the contour interval and well defined points should be plotted within 1/50" of their true position. Critical design should be based upon spot elevations, please contact Tuttle Surveying Services for this spot elevation information.

THE LAND REFERRED TO IN THIS LAND TITLE GUARANTEE COMPANY COMMITMENT DATED MARCH 16, 2016 IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5
BLOCK 18 , TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. GRT63010670-3

8.
RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 29, 1911, IN BOOK 71 AT PAGE 524. (Could affect subject property – nothing to show)

9.
RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 29, 1911, IN BOOK 71 AT PAGE 524. (Could affect subject property – nothing to show)

LEGEND AND NOTES:

- ◉ IINDICATES FOUND #5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP LS 14111
- ○ INDICATES FOUND #5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP LS 14111
- ● INDICATES FOUND BENT #5 REBAR WITH NO CAP
- DATE OF SURVEY: NOVEMBER 13, 2017.
- UNIT OF MEASUREMENT: US SURVEY FOOT
- LOCATION OF IMPROVEMENTS BASED ON VISIBLE OWNERSHIP LINES.
- OBSERVED UNDERGROUND UTILITY LINES WERE PROVIDED BY CLIENT. IT IS RECOMMENDED THAT UNDERGROUND UTILITY LINE BE FIELD VARIFIED PRIOR TO CONSTRUCTION.
- BEARINGS ARE BASED UPON A FOUND #5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP LS 14111 AT THE NORTHWESTERLY CORNER AND A FOUND #5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP LS 14111 AT THE SOUTHWESTERLY CORNER OF SAID LOT 5 IN BLOCK 18 IN OF THE TOWN OF CARBONDALE, USING THE BEARING OF S 00°3'00" E BETWEEN THE TWO DESCRIBED MONUMENTS.
- LOT DIMENSIONS PROVIDED BY CLIENT SITE SURVEY. (RECORDED PLATS ILLEGIBLE)
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM A TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY DATED MARCH 16, 2016 AS FILE NO. GRT63010670-3

SURVEYOR'S CERTIFICATE:

I, JEFFREY ALLEN TUTTLE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LAND TITLE GUARANTEE COMPANY THAT THIS IMPROVEMENT SURVEY WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY OF THE PROPERTY CORNER MONUMENTS, BOTH FOUND AND SET, UNDER MY DIRECT SUPERVISION AND CHECKING; THAT IT IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR WERE DETERMINED BY AN ACCURATE CONTROL SURVEY IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS): I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE NOVEMBER 16, 2017 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

COLORADO REGISTERED JEFFREY ALLEN TUTTLE 33638 PLS PROFESSIONAL LAND SURVEYOR

07/16/2018

JEFFREY ALLEN TUTTLE, P.L.S. 33638 — DATE

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES'
923 Cooper Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email- jeff@tss-us.com

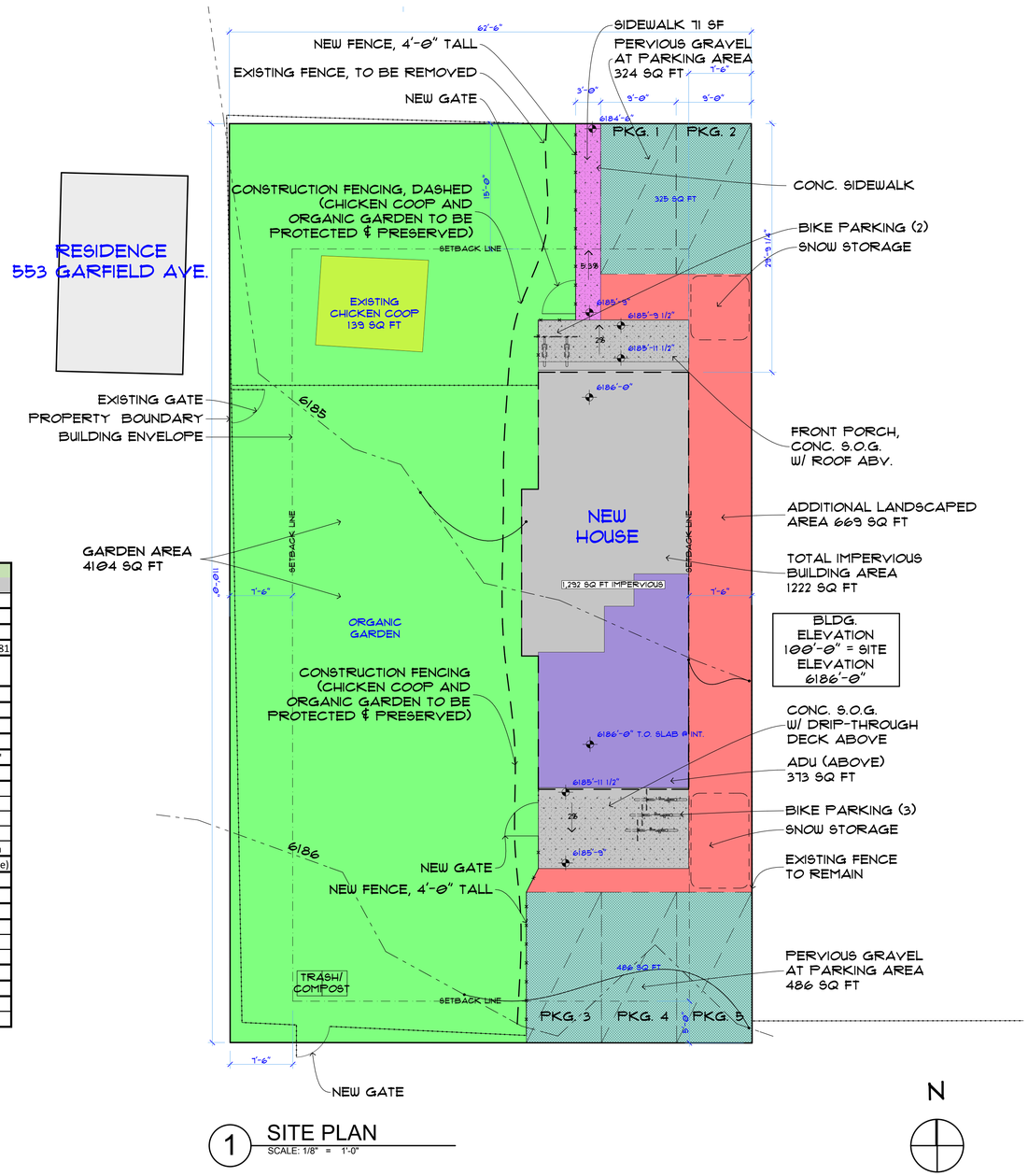
TUTTLE SURVEYING SERVICES

IMPROVEMENT SURVEY PLAT

533 Garfield Avenue
Carbondale, CO 81623

Drawn by: DMC
Date: 07/16/2018
Z:\2017\533 garfield\lots45345bl18_533garfield.dwg

ACES Teacher Housing - 533 Garfield Ave. Carbondale , CO			
Site Data Calculations			
Total Number of Dwelling Units	(1) 3 Bedroom House	(1) ADU	TOTAL
Floor Area for Each Dwelling Unit (SQ FT)	1508	373	1881
Lot Area		6875	SQ FT
Lot Dimensions	62'-6" (east to west)	110'-0" (north to south)	
Setbacks	Front- 15'-0" feet	Sides- 7'-6"	Rear- 5'-0"
Area of Impervious Surfaces	House-	1222	SQ FT
	Chicken Coop-	139	SQ FT
	Sidewalk-	77	SQ FT
Total (SQ FT)	**1438**	**20.92% of lot area**	
			(52% allowable)
Bulk Storage Space	132 SF (shed)		
Landscaped /Garden Area	Garden-	4102	SQ FT
	Addtl. Landscaped Area-	669	SQ FT
Total Area of Private Outdoor Open Space		**4771**	**SQ FT**
Total Parking Spaces	5 Cars	5 Bikes	
	811 SQ FT		



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

green line ARCHITECTS

65 North 4th Street, Suite 5
Carbondale, CO 81623

tel. 970.963.6689
www.greenlinearchitects.com

ACES RESIDENCE
533 GARFIELD AVENUE
CARBONDALE, COLORADO

STATE OF COLORADO
STEVEN A. NOW
20022A3
LICENSED ARCHITECT

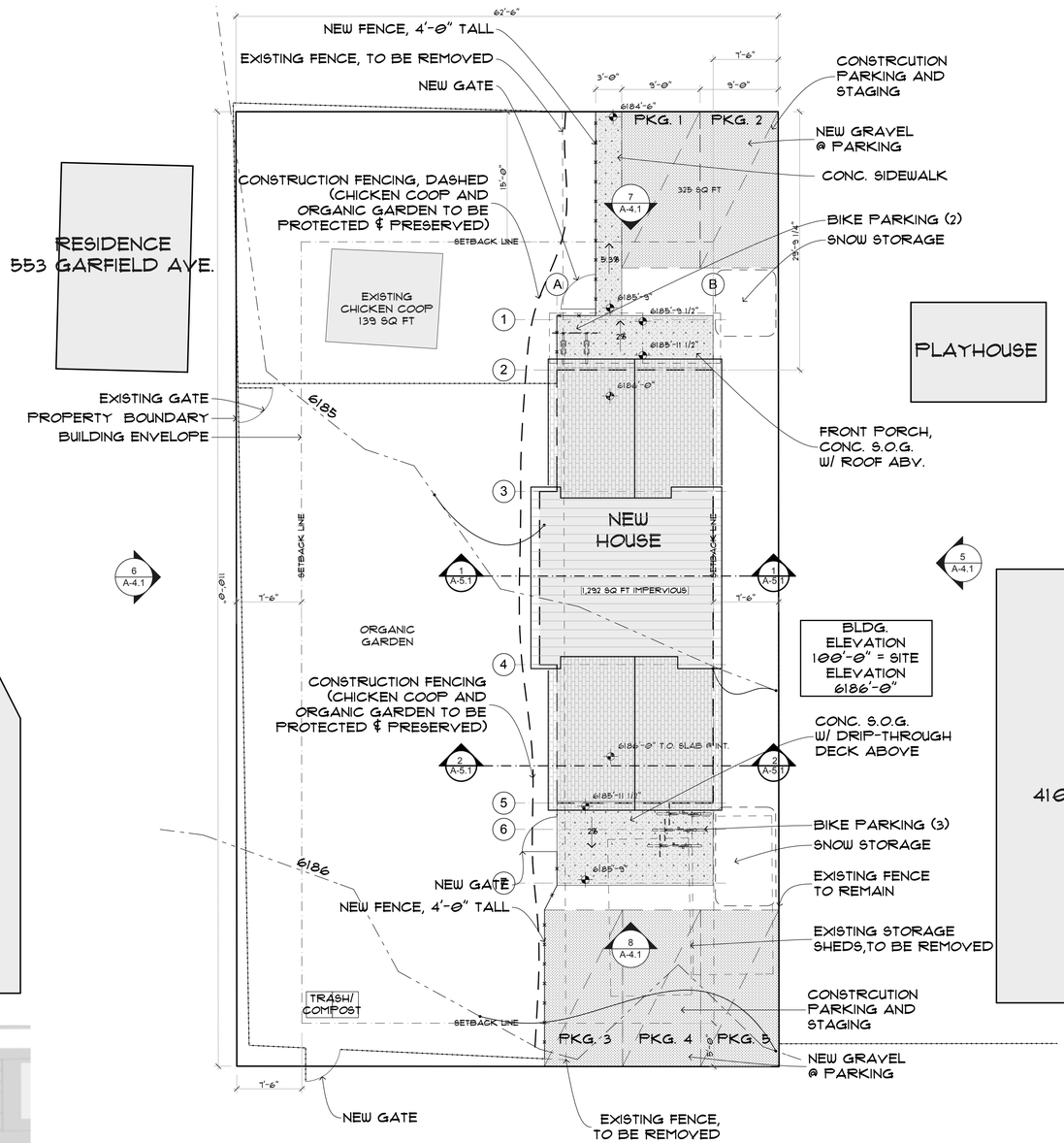
BY	DATE	DESCRIPTION
SN/IE	8.13.18	ADU APPLICATION

SITE DATA CALCULATIONS

A-2.0

Date Printed: 8/10/18 ACES - Garfield Ave Residences6-COORDINATION

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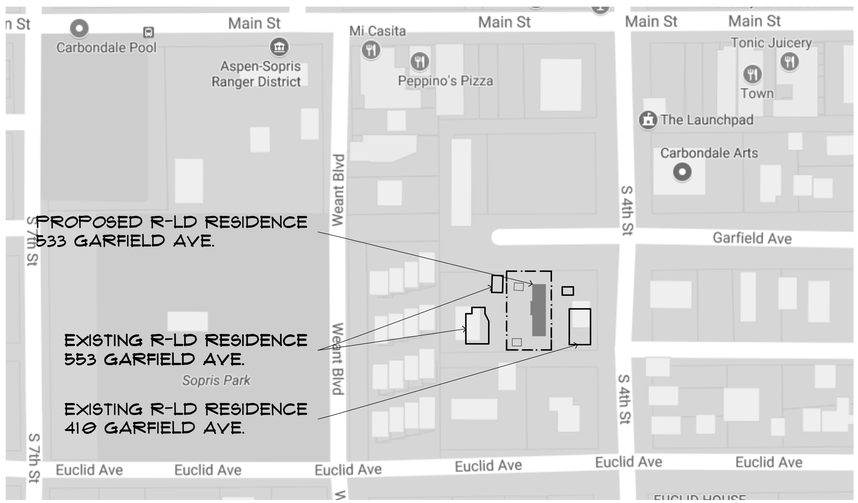
1 SITE PLAN
SCALE: 1/8" = 1'-0"

ADJASCENT PROPERTIES:

-533 GARFIELD AVE.
-410 GARFIELD AVE.

ZONE DISTRICT: RESIDENTIAL LOW DENSITY

USE: SINGLE FAMILY RESIDENTIAL



2 VICINITY MAP
SCALE: 1" =100'

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5, BLOCK 18 ,
TOWN OF CARBONDALE, COUNTY OF GARFIELD
STATE OF COLORADO

THE LAND REFERRED TO IN THIS LAND TITLE GUARANTEE COMPANY COMMITMENT DATED MARCH 16, 2018 IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5
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STATE OF COLORADO

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65 North 4th Street, Suite 5
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tel. 970.963.6689
www.greenlinearchitects.com

ACES RESIDENCE
533 GARFIELD AVENUE
CARBONDALE, COLORADO

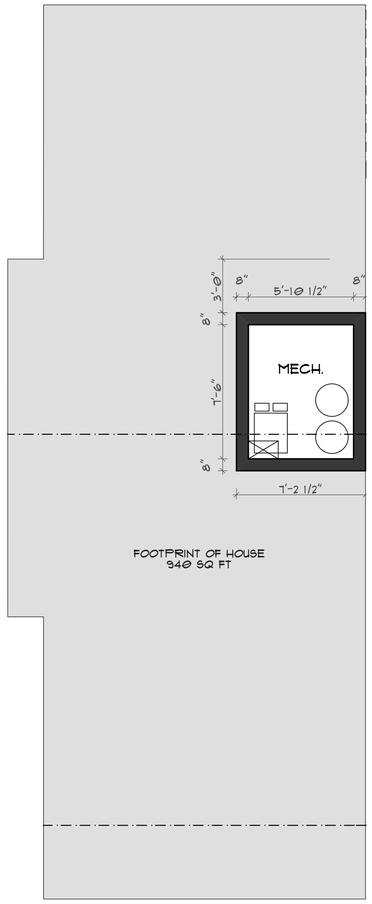
STATE OF COLORADO
STEVEN A. NOVY
2022.03
LICENSED ARCHITECT

BY	DATE	DESCRIPTION
SN/IE	8.13.18	ADU APPLICATION

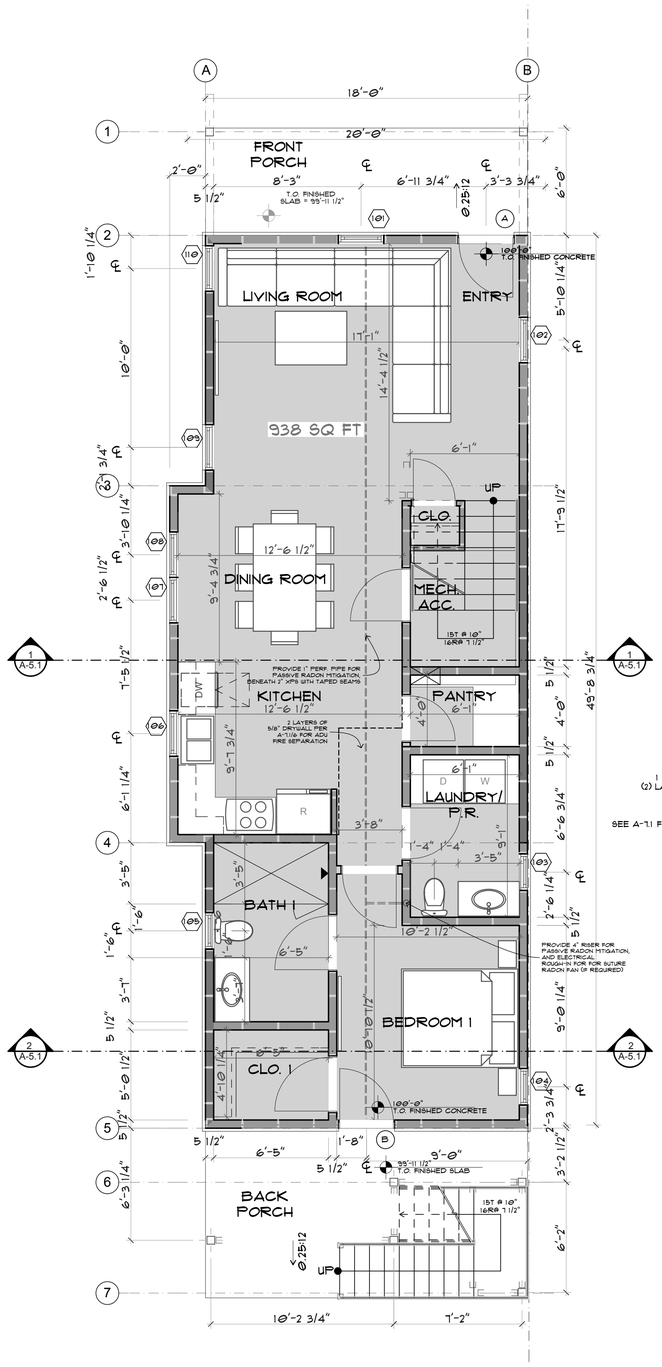
SITE PLAN

A-2.1

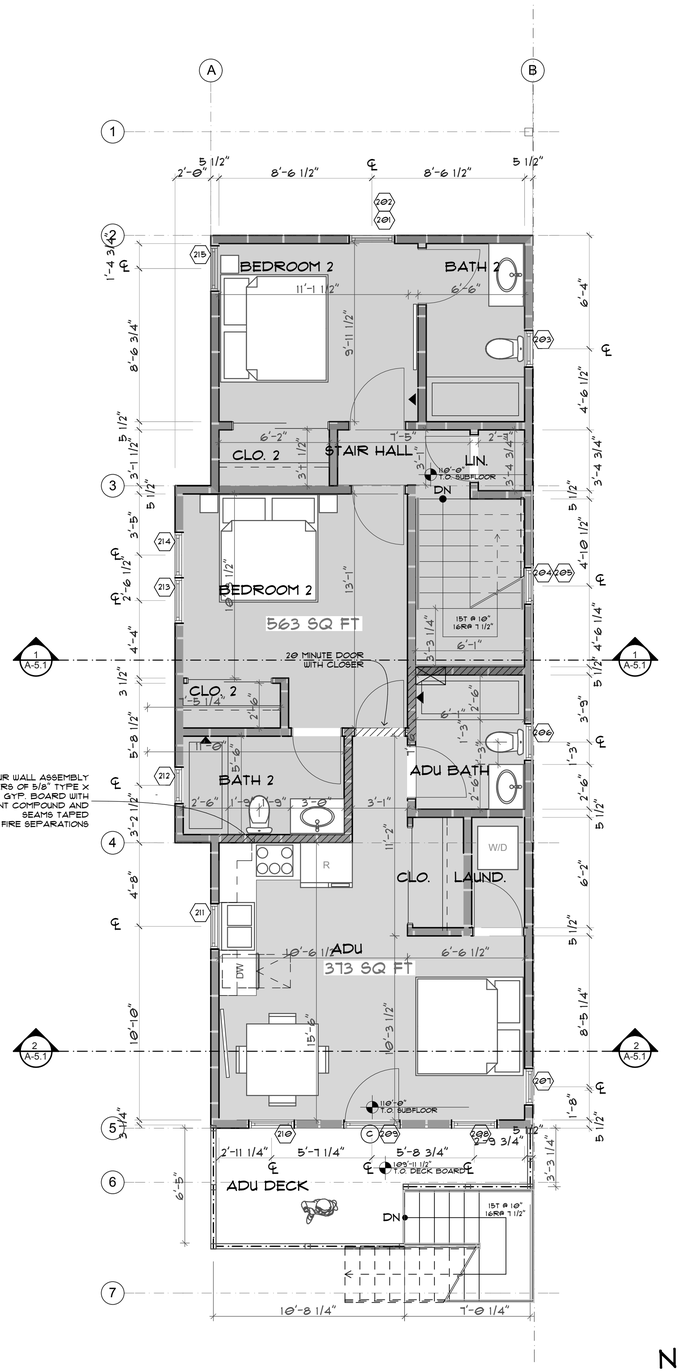
Date Printed: 8/10/18 ACES - Garfield Ave Residence6-COORDINATION



3 MECHANICAL VAULT
SCALE: 1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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CARBONDALE, COLORADO

STATE OF COLORADO
STEVEN A. NOVY
20022A3
LICENSED ARCHITECT

BY	DATE	DESCRIPTION
SN/IE	8.13.18	ADU APPLICATION

FLOOR PLANS

A-3.1

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2 NORTHWEST



1 SOUTHWEST



4 NORTHEAST



3 SOUTHEAST

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23324J3
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BY	DATE	DESCRIPTION
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PERSPECTIVES

A-1.0

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ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FTG.	FOOTING	R.D.	ROOF DRAIN
ACOUS.	ACOUSTICAL	FDN.	FOUNDATION	RM	ROOM
ADD.	ADDENDA	FURN.	FURNISH	R.S.	ROUGH SAWN
ADJ.	ADJACENT	GAL.	GALLON	RCP	REFLECTED CEILING PLAN
AGGR.	AGGREGATE	GA.	GAUGE	R.W.	RETAINING WALL
ALT.	ALTERNATE	GALV.	GALVANIZED	REF.	REFER
ALUM.	ALUMINUM	G.C.	GENERAL CONTRACTOR	REFR.	REFRIGERATOR
APPROX.	APPROXIMATE	GL.	GLASS	REINF.	REINFORCE
ARCH.	ARCHITECT	GR.	GRADE	REBA	REINFORCING BAR
A.S.A.P.	AS SOON AS POSSIBLE	GYP. WB.	GYPSUM WALLBOARD	RESIL.	RESILIENT
BM.	BEAM	HDWR.	HARDWARE	REQD	REQUIRED
BRG.	BEARING	HD.	HEAD	R	RISER
B.F.F.	BELOW FINISHED FLOOR	HVAC	HEATING, VENT & AC	R.O.	ROUGH OPENING
BET.	BETWEEN	HORIZ.	HORIZONTAL	SAN.	SANITARY
BLK.	BLOCK	HP	HORSE POWER	SECT.	SECTION
BSMT.	BASEMENT	HWH	HOT WATER HEATER	SEW.	SEWER
B.T.U.	BRITISH THERMAL UNIT	HT.	HEIGHT	SHT.	SHEET
BD.	BOARD	INCL.	INCLUDE	SHLV.	SHELVING
B.O.	BOTTOM OF	INFO.	INFORMATION	SIM.	SIMILAR
BLDG.	BUILDING	INSP.	INSPECTOR	SL.	SLIDING
CAB.	CABINET	I.D.	INSIDE DIAMETER	SHWP.	SOLAR HOT WATER PANELS
C.L.	CENTERLINE	INSUL.	INSULATION	STC	SOUND TRANSMISSION
CLG.	CEILING	INT.	INTERIOR	SPEC.	SPECIFICATION
CER.	CERAMIC	JT.	JOINT	SQ.	SQUARE
CLR.	CLEAR	JCT.	JUNCTION	S.F.	SQUARE FEET
CLO.	CLOSET	KWH	KILOWATT HOUR	S.S.	STAINLESS STEEL
D.	DRYER	LAB.	LABORATORY	STD.	STANDARD
W.	WASHER	LAM.	LAMINATE	STL.	STEEL
COL.	COLUMN	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONC.	CONCRETE	LT.	LIGHT	SUB.	SUBSTITUTE
C.J.	CONTROL JOINT	MFR.	MANUFACTURER	SUPPL.	SUPPLEMENT
CONT.	CONTINUOUS	MATL.	MATERIAL	S4S	SURFACED 4 SIDES
COORD.	COORDINATE	M.O.	MASONRY OPENING	SUSP.	SUSPENDED
CTR.	COUNTER	MTL.	METAL	T.B.R.	TO BE REMOVED
C/S	COUNTER SINK	MAX.	MAXIMUM	TEL.	TELEPHONE
C.F.	CUBIC FEET	MECH.	MECHANICAL	T.V.	TELEVISION
D.P.	DAMPROOFING	M.C.	MECH CONTRACTOR	TEMP.	TEMPERED
DEPT.	DEPARTMENT	MED.	MEDICINE	THK.	THICK
DTL.	DETAIL	MIN.	MINIMUM	TLT.	TOILET
O,DIA.	DIAMETER	MISC.	MISCELLANEOUS	TPH	TOILET PAPER HOLDER
DIM.	DIMENSION	NOM.	NOMINAL	T&G	TONGUE & GROOVE
D.W.	DISHWASHER	N.I.C.	NOT IN CONTRACT	T&B	TOP AND BOTTOM
DN	DOWN	N/A	NOT APPLICABLE	T.O.	TOP OF
DR.	DRAIN	N.T.S.	NOT TO SCALE	T.O.F.F.	TOP OF FINISH FLOOR
DWG.	DRAWING	O.C.	ON CENTERS	T	TREAD
EA.	EACH	OPNG.	OPENING	TYP.	TYPICAL
E.W.	EACH WAY	OPP.	OPPOSITE	UG.	UNDERGROUND
ELEC.	ELECTRICAL	ORN.	ORNAMENTAL	UNGL.	UNGLAZED
E.C.	ELEC. CONTRACTOR	OPP.H.	OPPOSITE HAND	UNFIN.	UNFINISHED
EL.	ELEVATION	O.D.	OUTSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
ENG.	ENGINEER	PTN.	PARTITION	U.B.C.	UNIFORM BUILDING CODE
EQ.	EQUAL	D	PENNY	V.I.F.	VERIFY IN FIELD
(EXG.)	EXISTING	PERF.	PERFORATED	VERT.	VERTICAL
E.J.	EXPANSION JOINT	PLAST.	PLASTER	VAT.	VINYL ASBESTOS TILE
EXP.	EXPOSED	PLAS.	PLASTIC	V	VOLT
EXT.	EXTERIOR	PL	PLATE	W.H.	WALL HYDRANT
F.O.	FACE OF	PLEX.	PLEXIGLASS	W/C	WATER CLOSET
FIN.	FINISH	PLMB.	PLUMBING	WP.	WATERPROOF
F.P.	FIREPROOF	PLY.	PLYWOOD	WT.	WEIGHT
F.P.	FIREPLACE	PROJ.	PROJECT	WWF.	WELDED WIRE FABRIC
FIXT.	FIXTURE	PROP.	PROPERTY	WDW.	WINDOW
FLR.	FLOOR	Q.T.	QUARRY TILE	W/	WITH
F.D.	FLOOR DRAIN	QTY.	QUANTITY	W/O	WITHOUT
FT.	FOOT, FEET	R.	RADIUS	WD.	WOOD
				WKG.	WORKING

GENERAL NOTES

1. The AIA document A201 "General Conditions of the Contract for Construction", latest edition or other contract between Owner and General Contractor,are hereby made a part of these contract documents, except as amended herein. One copy to be forwarded to architect.

2. The contract documents consist of the Contract for Construction, the general notes, the specifications, and the drawings, which are cooperative and continuous. Work indicated or reasonably implied in any one of the documents shall be supplied as though fully covered in all. Any discrepancy between the different parts should be reported to the architect immediately.

3. All work shall comply with all state and local codes and ordinances and shall be performed to the highest standards of craftsmanship by journeyman of the appropriate trades.

4. These documents are intended to include all labor, materials, equipment and services required to complete on a turnkey basis all work described or implied herein. It is the responsibility of the contractor to bring to the attention of the architect any conditions, which will not permit constrcution according to the intentions of these documents. It is the responsibility of the architect to provide details and/or directions regarding design intent where it is required for construction.

5. Any materials proposed for substitution of those specified or called out by trade name in these documents shall be presented to the architect for review. The contractor shall submit samples when required by the architect and all such samples shall be reviewed by the architect before the work is performed. Work must conform to the reviewed samples. Any work which does not conform shall be removed and replaced with work which conforms, at the contractors expense. Sub-contractors shall submit requests and samples for review through the general contractor when work is let through him or her. Required verifications and submittals are to be made in adequate time as not to delay work in progress.

6. All requests for substitutions of items specified shall be submitted in writing to the architect and will be considered only if better service facilitates more advantageous delivery date or a lesser price with credit to the client will be provided without sacrificing quality, appearance, and/or function. Under no circumstance will the architect be required to prove that a product proposed for substitution is or is not of equal quality to the product specified.

7. All work shall be erected plumb and true to line in accordance with best practices of the trade and manufacturers' recommendations for the particular item.

8. Shop drawings shall be submitted to the architect for his or her review where called for anywhere in these documents. Review shall be made by the architect before work is begun, and work shall conform to the reviewed shop drawings subject to replacement as required for samples in paragraph 5, above.

9. The building inspector shall be notified by the contractor when there is need if inspection as required by the uniform building code or by any local code or ordinance.

10. The contractor shall be responsible for the safety and care of adjacent properties during construction for compliance with federal and state OSHA regulations, and for the protection of all work until it is delivered completed to the owner.

11. All dimensions noted take precedence over scaled dimensions. Detailed drawings take precedence over smaller scale drawings.

12. Contractor shall verify and coordinate all openings through floors, ceilings, and walls with design drawings, and structural, mechanical, plumbing and electrical systems.

13. Contractor will assume responsibility for items requiring coordination and resolution during the bidding process.

14. Contractor shall verify all space dimensions as shown with existing job conditions before starting construction.

15. Contractor shall, when work is installed or exisiting finishes are disturbed, refinish such areas to match existing.

16. The contractor shall check and verify contract documents and field conditions for accuracy confirming that all work is buildable as shown before proceeding with construction. If there are any questions regarding these or other coordination questions, the contractor is responsible for obtaining clarification with the architect before proceeding with work or related question.

17. Any questions regarding the intent of the drawings or specifications are to be clarified with the architect before ordering materials or proceeding with the work in question or related work.

18. All items are new unless called out as "existing".

19. Any discrepancies in dimensions or conditions to be immediately brought to the attention of the architect.

ARCHITECTURAL DRAWING LIST

A - 1.0 3D PERSPECTIVES
A - 1.1 INFO SHEET
SURVEY (BY OTHERS)

A - 2.0 SITE DATA CALCULATIONS
A - 2.1 SITE PLAN

A - 3.1 FLOOR PLANS
A - 3.2 ROOF PLAN

A - 4.1 ELEVATIONS
A - 4.2 ELEVATIONS

A - 5.1 SECTIONS
A - 2.5 TYPICAL WALL SECTION

A - 7.1 DETAILS
A - 7.2 BUILDERS' GUIDE DETAILS
A - 7.3 BUILDERS' GUIDE DETAILS

STRUCTURAL DRAWING LIST

S0.001 GENERAL NOTES

S2.001 FOUNDATION & MAIN LEVEL PLAN
S2.002 UPPER LEVEL & ROOF FRAMING PLAN

S6.001 SECTIONS & DETAILS
S6.002 ADVANCED FRAMING DETAILS

PROJECT DATA

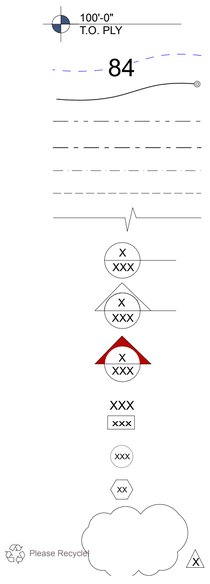
PROJECT LOCATION
533 GARFIELD AVE,
CARBONDALE COLORADO

OWNER
ASPEN CENTER FOR ENVIRONMENTAL STUDIES (ACES)

ARCHITECT
GREEN LINE ARCHITECTS
STEVE NOVY, PRINCIPAL ARCHITECT
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F: 970.963.0265
E: snovy@greenlinearchitects.com

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EVOLVE STRUCTURAL DESIGN
1040 MAIN STREET
CARBONDALE, CO 81623
T: 970.510.0773

GENERAL CONTRACTOR
MM-EIGHT CONSTRUCTION
715 GRAND AVE.
GLENWOOD SPRINGS, CO 81623
SUPERINTENDENT: NICK SHIRLEY
C: 970.987.4402



TOP OF ELEVATION

EXISTING CONTOUR

NEW CONTOUR

BUILDING ENVELOPE

PROPERTY LINE

CENTER LINE

HIDDEN LINE

BREAK LINE

DETAIL NO.
SHEET NO.

BUILDING SECTION
SHEET NO.

ELEVATION
SHEET NO.

ROOM NAME
ROOM NUMBER

DOOR MARK

WINDOW MARK

NUMBERED
REVISION

MATERIAL INDICATIONS

EARTH
- COMPACTED FILL
- POROUS FILL
- UNDISTURBED SOIL

CONCRETE
- CAST
- GROUT

MASONRY
- CONCRETE BLOCK
- BRICK
- STONE

METAL
- METAL ROOFING
- STEEL

INSULATION
- BATT
- RIGID

FINISHES
- GYP BD
- CARPET
- CERAMIC TILE
- STONE TILE
- ACOUSTICAL TILE

ELEVATION MATERIAL INDICATIONS
- PLASTER / STUCCO
- STONE VENEER
- TILE
- SHINGLES
- RIVER ROCK

WOOD
- FINISH
- ROUGH
- BLOCKING
- GLU-LAM
- PLYWOOD

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ACES
533 GARFIELD AVENUE
CARBONDALE, COLORADO

STATE OF COLORADO
STEVEN A. NOVY
29249
LICENSED ARCHITECT

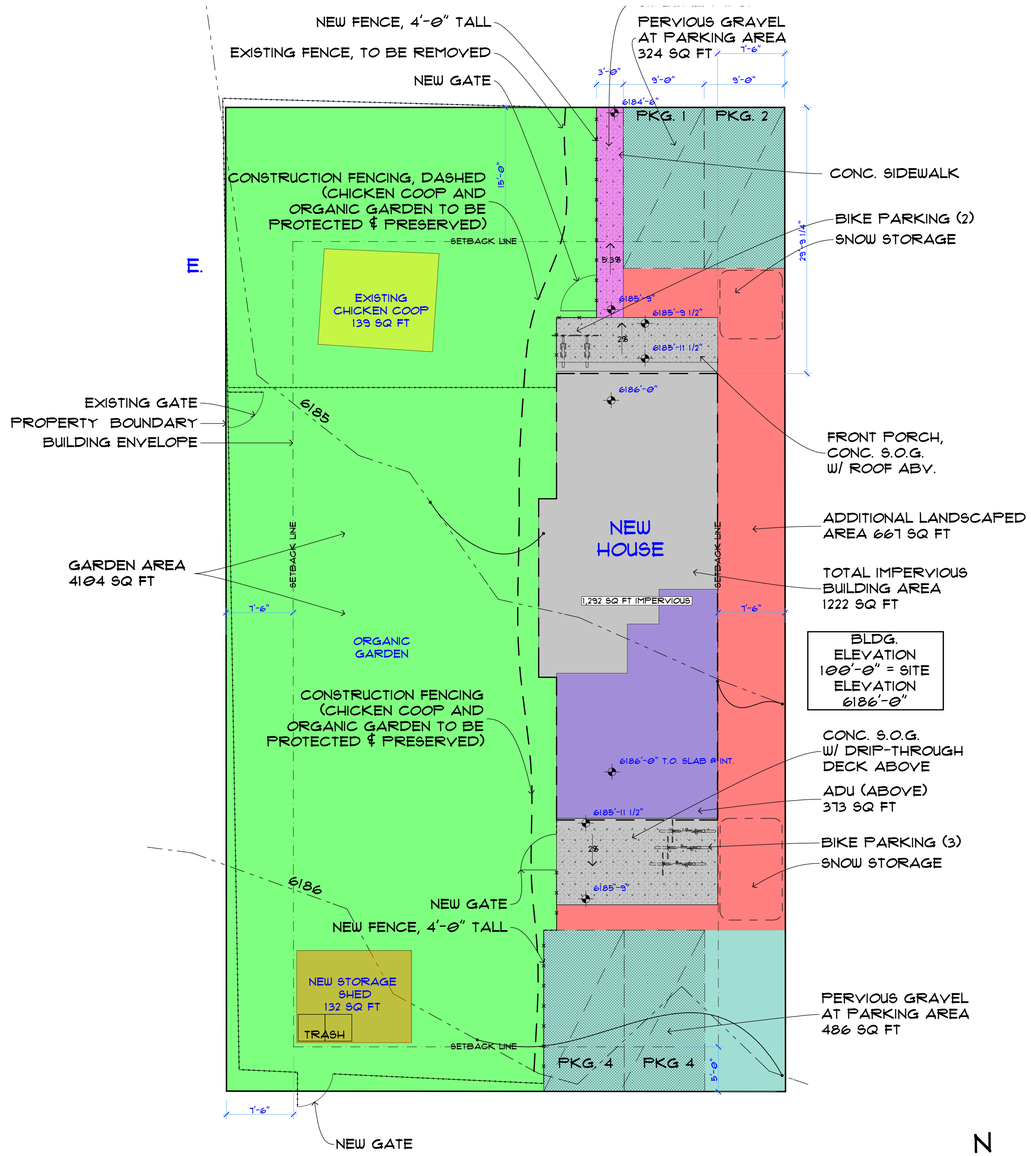
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INFO SHEET

A-1.1

Date Printed: 7/16/18 ACES - Garfield Ave Residence6-COORDINATION

ACES Teacher Housing - 533 Garfield Ave. Carbondale , CO			
Site Data Calculations			
Total Number of Dwelling Units	(1) 3 Bedroom House	(1) ADU	TOTAL
Floor Area for Each Dwelling Unit (SQ FT)	1508	373	1881
Lot Area		6875	SQ FT
Lot Dimensions	62'-6" (east to west)	110'-0" (north to south)	
Setbacks	Front- 15'-0" feet	Sides- 7'-6"	Rear- 5'-0"
Area of Impervious Surfaces	House-	1222	SQ FT
	Chicken Coop-	139	SQ FT
	Shed-	132	SQ FT
	Sidewalk-	77	SQ FT
Total (SQ FT)	**1570**	**22.84% of lot area**	
			(52% allowable)
Bulk Storage Space	132 SF (shed)		
Landscaped /Garden Area	Garden-	4104	SQ FT
	Addtl. Landscaped Area-	667	SQ FT
Total Area of Private Outdoor Open Space		**4771**	**SQ FT**
Total Parking Spaces	4 Cars	5 Bikes	
	648 SQ FT		



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

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CARBONDALE, COLORADO

STATE OF COLORADO — STEVEN A. NOW — 29324 — LICENSED ARCHITECT

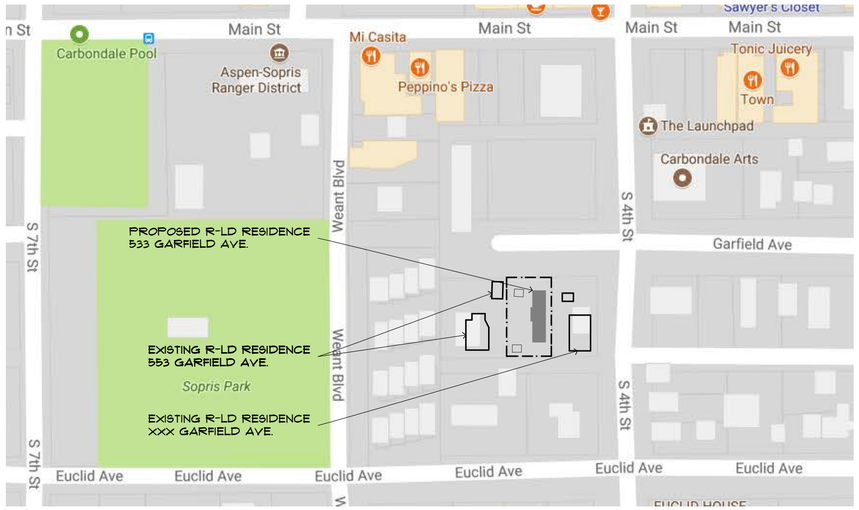
BY	DATE	DESCRIPTION
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SITE DATA CALCULATIONS

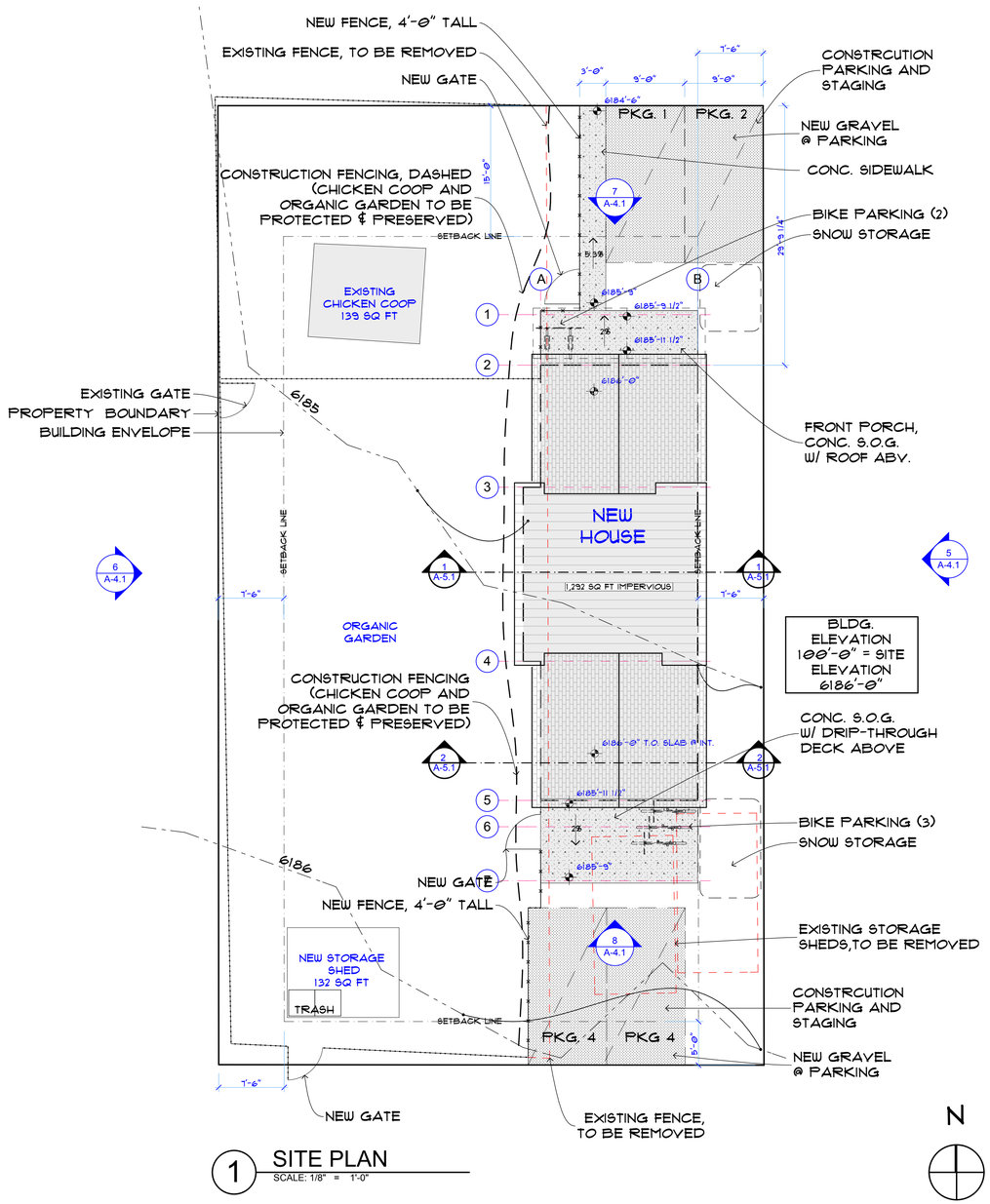
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2 VICINITY MAP
SCALE: 1" =100'



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

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5, BLOCK 18 ,
TOWN OF CARBONDALE, COUNTY OF GARFIELD
STATE OF COLORADO

THE LAND REFERRED TO IN THIS LAND TITLE GUARANTEE COMPANY COMMITMENT DATED MARCH 16, 2016 IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 12 AND 1/2 FEET OF LOT 3 AND LOTS 4 AND 5
BLOCK 18 , TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

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CARBONDALE, COLORADO

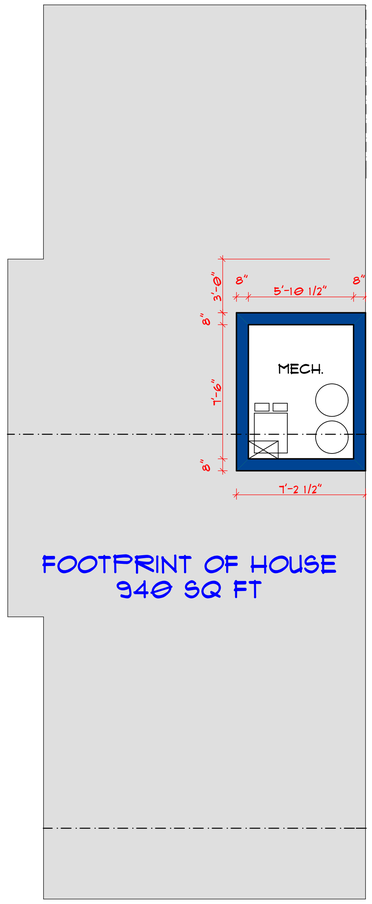
STATE OF COLORADO
STEVEN A. NOVY
2022.03
LICENSED ARCHITECT

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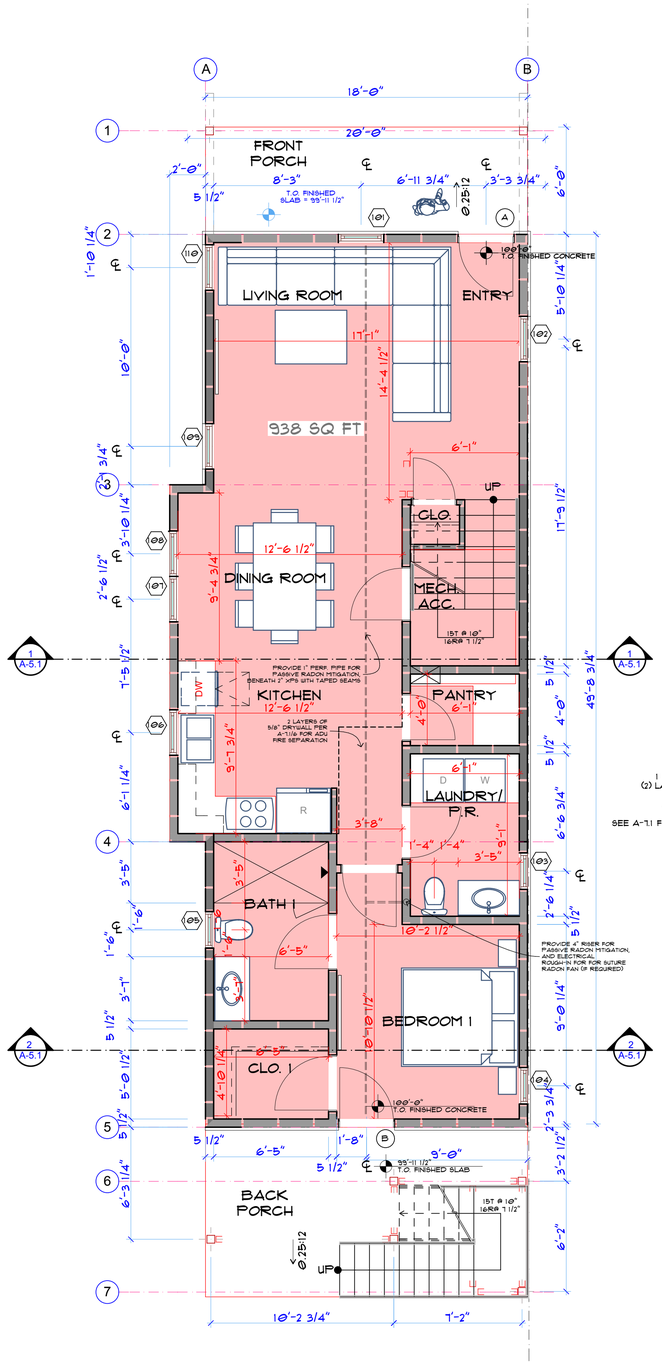
SITE PLAN

A-2.1

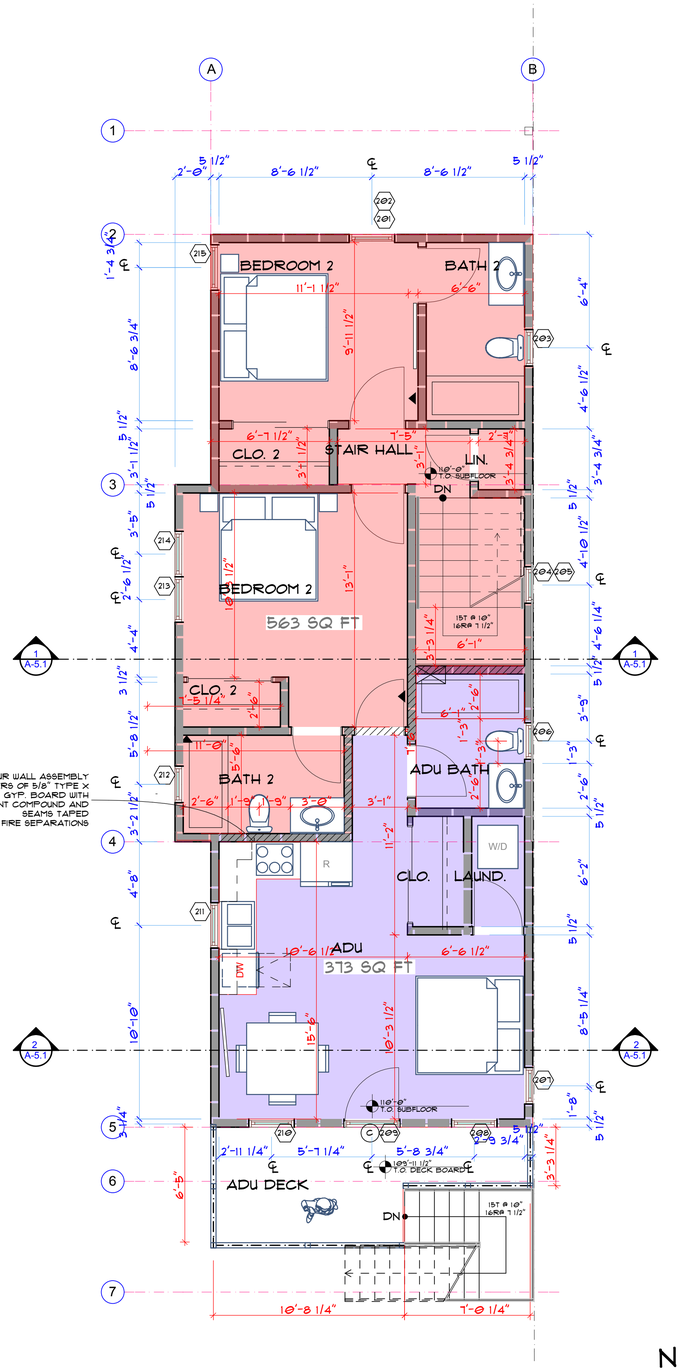
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3 MECHANICAL VAULT
SCALE: 1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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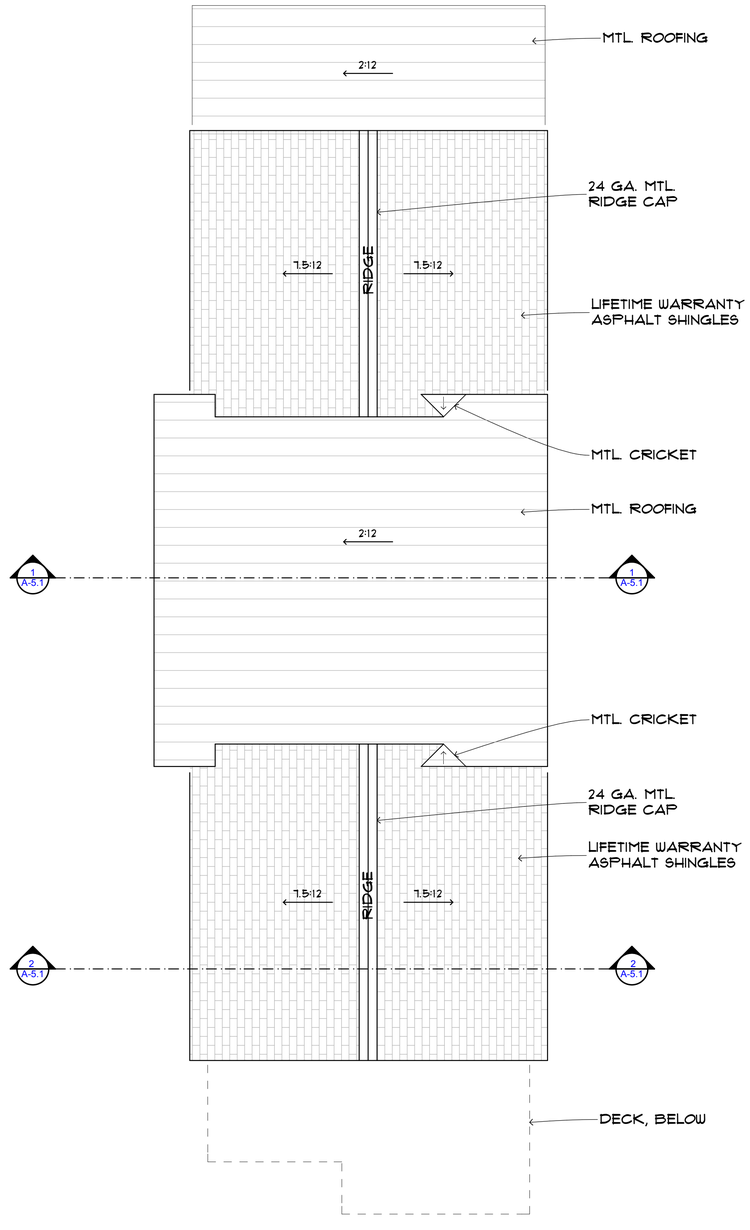
STATE OF COLORADO
STEVEN A. NOVY
23022/43
LICENSED ARCHITECT

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FLOOR PLANS

A-3.1

Date Printed: 7/16/18 ACES - Garfield Ave Residence6-COORDINATION



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

N

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CARBONDALE, COLORADO

STATE OF COLORADO
STEVEN A. NOWY
23324J3
LICENSED ARCHITECT

BY	DATE	DESCRIPTION
SN/IE	7.16.18	PERMIT SET

ROOF PLAN

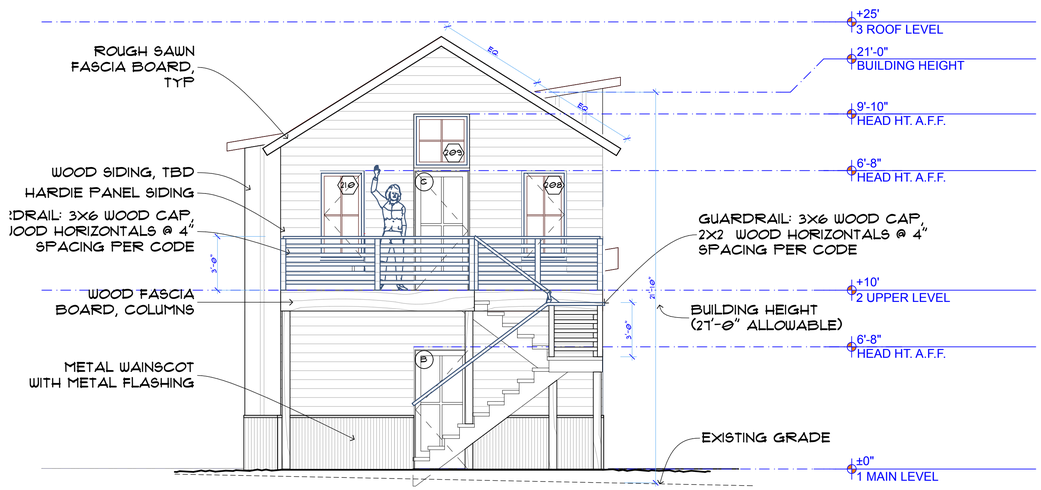
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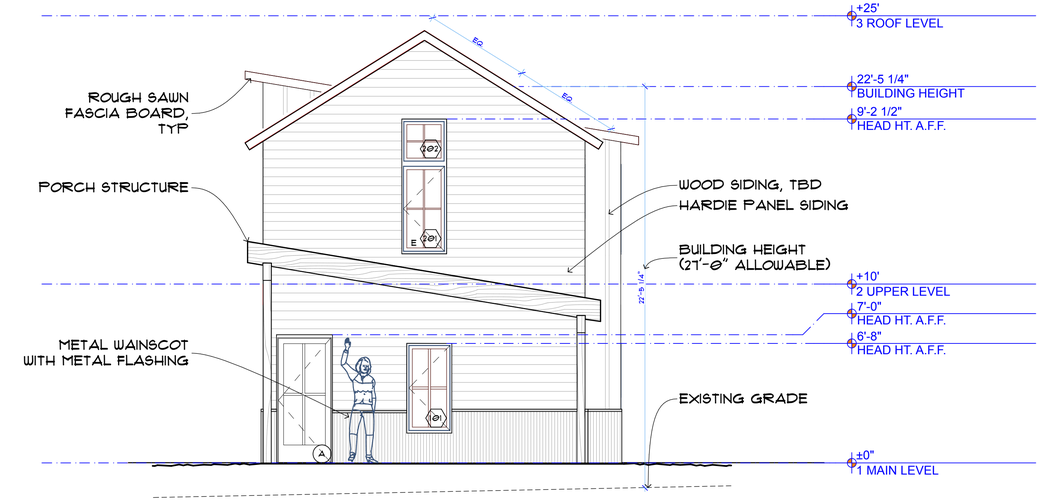
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WINDOW AND EXTERIOR DOOR SCHEDULE

MARK	FRAME SIZE		OPERATION TYPE	EGRESS	TEMP.	APPROXIMATE U-VALUE	GLAZING	JAMB DEPTH	NOTES
	WIDTH	HEIGHT							
WINDOWS									
101	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	-
102	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	
103	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
104	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
105	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
106	2'-0"	3'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
107	2'-6"	5'-0"	FIXED	-	-	0.26	TBD	2X6 WALL	MULLED TO 108
108	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	MULLED TO 107
109	2'-6"	5'-0"	FIXED	-	-	0.26	TBD	2X6 WALL	
110	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	
201	2'-6"	5'-0"	CASEMENT	EGRESS	-	0.26	TBD	2X6 WALL	MULLED TO 202
202	2'-6"	2'-6"	FIXED	-	-	0.26	TBD	2X6 WALL	MULLED TO 201
203	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
204	2'-0"	4'-6"	CASEMENT	-	TEMP.	0.26	TBD	2X6 WALL	
205	2'-0"	2'-0"	FIXED	-	-	0.26	TBD	2X6 WALL	
206	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
207	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
208	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	
209	3'-0"	3'-0"	FIXED	-	-	0.26	TBD	2X6 WALL	MULLED TO DOOR C
210	2'-6"	5'-0"	CASEMENT	-	-	0.26	TBD	2X6 WALL	
211	2'-6"	3'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
212	2'-0"	2'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
213	2'-6"	5'-0"	FIXED	-	-	0.26	TBD	2X6 WALL	MULLED TO 214
214	2'-6"	5'-0"	CASEMENT	EGRESS	-	0.26	TBD	2X6 WALL	MULLED TO 213
215	2'-6"	3'-0"	AWNING	-	-	0.26	TBD	2X6 WALL	
EXTERIOR DOORS									
A	3'-0"	7'-0"	LH	-	TEMP	0.26	TBD	2X6 WALL	
B	3'-0"	6'-8"	LH	-	TEMP	0.26	TBD	2X6 WALL	
C	3'-0"	6'-8"	RH	-	TEMP	0.26	TBD	2X6 WALL	MULLED TO WINDOW 209



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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BY	DATE	DESCRIPTION
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ELEVATIONS

A-4.1

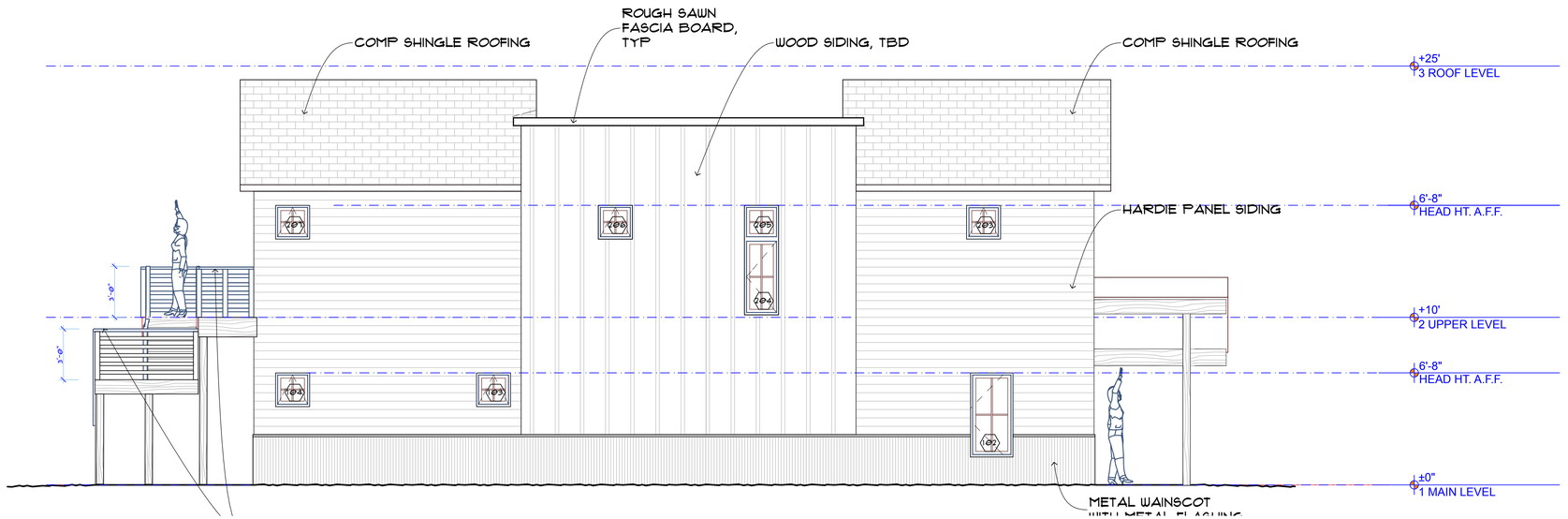
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1 WEST ELEVATION

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



2 EAST ELEVATION

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

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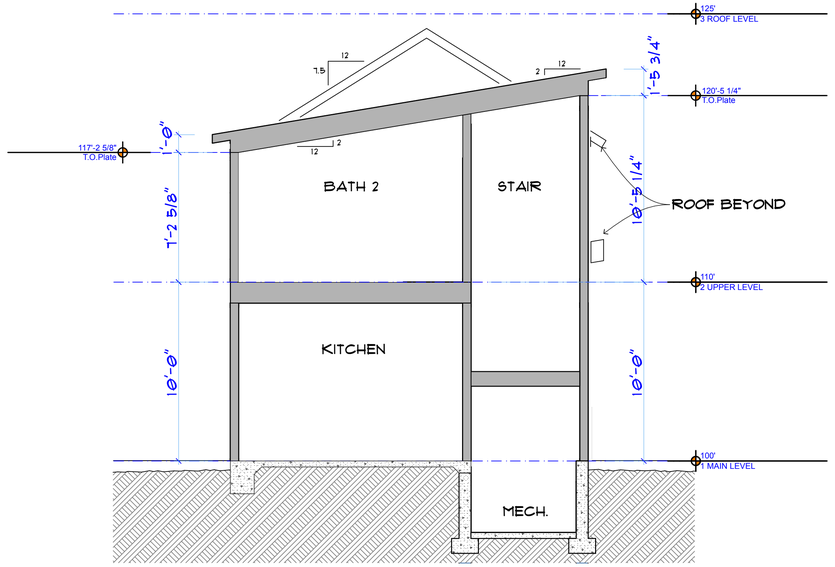
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BY	DATE	DESCRIPTION
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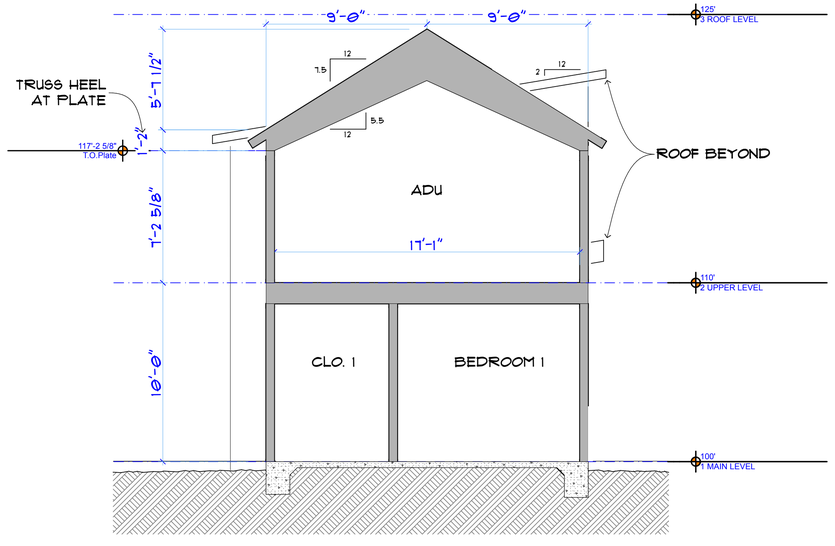
ELEVATIONS

A-4.2

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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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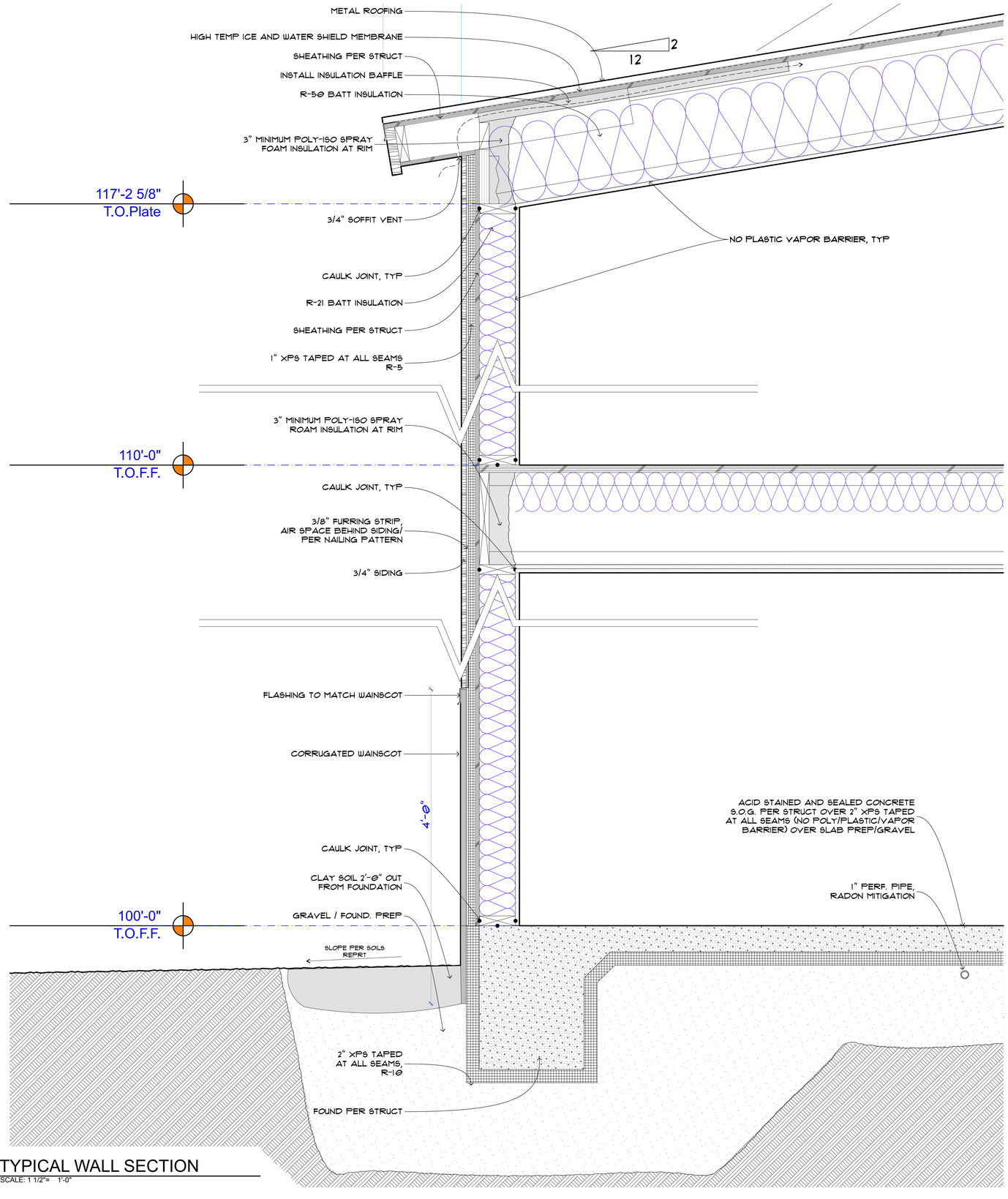
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SECTIONS

A-5.1

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3 TYPICAL WALL SECTION
SCALE: 1 1/2"= 1'-0"

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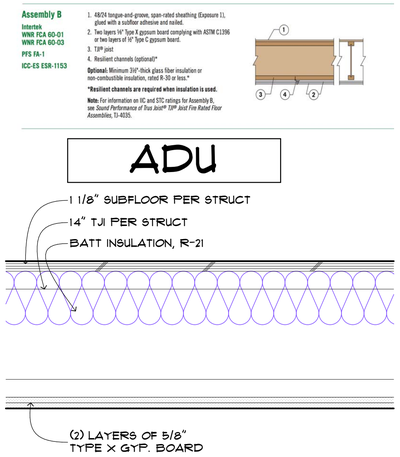
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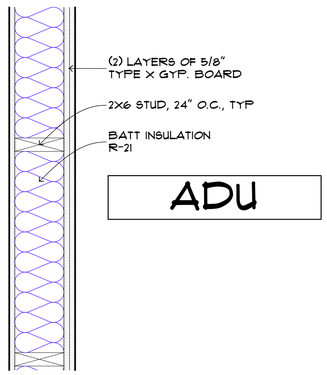
TYPICAL WALL SECTION

A-5.2

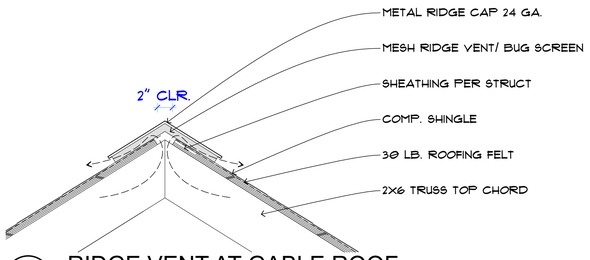
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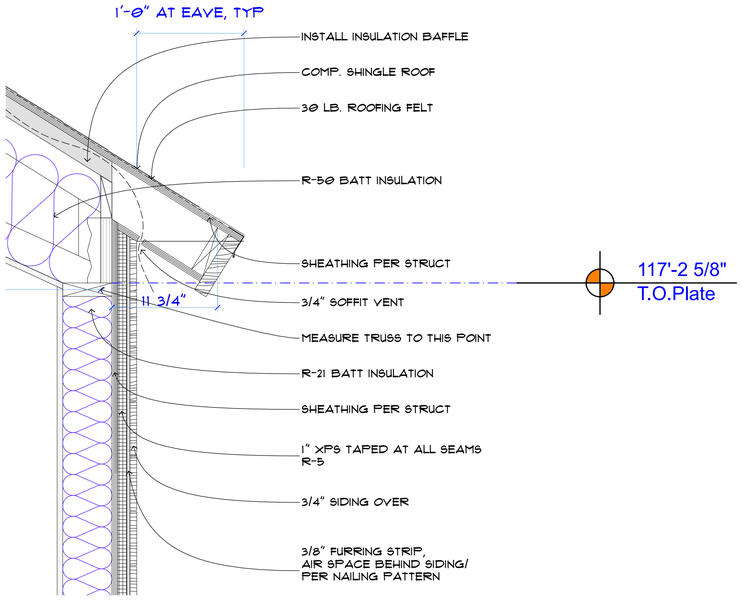
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SCALE: 1 1/2"= 1'-0"



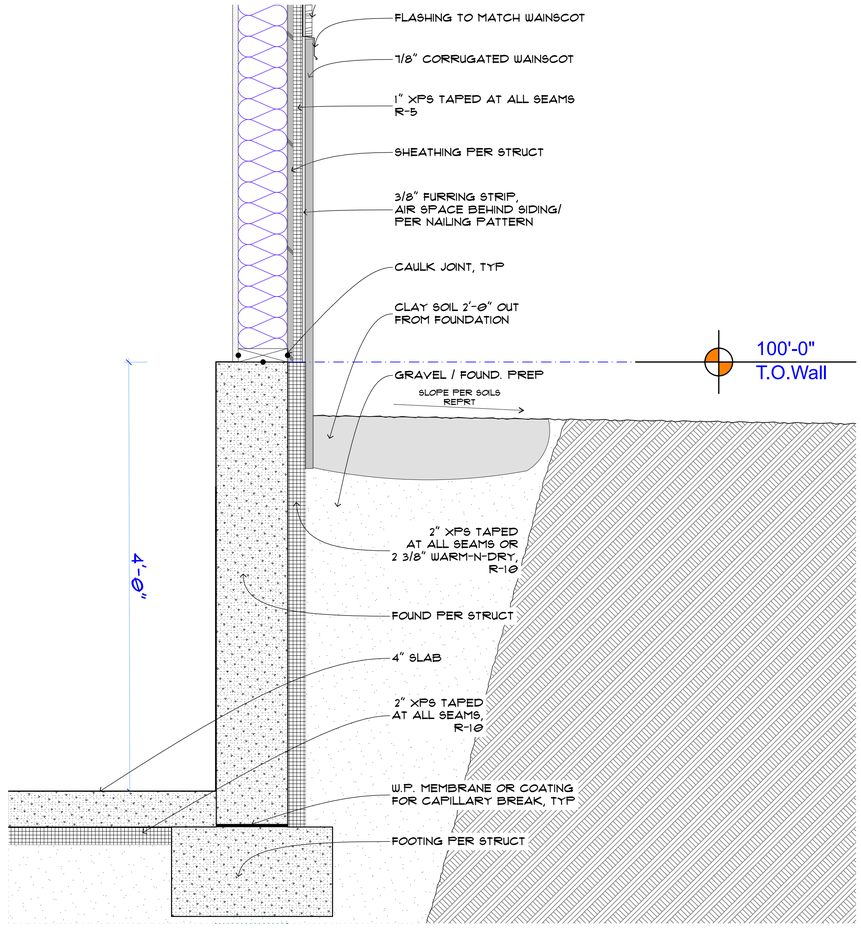
7 1 HR. FIRE SEPARATION @ WALL
SCALE: 1 1/2"= 1'-0"



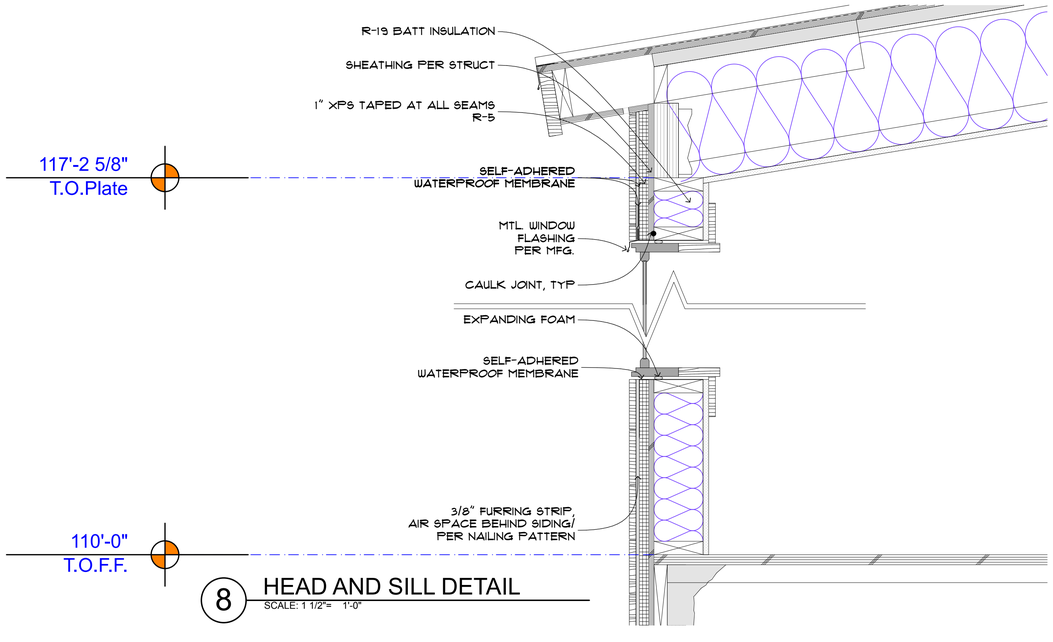
3 RIDGE VENT AT GABLE ROOF
SCALE: 1 1/2"= 1'-0"



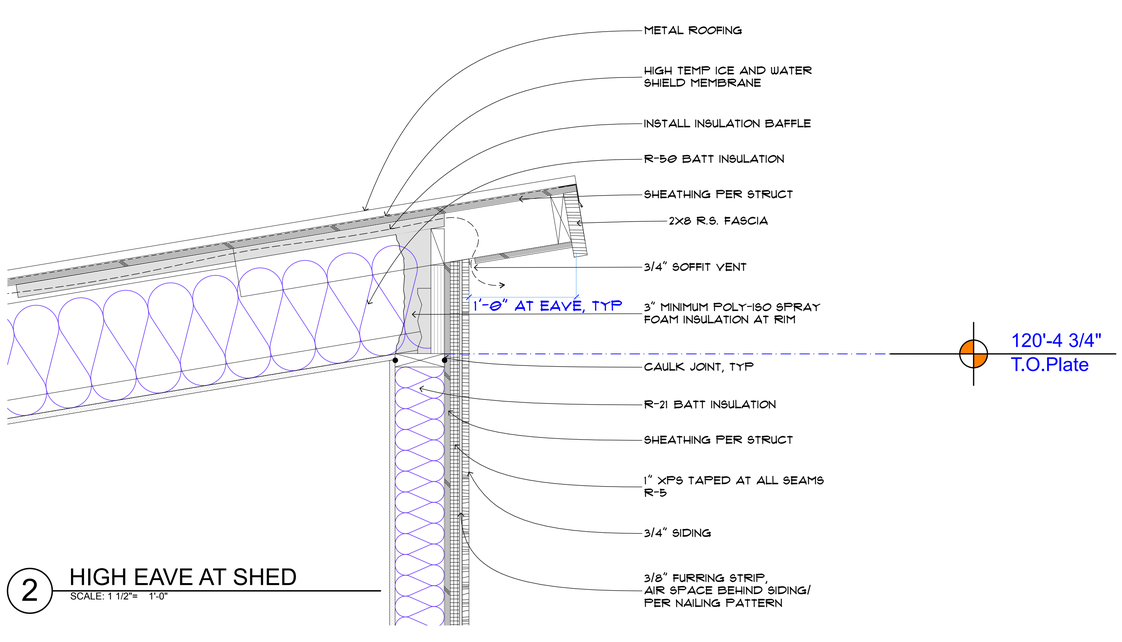
4 TYPICAL SOFFIT AT GABLE ROOF
SCALE: 1 1/2"= 1'-0"



1 WALL AT MECH VALUT
SCALE: 1 1/2"= 1'-0"



8 HEAD AND SILL DETAIL
SCALE: 1 1/2"= 1'-0"



2 HIGH EAVE AT SHED
SCALE: 1 1/2"= 1'-0"

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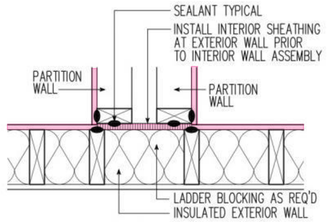
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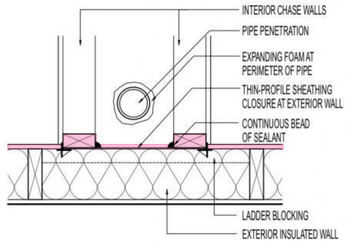
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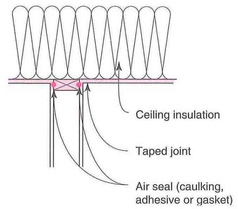
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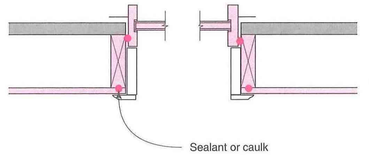
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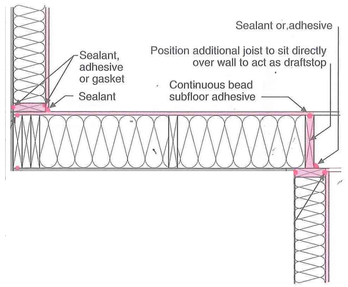
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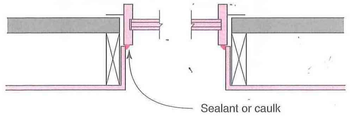


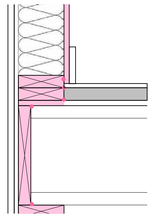


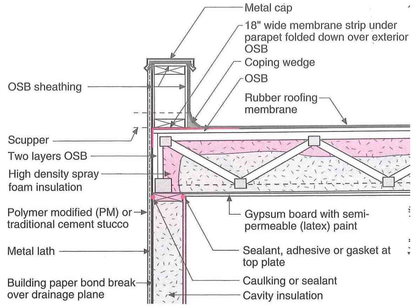


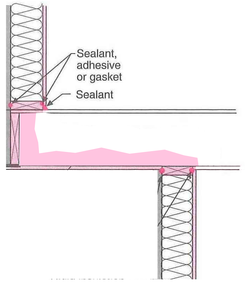


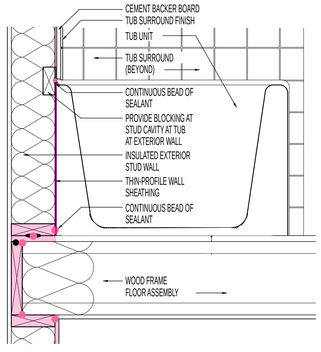


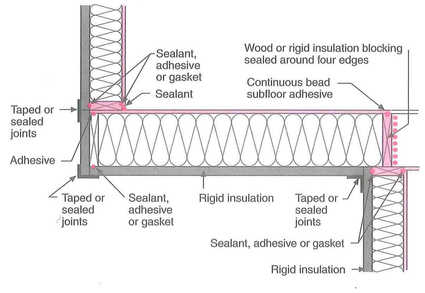


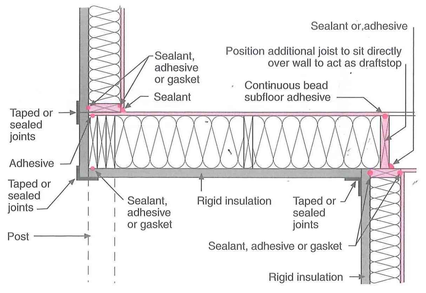


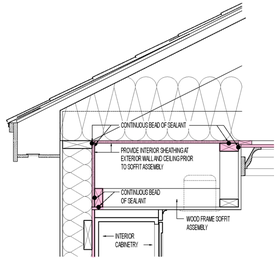


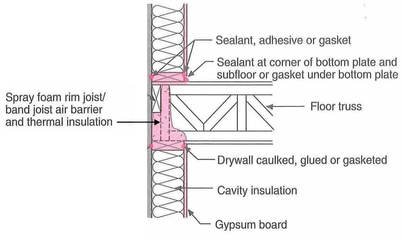


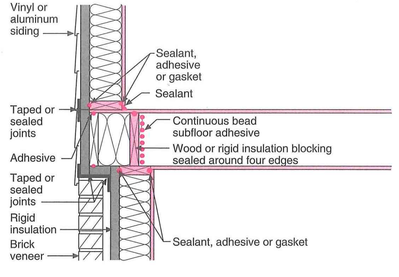


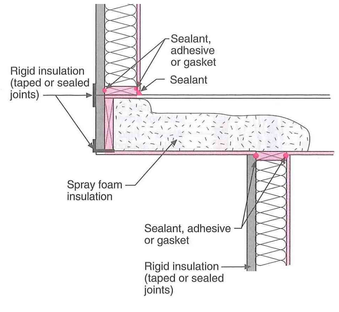












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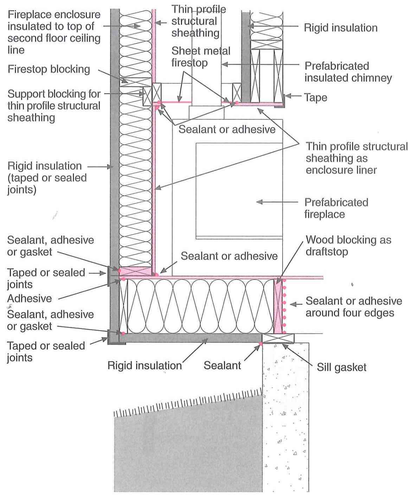


Figure 11.33
Fireplace Section

- Clearances around chimney to be determined by manufacturer's recommendations and local codes.
- Exterior combustion air with a damper should be provided to all fireboxes.
- Ideally, chimneys should be installed within the interior of the building enclosure. Alternatively, chimney enclosures should be insulated full height to keep chimney flue pipes warm to ensure sufficient draft during the "die-down" stages of a fire. Insulated chimney flues are preferred.
- Use of sealed combustion, direct vent gas fireplaces eliminate the need for chimneys

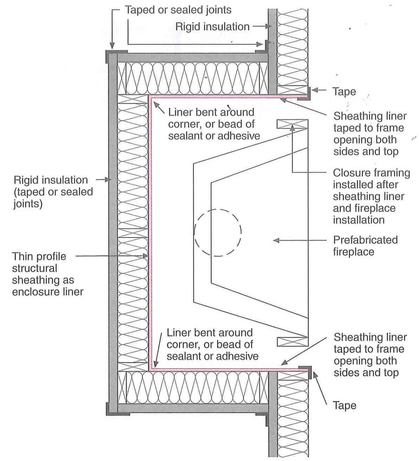


Figure 11.34
Fireplace Section

- Clearances around chimney to be determined by manufacturer's recommendations and local codes.
- Exterior combustion air with a damper should be provided to all fireboxes.
- Ideally, chimneys should be installed within the interior of the building enclosure. Alternatively, chimney enclosures should be insulated full height to keep chimney flue pipes warm to ensure sufficient draft during the "die-down" stages of a fire. Insulated chimney flues are preferred.
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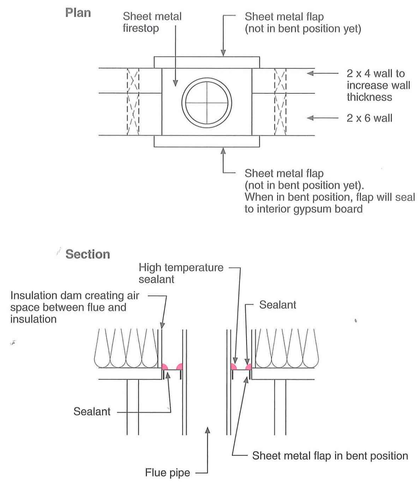
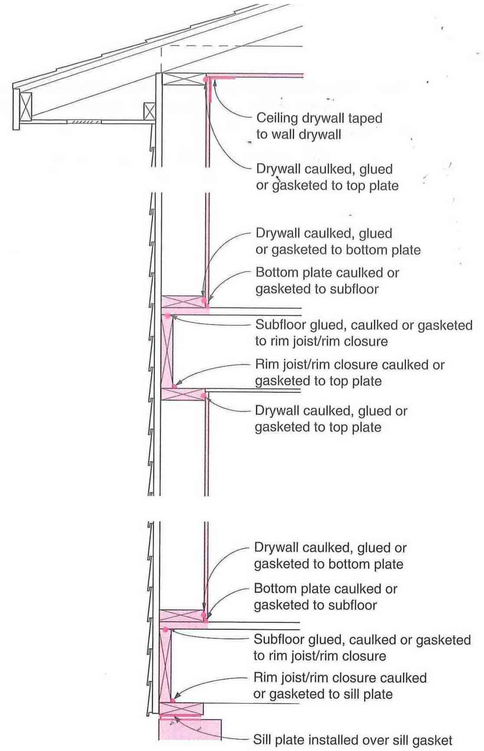
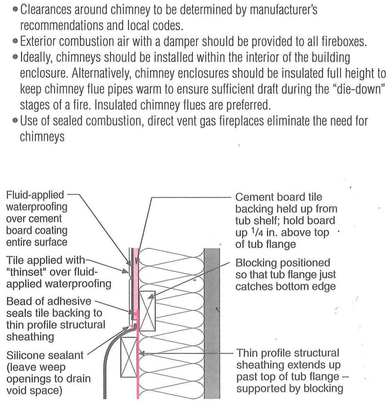


Figure 11.35
Flue Closure

- Interior gypsum board sealed with adhesive to sheet metal flap or firestop





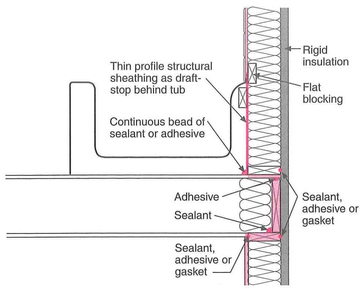


Figure 11.30
Tub Framing – Section

- Flat blocking allows cavity insulation to be installed behind tub draftstop
- Cement board tile backing is recommended in place of "green board."
- Cement board is not waterproof, it must be coated with a fluid applied waterproofing
- Installing "tar paper" behind cement board is not recommended as there is no provision to drain penetrating shower water back into the tub enclosure

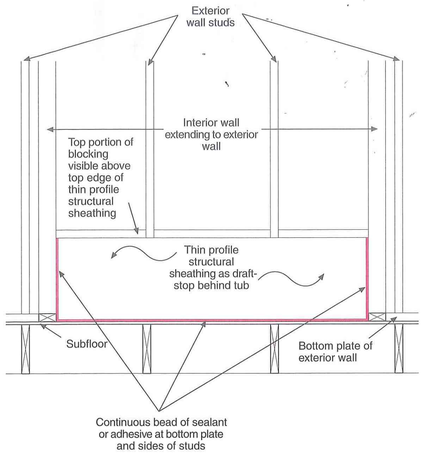
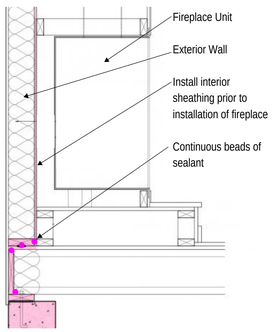


Figure 11.32
Tub Framing – Interior Elevation



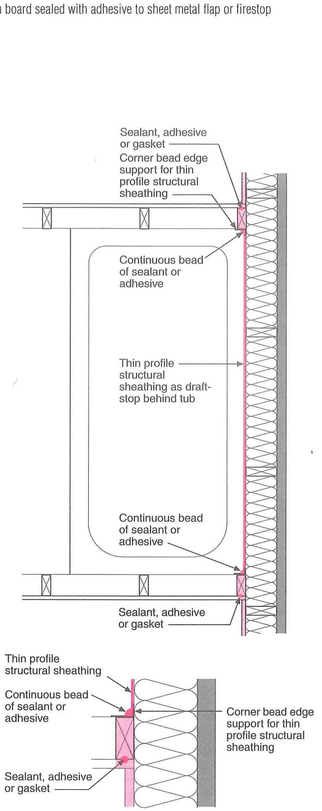
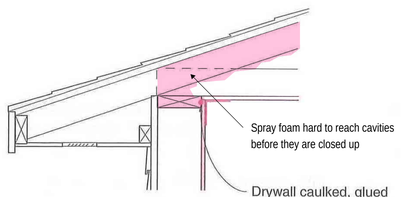
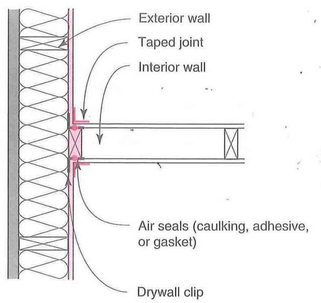


Figure 11.31
Tub Framing – Plan





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TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Board of Trustees Agenda Memorandum

Meeting Date: 9-27-18

TITLE: 275 South 4th Street – Special Use Permit for Accessory Dwelling Unit, Minor Site Plan Review

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Land Use Application

BACKGROUND

This is a public hearing to consider a Special Use Permit and a Minor Site Plan Review for the purpose of allowing an Accessory Dwelling Unit (ADU) in a proposed accessory structure (Garage) at 275 South 4th Street.

The property is in the OTR Zone District.

DISCUSSION

The ADU would be 599 sq. ft. and would be located above a proposed garage structure to be located to the North of the existing house.

The allowed height for an accessory structure on an OTR lot is 21 feet on lots larger than 7,000 sq. ft, in this case the lot is 11,000 sq. ft. in size.

Standards for Accessory Dwelling Unit

UDC Section 4.4.4.A.1-4 include the following standards for ADUs:

- Only one ADU on the property.
- ADU's are required to be attached, except in the OTR Zone district.
- The detached ADU shall be located on the side or rear of the primary structure.
- The ADU will have a separate exterior entrance.
- The ADU will be no more than one bedroom.
- Separate water and sewer service will not be provided.
- The ADU will not be under separate ownership.

The application meets these standards.

There are additional ADU standards in UDC Section 4.4.4.A.5 for residential structures of historical significance the OTR Zone District. These have been listed below with a comment in italic responding to how the standards have been met.

1. A residential structure in the OTR zone district is of historical significance if the majority of the predominant elements of the structure were constructed prior to 1925.

   The primary structure was built in approximately 1913. It was modified and rehabilitated about 2012.

2. Detached ADU's may be permitted on a lot containing a residential structure of historical significance within the OTR zone district.

   The ADU is being placed in a new accessory building within the footprint of the proposed garage.

3. The Planning Commission may allow a reduction in the parking standards for an ADU in the OTR district pursuant to Section 5.8 when it is demonstrated that the reduction will contribute to the preservation of the historical character of a residence of historical significance within the OTR zoning district and such reduction will not adversely affect neighboring properties.

   There is no request for a reduction in parking.

4. The minimum size of an ADU shall be 300 ft.

   The ADU would be 599 ft.

5. The maximum size of an ADU shall be 10% of the total lot size up to a maximum unit size of 650 ft.

   The lot size is 11,000 sq. ft. which would allow a 650 sq. ft. unit. The applicant is requesting 599 sq. ft.

FISCAL ANAYLSIS

There would no fiscal impacts on the Town if this application is approved.

RECOMMENDATION

Staff is supportive of the proposal. It would result in a small ADU near the downtown.

Staff recommends that the following motion be approved**: Move to approve the Special Use Permit, and a Minor Site Plan Review with the findings and conditions in the Staff Report.**

Conditions

1. All development shall comply with the Site Plans and Building Elevations submitted with the application.

2. Water rights for the ADU shall be due at the time of building permit.

3. The applicant shall be responsible for all building permit fees, tap fees and other associated fees at the time of building permit.

4. All other 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.

5. The Applicant shall also pay and reimburse the Town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings

Special Use Permit for ADU

1. The proposal meets the purposes of the zone district in the OTR zone district, specifically care has been taken to meet all criteria, regulations and dimensional requirements. The proposed ADU will be contained within the existing volume of the garage.

2. The special use shall comply with all applicable fire, building, occupancy and other municipal code provisions as a building permit will be required for the ADU and garage;

3. The special use shall not have a significant traffic impact the neighborhood.

4. The special use shall not otherwise have an adverse effect upon the character of surrounding uses.

5. The impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.

6. The use shall not create a nuisance and such impacts shall be borne by the property owners of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.

7. Access to the site is adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.

8. The project is in scale with the existing neighborhood or will be considered to be in the scale with the neighborhood as it develops in the immediate future as all uses will presently be accommodated within the existing volume of the structures. No new structures are being built.

9. The project maximizes the use of the site's desirable characteristics.

Site Plan Review

1. The site plan is consistent with the Comprehensive Plan as it provides smaller ADU units near the downtown and preserves and enhances a historic structure;

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 practical development and design standards set forth in this code.

4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale,

Prepared By: John Leybourne, Planner

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

Pre-Application Meeting Date_____
Fees 600.00 Date Pd 8-15-18

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: Peter Davidoff Phone: 970 443 0879

Applicant Address: 275 S 4th Street

E-mail: peter.davidoff@gmail.com

Owner Name: Peter Davidoff Phone: 970 443 0879

Address: 275 S4th Street, Carbondale, CO 81623

E-mail: peter.davidoff@gmail.com

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

275 S4th Street, Carbondale, CO 81623

PART 2 – PROJECT DESCRIPTION

General project description:

Two story building that complements the architecture of the main house.
First floor of the building is a garage, the 2nd floor is a one-bedroom.

Size of Parcel: 11,000 sq ft # Dwelling Units: 1cur, 2proposed Sq Ftg Comm: 630sqft ADU

Type of Application(s): Minor Site Plan Review for ADU

Existing Zoning: OTR Proposed Zoning: OTR

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.

Applicant Signature — Date: Aug 13th 2018

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

Owner Signature — Date

Owner Signature — Date: Aug 13th 2018

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing document was acknowledged before me this 13th day of August 2018, by Peter Davidoff.

Witness my hand and official
My commission expires: 07/02/2019

CINDY J PENA GUTIERREZ
Notary Public
State of Colorado
Notary ID 20074025492
My Commission Expires Jul 2, 2019

Notary Public

Town of Carbondale
Minor Site Plan Review
Checklist

(970) 963-2733

Project Name:	Davidoff Garage/ADU
Applicant:	Peter Davidoff
Applicant Address:	275 S 4th Street
Location:	275 S 4th Street
Date:	August 13th, 2018
Staff Member:	

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- ☐ Filing Fee of $600 **and Land Use Application (separate attachment)**

- ☐ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:
  a. A site plan on a dimensioned plat of the property clearly indicating the following information:
    i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
    ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
    iii. The location on the site of all existing and proposed buildings and structures;
    v. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
    v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
    vi. The location of existing and/or proposed drainage facilities;

Permit #: TBD

Address: 275 Fourth Street

Payer: Peter Davidoff

Valuation		Use Tax Total		0.00

301		Building Permit
301		Mechanical Permit
301		Plumbing Permit
303	$ -	Plan Check Fees
302		Contractor License
302	$ -	BEST Test
305	$ -	Use Tax 3%
306	$ -	Use Tax 0.5%
326	$ -	Efficient Bldg Permit Fee
308		Water Meter Sales
321		RTA 1%
309		Water Sales Tax 7.4%
316		Water Tap Fees
316	$ -	Prepaid Water EQR
317		Sewer Tap Fees
317	$ -	Prepaid Wasterwater EQR
324	$ -	Water Rights Dedication
310	$ -	Developer Dedication /RVR-Her[illegible] Kay PUD-Fox Run
313	$ -	Developer Contribution
314	$ 600.00	Zoning, Variance, Subdivision
314	$ -	Special Use Permit
318	$ -	Development Parking Fees
312	$ -	Park Dedication
319	$ -	Excavation Permits
319	$ -	Sign Permits
1004	$ -	Map Sales
304	$ -	School Fees In Lieu of Land
303		Plan Check Fees

Total Fees Due:	$ 600.00

Maximum of

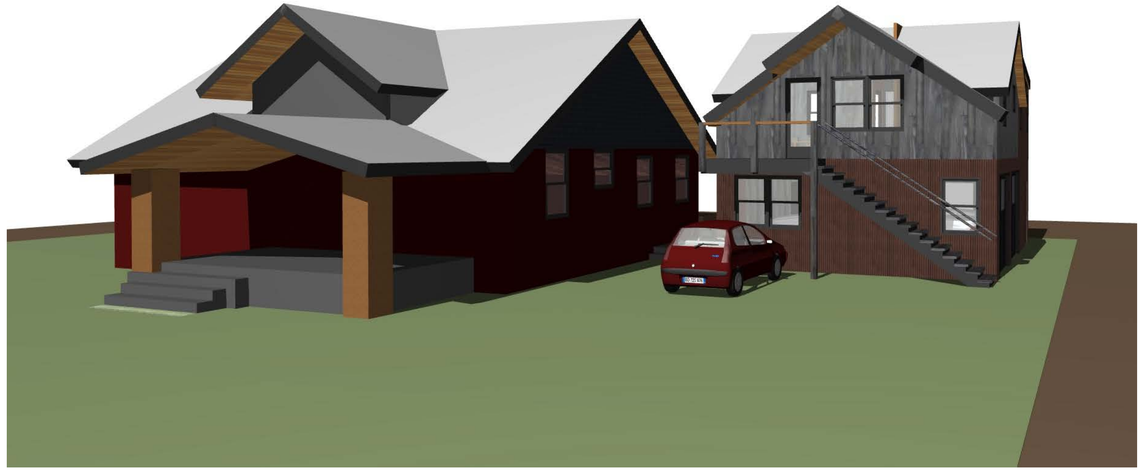
Town of Carbondale
511 Colorado Ave
Carbondale CO 81623 970-963-2733

Receipt No: 1.150484 Aug 16, 2018

DAVIDOFF, PETER

Previous Balance:	.00
Building & Planning	
275 FOURTH ST TBD	600.00
Total:	600.00
Check	
Check No: 1007	600.00
Total Applied:	600.00
Change Tendered:	.00

Duplicate Copy
08/15/2018 3:57 PM



1 EAST PERSPECTIVE VIEW



3 NORTHEAST PERSPECTIVE VIEW



2 WEST PERSPECTIVE VIEW

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GARAGE / ADU ADDITION
215 S. 4TH ST.
CARBONDALE, COLORADO



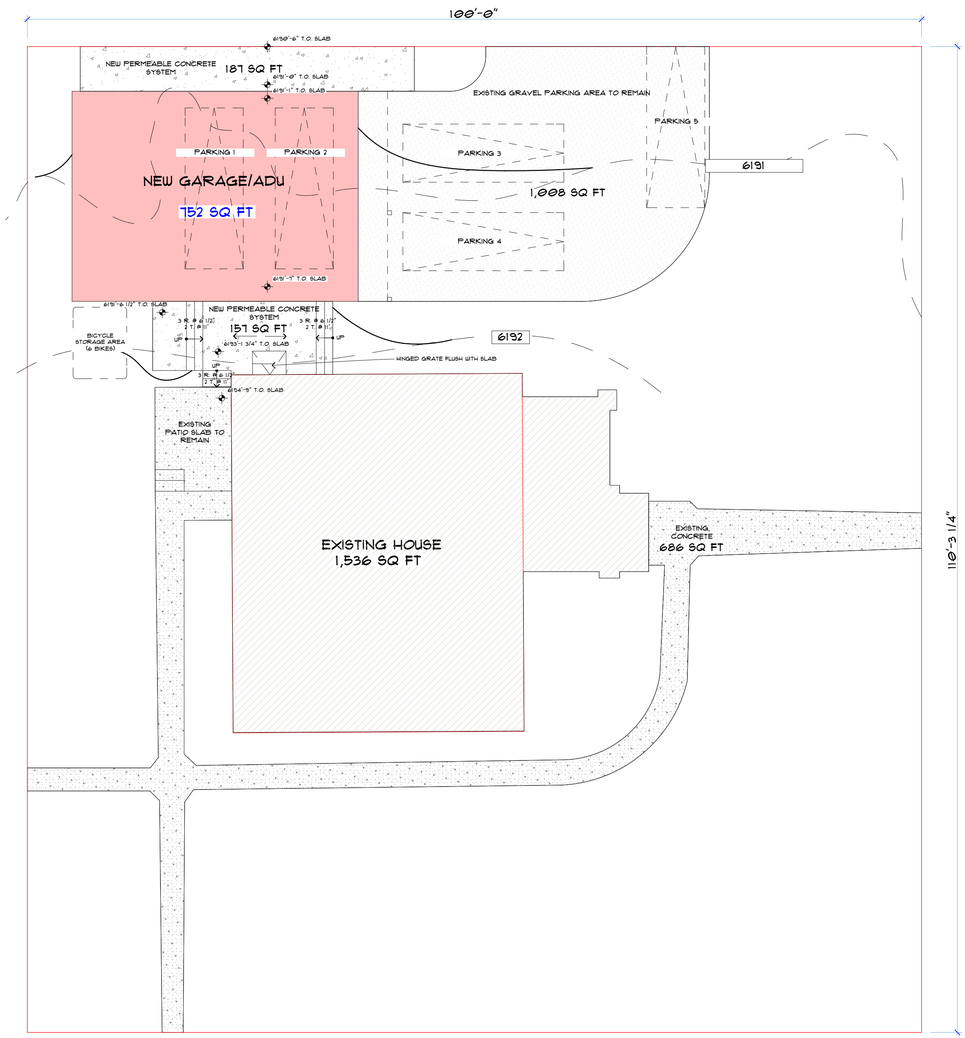
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	8.15.18	MINOR SITE PLAN REVIEW

PERSPECTIVES

A-1.0

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Site Data Calculations			
Total Number of Dwelling Units	(1) 3 Bedroom House	(1) ADU	
			TOTAL
Floor Area for Each Dwelling Unit (SQ FT)	2144	599	2743
Lot Area		11,000	SQ FT
Lot Dimensions	100'-0" (east to west)	110'-0" (north to south)	
Setbacks	Front- 15'-0" feet	Side - 5'-0"; Side, street 10'-0"	Rear- 5'-0"
		Existing	New
Area of Impervious Surfaces	House-	1537	752
	Concrete walkways	686	
	Subtotal	2223	752
		Total (SQ FT)	2975
			27.05%
			(29% allowable)
Bulk Storage Space	none		
Landscaped /Garden Area	Garden-	300	SQ FT
	Addtl. Landscaped Area-	7725	SQ FT
Total Area of Private Outdoor Open Space		8025	SQ FT
Total Parking Spaces	5 Cars	5 Bikes	



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

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	8.10.18	SD - OWNER REVIEW
	8.15.18	MINOR SITE PLAN REVIEW

SITE PLAN

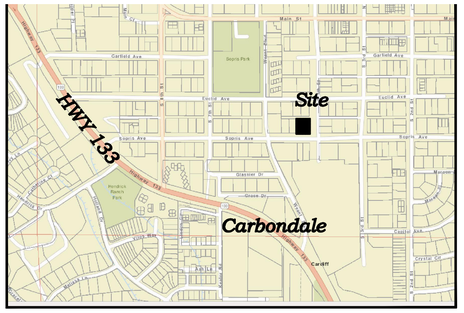
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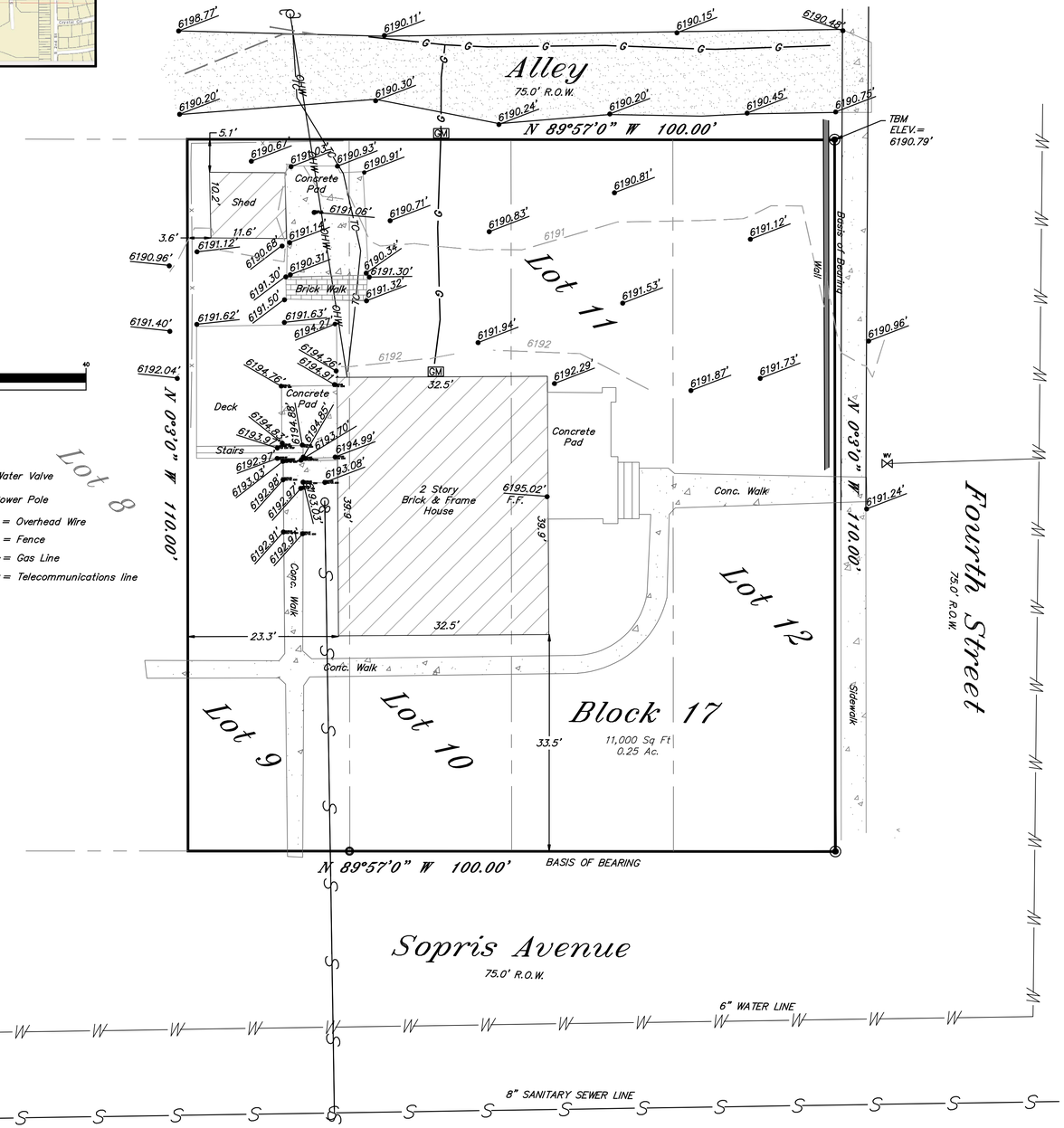
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TOPOGRAPHICAL SURVEY MAP

LOTS 9 AND 12, BLOCK 17, TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 300'



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Contour Interval = 1.0'

Legend

- C = Cable Pedestal
- ET = Electric Transformer
- P = Phone Pedestal
- GM = Gas Meter
- XXXX.XX' = Spot Elevation
- = Cleanout
- WV = Water Valve
- = Power Pole
- OHW = Overhead Wire
- x = Fence
- G = Gas Line
- TC = Telecommunications line

LEGAL DESCRIPTION:
LOTS 9 AND 12, BLOCK 17, TOWN OF CARBONDALE
COUNTY OF GARFIELD
STATE OF COLORADO

LEGEND AND NOTES:

- ◉ INDICATES FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 15710
- DATE OF SURVEY: JULY 27, 2018
- UNIT OF MEASUREMENT: US SURVEY FOOT
- LOCATION OF IMPROVEMENTS BASED ON VISIBLE OWNERSHIP LINES.
- BEARINGS ARE BASED UPON A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 15710 AT THE SOUTHEASTERLY CORNER AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 15710 AT THE NORTHEASTERLY CORNER OF LOT 12 IN BLOCK 17 IN SAID TOWN OF CARBONDALE USING THE BEARING OF N 00°03'00" W
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. NO TITLE COMMITMENT WAS PROVIDED.
- PROPERTY IS SUBJECT TO ALL EASEMENT RESTRICTIONS PER THE TOWN OF CARBONDALE.
- IT IS RECOMMENDED THAT ALL UNDERGROUND UTILITY LOCATIONS BE VERIFIED BEFORE CONSTRUCTION.
- APPROXIMATE LOCATION OF WATER LINE AND SANITARY SEWER LINES WITH SERVICE LINES TO RESIDENCE REFERENCED FROM THE CITY OF CARBONDALE.

SURVEYOR'S CERTIFICATE:

I, JEFFREY ALLEN TUTTLE, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION ON JULY 27, 2018 AND THAT BOTH THE SURVEY AND MAP ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COLORADO REGISTERED JEFFREY ALLEN TUTTLE 33638 PROFESSIONAL LAND SURVEYOR

08/07/2018

JEFFREY ALLEN TUTTLE - PLS 33638 — DATE

NOTE: THIS TOPOGRAPHY MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR TOPOGRAPHIC MAPS. WHERE CHECKED 90% OF POINTS SHOULD BE WITHIN 1/2 THE CONTOUR INTERVAL AND WELL DEFINED POINTS SHOULD BE PLOTTED WITHIN 1/50" OF THEIR TRUE POSITION. CRITICAL DESIGN SHOULD BE BASED UPON SPOT ELEVATIONS, PLEASE CONTACT TUTTLE SURVEYING SERVICES FOR THIS SPOT ELEVATION INFORMATION.

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES
923 Cooper Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email- jeff@tss-us.com

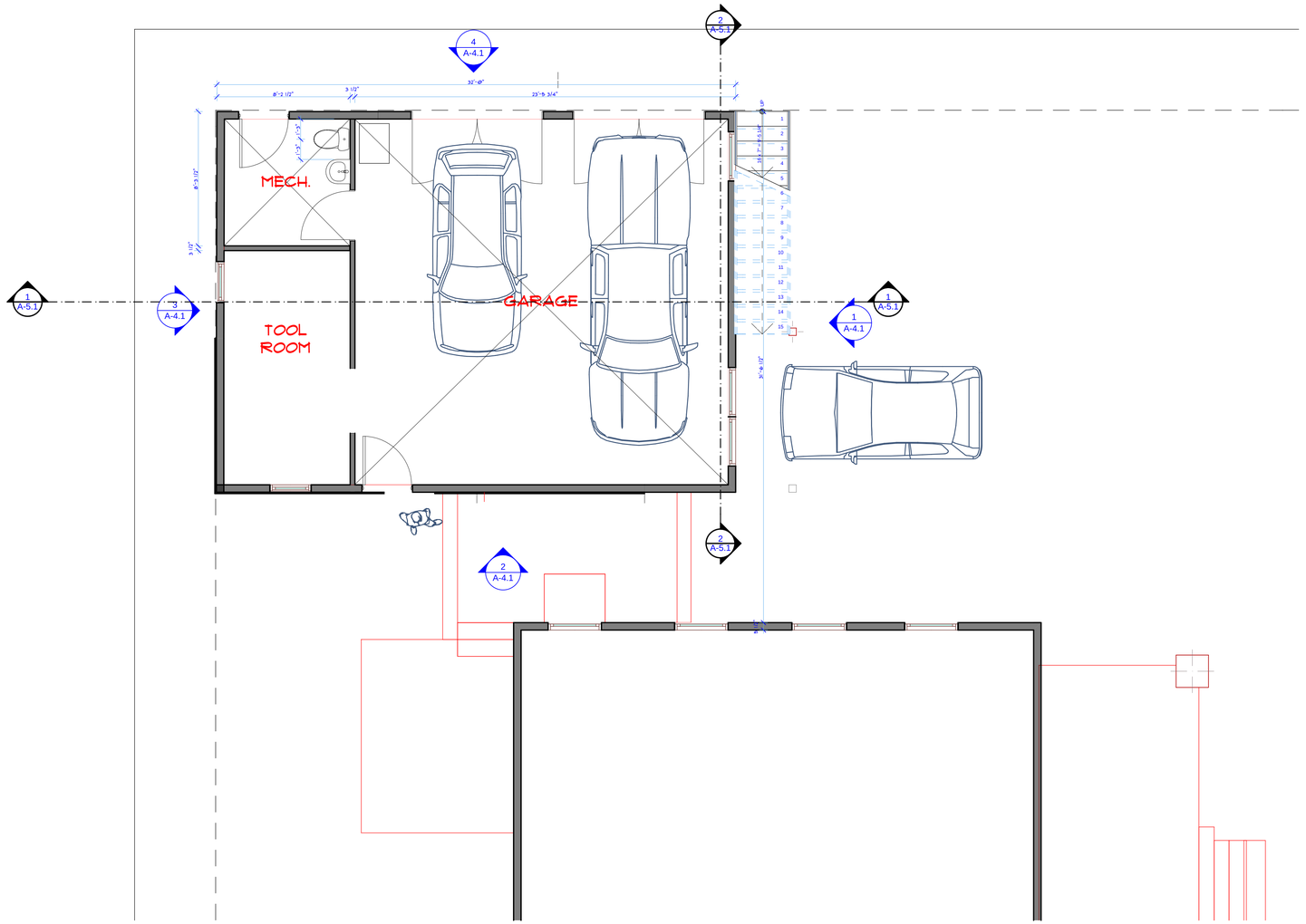
TUTTLE SURVEYING SERVICES

TOPOGRAPHICAL SURVEY MAP

275 S 4th Street
County of Garfield, 81652

Drawn by: DMC
Date: 08/07/2018
Z:\2018\TOWNOF CARBONDALE\LOTS 9TO12BL17_275 4TH.DWG

1 OF 1



1 GROUND LEVEL FLOOR PLAN

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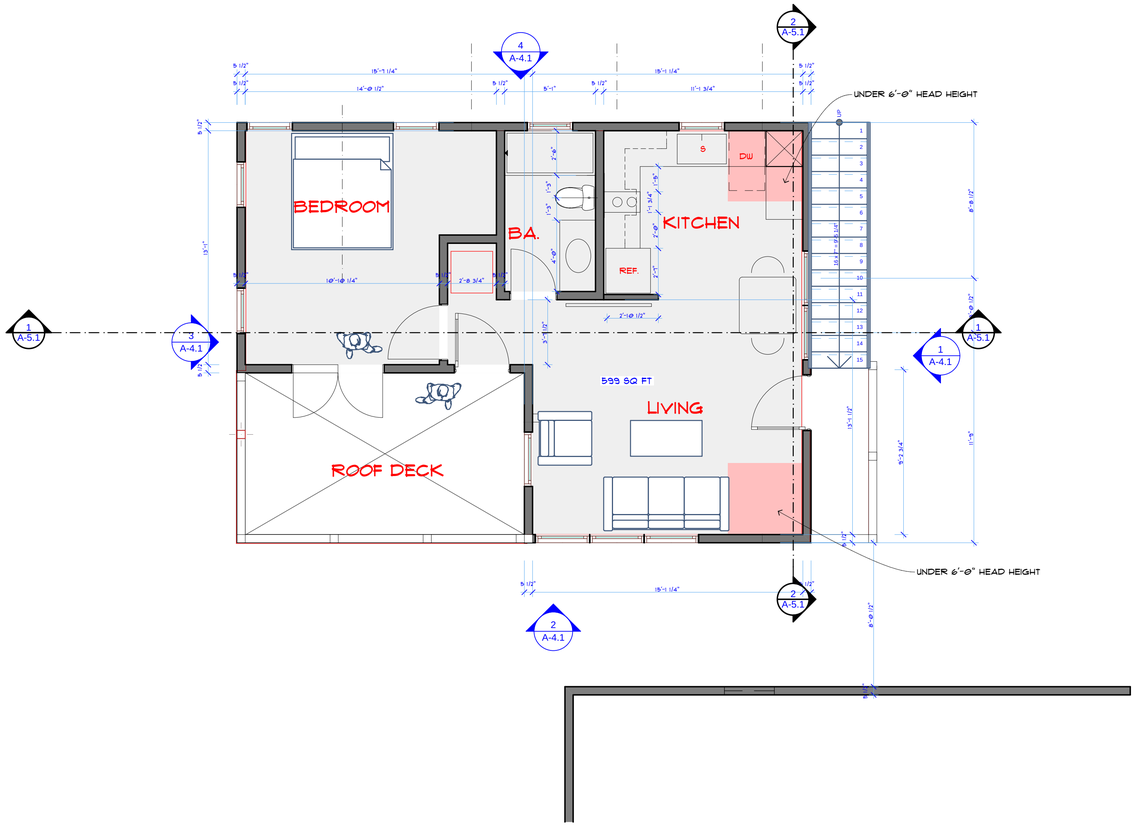
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GROUND LEVEL
FLOOR PLAN

A-3.1

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2 UPPER LEVEL FLOOR PLAN

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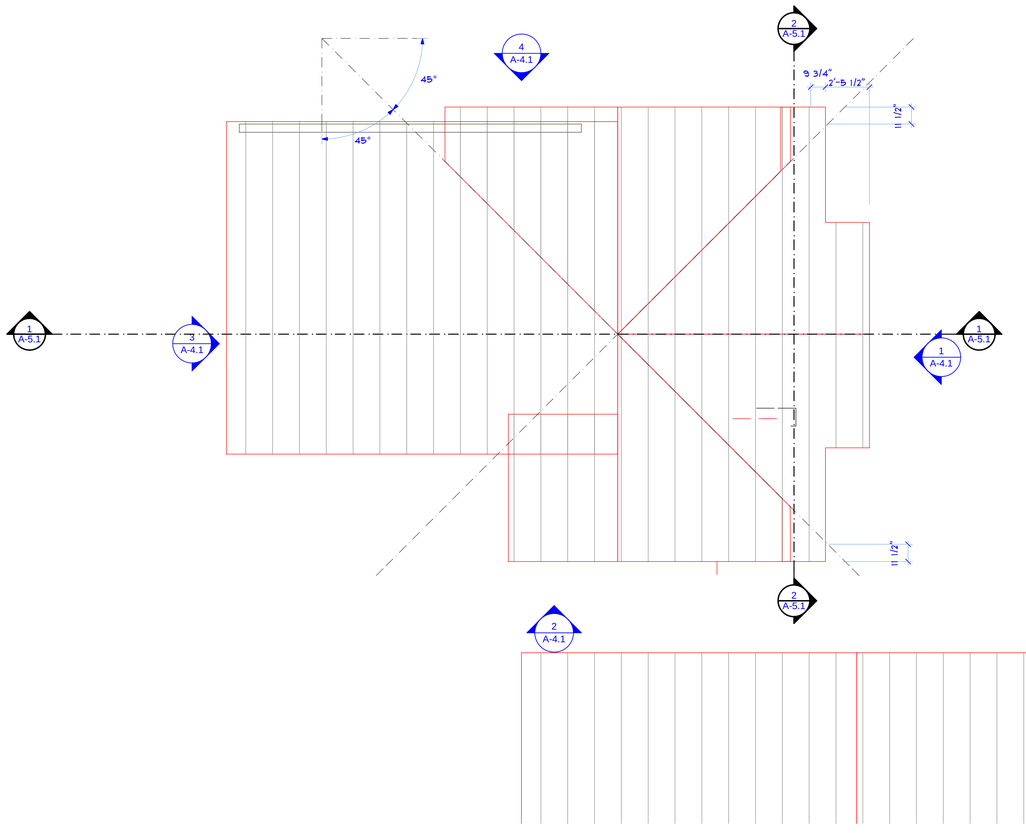
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STEPHEN A. NOWY
2020.03
LICENSED ARCHITECT

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UPPER LEVEL FLOOR PLAN

A-3.2

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3 ROOF PLAN

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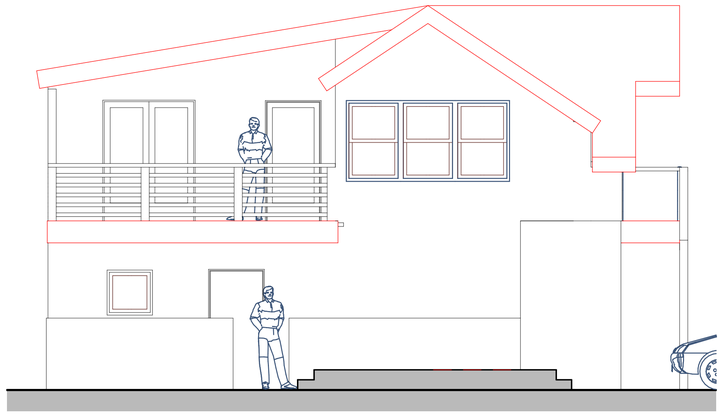
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STEPHEN A. NOWY
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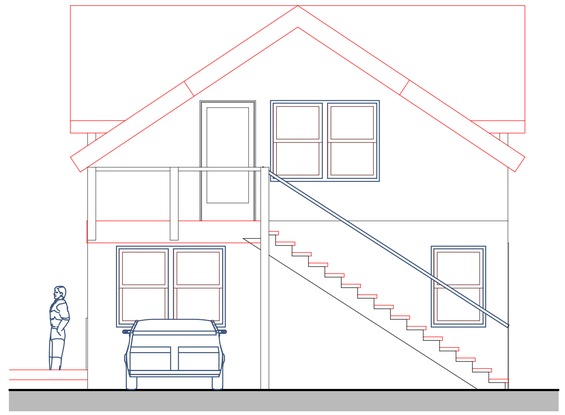
ROOF PLAN

A-3.3

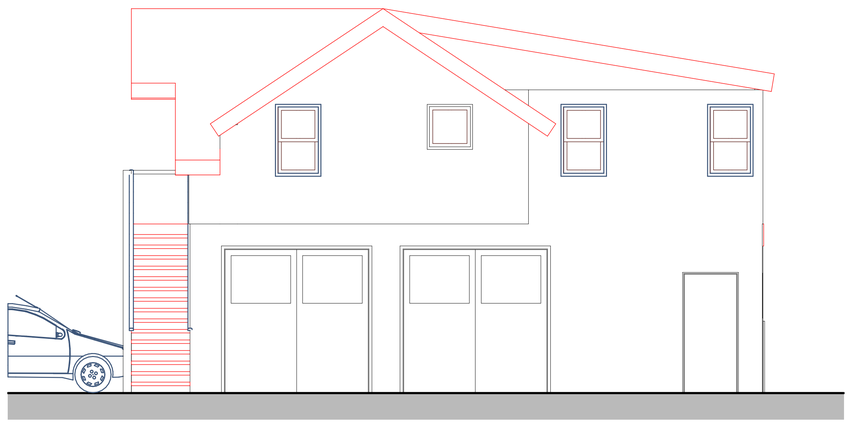
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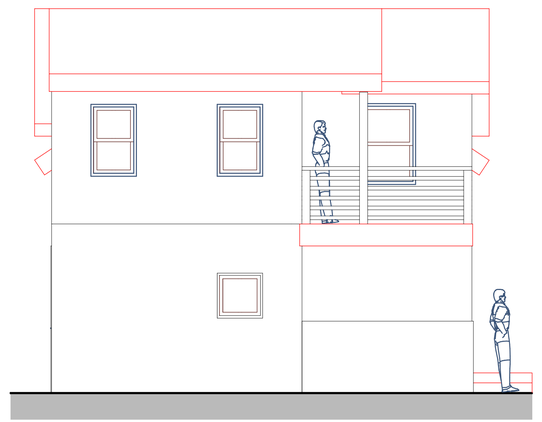
2 SOUTH ELEVATION



1 EAST ELEVATION



4 NORTH ELEVATION



3 WEST ELEVATION

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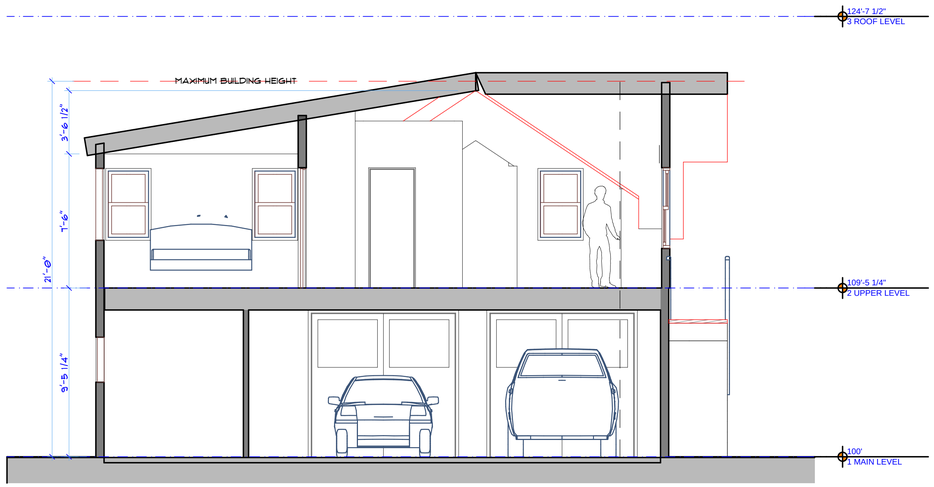
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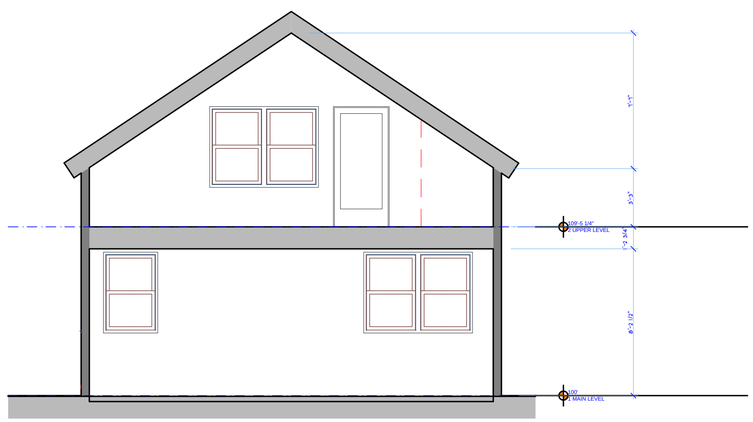
ELEVATIONS

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1 BUILDING SECTION



2 BUILDING SECTION

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SECTIONS

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