



*Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623*

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, January 25, 2018
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00p.m. – 7:05 p.m.
Minutes of the January 11, 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. – 7:40 p.m.
PUBLIC HEARING –Amendment to the UDC- 5.8 Off-Street Parking.....Attachment B
Applicant: Town of Carbondale
Location: Town-wide
6. 7:40 p.m. – 8:40 p.m.
PUBLIC HEARING – Major Site Plan Review, Rezoning, Special Use Permit, Comprehensive
Plan Amendment.....Attachment C
Applicant: Pacifica Senior Living RE Fund, LLC
Location: 295 Rio Grande Avenue & Parcel to the west
7. 8:40 p.m. – 8:45 p.m.
Staff Update – Administrative Report.....Attachment D
8. 8:45 p.m. – 9:00 p.m.
Commissioner Comments
9. 9:00 p.m. – ADJOURN

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

Upcoming P & Z Meetings:
2-8-18 – 689 Main Street - Rezoning
2-22-18 - TBD

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday January 11, 2018

Commissioners Present:

Michael Durant, Chair
Gavin Brooke
Ken Harrington
Nick Miscione, 2nd Alternate
Yuani Ruiz, Chair Pro Tem
Jeff Davlyn

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Marina Skiles
Jay Engstrom, 1st Alternate
Jennifer Gee DiCuollo

Other Persons Present

Matt Verheul, 1199 Village Road
Peter Mueller, 2938 S. Frontage Road, West Vail, CO, 81657
Cindy Suplizio, 2938 S. Frontage Road, West Vail, CO, 81657
Michael Hassig, 689 Lincoln Avenue

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

November 16, 2017 Minutes:

Ken made a motion to approve the November 16, 2017 minutes. Nick seconded the motion, and they were approved unanimously with Yuani and Jeff abstaining, Gavin had not arrived yet.

Other Persons Present

There was no public comment.

Gavin arrived at 7:07 p.m.

PUBLIC HEARING – PUD Amendment

Applicant: Big Sky Holdings – Drs. Verheul

Location: 1199 Village Road

BACKGROUND

John said that this is an application for an amendment to the Commercial/Retail/Wholesale (CRW) Zone District of the Roaring Fork Village PUD.

He stated that the purpose of the amendment is to allow residential units above the ground floor within that zone district.

John outlined the following:

The PUD was annexed in 1978 and development has progressed through today. The PUD consists of several zone districts that include the Residential Multiple Family (RMF), the Commercial Retail Wholesale (CRW) and the Commercial Industrial District (CI).

The proposed amendment would only affect the CRW zone district. The CI district was amended in 1993 in a similar manner.

The proposed amendment is to allow one residential unit per building or per ownership of a lot. The dwelling unit must be on the second or third floor of any building.

Staff would recommend that the proposed revision to the PUD include that any accessory dwelling unit be reviewed under the Site Plan Review Process in Section 2.5.3. of the UDC. The text should not include the \$50 fee for the Conditional Use Permit but still indicate that the applicant must receive a conditional use permit and pay the current fee for a Site Plan Review application.

In addition, Staff would recommend that any new development/redevelopment plan of any lot shall be subject to the process and criteria in Section 2.5.3 of the UDC. This would require that any new development or redevelopment would need to comply with the development and design standards in the UDC.

In addition, the appeal process in the proposed PUD should be removed. Instead, the standard appeal process set out in the UDC should apply.

Uses

The CRW zone district allows office and professional uses, person and small-scale services and retail, indoor entertainment/recreation, miscellaneous uses such as a dance studio, theater, pool room, bowling alley, as well as restaurants and art galleries. The residential use would be added as a conditional use if approved.

The revised PUD would allow flat/apartment style units and live/work units as defined in the UDC.

Parking

As with the 1993 amendment, the applicant is proposing two parking spaces per residential unit.

Comprehensive Plan

The Future Land Use Plan shows this area in both the "Auto Urban" and "Developed Neighborhoods" designation.

The “Auto Urban” designation allows for a flexible mix of retail, restaurants, service commercial, offices and multiple story mixed-use buildings which may include residential upstairs.

The “Developed Neighborhoods” designation provides for neighborhood stability and infill projects. This designation only applies to the Heritage Park portion of the CRW zone district.

The proposed amendment seems to be in compliance with the uses section of the Comprehensive Plan. Staff had suggested that the applicant consider rezoning this area to the new Mixed-Use zone district in the UDC. However, the applicant and other property owners declined to apply for a rezoning to the Mixed-Use at this time.

Rezoning Criteria

The Town may approve a PUD zone text amendment if the proposal meets all of the rezoning criteria 1 – 6 in the report.

FISCAL ANALYSIS

The loss of commercial development within the CRW zone district may result in a loss of sales tax revenue to the Town. However, the proposal may also provide an option for employers to be able to provide housing to their employees.

Yuani disclosed that his employer was noticed, Alpine Bank, but that he has no conflict.

Jeff disclosed that he is a patient of the applicant but that he has no conflict.

Gavin noted that he too is a patient.

Jeff also asked for clarification, he asked if the amendment was for the CRW zone district in the PUD only and that it did not include the underlying zone district.

John answered that it was for the CRW PUD zone district only.

Ken asked for clarification regarding residential on the first floor and whether the wording was from the UDC.

John explained that it was from the CI PUD wording and for a structure with only a single story within the CRW zone district.

Jeff asked what was the current state of this PUD and if it included the residential area to the north of this site.

John said that it included the trail and ditch but that the actual residential neighborhood was straight zoning which is the Gianinetti Subdivision. He also stated that he had spoken to two other owners in the PUD and that they wanted to stay within the PUD and not rezone it.

Michael asked if this application was consistent with the PUD policy that Mark Hamilton had recommended for the UDC amendments.

Janet answered that an additional condition was adherence to new regulations that have been implemented since the original PUD approval. She said that the process for site plan review as outlined in the UDC was included with the requirement of adherence to the site plan review criteria and development standards which would apply if a lot is redeveloped.

Jeff asked if there were any lots in the CRW that would be candidates for redevelopment.

John answered that CRW is all built out to date.

Jeff commented that he wondered if the Mixed-Use zoning could be an advantage for property values but he said that Staff has crafted a good strategy. He wondered if this PUD was ever touched again, with our PUD policy in mind, could it go to straight zoning.

Michael added that this PUD is much larger than this CRW area or the CI area to the south, he said that it is almost the entire northeast corner of Carbondale.

The applicant, Matt Verheul, introduced himself. He said that his wife and he are dentists and that they own the building. He stated that when he built the building he put commercial on the second level and that at some point in the future he wanted to put a residential unit up there. Matt explained that he was not a developer and that the intent of this residential unit is for his parents to move in to it. He said that it is approximately 1100 square feet with two bedrooms and two bathrooms. He said that his building is all very new with up-to-date to the green code and all very safe with sprinklers. He said that there is adequate parking and he has a garage in back which one space will be used by his parents. Matt said there isn't a lot of noise or traffic that would cause an impact to the neighbors, which is the Alpine Center, the bank, and Heritage Park. He closed by saying that he is trying to get a condo for his parents.

Public Comment

There was no public comment.

Motion to close the Public Hearing

A motion was made by Ken to close the Public Hearing. Jeff seconded the motion and it was approved unanimously.

Yuani asked if someone could build a multi-story building with residential on the second floor but not on the third.

John answered yes if it is a multi-story building.

Janet added, because they are only allowed one residential unit per lot.

Gavin stated that the wording also allows them to put it on the first level.

Michael said only if it is a single level building.

Michael suggested changing the language to say that it would be on the highest floor on a multi-story building.

Yuani commented that he didn't see any incentive for someone to build a second story unit when there is a third story.

Gavin added, because we are not used to it.

Further discussion ensued.

Janet explained that the language was taken out of the CI zone district and that it could be changed.

Ken, Gavin, and Jeff opted to leave the language as it is.

Jeff asked for clarification of the fee for a site plan review in the UDC and should it also be added to the PUD language.

Janet explained that all of the fees were taken out of the UDC and that they are in Appendix A of the Municipal Code so that fees could be changed without going through public hearings. She said that the wording could be changed to fee for site plan review as set out in the Municipal Code.

Jeff thought that it was a good idea for someone else in the PUD that might want to take advantage of this change and that it would be better if it were spelled out that the site plan review fee would still apply.

Ken asked if it would be 1a or 1d.

Jeff thought that it could be added to 1a.

Michael asked if the amendment is for an ADU or a residential unit.

Janet said that it would be for a residential unit not an ADU.

Michael said that the conditional use permit in the PUD shall be revised to reflect that any application for a residential unit those fees will be governed by the Municipal Code and the PUD specific \$50 fee will be deleted.

Janet stated that it wasn't just a residential unit, she said that it would also encompass a lot for redevelopment so that should also be added.

The Commission agreed to the language as follows; The Conditional Use Permit language shall be revised in 1a) Any application for a new or redevelopment plan of any lot shall pay the fee set out in the Municipal Code for site plan review and be processed as per Section 5.2.3 of the UDC and change condition #3) Change ADU to residential unit.

Motion

Yuani made a motion to approve the zone text amendment for the CRW district of the Roaring Fork Village PUD with amended conditions 1a and 3. Ken seconded the motion and it was approved unanimously.

No: none

Yes: Yuani, Ken, Nick, Michael, Gavin, Jeff

PUBLIC HEARING – Rezoning

Applicant: Peter Mueller/Cindy Suplizio

Location: Northwest of the intersection of Cleveland Avenue and 7th Street

BACKGROUND

John said that this is an application for a rezoning. He stated that the Planning Commission is required to hold a public hearing and make a recommendation to the Board to approve the request, approve the application with conditions, or deny it. He said that the Planning Commission may also continue the public hearing.

John outlined the following:

The site is a vacant 3,778 square foot parcel located at the corner of 7th Street and Cleveland Ave.

The request is to rezone the property from the Transit (T) zone district to the Residential Medium Density (R/MD) zone district.

The applicants propose to construct a single-family home on the parcel if it is rezoned. A conceptual site plan has been included in the application.

The property shown on the conceptual plan is Lot I of the Resubdivision of Lot C of the Lincoln Avenue East PUD but is not part of the actual PUD.

The subject property has been the subject of several land use applications ranging from the creation of the lot in 1998 and a rezoning application that requested Lot I be rezoned from Open Space/Transit (O/T) to Residential High Density (R/HD), but at that time in 1999 the request for rezoning was denied. The minutes and ordinances of the 1999 P&Z and BOT meetings are attached. It should also be noted that since that time a new comprehensive plan and land use code have been adopted.

REZONING

Surrounding Uses and Zoning

The lot is surrounded by residential zoning as well as Transit and industrial zoning.

Comprehensive Plan

The property is designated as “Downtown-Old Town Periphery” on the Future Land Use Plan in the 2013 Comprehensive Plan. This designation allows for a mix of multifamily and single family uses. Infill /redevelopment projects would be determined by the size of the lot. Uses should be transitioned appropriately to adjoining uses.

Residential Medium Density (R/MD) Zone District

Below is the purpose section of the R/MD zone district:

The purpose of the Residential/Medium-Density district is to provide for neighborhoods comprised of a mixture of single-family detached homes and small-scale multifamily dwellings such as duplexes, townhomes, or patio homes in a comfortable, healthy, safe, and pleasant environment, together with schools, parks, trails and other public facilities. This district may serve as a transition between higher-density residential districts and the low-density residential district.

Transit (T) Zone District

Below is the purpose section of the T zone district:

The purpose of the Transit district is to help provide for the public ownership of the 100-foot-wide main line of the Denver and Rio Grande Western Railroad right-of-way. The district allows for land uses that further the Town’s goals for multimodal connectivity and mobility and are compatible with the Roaring Fork Transportation Authority corridor that extends through the Town and throughout the Roaring Fork Valley.

Staff Comments on Rezoning

Staff is supportive of the rezoning application. The 2013 Comprehensive Plan designates this property as Downtown-Old Town Periphery.

SITE PLAN COMPLIANCE WITH UDC provided for general reference

Lot Area

The development site is 3,778 sq. ft. and is compliant with the District standard of 3,000 sq. ft. per unit.

Setbacks

The setbacks are in conformance with the UDC, as is the lot size per dwelling unit.

Because of the location of the ditch on the eastern portion of the lot, Staff would like to see a ditch easement be in place. Public Works and Utilities have also noted this in their comments.

Lot Coverage

The UDC allows a maximum of 60% lot coverage, or in this case, 2266.8 sq. ft. The site plan is indicating 59.6% or 2,253 sq. ft. This will need to be verified at BP

Parking (UDC Section 5.8)

There are two required parking spaces indicated.

FISCAL ANALYSIS

The rezoning and development of this property will provide housing and an infill opportunity.

Jeff asked if the connection to the Rio Grande Trail was at Seventh Street.

John answered that it was at the intersection of Cleveland Avenue and Seventh Street.

Jeff asked if the connection crossed the property line or if a driveway would get in the way of the connection to the trail.

John answered that it did not cross the property line and that he and the Public Works Director didn't see any issues with backing up into the right-of-way.

Gavin commented that the aerial view shows the driveway would come off of someone else's driveway and it's pretty far away from the trail access.

Ken asked if the tip of the property was in the connection.

Gavin answered that it was a ditch as shown on the aerial view, not their property.

Michael Hassig gave an explanation that was inaudible. He said that he was not representing the applicant but that he was a neighbor.

Nick asked who the neighbor was to the west.

Michael answered that it was all residential.

The applicants Peter Mueller and Cindy Suplizio introduced themselves. Peter explained that twenty years ago they bought some excess right-of-way and that a small piece was given back to the Town to create a whole intersection. He said that two additional parcels were created to the east and the sliver that we are talking about today. Peter said that twenty years ago Carbondale was a different place. He said that now they are back in Carbondale and that they are excited about living downtown. Peter said that there has been a lot of infill which is good for a town and this is part of that infill network. He said that the lot is big enough and that it has access as well as parking. He

said that if we put services to it that it will be a nice way to add density to the Town of Carbondale.

Michael Hassig, **689 Lincoln Avenue** said that Peter and Cindy were partners in the original Lincoln Avenue PUD. He said an opportunity came up to purchase excess right-of-way as the railroad was planning to turn over the corridor to local governments. He said that there were a series of reconfigurations of the Lincoln Avenue PUD lots. Michael Hassig said that Peter and Cindy sold the house they built and that they are trying to figure out a way to get back. He said that their build out worked on this lot with two feet to spare with parking spaces on it. He said that it will probably be Carbondale's first tiny home because at its widest it can't be any wider than fifteen feet. Michael Hassig said that it is a funky, eccentric neighborhood with lots of different things going on. He said that one thing that we were proud of when we did the Lincoln Avenue PUD was that we had no CC&R's, HOA and no design guidelines. He said that this fits right in with its minimal impact and a worthwhile use for a little, unused piece of ground. Michael Hassig said that he would suggest that you pass on a recommendation for approval.

Enter into the record a letter from Joani Matranga, owner of 711 and 717 Lincoln Avenue.

Motion to close the Public Hearing

A motion was made by Jeff to close the Public Hearing. Ken seconded the motion and it was approved unanimously.

Nick asked who the neighbor to the north was on the other side of the Rio Grande Trail.

John answered the Roberts property where the Little Blue Lake Daycare is and an excavation company on the other portion of that lot. He said that to the northeast is where Distinguished Boards and Beams is located.

Ken asked why the extension of the sewer line is not a condition.

John stated that it would be covered in the building permit process.

Gavin commented that regarding the letter received, from Joani Matranga, the last time this property was public is when the railroad acquired it and that this has been a private parcel for a long time. He said that there is no loss of public land and the applicant is not asking for additional concessions. He said that this is a conforming, legal, private lot in the new zone district if it gets the new zoning. It has little opportunity to be used in the transit zoning district.

John added to Gavin's point that the Rio Grande Trail is owned by RFTA.

Michael stated that this property is being rezoned to what all the surrounding properties are except for the trail itself. He said that this is private property and private property should not be zoned transit.

Gavin said that we have wrestled with short term rentals but not on a lot by lot basis as stated in the letter. He said that it is a community wide issue not a lot by lot issue. Gavin said that he has a minor public safety concern with the window well facing the bike trail. He said that he thought it would be covered at permitting but that he thinks it should be fenced or covered as it is a foot and half away from public property.

Motion

Ken made a motion to approve the rezoning with the four conditions and six findings in the Staff report. Gavin seconded the motion and it was approved unanimously.

No: none

Yes: Yuani, Ken, Nick, Michael, Gavin, Jeff

UDC Discussion

Janet provided recommended language.

OTR Standards Points of Discussion

P&Z Points were:

- Box like structures, if it were super cool and modern it should be allowed.
- Do color and materials constitute breaking up the box? Do not use texture in wording.
- It is difficult to regulate design.
- Larger structures shall be divided into smaller masses to be consistent with other structures in the neighborhood.
- The more specific the wording the less likely to get it right.
- Monolithic, a large scale, would not be allowed and its definition to be used in the wording of the new #2.
- New structures shall have horizontal and vertical articulation and architectural design, in order to avoid undifferentiated facades.
- Two sentences should be broken up into two sections, 1) smaller masses and 2) scale.
- Ian Oeser, an active citizen, suggested the wording architectural detail, which implies design.
- A single family home without an ADU is exempt from site plan review.
- Should side setbacks be changed to seven feet?

Further discussion ensued about the OTR standards.

The Commission agreed that Janet and Clarion will make revisions and the final drafts of the amendments will be brought to the P&Z in the future.

Mobile Home Park Amendments

P&Z's Points were:

Mobile home parks were inadvertently left out of the UDC. Janet looked at the standards from Montrose and Durango, which she included in the packet and provided recommended language.

- Tiny homes are not a “thing”.
- If it is built to ANSI 119 it is a camper or traveling home.
- A HUD or IRC home have a forty pound snow load.
- Durango allows ten percent of the mobile home parks to have tiny homes, not to exceed thirty consecutive days.
- The Commission agreed that interior sidewalks should not be required.
- Common Open Space should be required in mobile home parks.
- A new mobile home park should pay impact fees to schools. Who assesses that fee?
- Connectivity between existing bikeways or out of development, look at existing connectivity UDC chapter.
- If the home is strapped to deadmen and the wheels are not supporting the home it could be HUD approved.
- Would a matrix for ANSI, HUD and IRC make it easier to explain differences?
- In a residential zone district an RV is allowed for fourteen days.

Further discussion ensued regarding tiny homes.

The Commission agreed that Janet will make revisions to the mobile home park amendments and the draft will come back to the P&Z.

Staff Update

Janet said that she spoke to Clarion and that they can do modeling in-house now. Gavin and Michael will join Janet the week of February 19 for a conference call with Clarion regarding the modeling.

Janet said that there is a childcare collation which will be going to the Board next Tuesday. She said that Angela Loughry has been working hard on possible locations of daycare centers for the collation. She said that in the UDC it was decided that the Industrial Zone district was not an appropriate location for daycares. Janet said that Angela made a list of all the PUD's and if daycares would be allowed in the PUD.

Janet said that City Market's legal documents are due next Tuesday and things are on track.

Janet stated that the 728 Euclid Avenue appeal is in process with the District Court.

Commissioner Comments

Jeff asked about the senior living parking standards.

Janet said that it will come before the Commission January 25, 2018, which is the next P&Z meeting.

Michael said that he had lunch with Ben, the Trustee, and that he is concerned with the lot on the corner of Eighth and Merrill Avenue, which is a daycare. He said that Ben would like something to be done about that lot but not the zone in general.

Michael said that he worked with Dan Richardson on the County referral regarding the amendment to the Comprehensive Plan. He said that he and Dan went to the meeting and the proposal was shot down. He said what the owner wanted is drastically different than what the County Comp Plan was proposing for density.

Jeff asked what was happening with Red Hill and was it being annexed.

John explained the annex process, he said that it is zoned as a PUD. He said that they want to build two new trail connections to the top of the hill to avoid the road. He said that annexation and rezoning will come before the P&Z but that it doesn't have to be annexed.

Motion

A motion was made by Ken to adjourn. Yuani seconded the motion and the meeting was adjourned at 9:45 p.m.



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 1-25-18

TITLE: Public Hearing – Zone Text Amendment to Section 5.8 Off-Street Parking of the Unified Development Code (UDC) - Group Living

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Exhibit A – Excerpts from the UDC – Redlines
Parking Uses Comparative Table – Glenwood Springs

BACKGROUND

This is a public hearing for the purpose of considering an amendment to the Unified Development Code (Chapter 17 of the Carbondale Municipal Code) to revise parking regulations, specifically off-street parking requirements for the “Group Living” use category.

The Commission is required to hold a public hearing and recommend approval of the amendments or recommend denial. The Commission may also continue the public hearing.

At its November 16, 2017 meeting, the Planning Commission reviewed an application for an assisted living facility. At that meeting, the Planning Commission agreed to discuss and possibly amend the off-street parking requirements for Assisted Living facilities. During the review, the Commission directed staff to research parking requirements for assisted living facilities in other municipalities.

For reference, an assisted living facility is defined by the UDC as below.

Assisted Living Facility

A multi-family dwelling licensed by the State of Colorado where accessory services primarily for older adults or others with special needs are provided to help with normal daily activities as an integral part of the dwelling. Assisted living facilities may also be known as assistive living, continuing care community, senior independent living, senior living community, senior housing and care, and housing with services establishment, or other similar marketing term.

The UDC currently requires the following parking standard for “Group Living,” which includes assisted living facilities:

1 per 400 SF GFA, and 1 additional space, reserved for pickup and delivery of adults, per 800 SF GFA

In applying the above standard, a 78-unit (bed) project with 30 independent living units, 24 assisted living units and 24 memory care units would need 247 parking spaces.

DISCUSSION

Staff contacted Clarion and they provided the following comments,

“Since the Carbondale code was first written, we’ve done some additional research on this use type. We are seeing parking requirements for those uses trend downward, along with other use types. I think generally there should be a higher level of parking required for independent living and assisted living (e.g., one per dwelling unit), and less for memory care (e.g., one per three or four), along with some additional spaces for staff. Without knowing further details, it sounds like your proposed project is still on the low side even at those reduced ratios -- but not substantially so.”

Staff checked off-street parking requirements in Castle Rock, Durango and Glenwood Springs. Glenwood Springs had recently done an extensive survey of off-street parking requirements for assisted living facilities as well as similar uses such as nursing home. The spreadsheet with the data is attached.

Staff took the assisted living parking standards from Clarion, Castle Rock, Durango and Glenwood Springs draft code. The standards were then applied to a 78-unit (bed) project with 30 independent living units, 24 assisted living units and 24 memory care units. Below are the various scenarios based on off-street parking standards required:

IL = Independent Living

AL = Assisted Living

MC = Memory Care

Clarion

IL = 1 space per unit, 30 units	30 spaces
AL = 1 space per unit, 24 units	24 spaces
MC = 1 space per 3 units, 24 units	8 spaces
22 Employee’s at maximum staffing	22 spaces

84 parking spaces in total

Castle Rock

IL = 1 space per unit, 30 units	30 spaces
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AL and MC = 1 space per 5 beds (78 beds)	16 spaces
22 Employee's at maximum staffing	22 employee spaces
	68 parking spaces in total

Durango (all types of care)

1 space per 3 beds (78 beds)	26 spaces
2 spaces per 3 employees at maximum staffing (21)	14 spaces
	40 parking spaces in total

Glenwood (proposed)

1 space per 3 beds (78 beds)	26 spaces
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Stoney River (Glenwood) Assisted living center that just opened.

60 unit (64 bed) AL units (0.5 spaces/unit)	30 spaces
24 unit (32 bed) nursing/MC units (1 space / 4 beds)	8 spaces
1 space/3 full-time employees	
plus 1 / part time or full-time staff doctor)	11 spaces
	49 parking spaces in total

(Future building/vacant lot - 6 spaces)

UDC AMENDMENTS

Staff is proposing the following hybrid standard;

Carbondale (Clarion hybrid proposed)

IL = 1 space per unit, 30 units	30 spaces
AL + MC = 1 space per 3 beds	16 spaces
22 Employee's at maximum staffing	22 employee spaces
	68 parking spaces in total

This hybrid starts with the Clarion model but then combines the Assisted Living and Memory care categories as Staff feels there would be reduced need for parking for those categories.

Staff then suggests revising Table 5.8.1 as it has the same off-street parking requirements under the category of "Group Living" for group homes, adult day care facilities, assisted living facilities and nursing homes. Staff would recommend the following amendments:

- Ø Keep group homes and adult day care facilities under the current requirements.
- Ø Separate out assisted living facilities as its own line item under Group Living with the proposed hybrid off-street parking requirement above.
- Ø Have a separate line item under Group Living for nursing homes with the following off-street parking requirement:

1 space per 3 beds + 1 space per employee

Staff has redlined the UDC to reflect these changes.

AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

Section 2.4.1.C.3.b. states amendments to the UDC may be approved if the Town finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare;
2. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Unified Development Code; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

FISCAL ANALYSIS

There do not appear to be any fiscal impacts related to this zone text amendment.

RECOMMENDATION

Staff recommends the following motion: **Move to approve the zone text amendment as shown in Exhibit A with the following findings:**

Findings:

1. The proposed amendment will promote the public health, safety, and general welfare;
2. The proposed amendment is consistent with the Comprehensive Plan as one of the strategies in the plan is to prepare for an aging population with a housing supply to serve age cohorts ranging from recent retirees to the elderly. An Implementation Measure in the Comprehensive Plan encourages a range of public and private options including assisted living, continuing care community, cohousing with professional caregivers and “active neighboring.” The stated purposes of the UDC suggests lessening congestion in the streets and facilitating the adequate provision of transportation, and this amendment will require appropriate standards for the number of off-street parking spaces required for assisted living facilities and nursing homes; and
3. The proposed amendment is desirable because it will encourage housing and care facilities for the aging population.

Prepared By: John Leybourne, Planner
Janet Buck, Planning Director

**Table 5.8-1:
Number of Off-Street Parking Spaces Required: Schedule A**

Use Category	Use	Number of Spaces Required
Residential Uses		
Household Living	Dwelling, single family detached	1.25 per efficiency unit;
	Dwelling, duplex	1.5 per one-bedroom unit
	Dwelling, multifamily: Studio or 1 bedroom	1.5 per two-bedroom unit 800 SF or less
	Dwelling, multifamily: 2 or more bedrooms	1.75 per two-bedroom unit over 800 SF
	Mobile home park	1.75 per three-bedroom unit 900 SF or less
	Mobile home park	2.5 per three-bedroom unit over 900 SF
	Accessory dwelling unit	2 per ADU; may be reduced to 1 space only when there shall be reserved on the lot sufficient open space to accommodate the additional space should the Town, based on parking related complaints from nearby property owners, require said parking to be provided on the lot. The area reserved for the reserved parking space shall be included in the lot coverage calculation.
	Dwelling, live/work	1 per dwelling unit
Group Living	Group home, adult day care, assisted living facility, nursing home	1 per 400 SF GFA, and 1 additional space, reserved for pickup and delivery of adults, per 800 SF GFA

Assisted living facility, nursing homes

1 per unit for independent
living unit + 1 per 3 beds for
assisted living unit + 1 per
3 beds for memory care unit + 1
per employee

Nursing home

1 per 3 beds + 1 per employee

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PARKING USES COMPARATIVE TABLE

Type of Use & Parking Ratio

60 assisted living units
19 employees on largest shift
Estimated beds = 64
(50 studios, 6 one bedroom, 4 two bedrooms)
Estimated 64 residents - 58,440 sq. ft. building

Assisted Living	Jurisdiction	Extrapolated Requirement for Stoney River
2/dwelling unit	Harlington TX pop ,144,646	120 spaces
1/each dwelling unit plus 1/3 employees	Royal Oak, MI 60,062	67 spaces
1/dwelling unit	Weston WI	60 spaces
1/dwelling unit	Glendale CA	60 spaces
1/each dwelling unit	Mesa AZ pop 396,375	60 spaces
1/dwelling unit	Tampa Bay FL	60 spaces
1/1000 sq. ft. of gross floor area	Spartanburg SC pop 39,673	59 spaces
0.8/bed	Glenville NY pop 38,183	52 spaces
,75/dwelling unit	Alameda CA	45 spaces
.75/dwelling unit	Tuscson AZ	45 spaces
0.5/dwelling unit plus 1/2 employees on largest shift	Jefferson County, KY 693,604	40 spaces
0.5/each dwelling unit	Kearney NE pop 27431	30 spaces
1/2 dwelling units	Marshfield WI	30 spaces
0.5/dwelling unit	Fremont CA	30 spaces
0.6/each dwelling unit	Fairfield CT pop 57,340	36 spaces
1/staff person during largest shift, plus 1/4 residents	Ormand Beach FL pop 36,301	25 spaces
0.4/each dwelling unit	Arlington MA pop 42,389	24 spaces
1/3 beds	Ewing Township NJ pop 35,707 & Mesa AZ pop 396,375	22 spaces
0.3/room	San Antonio TX 1,144,646	20 spaces
2 spaces plus 1/4 beds	St. Petersburg FL	18 spaces
1/4 residents	Cincinnati OH pop 331,285	16 spaces
.25/dwelling unit	Aurora CO	15 spaces
Existing Jurisdiccitions with Stoney River development		

Congreate Care Facility	Jurisdiction	Extrapolated Requirement for Stoney River
0.5/bed or 1/bedroom, whichever is greater	Evans CO pop 9,514	32 spaces
0.5/dwelling unit	Hillsboro OR pop 70,186	30 spaces
0.75/dwelling unit or as required by City Council via recommendation of P&Z	Park Ridge IL pop 37,775	45 sapces
1/2 congregate living units plue 1/2 employees or staff members	Savannah GA pop 131,510	49 spaces
1/4 beds or 2 rooms, whichever is less, plus 1/employee on peak shift	Grose Ile Township MI, pop 10,894	35 spaces
1/3 dwelling units or dwelling rooms, plus 1/300 sq. ft of administrative, employee and staff work area	Raleigh NC pop 276,093	
1/2 beds	Healdsburg CA pop 10,722	32 spaces
1/2 dwelling units	Cambridge MA pop 101,355	30 spaces
1/3 employees	Rootstown Township OH pop 7,212	7 spaces
1/3 beds plus 1/200 sq. ft of office space	Palm Beach County FL 1,131,184	
1/3 units or .39/bed whichever is greater	Ft. Myers FL	25 spaces
Retirement housing	Jurisdiction	Extrapolated Requirement for Stoney River
.5/dwelling unit Public Housing or 1.5/dwelling unit regular housing	Ft. Pierce FL	75 spaces
1/dwelling unit, an additional 5% of the total residents spaces shall be provided for visitors, plus parking as may be required for accessory uses	Ormond Beach FL pop 36,301	60 spaces plus 3 spaces = 63 spaces
0.8/dwelling unit	Glenville NY pop 28,183	48 spaces
0.5/dwelling unit plus 1/2 employees on largest shift	Jefferson County, KY 693,604	30 spaces plus 5 spaces = 35 spaces
0.5/1 bedroom unit, 1/2 bedroom unit or larger	Charleston County SC 309,969	28 spaces plus 4 spaces = 32 spaces
1/6 beds	Grants Pass OR pop 23,003	11 spaces

The categories below are those that are similar to a Memory Care Facility. The City Code is silent on Memory Care use. The initial application used the "nursing home." category		
Convalescent Center	Jurisdiction	Extrapolated Requirement for Stoney River
1/4 beds plus 1/employee largest shift	Fairfield CT pop 57,340	17 spaces
0.5/bed per maximum capacity	Gresham OR pop 90,205	16 spaces
5/12 beds or fraction	Burbank CA pop 100,316	14 spaces
1/4 beds plus 1/2 employees	Blue Springs MO pop 48,080	13 spaces
1/2.5 patient beds	Palo Alto CA pop 58,598	13 spaces
1/3 beds	Provo, UT pop 105,166	11 spaces
1/3 beds	Ft. Pierce FL	11 spaces
1/3 beds	Ft. Myers FL	11 spaces
1/6 beds	Jefferson County KY pop 693,604	6 spaces
Nursing home	Jurisdiction	Extrapolated Requirement for Stoney River
1/4 residents plus 1/employee per State License	Ft. Lauderdale FL	17 spaces
1/4 beds plus 1/employee	Columbia MI pop 6,603	17 spaces
0.45/bed	Port St. Lucie, FL	15 spaces
1/3 beds plus 1/employee	Lenexa, KS pop 40,238	14 spaces
0.35/bed	City of Tampa FL	12 spaces
1/4 beds ,plus 1/3 full-time employees, plus 1/part-timer or full-time doctor	Glenwood Springs, CO	8 spaces plus 3 spaces = 11 spaces
1/4 beds plus 1/3 employees	Kings County CA pop 139,461	8 spaces plus 3 spaces = 11 spaces
1/3 beds	Barnstable MA pop 47,821	11 spaces
1/3 beds	St. Petersburg FL	11 spaces
1/4 residents	Cincinnati OH pop 331,285	8 spaces
1/6 beds for residents, plus 1/20 beds for guest parking, plus 1/300 sq. ft. ofc.	West Palm Beach FL	8 spaces not including assessment for office space
0.2/bed	Fremont CA	7 spaces
Sanitarium/Sanitorium	Jurisdiction	Extrapolated Requirement for Stoney River
1/400 sq. ft. of gross floor area	San Antonio TX pop 1,144,646	50 spaces
2.37/1000 sq. ft.	Hickory NC pop 37,222	48 spaces
1/bed up to 100 plus 1/2 beds next 100 and 1/4 beds thereafter	Columbia MO pop 84,531	32 spaces
0.5/bed of maximum capacity	Gresham OR pop 90,205	16 spaces
1/2.25 beds	Sunnyside CA pop 131,760	15 spaces
1/2 beds plus 1.5/emergency room bed	Bloomington ID pop 69,291	
1/3 beds	Dansville NY pop 4,832	11 spaces
1/3 beds	Glenville NY pop 28,183	11 spaces
1/6 beds	Jefferson County KY 693,604	6 spaces

Life or Continuing Care	Jurisdiction	Extrapolated Requirement for Stoney River
1/4 beds, plus 1per employee	Columbia MO pop. 84,531	17 spaces
1/2 beds	Fremont CA	16 spaces
1/5 beds plus 2/3 employees, plus 1/doctor assigned to staff	Gurnee IL 28,834	13 spaces
.35/bed	Tampa Bay	12 spaces
Memory Care	Jurisdiction	Extrapolated Requirement for Stoney River
Stoney River - Phase II in Weston WI -- 24 dwelling units (30 patients) 30 parking spaces provided = ratio of 1space/patient	Weston, WI	32 spaces
1/4 beds plus 1.25/employee	Aurora CO	20 spaces
1/3 beds plus 1/employee on largest shift	Marshfield WI	14 spaces



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning Commission Agenda Memorandum

Meeting Date: 1/25/2018

TITLE: Sopris Lodge Assisted Living Community – Rezoning, Major Site Plan Review, Comprehensive Plan Amendment Special Use Permit

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Agency and Town Referral Comments
Public Works/Utilities/Engineering (revised)
Fire District
Building Official
RFTA (revised)
Public Comments
Land Use Application
Nieslanik PUD

BACKGROUND

This is an application for Rezoning, Major Site Plan Review, Comprehensive Plan Amendment and Special Use Permit for a 78-unit assisted living and memory care facility. The Planning Commission is required to hold a public hearing and make a recommendation on the Rezoning, Major Site Plan Review and Comprehensive Plan amendment to approve the application or deny it. The Commission may also continue the public hearing. The Planning Commission is the approving authority for the Special Use Permit.

The owner/applicant Pacifica Senior Living RE Fund, LLC.

The property is located on the north side of the Rio Grande Trail corridor just off 2nd Street. There are two parcels: 295 Rio Grande Ave and Parcel number 2393-343-00-074.

Surrounding Uses and Zoning

North	Rural zoning	Agricultural land (County)
Northwest	I	Industrial
South	T	Transit/RFTA Right of Way
South	HCC	Multi Family, Commercial uses
West	Industrial	Mix of Uses, waste services yard

East R/MD Residential

REZONING

The current zone district for these properties is Residential Medium Density (R/MD) and PUD mini storage (Nieslanik Mini PUD). The proposed zone district is Residential/High Density (R/HD). The rezoning would only apply to two parcels with a total area of 3.867 acres. No subdivision or future phases are contemplated with this application.

In order to approve a rezoning, the Town would need to find that the rezoning will promote public health, safety and welfare; is consistent with the Comprehensive Plan; is consistent with the purpose section of the UDC and the proposed zone district; does not have adverse impacts on the natural environment and adjacent or nearby properties; and that facilities are available to serve the development.

Comprehensive Plan

This is the Future Land Use Plan from the 2013 Comprehensive Plan:

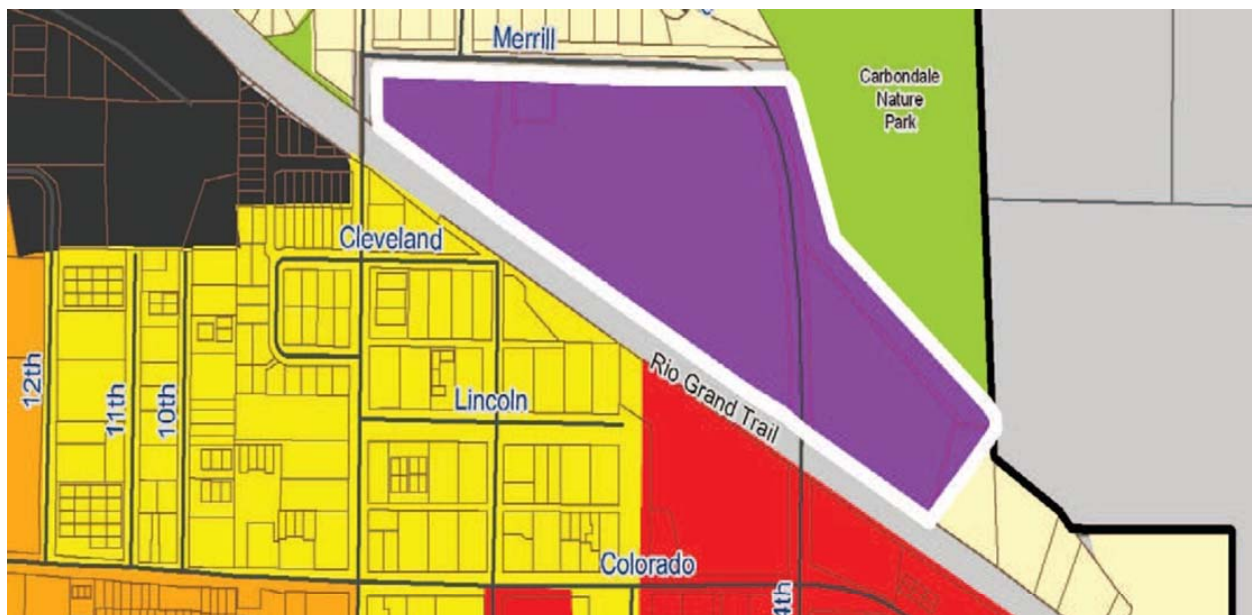


Figure 4.1 “Downtown North” in Purple / “Developed Neighborhoods” in Tan

Note that the R/MD parcel is split by the two designations. The Nieslanik PUD is entirely within the Developed Neighborhoods designation.

Chapter 4 of the Comprehensive Plan describes both of these designations as follows:

Downtown North

Downtown North is currently occupied by several light industrial oriented businesses. As Carbondale evolves, this location adjacent to the Historic Commercial Core with larger

parcels, is a prime location for redevelopment complementary to downtown. This designation focuses on the future of redeveloping this property as an extension of the traditional town form, scale and mixture of uses. The intent is to add to and support the critical elements of the downtown. These include restaurants, retail, offices, arts, non-profits, conference center/hotel, medical facility, a broad mix of residential unit types, and education facilities.

Developed Neighborhoods

The developed neighborhoods designation is intended to provide for neighborhood stability while allowing remodeling, replacement and new construction in established residential neighborhoods. Developed neighborhoods are almost entirely built-out, with few vacant lots.

Use and Intensity: This designation calls for a continuation of the uses allowed under the applicable zoning districts, subdivision approvals, or planned unit development approvals in place today.

Staff Recommendation – Comprehensive Plan Amendment

One of the criteria which must be met in order to approve the rezoning is as follows:

“The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code.”

The “Developed Neighborhoods” designation calls for continuation of the uses allowed under the applicable zoning district. The Nieslanik PUD allows for a mini-storage and minimal residential uses. (The PUD is attached.) The R/MD zone district requires 3,000 sq. ft. of lot area per dwelling unit rather than the R/HD density as proposed.

Staff’s is supportive of the request to amend the Comprehensive Plan.

It seems appropriate to amend the Comprehensive Plan and Future Land Use Map so that both parcels are entirely within “Downtown North.” This change would more precisely reflect the proposed use.

Residential High Density Zone District (R/HD)

Below is the purpose section of the R/HD zone district:

Purpose

“The purpose of the Residential/High-Density district is to provide high-density neighborhoods comprised of a well-planned mix of single-family and multi-family dwellings of various densities that are designed specifically for the location to provide a high-quality living environment, including common open space and

schools, parks, trails and other public facilities. This district allows the broadest range of residential types and is intended for locations closer to commercial centers and near downtown. The district may serve as a transition between commercial areas and lower-density residential districts. Careful consideration should be given to all site development aspects to transition into lower-density districts and to fit within the character of the neighborhood and the community.”

The application is to construct seventy-eight rental units that range from assisted independent living to assisted living memory care. The use is allowed in the R/HD zone district under the “assisted living facility” classification which requires a Special Use Permit. The use is also allowed in the R/MD zone district but the zone district does not allow the density the applicant would like to achieve.

Staff’s position is that this would be considered a residential use because 1) it is listed under the “Residential Uses” category in Table 4.2-1 in the allowed use table; and 2) the definition of “assisted living facility” is that it is a multi-family dwelling. The distinction as to whether the use is commercial or residential is important in order to determine which sections of the UDC are applicable to this development.

Overall, Staff is supportive of the rezoning. The proposed development would provide a high-density project near the downtown and commercial areas as suggested in the purpose section of the R/HD zone district. Also, the rezoning would convert the Nieslanik Mini-PUD to a zone district established in the UDC which is in line with the goals of PUD policy

MAJOR SITE PLAN REVIEW

Zoning District Parameters

An assisted living facility requires a special use permit in the R/HD zone district. If this project is approved, Staff will note approval of a special use permit.

There would be seventy-eight (78) units located in two buildings. The development would meet the minimum lot area per dwelling unit required in the R/HD zone district as follows:

48 efficiency x 1050 sq. ft. =	50,400 sq. ft.
30 1-bedroom x 1450 sq. ft. =	43,500 sq. ft.

Total square footage required = 93,900 sq. ft.

The parcels total area is 3.867 acres or 168,446.52 sq. ft. This requirement has been met.

The front setback is 5 feet, side is 5 feet and the rear yard setback is 5 feet. These setbacks have been met.

The allowed building height in the R/HD zone district is 35 ft. Building A is 27'-1' and Building B is 25'-4". Building height requirements have been met. No building height is indicated for the proposed greenhouse.

Section 5.8.3 Parking

Table 5.8-1 requires the following: 1 per 400 SF GFA, and 1 additional space, reserved for pickup and delivery of adults, per 800 SF GFA.

Two-hundred forty-seven (247) parking spaces are required and 61 have been provided. The proposed parking spaces meet the minimum dimensions of 8.5 ft. x 18 ft. The aisle width is required to be 23 ft.

The parking amendment that was discussed with the Commission is proposed to be used as follows,

IL = Independent Living

AL = Assisted Living

MC = Memory Care

IL = 1 space per unit, 30 units	30 spaces
AL + MC = 1 space per 3 beds 48 units	16 spaces
22 Employee's at maximum staffing	22 employee spaces
	68 parking spaces in total

70 Parking spaces are provided

The parking is in conformance

Section 5.4 Landscaping and Screening

The development standards require 40% of Site Area Landscaping, or 67,378 sq. ft. Sheet L-1 indicates 88,465 sq. ft. of landscaping. This is in compliance.

The parking lot landscape requirements state that there be a landscape island or rain garden every six parking spaces. This requirement has been met.

One tree for every six parking spaces is required. Five trees are required and eight have been provided.

The landscape plan shows that sixty-five (65) trees are proposed on the site.

The waste collection area has been indicated on the site plan constructed of CMU walls 8 feet high and metal doors. Coloring is to match the surrounding buildings

Site and Building Design

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

Section 5.6 Residential Site and Building Design
Section 5.6.5. Multifamily Building Design Standards

Section 5.6.3. requires that all development with ten or more units comply with the common open space requirements in Section 5.3 Open Space. The applicant is providing a total of 6,764 sq. ft., 3, 360 sq. ft. are required. This is in conformance.

Section 5.6.3 suggests promoting a more diverse community through the provision of a variety of housing types. While this development doesn't provide a mix of housing types, it offers smaller rental units in a progression of care model which seems appropriate for this site.

The general residential guidelines discuss energy conservation and site orientation guidelines. The buildings will be subject to the Town's energy code. Building A is shown to have solar panels located on the roof as well as on the garages.

The buildings will be subject to the 2015 International Energy Conservation Code. It appears that solar access for the proposed buildings have been maintained.

In Section 5.6.5., Private outdoor space is indicated as a total of 6,764 sq. ft., 3, 360 sq. ft. are required. This is in conformance.

The second-floor units have balconies that are 60 square feet in size. This meets the minimum second floor requirement of 60 square feet for private outdoor space. Second floor private outdoor space is in conformance

Bulk storage has been indicated as being provided in the basement of Building B. Section 5.6.5.C 4 Bulk Storage, states that a minimum of one cubic foot of storage for each three-square feet of gross area of the dwelling unit shall be provided for each unit.

The applicant is indicating that for Building B there is 13,104 cubic feet of storage located in basement storage areas. There is no bulk storage proposed for Building A as staff and the applicant have agreed that it is not required for Building A as the residents of this building have a higher level of care and supervision. Bulk storage is in conformance.

The multifamily design guidelines indicate that the character of the building should be created by the use of architectural designs. The mass of the building shall be reduced

by varying setbacks and building heights of individual units. Section 5.6.5.C.2.c. suggests that rooflines be varied by providing different heights or varying roof orientations. Parapet walls should be interrupted by setbacks or varying heights to provide variety to the roof line.

The proposed design includes balconies, overhangs, building articulation, use of different materials but only minimal varied rooflines. It is also not clear what colors and materials the buildings will be constructed of as the application letter states a mountain lodge theme but the building elevations indicate metal roofs, metal and hardieboard siding with Mountain lodge theme accents.

The Commercial Site and Building Design standards in UDC Section 5.7 were not discussed in this report, as Staff classified this as a residential use.

5.7.3 B Transitions Between Different Land Use Areas

When located adjacent to designated zoning districts, development shall comply with UDC Section 3.7.5: Transitions Between Different Land Use Areas. This section states that;

New buildings with a maximum height that will exceed that of neighboring existing residential dwellings by one story or more shall provide a transition using at least three of the following techniques:

1. "Stepping down" building height and mass along the shared property line to meet the height of the existing neighboring home along a minimum of 50 percent of the building's length. "Stepped down" portion of the building shall be a minimum of ten feet in depth;
2. Increasing the side yard setback, a minimum of 10 feet beyond that which is required and providing a landscape buffer along the shared property line;
3. Providing variations in the side building wall and roof form so that new structures have a comparable scale as neighboring homes along the shared property line; and
4. Utilizing dormers and sloping roofs to accommodate upper stories.

The application has demonstrated conformance with this section with the lower garages along property lines to the east and west.

Section 5.10 Lighting

All lighting shall comply with Section 5.10 of the UDC (Exterior Lighting). A compliant lighting plan has been submitted.

Section 5.11 Community Housing Inclusionary Requirements

Section 5.11.2 states that community housing shall be required as a condition for all residential development, including multifamily dwellings. Section 5.11.4 states that 20% of the total units shall be deed restricted as Community Housing AMI Category units. The residential occupied requirement would not apply because the units would be rentals.

Because this use is classified as a residential use, Staff had debated whether a housing mitigation plan should be required. There would be 24 memory care units and 24 assisted living units in Building A. There would be 30 assisted/independent living units in Building B.

The applicant has noted that the project is a State Licensed facility and privately managed facility that provides services to the residents. Due to the nature of the facility and its operation Staff agreed that the mitigation would not be applicable. Staff agreed with the applicant but would also like to see the applicant pursue some sort of subsidies to make the units more available to lower income seniors.

OTHER

Engineering

Utilities and Public Works have submitted comments on the application and they are attached.

One of the more significant concerns is that the encased water line connecting to 2nd Street should be moved outside of the RFTA corridor. The preferred alignment would place it in an easement on the adjoining private property so that the encasement would be a straight line without bends across the RFTA corridor. This is due to future Town maintenance of the utility line.

Another concern that there will need to be street improvements along 2nd Street to accommodate the increased traffic. The application includes a traffic analysis done by RiverCity.

The Town had a cost estimate done by SGM in 2015 which showed two options for street improvements. One would cost \$185,885 and the other would cost \$294,365 depending on the level of improvements. This engineering report was included in the application. The application does not include a proposal on how the street improvements would be accomplished.

The applicant has indicated that they would offer to pay for and install pedestrian improvements where needed along 2nd Street.

Because of the need for public improvements associated with this project, a Development Improvements Agreement will be required.

Fire District

The Fire District has submitted comments that are attached.

Building Department

The Building Official has submitted comments that are attached.

Roaring Fork Transportation Authority

RFTA has submitted comments that are attached. The applicant also applied for an access license to utilize the Rio Grande trail for access to the site. RFTA has informed Staff that the license has not been finalized at this time and would need to be modified to include the utility crossings.

REZONING CRITERIA

Amendments to the zoning map may be approved if the Town finds that all of the following approval criteria have been met:

1. The amendment will promote the public health, safety, and general welfare;
2. The amendment is consistent with the Comprehensive Plan and the purposes stated in this Unified Development Code;
3. The amendment is consistent with the stated purpose of the proposed zoning district(s);
4. The amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
5. The amendment is not likely to result in material adverse impacts to other property adjacent to or in the vicinity of the subject property; and
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.

SITE PLAN REVIEW CRITERIA

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

1. The site plan is consistent with the Comprehensive Plan;
2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land use approval as applicable;
3. The site plan complies with all applicable development and design standards set forth in this Code; and
4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, or the decision-making body finds that such traffic impacts will be sufficiently mitigated.

FISCAL ANALYSIS

Development of this property will require the need for Town services; however, this may offset by the value of the provision of senior housing located within the community.

RECOMMENDATION

Staff is supportive of the overall proposal, Comprehensive Plan amendment and the rezoning. The project could provide valuable housing and services for seniors. The proposal also meets Goal 1 and Strategy C, of the 2013 Comprehensive Plan Implementation Matrix, “prepare for an ageing population with a housing supply serving age cohorts ranging from recent retirees to the elderly.” and “Encourage a range of public and private options including assisted living, continuing care community with professional caregivers.”

Staff recommends that the following motion be approved: **Move to recommend approval of the Rezoning, Major Site Plan and Comprehensive Plan Amendment and to approve the Special Use Permit with the following findings and conditions;**

Conditions:

1. Approval of the Major Site Plan Review is contingent upon Town approval of a Development Improvements Agreement which addresses construction of public improvements associated with the development prior to issuance of a building permit.
2. Approval of the Major Site Plan Review is contingent upon Town approval of the engineering plans. All of the comments in the Public Works Director’s memo

dated January 5, 2018 shall be addressed during the preparation of the engineering plans.

3. Approval of the Major Site Plan Review is contingent upon RFTA approval of the access license agreement to include the utility crossings and proposed Trail connection.
4. All required public utility easements shall be dedicated to the Town of Carbondale at the time of the review of the Development Improvements Agreement by the Board of Trustees. The location and size of the easements shall be subject to review and approval of Town Staff.
5. The Applicant shall enter into a drainage easement agreement with Paul and Celia Nielsanik for the detention area located on the Nielsanik property.
6. The applicant shall enter into an access easement agreement with Paul and Celia Nielsanik for the cattle drive easement.
7. All lighting shall be in compliance with Section 5.10 of the UDC (Exterior Lighting).
8. All representations of the Applicant in written submittals to the Town or in public hearings concerning this project shall also be binding as conditions of approval.
9. The Applicant shall pay and reimburse the town for all other applicable professional and Staff fees pursuant to the Carbondale Municipal Code.

Findings - Site Plan Review Criteria:

1. The site plan is consistent with the Comprehensive Plan as the area is designated Downtown North This designation focuses on the future of redeveloping this property as an extension of the traditional town form, scale and mixture of uses. The intent is to add to and support the critical elements of the downtown. These include restaurants, retail, offices, arts, non-profits, conference center/hotel, medical facility, a broad mix of residential unit types, and education facilities. The purposes stated in this Unified Development Code have been met;
2. The site plan is consistent with the purposes section of the R/HD zone district as this district allows the broadest range of residential types and is intended for locations closer to commercial centers and near downtown. The district may serve as a transition between commercial areas and lower-density residential districts. Careful consideration should be given to all site development aspects to transition into lower-density districts and to fit within the character of the neighborhood and the community

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 is adequately served by existing streets within Carbondale.

Findings – Rezoning Criteria:

1. The rezoning will promote the public health, safety, and general welfare.
2. The amendment is consistent with the stated purpose of the proposed zoning district, specifically, the rezoning will provide a compact, mixed-use development pattern that provide people with the opportunity to live, work, recreate, and shop in a pedestrian-friendly environment. The site plan is consistent with the Comprehensive Plan as the area is designated Downtown North This designation focuses on the future of redeveloping this property as an extension of the traditional town form, scale and mixture of uses. The intent is to add to and support the critical elements of the downtown. These include restaurants, retail, offices, arts, non-profits, conference center/hotel, medical facility, a broad mix of residential unit types, and education facilities.
3. The amendment is consistent with the stated purpose of the proposed zoning district,
4. The rezoning will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
5. The rezoning will not result in material adverse impacts to other property adjacent to or in the vicinity of the subject property.
6. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are available to serve the subject property while maintaining adequate levels of service to existing development.

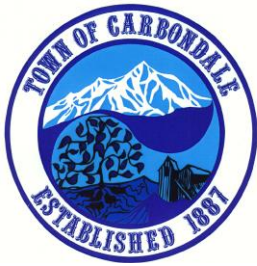
Findings – Special Use Permit:

1. The proposed use meets the purposes of the R/HD zone district.
2. The Facility shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.

3. The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.
4. The Facility does not have an adverse effect upon the character of surrounding uses.
5. With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
6. The impacts of the Facility, including but not limited to its operation, parking, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
7. The project is in scale with the existing neighborhood.

Prepared By: John Leybourne

JB
Planning Director



TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

Development Review Memorandum

SUBJECT PROPERTY/DEVELOPMENT: Sopris Lodge Assisted Living
Community LU17-000021-22-23
(Revised Submittal 12/14/17)

DATE: January 5, 2018

REVIEW COMMENTS:

Grading:

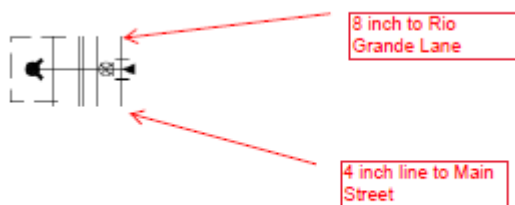
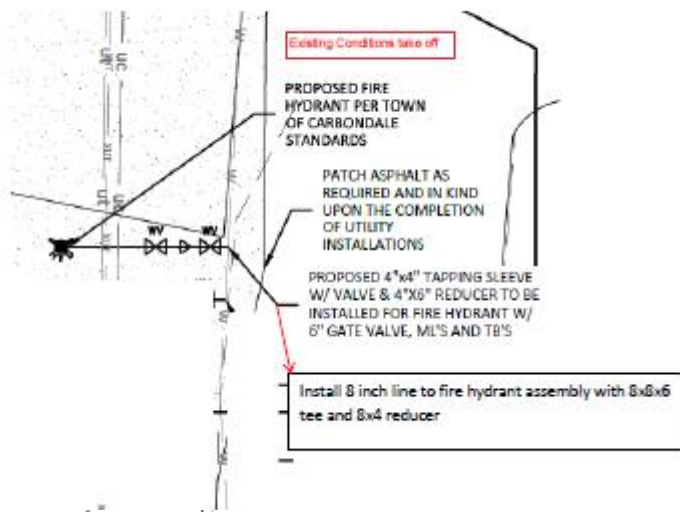
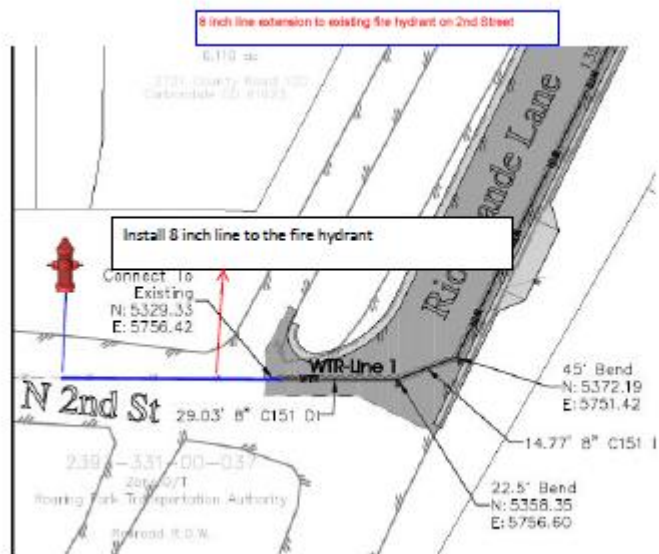
- None

Streets:

- None

Water:

- Sheet C3/C16-Connection to the existing line on 2nd Street should be extended to connect to the new fire hydrant that was installed as part of the kiva project in 2017. In general, the new 8" line should extend to the fire hydrant and the hydrant should be attached to the new line. Once south of the hydrant, an 8"x4" reducing coupling can be used to attach to the existing 4" line (see attached details on the following page).



Sanitary Sewer:

- None

Storm Water:

- None

Irrigation/Ditches:

- Sheet C3/C19-Add note about contractor coordinating connection to existing 24" piped ditch section with the Town. Once the contractor has cut the existing line, but before connection of the new line and associated manholes, the Town wants to clean the portions of the old line that will remain in-place.
- Sheet C3/C19-Add a note that all work related to piping of the ditch system needs to occur when the Town ditch system is not in operation. The ditches are generally in operation between April 15th and October 15th each year.
- Sheet C3/C19-Add a note for the contractor to coordinate with the Town regarding installation of a Town-supplied flow metering system in the new HDPE pipe.

Landscaping/Planting:

- None

General/Other:

- Sheet C2-The casing note still indicates that the utilities must be sleeved in RFTA ROW, but the revised plans show just sleeving the water connection on 2nd Street perpendicular to RFTA ROW per previous discussion. Note for 2nd Street sleeving should be revised based on approvals from RFTA.



**Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623**

Transmittal

Item Number: LU17-000021-22-23

Date Routed: 10-9-17

Comments Due: 10-26-17

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. Please contact the planning department should you have any additional questions regarding this project.

Applicant: Pacifica Senior Living,

Owner of Record: Pacifica Senior Living RE Fund LLC.

Location: 295 Rio Grande Ave. and 2393-343-00-074

Zone: PUD R/MD

Project Description: This is a request to rezone the properties from R/MD and PUD to R/HD. Also, a Major Site Plan Review and Special Use Permit to construct a 78-unit assisted living facility. As such these units will be rentals so no subdivision or condominiumization is proposed. A Development Improvements Agreement will be required as part of the process.

Planner: John Leybourne

COMMENTS:

1. The proposed expansion Town of Carbondale's water is system is capable of providing adequate fire flows for the project. The required fire flow for the proposed sprinklered buildings is 1,500 gallon per minute.
2. The two proposed fire hydrants are adequate to provide the required fire flow for the development and the proposed locations are acceptable.
3. The proposed access for the development via Rio Grande Avenue is adequate for emergency apparatus. The Fire District has previously met with the project designers. The western portion of the island at the roundabout was identified as needing to allow for rollover by large fire apparatus. That design is reflected in Cover Sheet - A.0.0 and Enlarged Site Plan - A.0.3.

Bill Gavette, Deputy Chief, Carbondale & Rural FPD
Signature

10-26-2017
Date

Memorandum

To: John Leybourne, Planner

From: John Plano, Building Official

Date: 10/24/17

Re: Sopris Lodge Assisted Living Community - Site Plan Review

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

General Comment:

- All Building shall abide by all adopted Building, Plumbing, Mechanical, Electric and Green Codes.
- The occupancy classification is not designated on these drawings. It appears that Building A will be I-2 Occupancy Classification and Building B will be an I-1 Occupancy Classification. If occupants are capable of responding to an emergency situation without physical assistance, the occupancy classification will be I-1. If the occupants are not capable of self-preservation then the occupancy classification will be an I-2. I will base my comments on these assumptions. How the facility is licensed can help determine Classifications.

Site Comments:

- Both Building A and Building B will be required to be fully sprinkled throughout with an NFPA 13 System. (IBC 903.2.6)
- Multiple exterior walls will be required to be fire-resistive and windows/doors (openings) will be limited based on distance to the property lines. The west wall of Building A, the east wall of the eastern garage, the east wall of the Green House and the west wall of the northern garage are within 10' of the property line and are in question. (IBC Table 602 and Table 705.8)
- An accessible route will be required to the greenhouse. (IBC 1104)
- A designated accessible loading zone will be required. (IBC 1106.7 and ANSI A117.1 503)

Building A:

- All the sleeping units are to be designed as "B Type Accessible Units". (IBC 1107.5.2.2)
- 50% of the sleeping units are to be fully accessible. (IBC 1107.5.2.1)

- Elevator Lobbies are required in I-2 Occupancies. (IBC 708.14.1)
- The open stair would not be allowed, as the floor would be required to be designed as a smoke barrier and open stairs are not allowed in I Occupancies. (IBC 407.4)
- The Multi-Purpose Theater, Chapel will require 2 exits if the occupant load exceeds 49. (IBC Table 1015.1)

Building B:

- All the sleeping units are to be designed as “B Type Accessible Units”. (IBC 1107.5.1.2)
- 4% of the sleeping units are to be fully accessible. (IBC 1107.5.1.1)
- The open stairs is connecting the Basement, the Main Floor and the Upper Level. Open stairs are not allowed to connect more than 2 levels and more importantly: Open stairs are allowed in I occupancies. (IBC 1016.1 and 1022)
- The access to both the exit stairs in the second level of Building B are thru Lounges. The corridors are required to be fire-resistive and exiting thru intervening rooms would not be allowed. The corridor shall directly lead to an exit. (IBC 1018.6)
- The restrooms on the second floor are required to be accessible. (IBC 1109.2)
- The Multi-Purpose Room on the 2nd level will require 2 exits if the occupant load exceeds 49. (IBC Table 1015.1)
- The spa and pool will require lifts or ramps for accessibility. (IBC 1109.14.3)



Date: 1/15/2018
RE: RFTA Referral Comments
Jurisdiction: Town of Carbondale
Project Name: Sopris Lodge Assisted Living Community
Project Address: 295 Rio Grande Avenue Carbondale, CO
Owner: Pacifica Senior Living RE Fund, Terry Claassen, Manager
Applicant/Representative: Pacifica Senior Living RE Fund, Terry Claassen, Manager
Proposal Link: Planning Drive
Map: <https://goo.gl/maps/mxE5h8xru2L2>

Project Summary:

Pacifica Senior Living RE Fund, LLC, is resubmitting a Site Plan Review application for Sopris Lodge Assisted Living Community, a new 78-unit, assisted living, memory care facility located at 285 and 295 Rio Grande Avenue in Carbondale, Colorado. This is a request to rezone the properties from R/MD and PUD to R/HD. Also, a Major Site Plan Review and Special Use Permit to construct a 78-unit assisted living facility. These units will be rentals so no subdivision or condominiumization is proposed. A Development Improvements Agreement will be required as part of the process.

Dwelling Units: 78 (rental)
Site Area: 168,352 sqf
Building Area: 72,833 sqf
Open Space: 100,200 sqf (59% of total)
Parking: 61 (24 bikes, 30 garages, 31 spaces)
Traffic: 51 new daily vehicle trips

RFTA Summary:

Note: RFTA is re-submitting its 10-26-17 comments, as the current application seems to be very similar; with the exception of some parking changes and the inclusion of a traffic impact report from 2016. We also would like for the applicant and the Town to verify that the RFTA Access License Agreement is still current, as we did not see it attached in the current application packet; although it is referenced in the introduction.

RFTA does not foresee any significant impacts to the existing transit system in Carbondale. The project site qualifies as transit-oriented with easy access to trails and bus stops. The site is ¼ mile walk to the Recreation Center bus stop, 1/3 mile walk to the pool bus stop and almost 1 mile walk along the Rio Grande Trail to the BRT Station on SH 133.

The application does include several impacts to the RFTA owned Railroad Corridor. Although a projected 51 new daily vehicle trips is fairly low relative to other projects (see ITE chart below), RFTA Staff wants to caution that this is a 90% increase over the current 3 cars per day on dead-end Rio Grande Avenue. We urge the applicant to work with the RFTA Trails Department to install proper signage at the new vehicle crossing in both directions to caution both trail users and motorists of the multimodal usage.

AM & PM Traffic Count Summary

	Main St. EB	Main St. WB	2 nd St. NB	2 nd St. SB	Rio Grande Ave. EB	Rio Grande Ave. WB
AM Peak	176	168	47	9	3	1
PM Peak	163	258	35	12	3	2

ITE Trip Generation Summary

	ITE Use Code 252	ITE Use Code 254	Total Trips
AM Peak	11	10	21
PM Peak	8	22	30

To date RFTA staff has worked with the applicant to develop a license agreement for use of the existing 20' temporary driveway access located across Second Street and parallel to the applicants parcel, located wholly inside of RFTA's Railroad Corridor. There are several conditions included in the license agreement:

1. The applicant is allowed one point of access for ingress and egress to both parcels. The single point of access is more particularly described as a 20 foot-wide private driveway extending southeasterly at the closest point of access from the applicant's parcel (2393-344-0X-002) to Second Street.
2. The applicant must remove the rest of the existing unlicensed parallel access road where it is adjacent to the two parcels owned by the applicant, and rehabilitate and revegetate the Railroad Corridor.
3. The applicant must retain whatever width the Town deems necessary to meet their current road standards within their two parcels, parallel to the licensed access, in the event RFTA needs to cancel the use of the Rio Grande Avenue private driveway access for a future Railroad or Trail project.

In reviewing the application submitted to the Town of Carbondale, RFTA staff noticed that the Railroad Corridor is not shown on any of the survey documents used for the submittal (only the

Rio Grande Trail is noted), making it difficult to ascertain whether or not the project is encroaching into the RFTA Railroad Corridor. RFTA's property needs to be shown on the survey documents. Please see the **attached** Carbondale section of RFTA's ownership atlas.

The applicant has provided a plan set to RFTA for review; the plan set also includes several utility impacts and a proposed trail connection. As of 1/15/18, RFTA Staff is still waiting on approval and a reimbursement agreement from the applicant before staff can begin to review the plan set for impacts to the Railroad Corridor. However, if the applicant agrees to reimburse RFTA for the review, designs the utility connections and trail connections to meet RFTA's "Draft Design Guidelines," RFTA staff would feel comfortable developing and approving a separate license agreement to address the additional utility and trail connections.

Thank you for allowing RFTA to provide multimodal referral comments on regional development projects.

Sincerely,

David Johnson
Planning Director
970-384-4979
djohnson@rfta.com

Angela Henderson
Assistant Director, Project Management & Facilities Operations
970-384-4982
ahenderson@rfta.com

Access License

THIS LICENSE AGREEMENT is made and entered into, effective _____ by and between THE ROARING FORK TRANSPORTATION AUTHORITY (RFTA), hereinafter called the “Licensor” or “RFTA” and Pacifica Senior Living RE Fund, LLC, a Colorado Limited Liability Company hereinafter called the “Licensee.”

RFTA, for and in consideration of the covenants and agreements of the Licensee contained herein and upon the terms and conditions stated, hereby licenses and permits the construction, maintenance and use of a non-exclusive paved access road (“Access Road”) parallel to and encroaching twenty feet(20) feet into the northerly side of RFTA’s Railroad Corridor running parallel to such corridor from the location of the Second Street crossing thence in a north and westerly direction to the eastern boundary of that property identified as Garfield County Parcel No. 2393-3440X002. The Access Road location and width is depicted on **Exhibit A**. RFTA’s Railroad Corridor (“Corridor”) , the Corridor being 75 feet wide, that is to say 50’ feet on the North side of the center line and 25’ on the South side of the centerline of the railroad tracks, adjacent to the Licensee’s property. The Access Road is more particularly described as a 20 foot-wide driveway extending southeasterly from the entrance to Licensee’s property and along the Corridor to Second Street to permit ingress and egress to and from the Licensee’s property (identified as Garfield County Parcel No. 2393-3440X002) located on the north side of the Corridor, at approximate mile marker **373.1**. Licensee will be allowed ONE point of access at the most easterly point of the parcel, closest to 2nd Street, to access the two parcels that make up the Carbondale Assisted Living property **(New owner will need to provide a survey plat for the property that includes the RFTA Railroad ROW. This Survey plat will be labeled as Exhibit A and attached to this License agreement. This license will be null and void without the correct survey plat attached as Exhibit A)** Licensee further agrees to remove or cause to be removed that portion of the existing private access from Second Street to his property that encroaches into RFTA’s corridor further than Access Road as described above, and to revegetate that portion of RFTA’s corridor reclaimed from the existing private access, and construct any additional width necessary for the access road off RFTA’s Corridor, all at no expense to RFTA. The License to use the Access Road shall not commence until Licensee shall have complied with the construction required by the previous sentence.

THIS LICENSE is expressly conditioned upon the performance by the Licensee of all the covenants and agreements hereinafter set forth, and it is also hereby stipulated that a waiver by RFTA of any breach of any such covenant or agreement shall in no way impair the right of RFTA to avail itself of any subsequent breach of the same or any other covenant or agreement.

The Access Road may be used as a non-exclusive way for travel for pedestrians, livestock, non-motorized and motorized vehicles for current and future uses of Licensee’s Parcel as may be approved by the Town of Carbondale, so long as the licensee provides RFTA with a copy of the plans to review for impacts to the use of the RFTA Corridor. Use of the Access Road shall be as required by RFTA, or which may at any time be required by any Local, State or

Federal law, or by any order of any Local, State or Federal officer or regulatory board having jurisdiction over such matters.

1. Re-vegetation and Weed Control. The Licensee agrees to present to RFTA a re-vegetation and weed control plan for the reclamation of any soil disturbed within the Corridor resulting from the construction, maintenance, and use of the Access Road and any future installation, inspection, repairs or future upgrade of the Second Street Crossing. The re-vegetation plan should be consistent with the RFTA weed control plan and address the replacement of any grasses, trees, or shrubs, disturbed or destroyed as a result of the installation or maintenance process. The re-vegetation plan will need to be maintained and monitored over a three year period after the re-vegetation plan has been implemented.

2. Maintenance and Repair. The Licensee shall, at the sole cost and expense of the Licensee, construct, maintain, repair, reconstruct, relocate or remove the Access Road whenever necessary and when required to do so by RFTA, in accordance with plans prepared by Licensee and in a manner satisfactory to RFTA. RFTA, however, shall have the right, if it so elects, at any time, though it shall be under no obligation whatever to do so, to construct, maintain, repair, reconstruct, relocate or remove the Access Road and all or any of its appurtenances, notwithstanding the obligation of the Licensee to construct, maintain, repair, reconstruct, relocate or remove the Access Road. The optional right of RFTA to maintain, repair, reconstruct, relocate or remove the Access Road shall in no manner or degree relieve the Licensee's responsibility to RFTA or to other persons or corporations for the failure of the Licensee to properly maintain, repair, reconstruct, relocate or remove the Access Road, or any other structure which RFTA agrees to maintain, repair, reconstruct, relocate or remove.

Licensee has acquired land on the north side of Licensee's Parcels to develop an alternative access road in the event that RFTA exercises its rights of termination under this License. Should the financing and construction of the alternative access road to Licensee's Parcels prove politically or financially unfeasible, Licensee will not install any permanent improvements in the area of Licensee's Parcels located immediately adjacent to the Corridor. The width of this area shall be determined by the town of Carbondale as a part of the land use application process ("Restricted Area"). In the event that the alternative access road is not built after RFTA exercises its rights of termination and the Town of Carbondale, Licensee, and other property owners on the north side of the Corridor agree to relocate access from the existing Second Street crossing to a location connecting with the Fourth Street crossing, Licensee agrees to relocate the Access Road off of the Corridor and onto the "Restricted Area" and to permit this portion of the Access Road to be used to provide access to other parcels located on the north side of the Corridor. In the event that access to Licensee's Parcels is relocated to a location connecting with the Fourth Street crossing, Licensee agrees not to contest closure of the Second Street Crossing. Curb, gutter, sidewalk, signage, asphalt parking, landscaping and irrigation shall not be considered "permanent improvements" under this paragraph.

3. Limitations on Rights Granted. This License is without covenant of title or quiet enjoyment and is subject and subordinate to a reservation of the prior and continuing right of RFTA to all other uses of the Corridor, including the right to construct, use, maintain, repair, relocate and renew in RFTA's sole discretion any and all improvements, including without

limitation tracks, overhead lines, pipelines, busways, Trails and other facilities upon, along, over, under or across any or all parts of the Corridor, all of which may be done at any time by RFTA without prior notice and without liability to Licensee or to any other party for compensation or damages. This License is subject and subordinate to all existing leases, licenses, easements, permits, claims of title or other interests and as may in the future be modified, renewed or extended by RFTA, including but not limited to any fiber optic cable.

4. License Fee. The Licensee agrees to pay to RFTA, in advance, the sum of **\$100.00 per year, for the License herein granted and a one-time \$200.00 processing fee, due and payable to RFTA upon execution of license.**

5. No Interference with RFTA's Uses. The Licensee at the Licensee's expense, shall keep any track, busway, Walkway or other improvement constructed across the Access Road clean and free from dirt, rocks and other material, and shall not damage or permit the damaging of any track, busway, trail or other improvement on the Corridor, or permit any condition which RFTA determines in its discretion may interfere with the safe operation of locomotives, railcars, trains or other vehicles or the use of any trail over the Corridor. Licensee acknowledges that RFTA's Corridor is not abandoned and is under the jurisdiction of the federal Surface Transportation Board. Licensee further acknowledges that the Corridor is "railbanked" so that RFTA is required to preserve the Corridor for future rail use.

6. Protection of Drainage. Any and all cuts and fills, excavations or embankments necessary in the maintenance or future alteration for Licensee's use of the Access Road shall be made and maintained in such manner, form and extent as will provide adequate drainage of the Access Road, the Corridor, and adjoining lands. Wherever any such fill or embankment may obstruct the natural and pre-existing drainage from such lands, Licensee shall construct and maintain sufficient culverts or drains as may be required to accommodate and preserve such natural and pre-existing drainage.

7. Environmental Protection. Licensee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality, and furnish satisfactory evidence of such compliance upon request of RFTA with regard to activities on the Access Road. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or arise from the Access Road as a result of Licensee's use, presence, operations or exercise of the rights granted hereunder, Licensee shall immediately notify RFTA and shall, at Licensee's expense, clean all property affected thereby, to the reasonable satisfaction of RFTA (insofar as the property owned or controlled by RFTA is concerned) and any governmental body having jurisdiction in the matter. RFTA may, at its option, clean RFTA's property of such discharge referred to above, and Licensee shall indemnify, defend and hold RFTA harmless from and against all claims, liability, costs and expenses (including without limitation, any fines, penalties, judgments, litigation costs and attorneys' and consultants' fees and expenses) incurred by RFTA as a result of any such discharge, leakage, spillage, emission or pollution by Licensee.

8. Protection of Underground Utilities. Licensee acknowledges that Qwest Communications Corporation or its successor has an easement for underground cable along the Corridor and that fiber optic cable is buried through the Corridor and possibly under the Access Road. Licensee, at least five (5) days prior to performing any excavation activities on the Corridor or Access Road, shall notify RFTA at (970) 384-4971 and shall notify the Qwest at 1-800-AT-FIBER (a 24-hour number) at least three business days before doing any digging. Prior to beginning any work on the Access Road, Licensee shall determine where any utilities are buried on or about the Access Road. Licensee shall pay special attention to fiber optic cable and determine the names of the telecommunications company(ies) involved, arrange for a cable locator, determine whether arrangements for relocation or other protection of the fiber optic cable is required and shall so notify RFTA. Any such relocation or protection shall be at Licensee's expense.

9. Protection of Trail and Conservation Easement. Licensee acknowledges that the Corridor is subject to and encumbered by a perpetual covenant running with the land held by the State Board of the Great Outdoors Colorado Trust Fund for the protection of the Conservation and Trail Values. The Licensee agrees not to undertake any further activity within the Corridor other than customary maintenance and repair without first obtaining the written approval of RFTA. The notice addresses are as follows:

If to RFTA: RFTA
C/o Assistant Director, Project Management and Facilities Operations
1340 Main Street
Carbondale, CO. 81623

If to Licensee: Pacifica Senior Living RE Fund, LLC, a Colorado Limited Liability Company
ATTN: Terry Claassen
650 Lariat Lane
Glenwood Springs, Colorado 81601
303-549-7111

10. Licensee's Duty to Install Safety Improvements. If at any time after the construction of the Access Road, any Local, State or Federal law or regulation, or any Local, State or Federal officer or regulatory board or commission having jurisdiction shall require any alterations, changes or improvements of the crossing of the Access Road over the RFTA Corridor, as herein defined, or any additional safeguards, protection, signals or warnings, the same shall be constructed at the sole expense of the Licensee and the maintenance and repair costs thereafter shall be borne by Licensee.

11. Any Future Work to Require Permit. Licensee shall not enter upon the Access Road or Corridor for the purpose of constructing, repairing, reconstructing, relocating or removing the Access Road without special written permit first had and obtained from RFTA, except in cases of an emergency when work is necessary to avert injury to persons or loss or damage to property. All work of construction, maintenance, repair, relocation or removal shall be done by the Licensee in such manner as to cause no interference with the constant, continuous and uninterrupted use of the tracks, Trail, buildings or other improvements of RFTA now in

place or as may be installed in the future by RFTA in RFTA's discretion.

12. RFTA's Right to Alter, Relocate, or Remove. This License shall not be deemed to give the Licensee exclusive possession of any part of RFTA Corridor, but RFTA shall have the unimpaired right to construct, maintain, repair, relocate or remove track, trails, buildings or appurtenant structures or other improvements within the Corridor deemed appropriate in RFTA's discretion and nothing shall be done or suffered to be done by the Licensee at any time that shall in any manner impair the usefulness or safety of any property of RFTA or of any track, Trail, building or appurtenant structure or other improvement to be hereafter constructed. RFTA shall have the right at any and all times hereafter to construct, maintain and operate such additional tracks, trails, buildings, appurtenant structures or other improvements where the Pedestrian Trail is located, as RFTA may from time to time elect. In case of any such change by RFTA requiring in RFTA's discretion the alteration, relocation or removal of the Encroachment structures, the structures shall be altered as directed by RFTA or entirely removed by the Licensee at the sole cost and expense of the Licensee, in such manner as may be deemed necessary by RFTA to conform to the tracks, trails, buildings, appurtenant structures or other improvements on the Corridor or Encroachment area as so changed, altered or improved, and if the Licensee shall fail to do any of the things in this paragraph enumerated, RFTA may do or cause the same to be done at the cost of the Licensee. RFTA shall use its best efforts to relocate the Access Road if it determines that the current Access Road must be removed.

13. No Liens to be Filed. Licensee shall pay in full all persons who perform labor on the Access Road for Licensee and will not allow any mechanics' or material men's liens to be enforced against RFTA's Corridor for work done or materials furnished at Licensee's instance or request. If any such liens are filed thereon, Licensee agrees to remove the same at Licensee's own cost and expense and to pay any judgment, which may be entered thereon or thereunder. Should Licensee fail, neglect or refuse to do so, RFTA may pay any amount required to release any such lien or liens, or to defend any action brought thereon, and to pay any judgment entered therein, and Licensee shall be liable to RFTA for the payment of any such liens or judgment and any and all costs, expenses, damages, attorneys' and consultants' fees and expenses, and any other amounts expended in defending any such proceedings.

14. Licensee's Assumption of Liability. The Licensee assumes the entire burden and duty of preventing the use of the Access Road by any persons, firms or corporations, other than those mentioned herein for whose benefit the Access Road is licensed; and Licensee assumes all liability for damage to or destruction of property, injury to or the death of persons resulting from the use of the Access Road by persons other than those for whose benefit the Access Road is licensed, or resulting from the failure on the part of the Licensee to keep the Access Road and all of its appurtenances in safe condition.

15. Indemnification. The Licensee shall at all times protect, indemnify, defend and save RFTA harmless from any and all claims, demands, judgments, cost, expenses, and all damage of every kind and nature made, rendered or incurred by or in behalf of any person or corporation whatsoever, in any manner due to or arising out of any claim for injury to or death of any person, or any claim for damage to property of any person or persons whomsoever, including the parties hereto and their officers, families, servants and employees, in any manner

arising from or growing out of the construction, maintenance, operation, repair, extension, renewal, existence, use or removal of the Access Road, or the failure to properly construct, operate, maintain, renew or remove the same, and from all costs and expenses, including attorneys' and consultants' fees and expenses, connected in any way with the matters and things contained in this License Agreement. Neither the right of supervision by RFTA of the location, installation, operation and the maintenance of the Access Road, nor the exercise or failure to exercise the right, nor the approval or failure to disapprove, by RFTA of the location, installation, operation and maintenance of the Access Road, nor the election of RFTA to repair, construct, reconstruct or remove the whole or any part of the Access Road, shall be deemed a waiver of the obligations of the Licensee contained in this License Agreement, expressed or implied.

16. RFTA's Right to Terminate License. If the Licensee shall fail to locate, construct, operate, use, repair, extend, renew, relocate or remove the Access Road in accordance with the terms of this License Agreement and to the entire satisfaction of RFTA, or shall fail to pay to RFTA any License Fee or any other sum of money for the construction, repair, extension, renewal, relocation or removal of the Access Road, or shall fail to adjust the Access Road to any changes made by RFTA, or shall in any respect fail to keep and perform any of the conditions, stipulations, covenants and provisions of this License Agreement to be kept and performed by the Licensee, or sells its property to another, this License Agreement shall at the option of RFTA be void and of no effect; and this License shall immediately cease and terminate and RFTA shall have the right to remove the Access Road and restore the right of way and premises of RFTA at any time thereafter at the sole expense of the Licensee. Any termination hereunder shall be effective thirty (30) days following notice delivered to Licensee. Any notice herein provided for shall be deemed given and delivered if mailed in an envelope properly stamped and addressed to the Licensee at Licensee's last known address. Termination of this License for the convenience of RFTA shall occur only if the RFTA Board votes by a 2/3 majority to do so.

17. Abandonment of the Access Road. Non-use of such Access Road for the purpose for which it was originally constructed, continuing at any time for the period of one year; shall constitute an abandonment of this License. Unless so abandoned or terminated, as provided herein, this License shall remain in full force and effect until terminated by written notice given by either party to the other party not less than sixty days in advance of the date of such termination; but it is understood that if at any time in RFTA's discretion the maintenance and operation of the Access Road shall be inconsistent with the use by RFTA, this License shall immediately cease and terminate.

18. Licensee's Duty to Remove the Access Road Upon Termination. Within thirty days after the abandonment or termination of this License, the Licensee, at Licensee's sole expense, shall, if RFTA so desires the Licensee to do, remove the Access Road and all their appurtenances and restore or construct the premises of RFTA, including all right-of-way fences and drains, to a condition which will be satisfactory to RFTA, and if the Licensee fails to do so, RFTA may do such work of removal, restoration and construction at the expense of the Licensee. In the event of the removal of the Access Road as in this section provided, RFTA shall not be liable to the Licensee for any damage sustained by Licensee for or on account of such removal, and such removal shall not prejudice or impair any right of action for damages or otherwise

which RFTA may have against the Licensee.

19. License Non-Assignable. This License is personal to Licensee. The Licensee shall not assign this License or any interest therein directly or indirectly voluntarily or involuntarily, without the prior written consent of RFTA; provided, however, that a party may assign its rights and interest hereunder to a Related Entity. A Related Entity means any corporation, partnership or similar entity that directly controls or is controlled by or is under common control with Licensee but only for so long as such control exists. Upon any assignment or attempted assignment in violation of this paragraph, this License shall terminate. The covenants, stipulations and conditions of this License shall extend to and be binding upon RFTA and, if assigned with RFTA's written consent, its successors and assigns, and shall extend to and be binding upon the Licensee and the heirs, administrators, executors, successors and assigns of the Licensee.

20. Headings. The section headings contained in this License Agreement are inserted for convenience only and are not intended to in any way affect the meaning or interpretation of any such section or provision of this License Agreement.

21. Governing Law. This License Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

22. Amendments and Waivers. No amendment of any provision of this License Agreement shall be valid unless the same shall be in writing and signed by RFTA. No waiver by RFTA of any default or breach of any covenant or agreement hereunder shall be deemed to extend to any prior or subsequent default or affect in any way any of RFTA's rights arising by virtue of any prior or subsequent default.

23. Severability. Any term or provision of this License Agreement that is held by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity or enforceability of the remaining terms and provisions of this License Agreement.

24. Entire Agreement. This License Agreement constitutes the entire agreement between the parties and supersedes all prior understandings, agreements or representations among them, written or oral, that may have related in any way to the subject matter hereof.

25. No Third Party Beneficiaries. This License Agreement defines the rights and duties of the parties hereto and may not be relied upon by any third party as the basis of a claim.

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

**LICENSOR, ROARING FORK
TRANSPORTATION AUTHORITY**

LICENSEE,
Pacifica Senior Living RE Fund, LLC, a
Colorado Limited Liability Company –
Terry Claassen

By: _____ By: _____
Angela M. Henderson, Assistant Director of Property Management & Facilities Operations Terry Claassen, Manager

STATE OF COLORADO)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
20____, by Angela M. Henderson, Assistant Director, Property Management & Facilities
Operations, Roaring Fork Transportation Authority.

Witness my hand and official seal.

My commission expires _____. _____
Notary Public

STATE OF COLORADO)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
20____, by _____

Witness my hand and official seal.

My commission expires _____. _____
Notary Public

GJ ENTERPRISES LLC
OF CARBONDALE, Co.
AND SAN LUIS OBISPO, CA.

SEND ALL CORRESPONDENCE TO P.O.Box 4007, SAN LUIS OBISPO, CA 93403

MONDAY, NOVEMBER 13, 2017

CARBONDALE PLANING AND ZONING

SUBJECT: PACIFICA SENIOR LIVING.

My company owns the residential and Commercial buildings at 65 & 75 No 2nd Street in Carbondale. The proposed development will greatly increase the traffic on this narrow, heavily used side street in the commercial core area.

The City Property line has been encroached on by the Ambiance Inn since the 1970's. This encroachment plus dedicated parking for this business has created crowding on this street. I attempted to run a retail store in the commercial space in 75 2nd street in 2008-2009 . This commercial space is required by zoning. It would not work due to the on street unregulated parking that occurs on this street. Numerous employees of the offices and businesses of the large two story commercial building on the corner of 2nd and Main park their cars on this street for the whole day. This left no parking areas open for customers that wanted to drive up, park , and shop in my store. I would like to have two spaces in front of each building designated for that building. I have provided the required parking in the rear of my buildings for my tenants spaces in front of my buildings designated for use by customers of my building's clients.

This is the "Commercial Core" the city was to provide parking to stimulate downtown growth and commerce. You need downtown parking. This need has been ignored for along time but I believe the time has come.

I have reviewed the application and believe either proposal will work for my west side of 2nd street. I do not need a sidewalk, curb, and gutters in front of my buildings nor am I interested in paying for these upgrades. It would appear that bulb outs for trees and mail boxes may decrease the number of parking spots in front of my buildings as it did on Colorado Ave when you ran curb and gutters on that street. I again request that you designate two spaces for each of my buildings.

Make sure this development has ample parking for its needs. My initial review of the proposal shows only 60 parking spots for 78 units. There will also be considerable daily traffic at this facility by visitors and caregivers. I would not want excess traffic from this high density development to further reduce the use of 2nd street for my buildings.

I would also recommend that you extend Rio Grand Avenue over to Merrill to provide an alternative route for ingress and egress to this property and attendant business and traffic.

Thank you for your considerations of these concerns.

A handwritten signature in black ink, appearing to read 'John Seidel', with a large, stylized initial 'J'.

John Seidel
Manger GJ Enterprises LLC

I will be following this project as it moves through the process. Please put me on a email list for notifications about his project. jwseidel@rof.net

11/14/2017

Mark and Anna Maria Whalen
175 Rio Grande Lane
Carbondale CO 81623

Hi John and the Carbondale P&Z members,

We are writing this letter in regard to the Public hearing for
Pacifica Senior Living LLC on this Thursday 11/16/2017.

Some background. We are the neighbors to the east of the proposed development and have lived in the single family 2 story farm house built in the 1890's for about 30 years.

We would like to express some concerns:

The increased traffic generated by 78 units and associated staff would add negatively to the existing issues with North Second street. Currently the town's street right of way is encroached upon thus making consistent 2-way vehicle access difficult if not impassable at times. There is also no sidewalk available for pedestrians. We feel these issues will need to be addressed by the town and or applicant as to needed upgrades to make the project viable and safe for new residents as well as existing residents and of course to RFTA trail users and the general public.

The applicant's request to rezone from residential medium density to residential high density is questionable.

As property owners, we knew what the underlining zoning was for our parcels and the surrounding parcels which is Residential Medium Density. This gave us knowledge and peace of mind as to what we could expect in regards to future development of our parcels and the surrounding area. We feel the request to up-zone to Residential High Density is not appropriate at this time as it does not comply with the town's current comprehensive land use plans nor with the spirit of the town's in-fill guidelines.

The applicant's request for a special use permit to operate a commercial business in this historically agricultural, residential and light industrial area of town is also questionable.

This request would significantly change the historic use of this part of town and the surrounding neighbors will bear the brunt of the future changes.

We feel the applicant's property is ready for development but they should submit a project that conforms more closely to current zoning and follows the town's comprehensive plan and in-fill guidelines.

We respectfully request, at this time, that the Planning and Zoning Commission does not approve the applicant's request for rezoning and a special use permit.

Thank you for your time and efforts in this issue and for all the work you do to assist in keeping Carbondale special!

Mark and Anna Maria Whalen

Hi John,

I received notice that there is another P&Z meeting scheduled for Thursday 01/25/2018 for the proposed senior development adjacent to my property on 175 Rio Grande Lane.

After thinking about it more I do have an additional comment to be included in the upcoming meeting besides the original letter I sent for the 11/16/2017 P&Z meeting.

The access to the proposed high density and commercial development is problematic from 2nd street for many obvious reason.

I recall RAFTA has proposed a temporary access from 2nd street for the applicant.

I feel it is in the Town of Carbondale's best long terms interest to require as a term of condition for approval that the main access

to the development needs to be from there 4th street easement and Second street be used as a secondary emergency access only.

Thank you for including our old and new comments for the 01/25/2018 P&Z meeting,

Mark and Anna Maria Whalen
175 Rio Grande Lane
Carbondale, CO 81623
970-309-4743



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: Pacific Senior Living Fund LLC Phone: 303 549 7111
Applicant Address: 650 Lariat Lane Glenwood Springs CO 81601
E-mail: terry.chassen@yahoo.com
Owner Name: Pacific Senior Living Fund LLC Phone: 303 549 7111
Address: 650 Lariat Lane Glenwood Springs CO 81601
E-mail: terry.chassen@yahoo.com
Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:
295 & 305 Rio Grande Ave Carbondale CO

PART 2 – PROJECT DESCRIPTION

General project description:

Comprehensive Plan re-zoning major site plan
senior & special use permit

Size of Parcel: 168,352[±] # Dwelling Units: 78 Sq Ftg Comm: 0

Type of Application(s): Assisted living facility

Existing Zoning: RMD & RID Proposed Zoning: RHD

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.

[Signature] 12/15/17
Applicant Signature Date

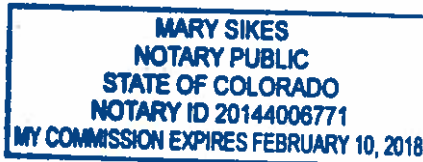
Signature of all owners of the property must appear before the application is accepted.

[Signature] 12/15/17
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.

The above and foregoing document was acknowledged before me this 15th day of December 2017, by Mary Sikes

Witness my hand and official
My commission expires:



Notary Public

December 14, 2017

Town of Carbondale

John Leybourne, Head Planner

Janet Buck, Head Planner

RE: SOPRIS LODGE ASSISTED LIVING COMMUNITY

Applicant: Pacifica Senior Living RE Fund, LLC, Terry Claassen, Manager

Dear Janet and John,

On behalf of Pacifica Senior Living RE Fund, LLC, we are pleased to resubmit our Site Plan Review application for Sopris Lodge Assisted Living Community, a new 78-unit, assisted living, memory care facility located at 285 and 295 Rio Grande Avenue in Carbondale, Colorado. Our team has put a considerable amount of effort into addressing your comments on our original application, and comments that came out of the November 16, 2017 Planning Commission Hearing and we look forward to working through the review process with Town of Carbondale Staff, Planning Board and Board of Trustees. We have submitted this revised Application under High Density residential Zoning and we do not anticipate any variances.

Our site is bordered by the Rio Grande Trail on the south and open space on the north. The property to the immediate west is occupied by Ballentine's, which was part of the proposed Overlook housing project. Rio Grande Avenue will continue to be accessed from 2nd Street but will be improved and paved to a width of 20 feet where it enters the property and will tie into an improved 2nd Street at the RFTA 2nd Street crossing. The Packet from the TOC meeting in 2015 is attached for your review and includes a cost estimate from SGM. RFTA has given the applicant an Access License Agreement which allows this use indefinitely and until the Rio Grande Corridor is used again for rail. The Draft License is attached hereto. The site has been designed to have adequate turning radiuses at the entry and a circular drive to provide excellent emergency vehicular access to both buildings and convenient ingress and egress and has been blessed by the Carbondale Fire Department. Pacifica has also entered into an easement that will allow the Nieslanik family to continue to use the property to conduct their semi-annual cattle drives, which will now become a community cowboy event. Pacifica has also designed the site with all the storm water detainage below the site on the adjacent parcel owned by Paul and Celia Nielsanik. The survey shows the location of this along with a copy of the proposed easement.

Rio Grande Avenue will lead to a grand entrance with feature/drop off area, surrounded by 61 parking spaces which includes 30 garages for the assisted living/independent living residences. In addition there

will be an additional 9 pervious areas that can be used for overflow parking. Assisted living communities in general have a very low parking requirement as less than 4% of assisted living residents drive. The operator has also expressed a willingness to provide additional off-site parking and shuttle service for special events. In addition, many assisted living operators are creating partnerships with Uber and Lyft across the country to provide driving services for all residents. There will be two buildings, both with formal entrances and Porte Cochères coming off a circular drive and a small water feature with a drive over curb and attractive landscaping. For safety and security reasons, the memory care portion of the building and garden area will be secured. The two sections of the building will be connected by a walkway and centered on an internal pedestrian garden space. The parking will include specified spaces for a Courtesy Van, electric vehicle parking, and a “shared” vehicle.

The building will be constructed with a mountain lodge theme, including flat and gabled roofs, timber accents, and a mix of energy efficient and recycled materials. The assisted living and memory care building will be two stories, with the first floor comprising 24 memory care units and the second floor having 24 assisted living units, with an interior walking/wandering garden. This lower level will include common spaces such as the community dining room and commercial kitchen, which will lead to a pedestrian walkway connecting the kitchen to the independent living building kitchen and an outdoor patio and dining area. The memory care portion of the building will be one story, and will include common spaces, salon, staff space, and a dining area. Secure outdoor spaces will be available for residents to utilize. The 30 assisted/independent living units have been designed with “affordability” in mind and will have smaller units to help accomplish this along with lock-off units if larger units are desired. All units in the project will potentially be available for double occupancy if a couple chooses to share which will also assist in the affordability. Each unit will have a one car garage. Both buildings will be licensed for assisted living to accommodate the maximum levels of acuity. Common areas will include a large outdoor seating area on the east side overlooking the tranquil pasture as well as a spa pool among other common amenities. This building will also incorporate a partial basement to house mechanical equipment and storage facilities for the occupants as well as storage space for the overall property. This will significantly minimize the need for rooftop mechanical or on site landscaping screening. An area in the basement has also been set aside to potentially house a “senior” pet care facility. The southernmost garage building has been designed to provide significant screening from the 2nd Street neighborhood as well as retainage for the portion of the site. The plan also calls for photovoltaic panels on the garage buildings to offset much of the property electrical needs. Pacifica has also acquired from the TOC 1.33 acres that will provide the site with an alternative access point if RFTA should ever proceed with rail in the Rio Grande ROW as well as additional land to be utilized for open space, trails and space for additional employee parking and resident garages. Pacifica Senior has worked closely with Public Works to identify any utility issues as well as improvements to 2nd street. Subsequently, Pacifica has agreed to cover the costs of extending the pedestrian pathway from the RFTA access on 2nd Street to Main Street.

The professionally designed landscaping will include: walking trails; an outdoor patio off the main dining room of the independent living building; an 800 square foot resident greenhouse; cabanas and pergolas;

pervious services throughout, water features including the ditch relocation, rain gardens for water filtration; and berming for sound attenuation. Overall, the landscaping will incorporate landscape and hardscape to code with minimally irrigated areas. The balance will be native grasses and xeriscape trees and shrubs which will be drip irrigated. The combination of evergreen, deciduous and ornamental trees will provide a parklike setting and provide wonderful shade and seating areas for decades to come. The location lends itself beautifully to pedestrian access and the site plan shows a pedestrian trail to the Rio Grande Trail, a lower trail to the Carbondale dog park, immediate access to Tru Nature Spa and all of downtown Carbondale at the Third Street pedestrian easement. The symbiotic relationship with the community is not to be overstated as this truly will be a community within a community. Thunder River Theatre, CMC, local retailers, etc. Pacifica will also be reconfiguring and improving the Town of Carbondale ditch that runs beneath the Rio Grande Trail at approximately 3rd Street and daylighting on the north eastern slope of our property. Improvements will include new piping and a minimum of two manhole access locations within the properties' roadways. The TOC will benefit from this ditch project but the TOC will not incur any of the costs.

We are particularly excited about our planned greenhouse on the southeast side of the property. This greenhouse will provide a wonderful amenity for the residents where individual plots will be made available along with an area designed for the kitchen staff to use for herbs and spices. Food produced in the greenhouse will be used in resident and staff meals, and flowers grown will be used to decorate the building.

The property is part of the Town of Carbondale and Pacifica Senior Living RE Fund, LLC is requesting a rezone and special use permit. Both lots will require a rezoning to high density residential which is appropriate given the proximity to the Downtown Core and what currently exists in the immediate area, the demand for housing in the Roaring Fork Valley and the current condition of the lots and proposed use. Immediately to the south across the Rio Grande Trail at 3rd street is a high density residential and adjacent to east is a high density commercial use, Tru Nature Spa and in all likelihood, the industrial land to the west will be redeveloped at some point in the near future to high density residential as well. The great aspect of the subjects lots are they have an extremely low traffic and parking impact. In addition, the proposed project will be a significant improvement over the existing dilapidated residential buildings and outdoor storage areas and the rezone will be a tremendous improvement for the neighborhood and for the Town of Carbondale. There are very few options for the elderly in the Carbondale area. Sopris Lodge Assisted Living will help keep our older citizens in Carbondale. At this point, we are not requesting any waivers or variances from the applicable standards outlined in the Unified Development Code. The Sopris Lodge Assisted Living Community, in conjunction with the surrounding planned and proposed land uses, will help to create a vibrant and thriving new "place" in the Town of Carbondale. It is anticipated, through our Colorado based Operating Partner, www.wellage.com, Sopris Lodge will create 20-30 full time employees and a hand full of part time and seasonal opportunities. A recently completed Feasibility Study confirmed the need in the Roaring Fork Valley for another high quality senior living facility to complement Peregrine Landing in Glenwood Springs and Heritage Park in Carbondale. In addition, this community will "free up" 50-60 residential units currently being occupied in the Carbondale area which will immediately add valuable supply to the current housing market. The

Carbondale Senior Housing Authority estimates somewhere between 25-30% of the population of seniors in the Carbondale area have been forced to leave the area in the last three years (since we started planning this project) and this trend will likely continue until this project comes to fruition.

Lastly, the project is in compliance and meets or exceeds the Impervious Area, Landscape, Open Space, Private Outdoor Open Space, Bulk Storage and Open Space requirements.

Thank you for your consideration,

Pacifica Senior Living RE Fund, LLC

DETENTION POND EASEMENT

Paul R. Nieslanik and Celia Nieslanik “Grantor,” for and in consideration of good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto **Pacifica Senior Living RE Fund, LLC, a Colorado limited liability company**, hereinafter collectively referenced as “Grantees”, whose address is 650 Lariat Lane, Glenwood Springs, Carbondale, CO 81601, their heirs, lessees, licensees, and agents a perpetual, periodic easement to run livestock (cattle and horses) over and across the following-described lands situated in the County of Garfield, State of Colorado, which the Grantor owns or in which the Grantor has an interest, to-wit:

Lot 2

Town of Carbondale and Paul R. Nieslanik and Celia R. Nieslanik Properties Subdivision, according to the Subdivision Exemption and Boundary Line Adjustment Plat thereof, Recorded _____, 2017, as Reception No. _____ in the Garfield County records; Town of Carbondale, County of Garfield, State of Colorado; and

That real property described in a Deed recorded as Reception No. 586072 in the Garfield County records, known generally as Garfield County Assessor’s Parcel No. 2393-343-00-074, and by street and number as 0297 Rio Grande Avenue, Carbondale, Colorado, 81623;

Said easement shall be twenty (120) feet in width and (120) feet in length in the location generally shown on Exhibit “A” attached hereto and incorporated herein by this reference. Said easement may be utilized by Grantees exclusively for a detention pond. Grantees shall provide Grantor with final design and staked location for their approval in writing 30 days prior to construction.

The easement contained herein shall run with the Grantees’ land, described as Garfield County Assessor’s Parcel No. 2393-344-00-013, and shall inure to the Grantees and their heirs, successors and assigns;

Grantees shall indemnify Grantor for all damages caused to Grantor as a result of Grantees’ exercise of the rights and privileges herein granted. Grantor reserves the right to occupy, use and develop said easement for all purposes not inconsistent with the rights herein granted. The rights,

conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.



Monday, April 4, 2017

To: Janet Buck
Senior Planner, Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
jbuck@carbondaleco.net

From: Marc Kenney, P.E.
River City Consultants, Inc.
744 Horizon Court, Suite 110
Grand Junction, CO 81506

RE: Carbondale Assisted Living Facility

Mrs. Buck,

The purpose of this letter is to address the concerns regarding the project's potential impacts to 2nd Street and Rio Grande Lane cause by the proposed Carbondale Assisted Living Facility (formerly known as the Carbondale Senior Living Facility).

The Town of Carbondale hired SGM to analyze potential improvements to 2nd Street which resulted in the Project Update Memo on October 1, 2015 regarding the 2nd Street Improvements Planning Project. This memorandum discussed two proposed street sections and the functionality/operations of the street with the proposed improvements. The proposed street sections both utilized two 11-foot vehicular travel lanes for a total roadway width of 22 feet.

According to AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads, minimum design width is 18 feet for design speeds of 25 mph (except agricultural access). Both 2nd Street and Rio Grande Lane would fall under the definition of a low-volume, local road ($ADT \leq 400$). The 22 feet of roadway proposed by SGM (two 11-foot lanes) exceeds the suggested roadway widths.

Accordingly, we do not see an impetus to change the work by SGM already performed regarding 2nd Street and Rio Grande Lane. The Carbondale Assisted Living Facility should not impact the proposed design of 2nd Street or Rio Grande Lane.

Please feel free to contact me if you have any additional questions, comments, or concerns regarding this matter.



Marc J. Kenney, P.E. (CO # 41215)



Thursday, June 2, 2016

To: Janet Buck
Senior Planner
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
jbuck@carbondaleco.net

From: Marc Kenney, P.E.
River City Consultants, Inc.
744 Horizon Court, Suite 110
Grand Junction, CO 81506

RE: Senior Lodge of Carbondale, CO

Mrs. Buck,

The purpose of this letter is to provide documentation and backup for traffic impacts associated with the proposed Senior Lodge of Carbondale. Further this letter provides documentation in the form of traffic counts of existing traffic conditions. This Project is located 0297 Rio Grande Avenue West. The Project is located north of Rio Grande Avenue West, north of Main Street and the Rio Grande Trail, just west of North 2nd Street.

Existing traffic data of was collected by Ridgeview Data Collection of Morrison Colorado. Traffic data collected included AM and PM Peak Traffic Counts for Main Street, 2nd Street, and Rio Grande Avenue. The existing traffic peaks are summarized in the table below.

AM & PM Traffic Count Summary

	Main St. EB	Main St. WB	2 nd St. NB	2 nd St. SB	Rio Grande Ave. EB	Rio Grande Ave. WB
AM Peak	176	168	47	9	3	1
PM Peak	163	258	35	12	3	2

Notes:

1. Traffic Count data collected by Ridgeview Data Collection Morrison CO.
2. Traffic data was collected on 05/18/2016 and 05/19/2016.
3. EB = eastbound; WB = westbound; NB = northbound; SB = southbound

Traffic for the proposed Senior Lodge was estimated/calculated using the Institute of Traffic Engineers (ITE) Trip Generation Manual 9th Edition. The Project use is a combination of Land Use Codes:

- 252 - Senior Adult Housing - Attached; and
- 254 - Assisted Living

The proposed project will have three types of facilities: Independent Living, Memory Care, and Assisted Living. Memory Care and Assisted Living are assumed to have similar traffic generation numbers and were thus combined. Specifically, the proposed project will have:

- 26 units in Assisted Living;
- 24 units in Memory Care; and
- 20 units in Assisted Living.

The ITE Trip generation numbers are based off the number of “beds”, thus it is assumed that each unit will have one bed. The ITE trip generation can be calculated using the average rate (best fit line) or fitted curve equation (when provided). The data points, average rate, and fitted curve are all shown on the ITE table for comparison. The calculated fitted curve trips are slightly above the trips calculated using the average rate in most instances. Accordingly the fitted curve values were used to provide more conservative traffic numbers. The ITE trip generation numbers for the proposed project are summarized in the table below.

ITE Trip Generation Summary

	ITE Use Code 252	ITE Use Code 254	Total Trips
AM Peak	11	10	21
PM Peak	8	22	30

The ITE generated “trips” can be combined with existing to estimate traffic counts during the peak AM and PM hours under proposed conditions. The distribution of trips into and/or out of the proposed Senior Lodge is estimated to be 50/50. This means of the generated trips half are into the property and the other half are out. A 50/50 split was chosen because the traffic will likely be associated with shift changes of the employees at the Lodge. For intersections the traffic distribution was kept at the same ratio as existing conditions (i.e., the same percentage of cars make right and left turns). The impact to the traffic numbers is illustrated by revising the peak hour figures produced by Ridgeview Data Collection with the estimated future traffic numbers written next to the existing numbers.



The purpose of this study was to determine the future traffic on 2nd Street as a result of this project. Turn lane warrants were not explored as part of this study. Attached are copies of the ITE Trip calculations, Ridgeview Data Collection's traffic count tables, and traffic count sheets showing the estimated traffic numbers after completion of the Senior Lodge. Please let me know if you have any questions, comments, or concerns regarding this matter.



Marc J. Kenney, P.E. (CO # 41215)

SENIOR LODGE CARBONDALE

ITE TRIP GENERATION CALCULATIONS

JUNE 2, 2016

MARC KENNEDY

PURPOSE

CALCULATE THE # OF TRIPS AS PER ITE MANUAL FOR PROPOSED
SENIOR LIVING CENTER

USE

THE SENIOR LIVING CENTER WILL CONSIST OF:

MEMORY CARE = 24 UNITS } ITE USE 254 ASSISTED LIVING
ASSISTED LIVING = 20 UNITS }

INDEPENDENT LIVING = 26 UNITS - ITE USE 252 SENIOR ADULT
HOUSING (ATTACHED)

TRIP GENERATION

(*ASSUME 1 BED/UNIT)

USE 254

	AVG RATE	FITTED CURVE
AM PEAK	$44 \cdot 0.23 = 10.12 \approx 10$	N/A
PM PEAK	$44 \cdot 0.37 = 16.28 \approx 16$	$T = 0.29(44) + 9.24 = 22$

USE 252

AM PEAK	$26 \cdot 0.39 = 10.14 \approx 10$	$\ln(T) = 0.84 \ln(26) - 0.30 \Rightarrow T = 11.4 \approx 11$
PM PEAK	$26 \cdot 0.35 = 9.1 \approx 9$	$\ln(T) = 0.99 \ln(26) - 1.11 \Rightarrow T = 8.3 \approx 8$

USE FITTED CURVE #S TO BE MORE CONSERVATIVE (IE HIGHER TRIP GENERATION #s FOR PM PEAK)

TOTAL TRIPS:

AM PEAK = $10 + 11 = 21$ TRIPS

PM PEAK = $22 + 8 = 30$ TRIPS

INDEPENDENT LIVING**Bldg B-Grnd****Ground Floor**

Reception	553
Office	130
Serving Kitchen	275
Dining	873
Great Room	420
Reading Room	148
Salon	180
Spa	75
Fitness	300
Public Restrooms	80
Middle Lounge Small	131
Middle Lounge Large	164
South Lounge	286
North Lounge	286
Pool	353
Circulation	1226
add 2 stairs	260

5 Studios

415

2075

8 1 beds

508

4064

Total IL ground

11879

INDEPENDENT LIVING**Bldg B-2nd****Second Floor**

Exterior Deck	217
Kids Room	240
Public Restrooms	90
Laundry	116
Storage	153
Staff	133
Library	369
Chapel	352
TV/Media/Multi	752
South Lounge	286
North Lounge	286
Circulation	1226
Add 2 stairs	260

5 Studios

415

2075

8 1 Beds

508

4064

Total IL 2nd floor

10619

TOTAL BLDG

49823

Room SF

27626

Efficiency

55%

Common areas

14870

Circulation

6006

Total Square Feet

48502

SOPRIS LODGE ROOM MATRIX 2 4 3.28.16

MEMORY CARE		Square Feet	Bldg A-Grnd
Laundry			213
Exam Room			102
Multi Purpose			579
Reading			162
Office			121
MC Lobby			400
Reception			125
Waiting			246
Seating Area			581
Dining			736
Kitchen			915
Quiet Room			150
Medical Room			112
Janitor			108
Circulation			2000
	20 Studios	293	5860
	4 Private	277	1108
Total MC	<u>24</u>		13518
ASSISTED LIVING			Bldg A-2nd
Laundry			270
Staff/Lockers			151
Office			109
Exm Room			138
Library/Multi Purpose			627
Lobby			1000
Didning			768
Serving Kitchen			470
Lounge/Refuge			340
Circulation			1554
	16 Studios	375	6000
	4 1 beds	595	2380
Total AL	<u>20</u>		13807

Senior Adult Housing - Attached (252)

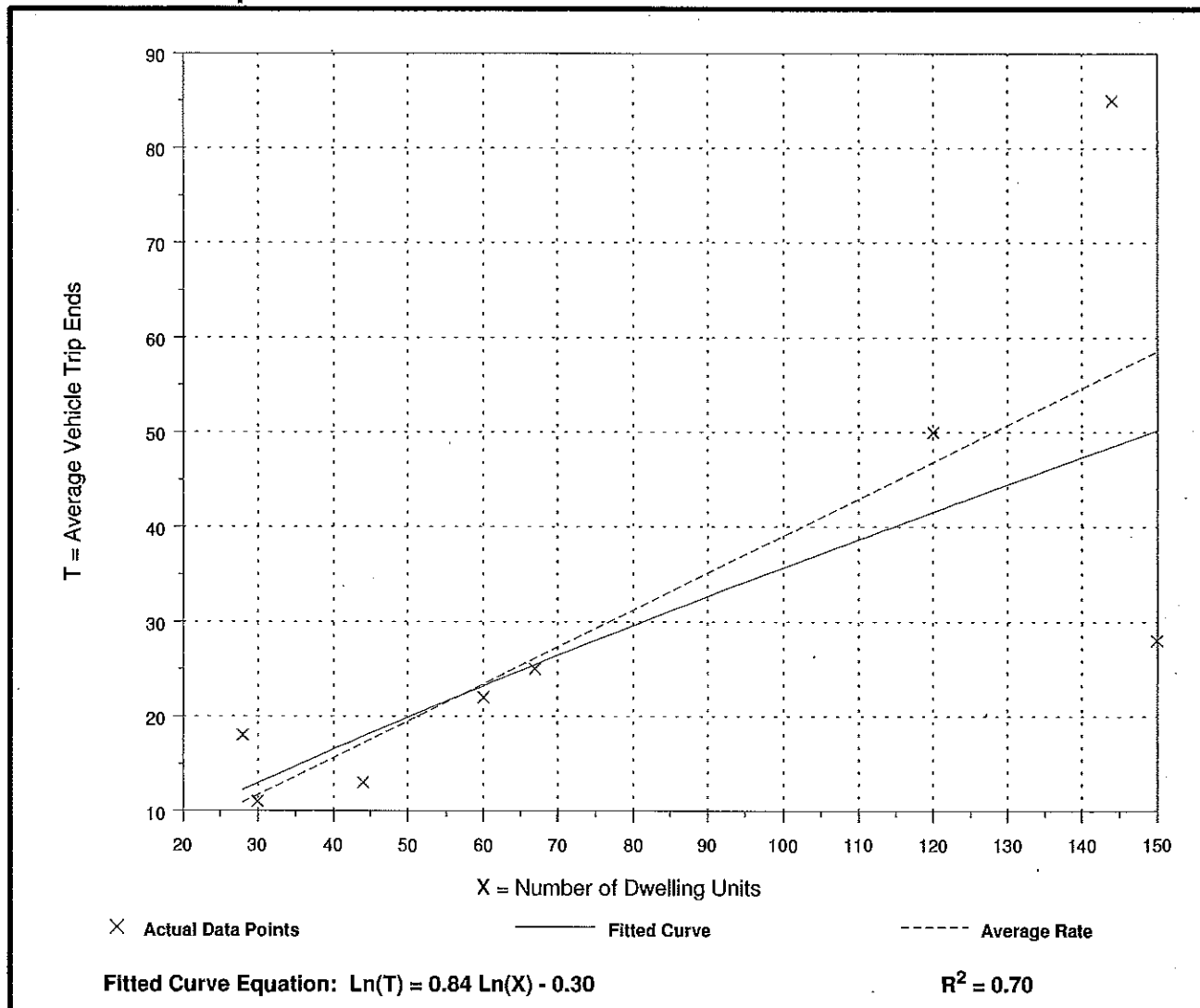
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 8
Avg. Number of Dwelling Units: 80
Directional Distribution: 46% entering, 54% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.64	0.64

Data Plot and Equation



Senior Adult Housing - Attached (252)

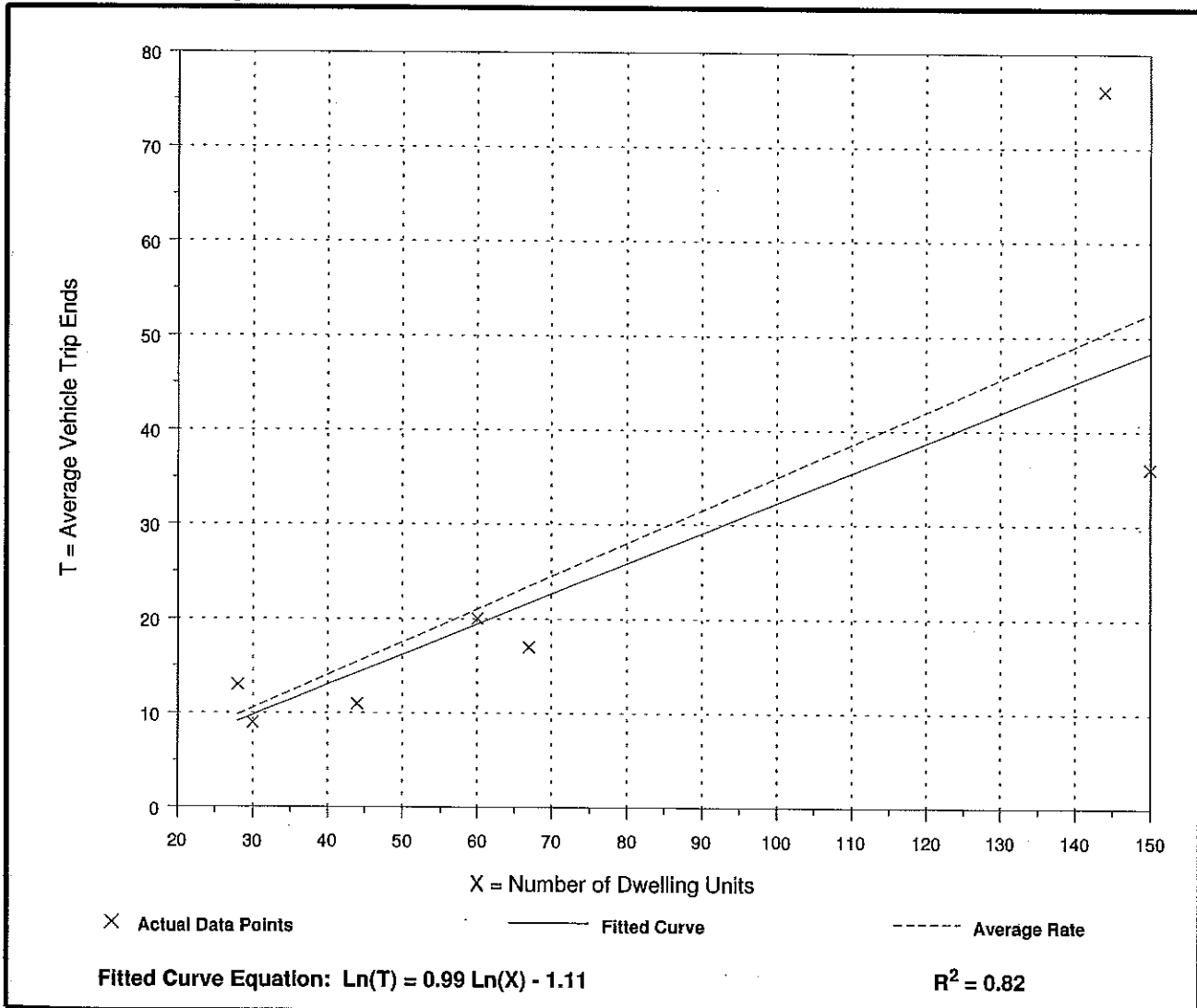
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 7
Avg. Number of Dwelling Units: 75
Directional Distribution: 55% entering, 45% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.24 - 0.53	0.60

Data Plot and Equation



Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
A.M. Peak Hour of Generator

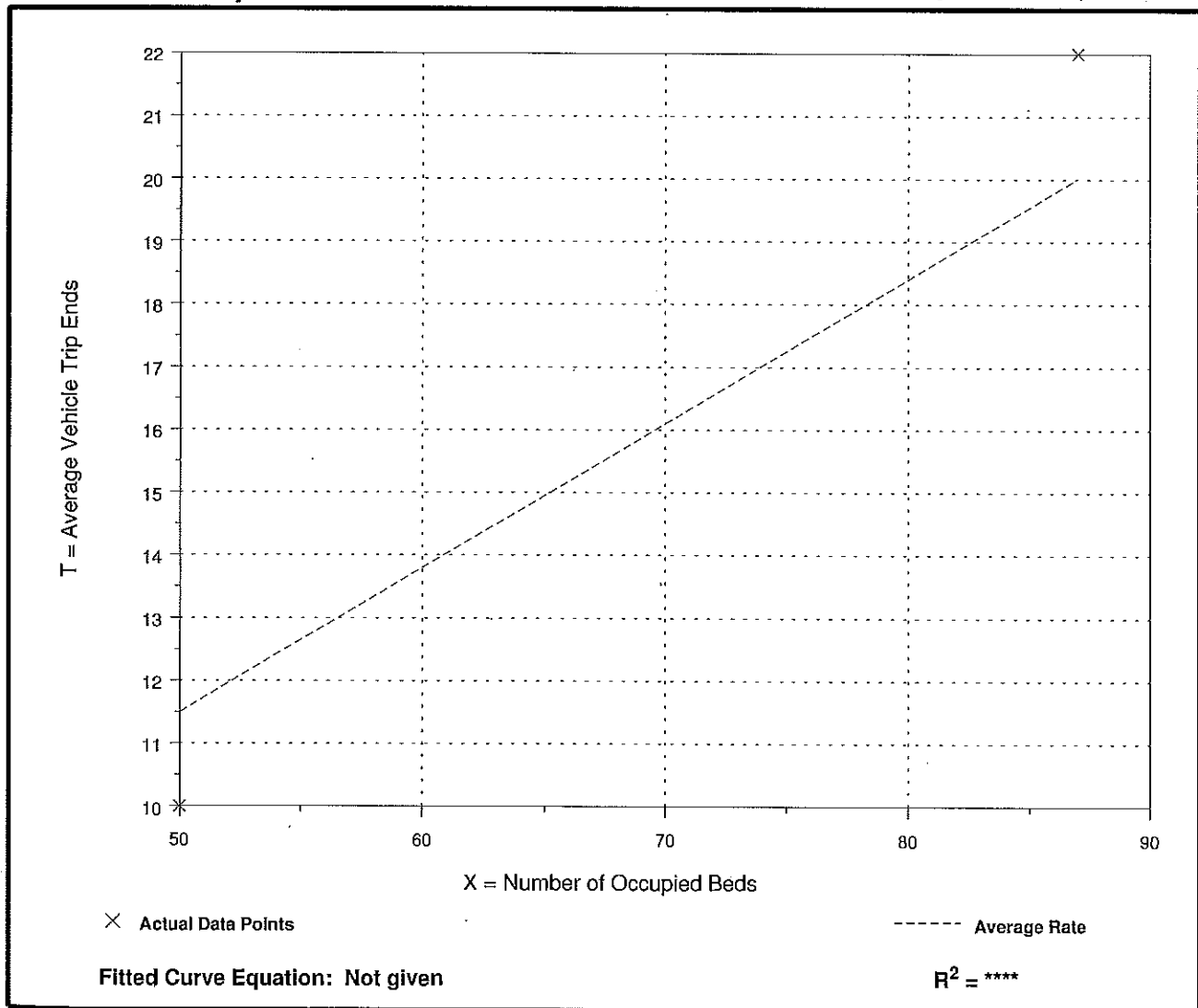
Number of Studies: 2
Average Number of Occupied Beds: 69
Directional Distribution: 72% entering, 28% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.23	0.20 - 0.25	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Assisted Living (254)

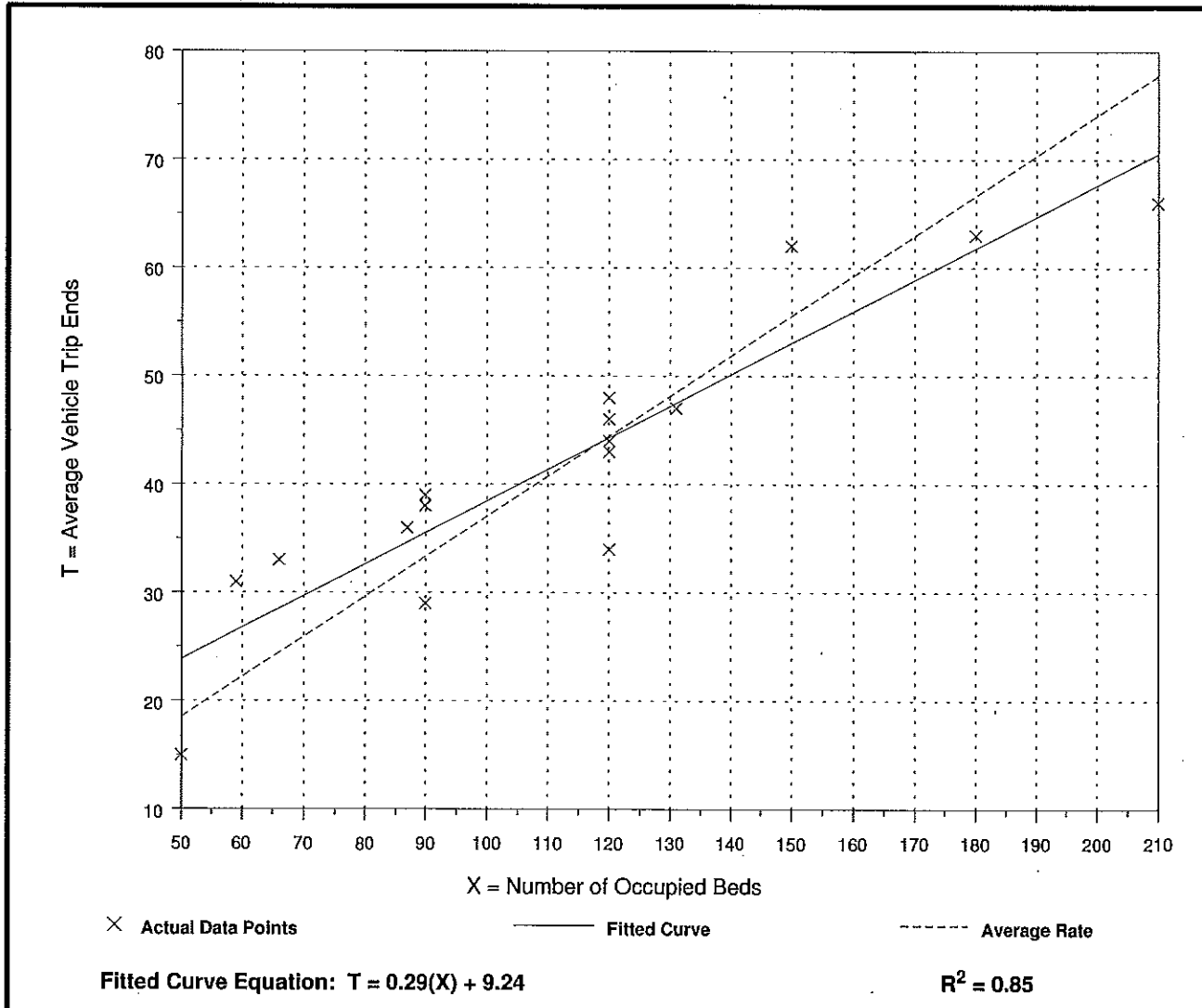
Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 16
 Average Number of Occupied Beds: 113
 Directional Distribution: 39% entering, 61% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.37	0.28 - 0.53	0.61

Data Plot and Equation



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Main Street and 2nd Street

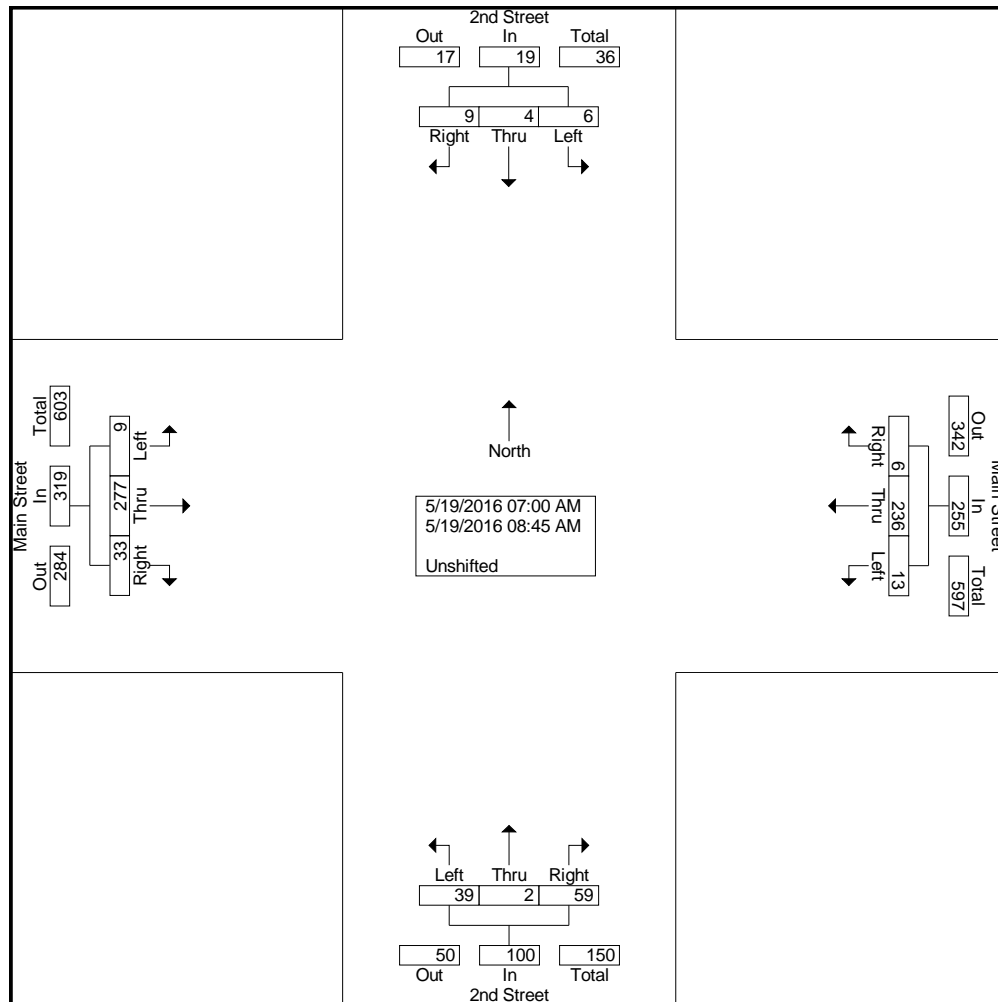
File Name : Main and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 1

Groups Printed- Unshifted

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	1	30	7	38	0	7	0	7	8	1	10	19	2	1	1	4	68
07:15 AM	0	29	2	31	1	18	0	19	4	0	8	12	0	1	1	2	64
07:30 AM	0	31	6	37	3	16	0	19	4	0	7	11	1	1	0	2	69
07:45 AM	1	55	3	59	2	37	0	39	6	1	8	15	0	0	0	0	113
Total	2	145	18	165	6	78	0	84	22	2	33	57	3	3	2	8	314
08:00 AM	0	35	3	38	2	50	2	54	3	0	7	10	2	0	1	3	105
08:15 AM	3	31	2	36	0	43	0	43	5	0	8	13	0	0	0	0	92
08:30 AM	3	36	4	43	2	28	2	32	5	0	4	9	0	1	5	6	90
08:45 AM	1	30	6	37	3	37	2	42	4	0	7	11	1	0	1	2	92
Total	7	132	15	154	7	158	6	171	17	0	26	43	3	1	7	11	379
Grand Total	9	277	33	319	13	236	6	255	39	2	59	100	6	4	9	19	693
Apprch %	2.8	86.8	10.3		5.1	92.5	2.4		39	2	59		31.6	21.1	47.4		
Total %	1.3	40	4.8	46	1.9	34.1	0.9	36.8	5.6	0.3	8.5	14.4	0.9	0.6	1.3	2.7	

Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Main Street and 2nd Street

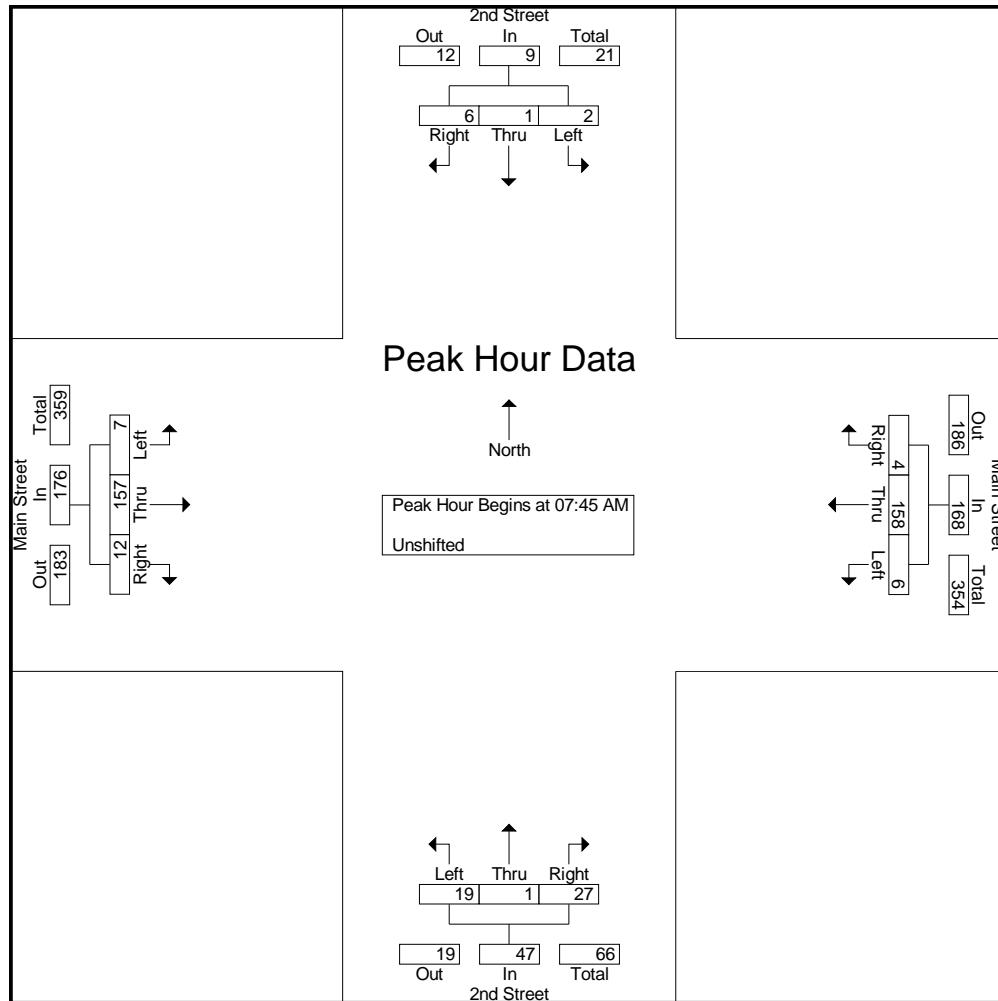
File Name : Main and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 2



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Main Street and 2nd Street

File Name : Main and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 3

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	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 07:45 AM																	
07:45 AM	1	55	3	59	2	37	0	39	6	1	8	15	0	0	0	0	113
08:00 AM	0	35	3	38	2	50	2	54	3	0	7	10	2	0	1	3	105
08:15 AM	3	31	2	36	0	43	0	43	5	0	8	13	0	0	0	0	92
08:30 AM	3	36	4	43	2	28	2	32	5	0	4	9	0	1	5	6	90
Total Volume	7	157	12	176	6	158	4	168	19	1	27	47	2	1	6	9	400
% App. Total	4	89.2	6.8		3.6	94	2.4		40.4	2.1	57.4		22.2	11.1	66.7		
PHF	.583	.714	.750	.746	.750	.790	.500	.778	.792	.250	.844	.783	.250	.250	.300	.375	.885



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Main Street and 2nd Street

File Name : Main and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 4

Image 1



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Main Street and 2nd Street

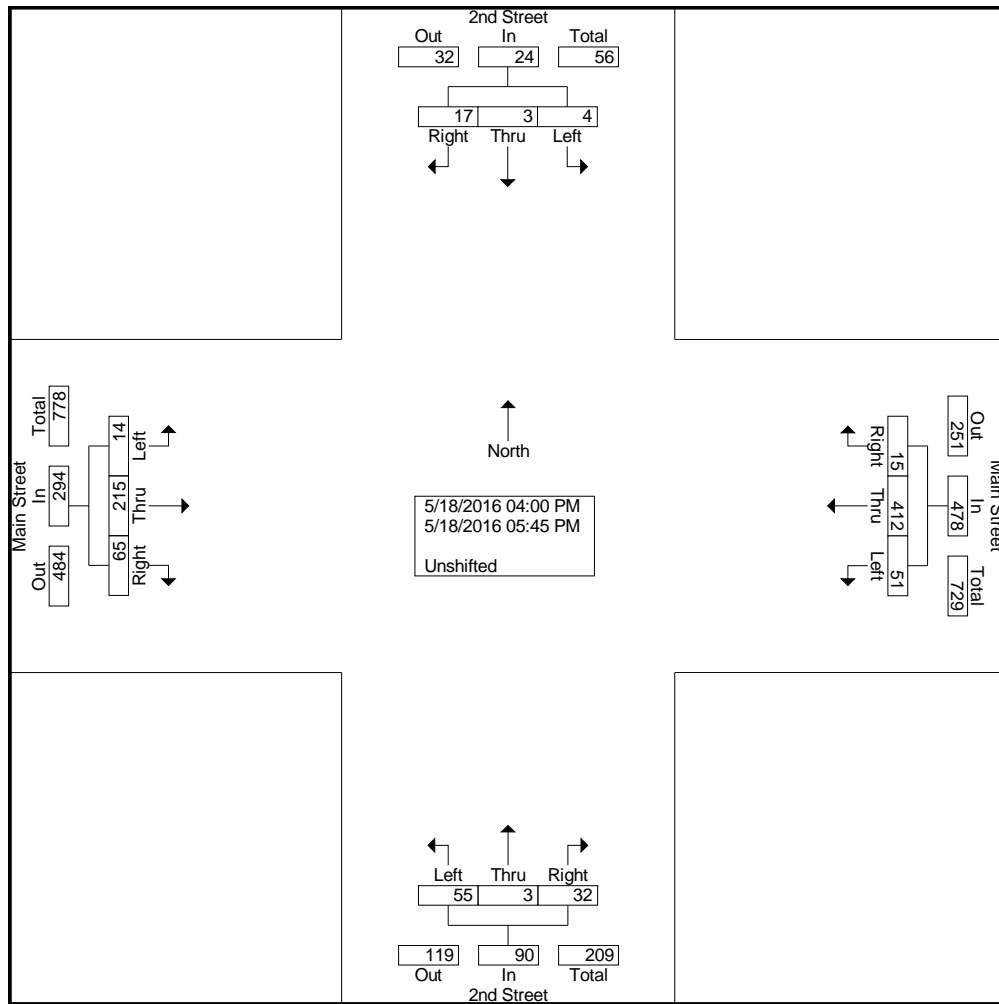
File Name : Main and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 1

Groups Printed- Unshifted

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	0	24	7	31	2	40	3	45	6	0	3	9	0	1	0	1	86
04:15 PM	3	31	6	40	4	54	0	58	6	1	4	11	0	0	3	3	112
04:30 PM	3	24	7	34	4	56	2	62	4	0	4	8	0	0	5	5	109
04:45 PM	0	35	8	43	10	59	2	71	5	0	1	6	1	0	0	1	121
Total	6	114	28	148	20	209	7	236	21	1	12	34	1	1	8	10	428
05:00 PM	2	32	12	46	9	58	0	67	5	0	5	10	0	0	3	3	126
05:15 PM	1	21	7	29	6	51	3	60	10	0	6	16	1	0	0	1	106
05:30 PM	2	27	6	35	8	49	2	59	9	1	6	16	2	0	2	4	114
05:45 PM	3	21	12	36	8	45	3	56	10	1	3	14	0	2	4	6	112
Total	8	101	37	146	31	203	8	242	34	2	20	56	3	2	9	14	458
Grand Total	14	215	65	294	51	412	15	478	55	3	32	90	4	3	17	24	886
Apprch %	4.8	73.1	22.1		10.7	86.2	3.1		61.1	3.3	35.6		16.7	12.5	70.8		
Total %	1.6	24.3	7.3	33.2	5.8	46.5	1.7	54	6.2	0.3	3.6	10.2	0.5	0.3	1.9	2.7	

Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Main Street and 2nd Street

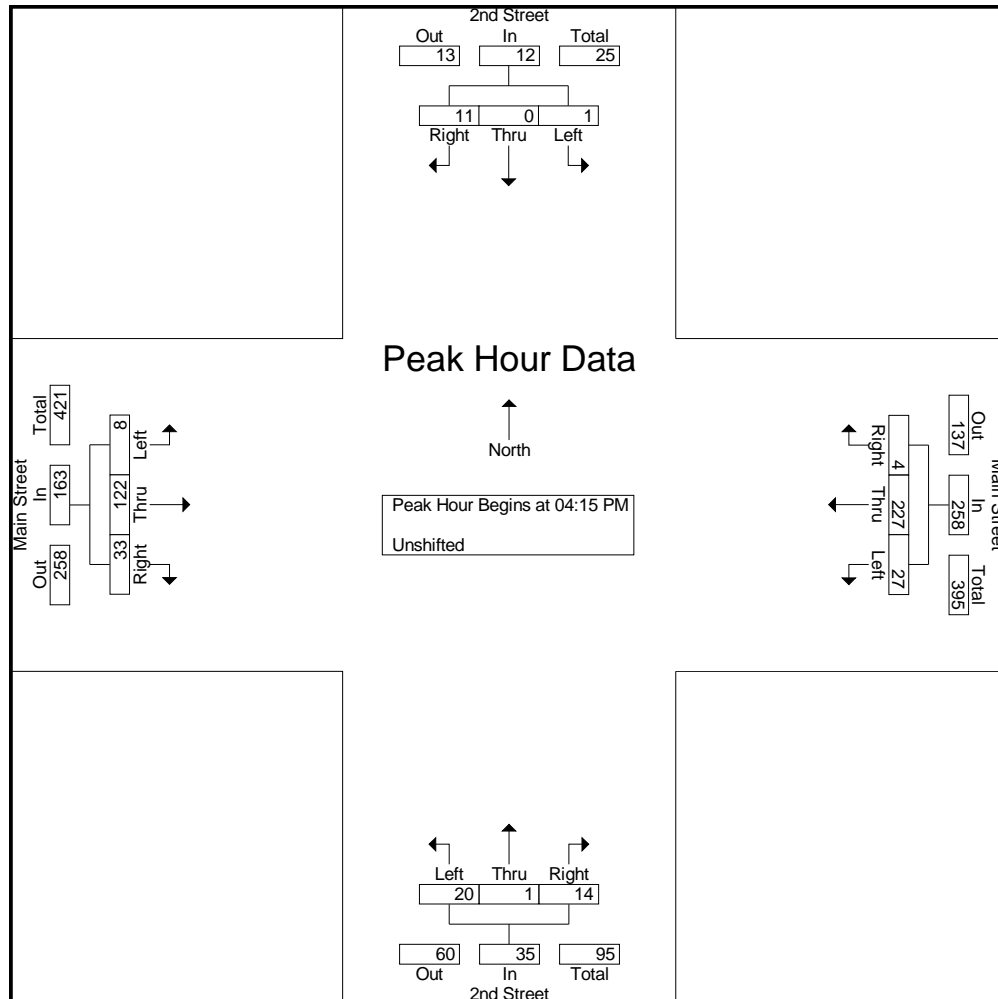
File Name : Main and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 2



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Main Street and 2nd Street

File Name : Main and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 3

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	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 04:15 PM																	
04:15 PM	3	31	6	40	4	54	0	58	6	1	4	11	0	0	3	3	112
04:30 PM	3	24	7	34	4	56	2	62	4	0	4	8	0	0	5	5	109
04:45 PM	0	35	8	43	10	59	2	71	5	0	1	6	1	0	0	1	121
05:00 PM	2	32	12	46	9	58	0	67	5	0	5	10	0	0	3	3	126
Total Volume	8	122	33	163	27	227	4	258	20	1	14	35	1	0	11	12	468
% App. Total	4.9	74.8	20.2		10.5	88	1.6		57.1	2.9	40		8.3	0	91.7		
PHF	.667	.871	.688	.886	.675	.962	.500	.908	.833	.250	.700	.795	.250	.000	.550	.600	.929



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Main Street and 2nd Street

File Name : Main and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 4

Image 1



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Rio Grande Lane and 2nd Street

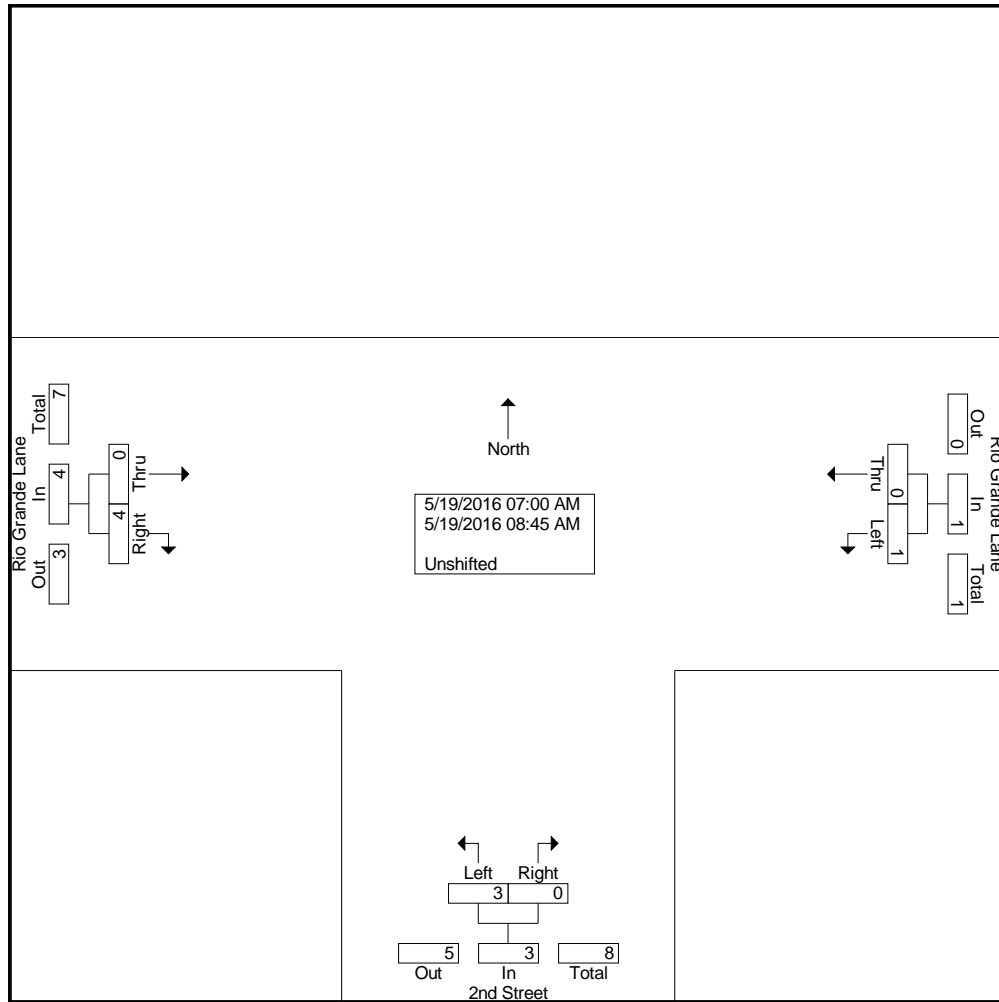
File Name : Rio Grande and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 1

Groups Printed- Unshifted

	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	1	0	1	1
07:15 AM	0	1	1	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	0	0	0
07:45 AM	0	0	0	0	0	0	0	0	0	0
Total	0	1	1	0	0	0	1	0	1	2
08:00 AM	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	3	3	1	0	1	1	0	1	5
08:45 AM	0	0	0	0	0	0	1	0	1	1
Total	0	3	3	1	0	1	2	0	2	6
Grand Total	0	4	4	1	0	1	3	0	3	8
Apprch %	0	100		100	0		100	0		
Total %	0	50	50	12.5	0	12.5	37.5	0	37.5	

Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Rio Grande Lane and 2nd Street

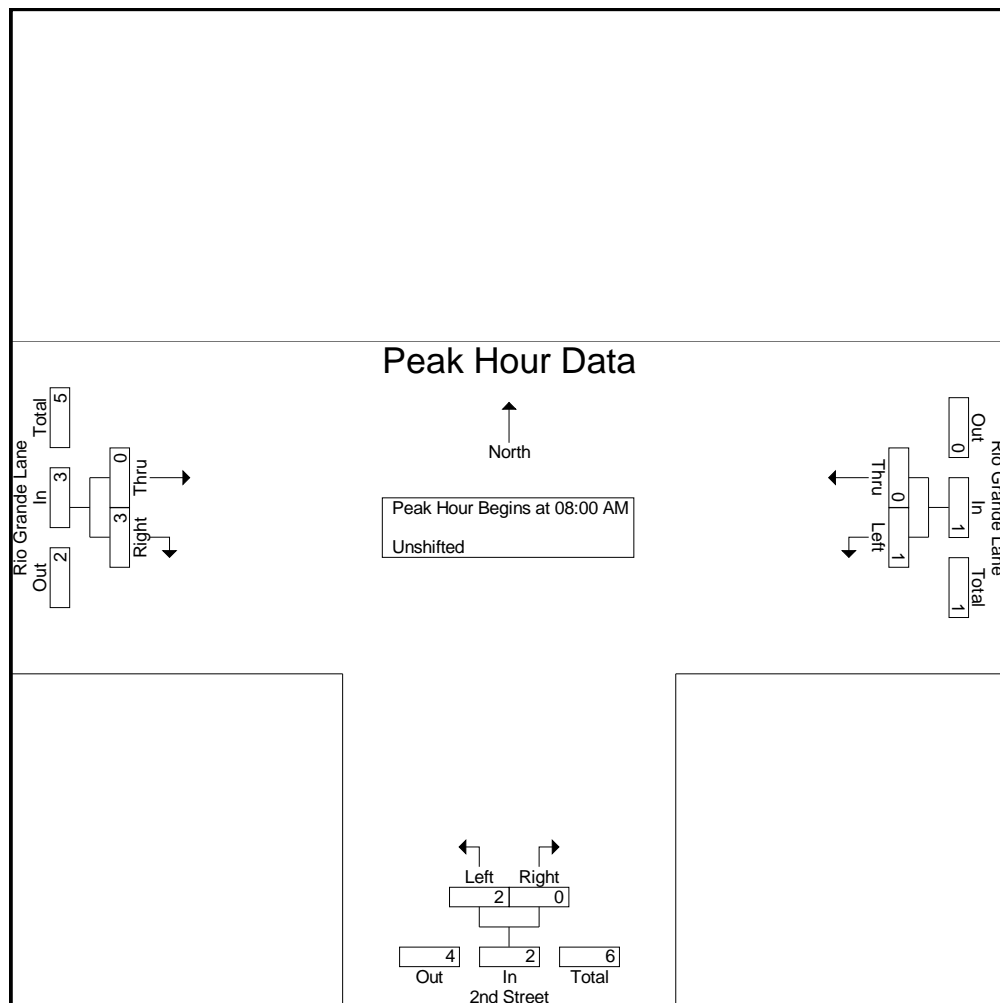
File Name : Rio Grande and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 2



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 3

	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	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 08:00 AM										
08:00 AM	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	3	3	1	0	1	1	0	1	5
08:45 AM	0	0	0	0	0	0	1	0	1	1
Total Volume	0	3	3	1	0	1	2	0	2	6
% App. Total	0	100		100	0		100	0		
PHF	.000	.250	.250	.250	.000	.250	.500	.000	.500	.300



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 4

Image 1



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Rio Grande Lane and 2nd Street

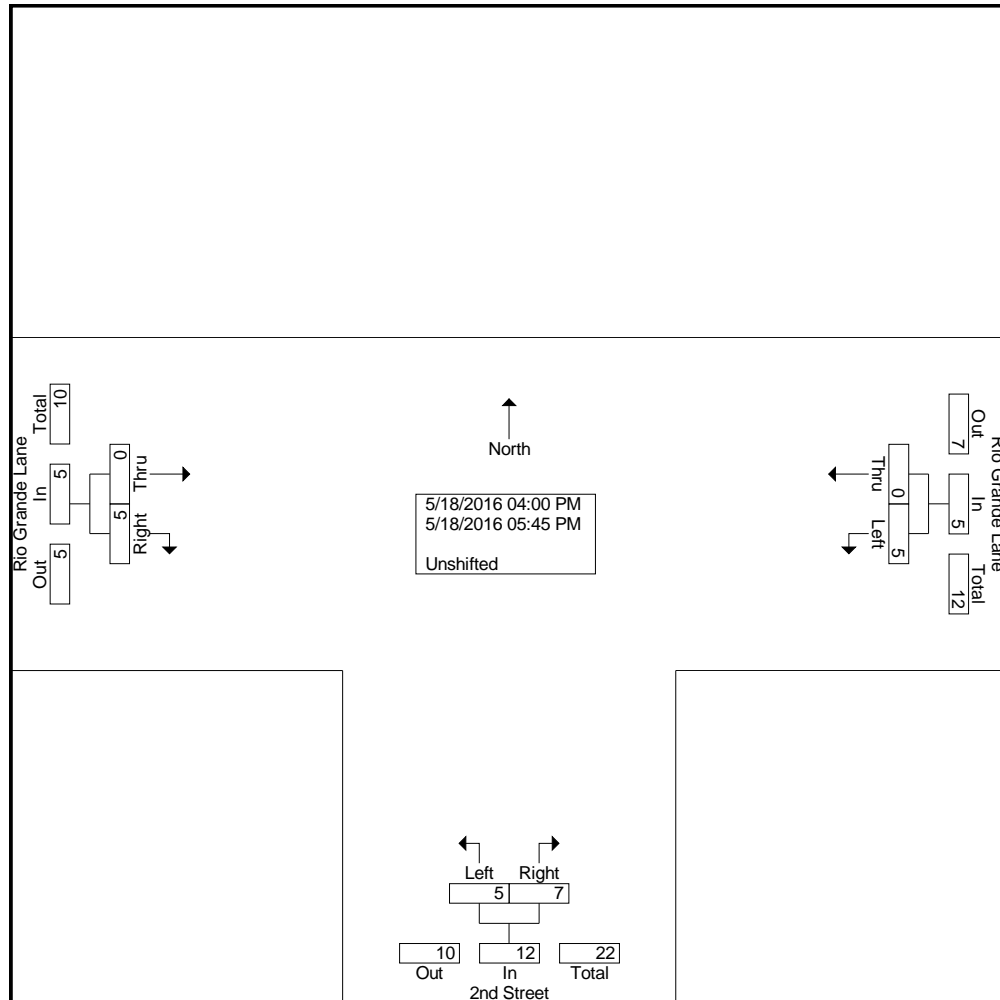
File Name : Rio Grande and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 1

Groups Printed- Unshifted

	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
04:00 PM	0	0	0	0	0	0	1	0	1	1
04:15 PM	0	0	0	1	0	1	0	0	0	1
04:30 PM	0	2	2	2	0	2	2	2	4	8
04:45 PM	0	0	0	0	0	0	1	0	1	1
Total	0	2	2	3	0	3	4	2	6	11
05:00 PM	0	1	1	0	0	0	0	1	1	2
05:15 PM	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	1	2	3	3
05:45 PM	0	2	2	2	0	2	0	2	2	6
Total	0	3	3	2	0	2	1	5	6	11
Grand Total	0	5	5	5	0	5	5	7	12	22
Apprch %	0	100		100	0		41.7	58.3		
Total %	0	22.7	22.7	22.7	0	22.7	22.7	31.8	54.5	

Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Rio Grande Lane and 2nd Street

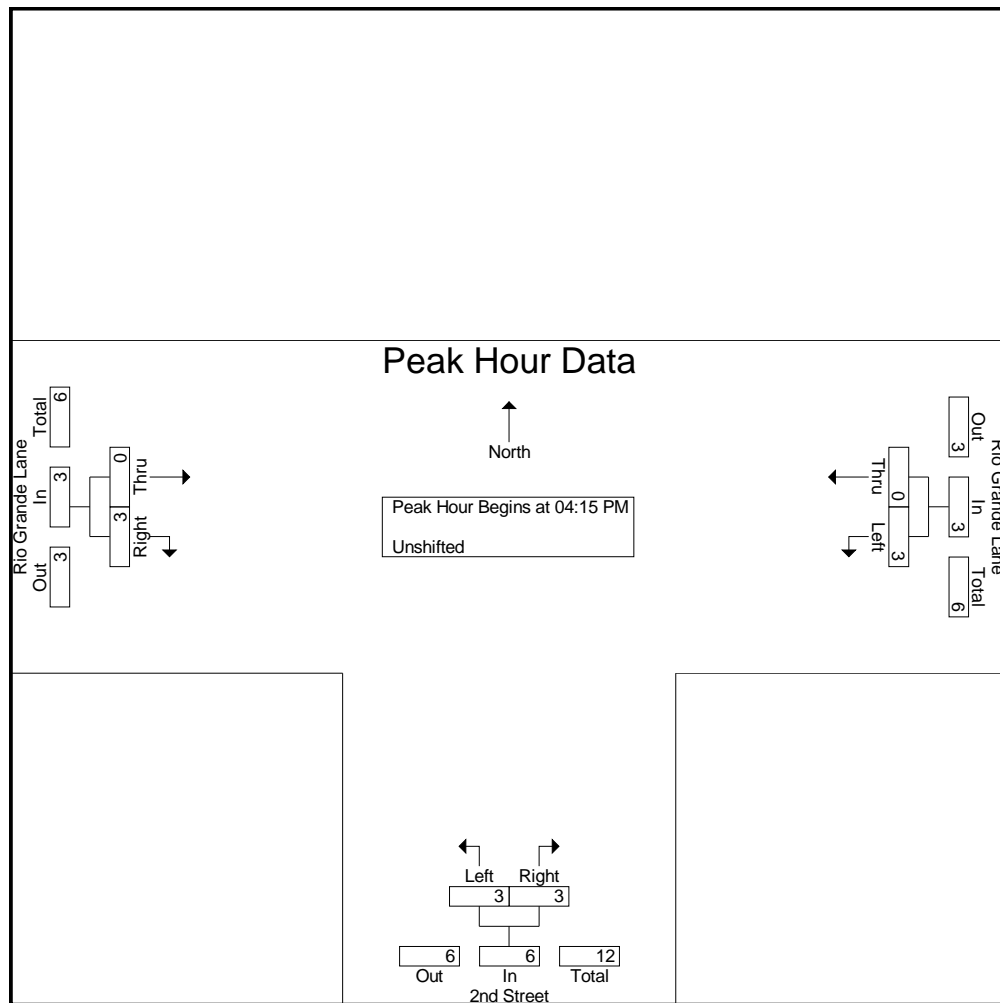
File Name : Rio Grande and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 2



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 3

	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	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 04:15 PM										
04:15 PM	0	0	0	1	0	1	0	0	0	1
04:30 PM	0	2	2	2	0	2	2	2	4	8
04:45 PM	0	0	0	0	0	0	1	0	1	1
05:00 PM	0	1	1	0	0	0	0	1	1	2
Total Volume	0	3	3	3	0	3	3	3	6	12
% App. Total	0	100		100	0		50	50		
PHF	.000	.375	.375	.375	.000	.375	.375	.375	.375	.375



Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 4

Image 1





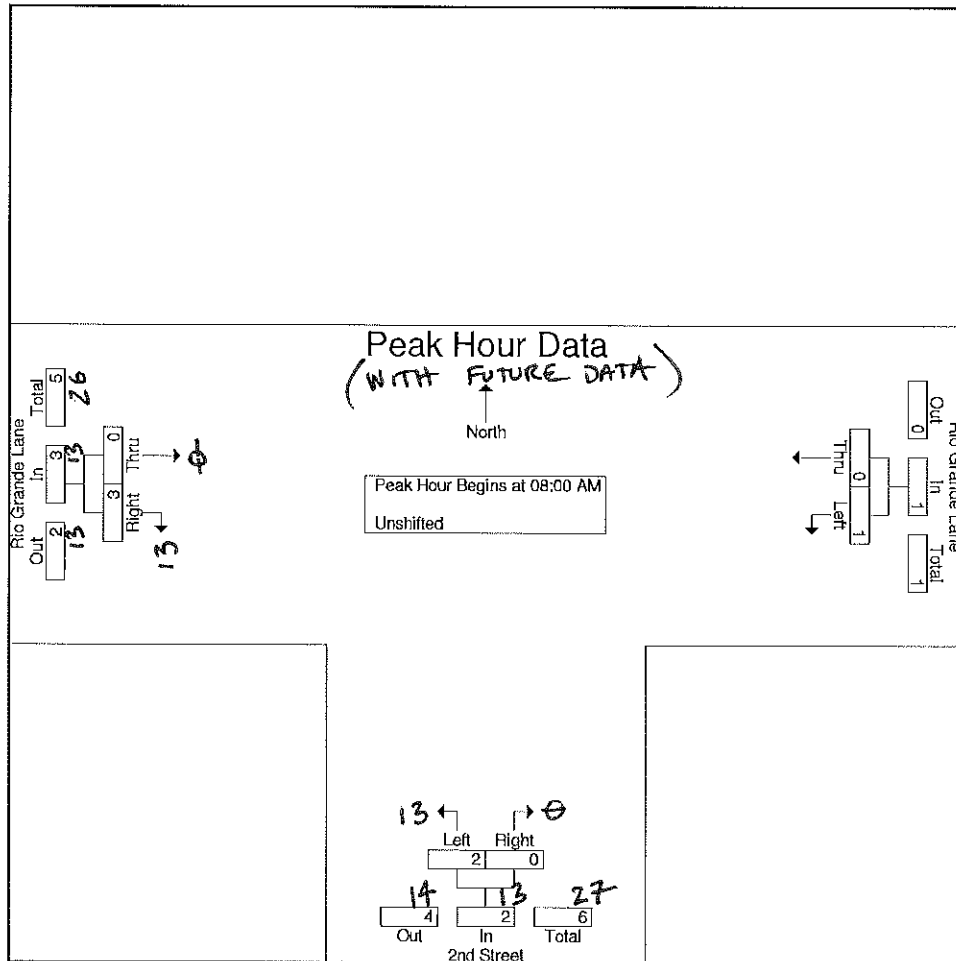
Ridgeview Data
Collection

Morrison, CO 80465

Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 3

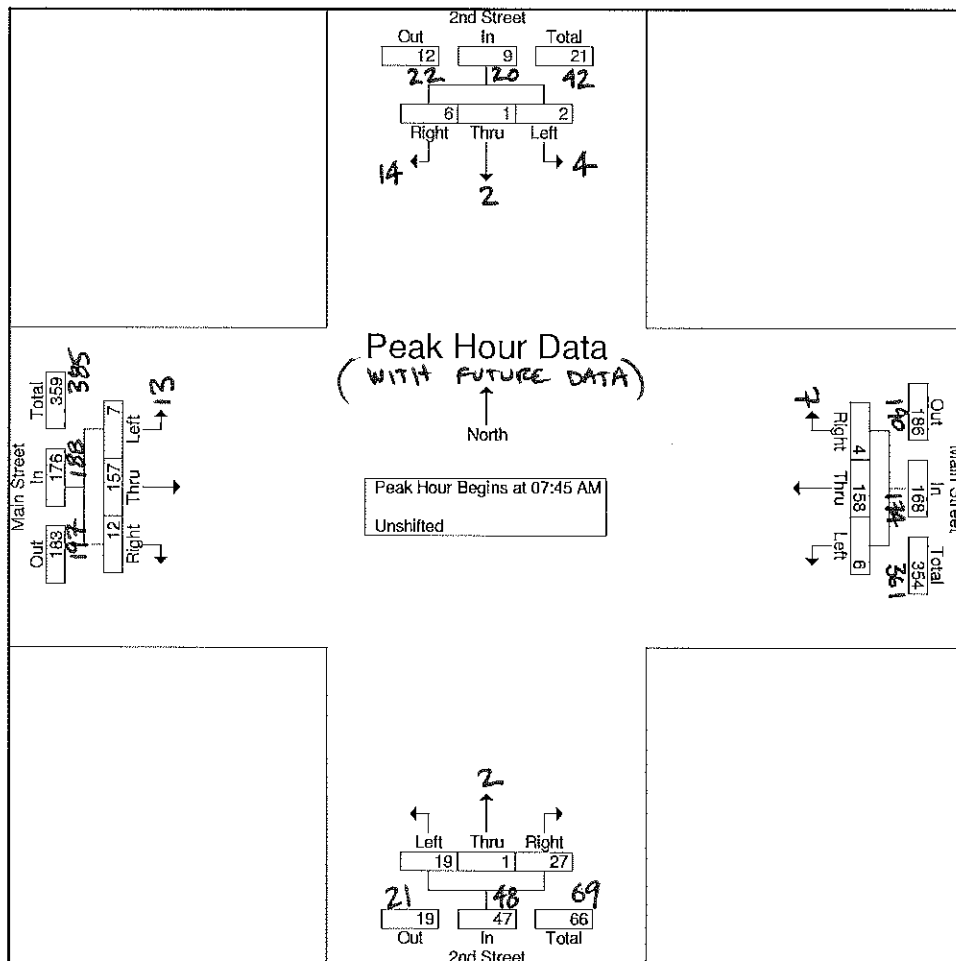
	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	0	0	0	0	0	0	0	0	0
08:15 AM	0	0	0	0	0	0	0	0	0	0
08:30 AM	0	3	3	1	0	1	1	0	1	5
08:45 AM	0	0	0	0	0	0	1	0	1	1
Total Volume	0	3	3	1	0	1	2	0	2	6
% App. Total	0	100		100	0		100	0		
PHF	.000	.250	.250	.250	.000	.250	.500	.000	.500	.300



Carbondale, CO
Main, 2nd and Rio Grande Counts
AM Peak
Main Street and 2nd Street

File Name : Main and 2nd AM
Site Code : IPO 1
Start Date : 5/19/2016
Page No : 3

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	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 07:45 AM																	
07:45 AM	1	55	3	59	2	37	0	39	6	1	8	15	0	0	0	0	113
08:00 AM	0	35	3	38	2	50	2	54	3	0	7	10	2	0	1	3	105
08:15 AM	3	31	2	36	0	43	0	43	5	0	8	13	0	0	0	0	92
08:30 AM	3	36	4	43	2	28	2	32	5	0	4	9	0	1	5	6	90
Total Volume	7	157	12	176	6	158	4	168	19	1	27	47	2	1	6	9	400
% App. Total	4	89.2	6.8		3.6	94	2.4		40.4	2.1	57.4		22.2	11.1	66.7		
PHF	.583	.714	.750	.746	.750	.790	.500	.778	.792	.250	.844	.783	.250	.250	.300	.375	.885





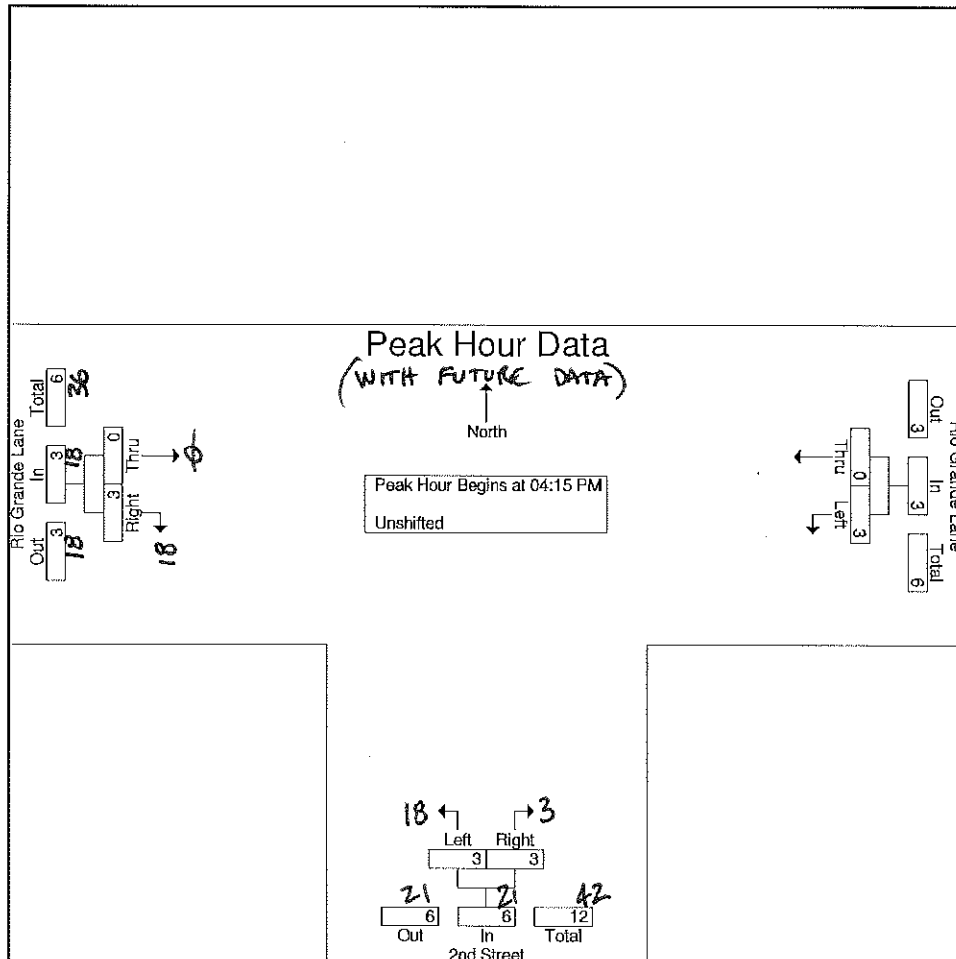
Ridgeview Data
Collection

Morrison, CO 80465

Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Rio Grande Lane and 2nd Street

File Name : Rio Grande and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 3

	Rio Grande Lane Eastbound			Rio Grande Lane Westbound			2nd Street Northbound			
Start Time	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	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 04:15 PM										
04:15 PM	0	0	0	1	0	1	0	0	0	1
04:30 PM	0	2	2	2	0	2	2	2	4	8
04:45 PM	0	0	0	0	0	0	1	0	1	1
05:00 PM	0	1	1	0	0	0	0	1	1	2
Total Volume	0	3	3	3	0	3	3	3	6	12
% App. Total	0	100		100	0		50	50		
PHF	.000	.375	.375	.375	.000	.375	.375	.375	.375	.375





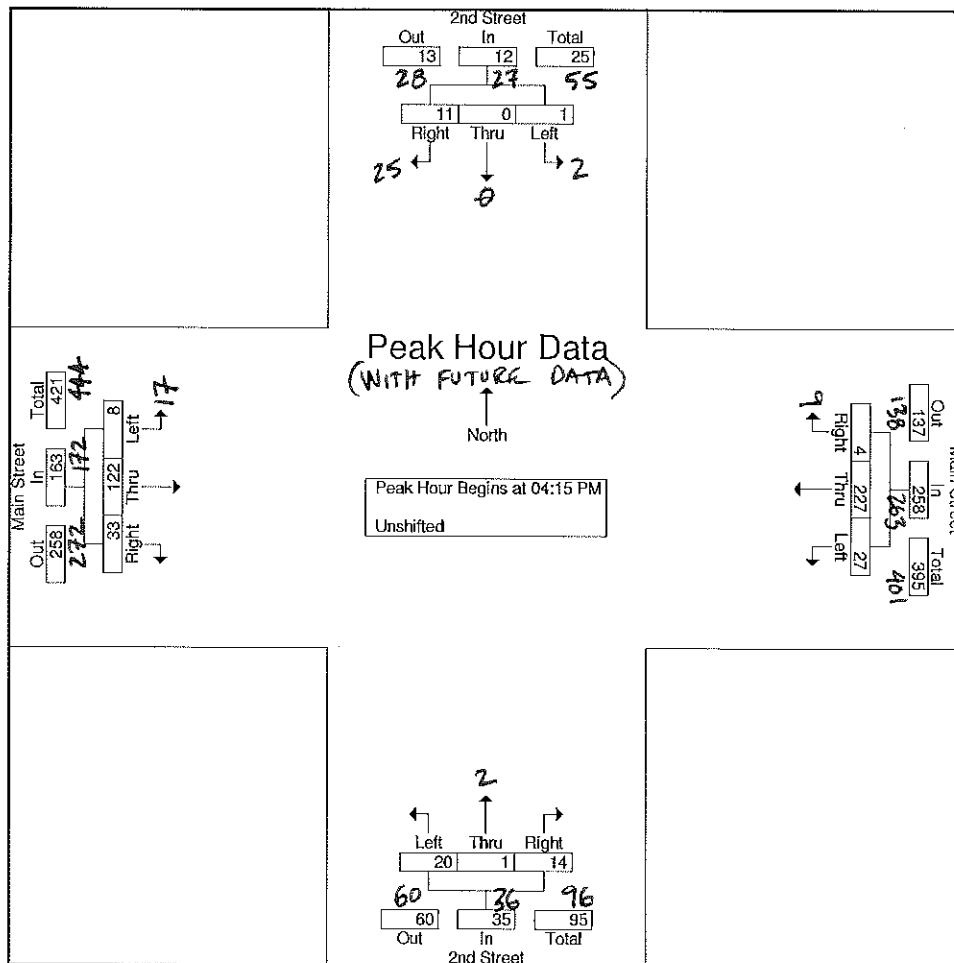
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Collection

Morrison, CO 80465

Carbondale, CO
Main, 2nd and Rio Grande Counts
PM Peak
Main Street and 2nd Street

File Name : Main and 2nd PM
Site Code : IPO 1
Start Date : 5/18/2016
Page No : 3

	Main Street Eastbound				Main Street Westbound				2nd Street Northbound				2nd Street Southbound				Int. Total
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	3	31	6	40	4	54	0	58	6	1	4	11	0	0	3	3	112
04:30 PM	3	24	7	34	4	56	2	62	4	0	4	8	0	0	5	5	109
04:45 PM	0	35	8	43	10	59	2	71	5	0	1	6	1	0	0	1	121
05:00 PM	2	32	12	46	9	58	0	67	5	0	5	10	0	0	3	3	126
Total Volume	8	122	33	163	27	227	4	258	20	1	14	35	1	0	11	12	468
% App. Total	4.9	74.8	20.2		10.5	88	1.6		57.1	2.9	40		8.3	0	91.7		
PHF	.667	.871	.688	.886	.675	.962	.500	.908	.833	.250	.700	.795	.250	.000	.550	.600	.929



**AGENDA
CARBONDALE BOARD OF TRUSTEES
WORK SESSION
CARBONDALE TOWN HALL
OCTOBER 20, 2015
6:00 P.M.**

<u>TIME*</u>		<u>ITEM</u>	<u>DESIRED OUTCOME</u>
6:00	1.	2nd Street Improvements	ATTACHMENT A Discussion
6:45	2.	Comcast Franchise Agreement	ATTACHMENT B Discussion
7:30	3.	Budget – Recreation and Police	ATTACHMENT C Discussion
8:15	4.	Town Manager Annual Evaluation	Discussion
9:00	5.	Adjourn	

*** Please Note Times Are Approximate**



TOWN OF CARBONDALE

PUBLIC WORKS

511 Colorado Avenue
Carbondale, CO 81623

BOARD OF TRUSTEES MEMORANDUM

Item No: 1

Meeting Date: 10/20/2015

TITLE: 2nd Street Improvements

SUBMITTING DEPARTMENT: Public Works

ATTACHMENTS: SGM Report and Senior Living Center Site Plan

BACKGROUND

Staff has been working with the proposed Senior Living Center group since March, 2015. The Senior Living Center group has looked at several different access options for their property. The initial access route from 4th Street was not feasible so 2nd Street is the only access remaining to the proposed Center. Although the Town has a 75 foot right-of-way on 2nd Street, encroachments and on-street parking along the right-of-way have reduced the area where we can effectively perform improvements to meet the needs of the proposed Senior Center.

The Senior Living Center team met with the Mayor and Board of Trustees on July 28th, 2015, to discuss their proposed Center. The senior Center team stated they would need the Town to participate with improvements to the 2nd Street right-of-way to meet the needs of their proposed development. The Trustees directed staff to provide estimation for the improvement cost for 2nd Street.

Staff asked SGM to provide a cross section drawing and an estimated cost for improvements for 2nd Street improvements (see attached SGM report).

DISCUSSION

The Planning Department has determined the Senior Living Center application will need to go through a Planned Unit Development (PUD) process to create a new PUD. The Senior Living Center applicant is asking the Town of Carbondale to improve the existing access on 2nd Street to accommodate their proposed uses as part of the PUD. Depending on what the applicant would be asking for in that process and who pays for the improvements to 2nd Street would be part of the negotiations.

The SGM report shows two typical cross section for 2nd Street improvements. Section one shows two eleven foot travel lanes with a nine and a half foot wide pedestrian path on the east side of 2nd Street. Section two shows a six and a half foot wide planter strip between the curb and the eight foot wide pedestrian path. Both sections would eliminate parallel parking on the east side of 2nd Street. Section two may not be feasible without the removal of mature trees along the corridor. SGM estimates the cost for the improvement to be from \$185,855 to \$294,365. This estimate does not include any utility upgrades. We would need to bid the project in order to nail down an actual cost.

We have talked with RFTA about using the 2nd Street crossing for access to the Senior Center. In general, RFTA is fine with the concept. RFTA is not opposed to the 2nd Street corridor crossing but they would like to see final drawings indicating what the Town's intentions are for the crossing before they can comment on them. Any underground utility installation will need to meet Freight Rail standards.

FISCAL ANALYSIS

SGM's estimation for improvements for 2nd Street indicates the cost to be from \$185,855 to \$294,365. No funding source has been identified for this project.

RECOMMENDATION

If the Trustees choose to fund the 2nd Street improvements with cash reserves, staff recommends that we have a cost share agreement with the applicant.

Prepared By: Larry Ballenger



Town Manager



PROJECT UPDATE MEMO

TO: Larry Ballenger
Jay Harrington
John Leybourne

FROM: Lee Barger

DATE: October 1, 2015

SUBJECT: 2nd Street Improvements Planning

SGM has compiled a preliminary cost estimate for road improvements along 2nd Street, from Main Street to the Rio Grande Trail. The proposed street section includes parking, two travel lanes, an 8' sidewalk/shared-use path, drainage improvements and landscaping enhancements within the existing right-of-way. No costs have been included for water, sewer, or other utility upgrades within the street.

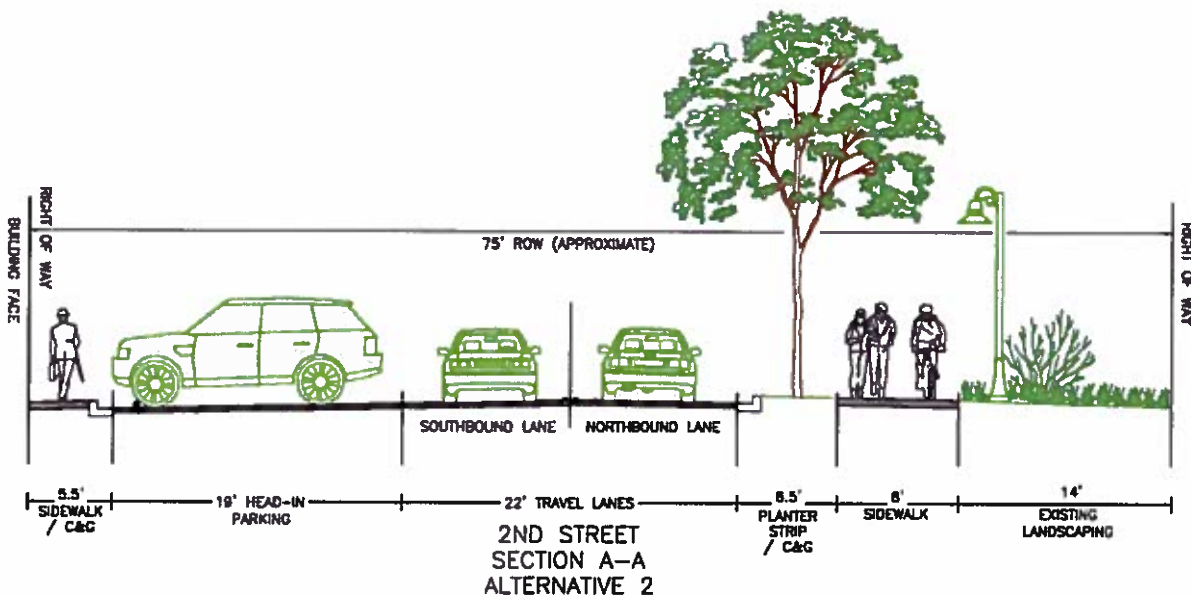
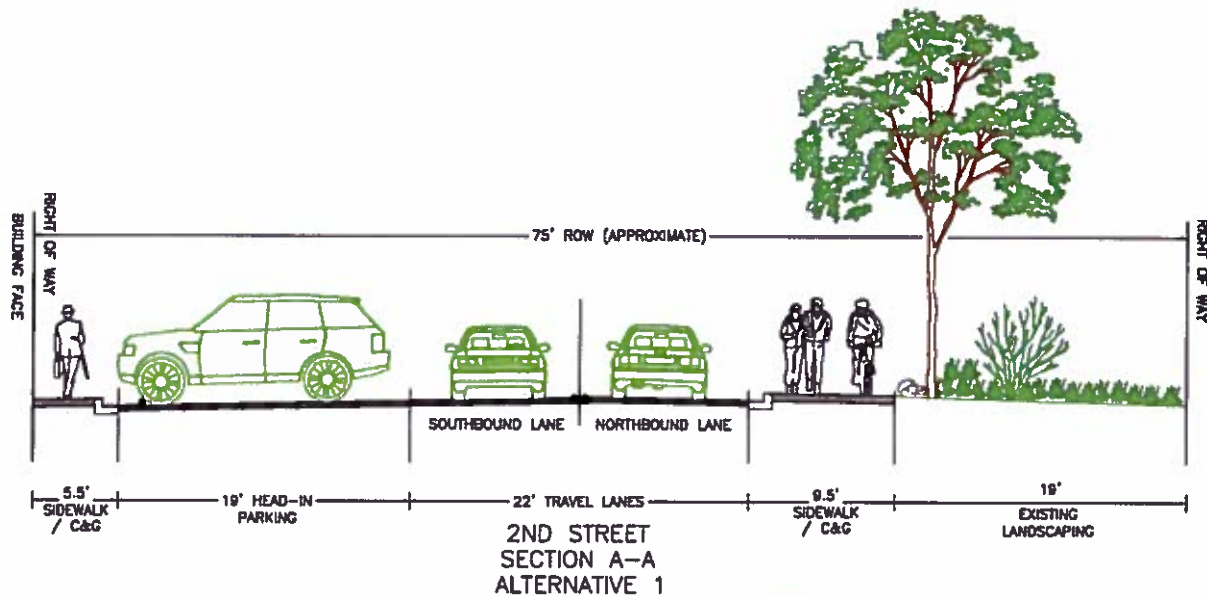
Project Constraints

The existing street section ranges from 17' to about 22' in total driving width. This narrow width can be further consumed as parking overflows from parallel spaces on the east side of the street and the head-in parking along the west side. On the west side of the street, the building faces and mature trees that exist with the parking areas were assumed to be left as is. On the east side of the street, the right-of-way extends close to the building faces, while mature trees and landscaping exist within the right-of-way between the buildings and the street. Existing drainage primarily infiltrates within the parking spaces and landscape areas along the low points of the shoulders of the road.

Additionally, there's a large power pole with street lighting and other utilities north of the alley on the east side of 2nd that will need to be relocated in order to create the desired cross section. The right-of way for the Rio Grande Trail delineates the north limits of this proposed improvement project.

Proposed Typical Sections

An existing Right-of-Way of 75' allows for a couple of variations to consider, although the exact limits of the right-of-way is not known at this point. The impact to the mature trees along the east side of the street will likely dictate which section is more appropriate. The two sections are shown below looking north from Main Street; the only difference is the second alternative provides a 5' planting strip (6.5' curb, gutter, and planting strip) between the northbound lane and the sidewalk, whereas the first has the sidewalk adjacent to the travel lane and a wider landscape area on the east side of the street.



As the sections show, no parallel parking will be allowed on the east side of the street as it is today. Therefore, the improvements will displace three parking spaces south of the alley and two – three spaces north of the alley that are used by the Ambience Inn for loading and parking. The two head in parking spaces south of the Rio Grande Trail (one currently signed as a disabled space) will be improved with curb, gutter and asphalt. The ADA connection from the parking space to the trail/sidewalk will be improved. All existing head-in parking on the west side of the street will be formalized with curb, gutter, and asphalt. The mature trees will be protected and avoided during construction.

Proposed Plan and Estimate

Below is a plan view showing the anticipated improvements generated in Google Earth. This was used to estimate quantities for a preliminary construction cost. The approximate property lines are shown in red, proposed sidewalk is orange, proposed valley pans are yellow, and proposed curb and gutter is green. Two drywell locations are shown south of the Rio Grande

Trail to take all drainage north of the alley. From the alley to the south, drainage will flow to inlets on Main Street via curb and gutter.



SGM used the "high" and "low bid" unit pricing from the 2015 Barber Drive bids to formulate the engineering estimate of probable costs for this project from Main Street to the Rio Grande corridor. Excluded from the cost estimate include water, sewer, or other underground utility upgrades, any improvements to the crossing or to 2nd Street north of the trail, and any property or easement costs. The estimate was based on "Section 1" presented above. Section 2 may not be feasible without removing the four trees along the west side of 199 Main Street. A full survey of the street would determine the feasible limits of construction.

Based on the low-bid unit pricing, the estimated cost to add curb, gutter, sidewalk, paving, lighting, and landscaping is \$185,885 while the high-bid unit pricing results in a project cost of \$294,365. This provides a good range of costs from which the Town can budget these improvements if they are deemed necessary to bring 2nd Street up to a two-way local roadway standard.

The following photos depict existing conditions on 2nd Street showing the various constraints such as mature trees, parking spaces, the utility pole, and existing buildings.

Existing Photo 1 (Rio Grande Trail, looking South)



Existing Photo 2 (2nd Street East Curb, looking North from Main)**Existing Photo 3 (2nd Street East Curb, looking North from Alley)**

Existing Photo 4 (2nd Street West Curb, looking North from Alley)



Attachment (1) Cost Estimate

cc: Project File

I:\1993\93146\AA.001 Public Works\030-2ndStreet\2ndStreetDesignMemo10-01-15.docx



2nd Street Reconstruction Project
PRELIMINARY ESTIMATE OF TOTAL PROBABLE COSTS

Project #93146AA.001 - 029 - Bid Date TBD

Item #	Est Qty	Unit	Description	Low Bid		High Bid	
				Unit Price	Total Price	Unit Price	Total Price
1	100	LF	Remove Wheel Stops	1.50	150.00	4.50	450.00
2	856	SQYD	Mill 2" of Asphalt Mat	3.00	2,568.00	3.00	2,568.00
3	4	EA	Removal of Tree	300.00	1,200.00	500.00	2,000.00
4	2	EA	Replace valve boxes	350.00	700.00	900.00	1,800.00
5	2	EA	Dry Well	4,500.00	9,000.00	6,000.00	12,000.00
6	3	EA	Pedestrian Ramp with Detectable Warnings	2,200.00	6,600.00	1,750.00	5,250.00
7	210	LF	Concrete Valley Pan (6')	55.00	11,550.00	70.00	14,700.00
8	585	LF	Concrete curb and gutter	25.00	14,625.00	35.00	20,475.00
9	204	SQYD	6" Concrete Sidewalk (8' wide)	35.00	7,140.00	50.00	10,200.00
10	120	CUYD	Class 6 road base	37.00	4,440.00	150.00	18,000.00
11	1,563	SQYD	Asphalt (2" thick)	18.00	28,134.00	23.00	35,949.00
12	1	LS	Striping	500.00	500.00	750.00	750.00
13	1	LS	Signing	1,000.00	1,000.00	1,250.00	1,250.00
14	1	EA	Relocate Utility Pole	5,000.00	5,000.00	5,000.00	5,000.00
15	1	LS	Revegetation & Reset Sprinklers	2,500.00	2,500.00	4,500.00	4,500.00
16	4	EA	2" Deciduous Tree	750.00	3,000.00	1,000.00	4,000.00
17	20	EA	Wheel Stops	75.00	1,500.00	100.00	2,000.00
18	1	LS	Street/Pedestrian Lighting	2,500.00	2,500.00	10,000.00	10,000.00
19	1	LS	Traffic Control	10,000.00	10,000.00	15,000.00	15,000.00
20	1	LS	Mobilization	15,000.00	15,000.00	40,000.00	40,000.00
21	1	LS	Engineering	20,000.00	20,000.00	25,000.00	25,000.00
22	1	LS	Survey	7,000.00	7,000.00	9,000.00	9,000.00
23	1	LS	Contingency	25% Construcion	31,776.75	25% Construcion	51,473.00
TOTAL					185,883.75	TOTAL	291,366.00



NORTH SECOND STREET:

- 24' WIDE ROAD
- 8' WIDE SIDEWALK ON THE EAST SIDE
- TOTAL PARKING SPACES: 17

CARBONDALE SENIOR LIVING CENTER:

- TOTAL PARKING SPACES ON SITE: 80

CARBONDALE SENIOR LIVING CENTER PROPOSED SITE PLAN

Final Drainage Report

Carbondale Assisted Living

August 11, 2017

Prepared for:

Carbondale Assisted Living
650 Lariat Lane
Glenwood Springs, CO 81601

Prepared by:
Marc Kenney, P.E.



744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: (970) 241-4722
Fax: (970) 241-8841



Job No. 1515-002

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Spreadsheet Calculations and Backup Information	A
Existing Model Input/Output	B
Developed Model Input/Output	C
NOAA Precipitation Values for the site	D
NRCS Web Soil Survey	E

I. Introduction

A. Background

This Final Drainage Report identifies pre-existing and post-development drainage conditions for the Carbondale Assisted Living project. This report identifies the following items with respect to the site: existing drainage issues/constraints, potential drainage issues resulting from this project, solutions to the potential drainage issues/constraints, and post construction BMPs.

River City Consultants, Inc. prepared this Final Drainage Report for **Carbondale Assisted Living of Glenwood Springs, Colorado.**

B. Project Location

The location of the proposed Carbondale Assisted Living facility is at 295 Rio Grande Lane - Parcel No 2393-343-00-074 and 2393-344-0X-002. The project is composed of two parcels and the owners are working with Garfield County to consolidate it into a single parcel. The project is located on the north side of Rio Grande Lane and the Rio Grande Trail and in between the alignments for 3rd and 2nd Streets if those were extended north. In more legal terms, it lies at the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 7 South, Range 88 West of the 6th Principal Meridian.

Primary access to the site will be from Rio Grande Lane, which is located along the southern border of the site. North of the project is open pasture/meadow. Refer to Figure 1 for the General Location Map.

C. Project Description

The project site is comprised of two buildings, road improvements, paved parking, curb, gutter, and sidewalk, and other site improvements. A detention pond is proposed on the parcel to the north via an easement on the parcel to the north. There are a several existing structures, an existing house, numbers parked vehicles, and various stored materials. The cover for the site currently consists of approximately 15% impervious, 25% gravel, 30% rangeland in good condition (>75% cover), and 30% with grass cover in fair condition (50-7-%).

According to the NRCS web site, the soil present at the site consists of Atencio-Azeltine complex (3-6% slopes) (74.7%), Dahlquist-Southace complex (25-50% slopes) (24.6%), and Redrob loam (1-6% slopes) (0.7%). These soils are well drained and have a hydrologic soil classification of B (except Redrob,

which is C – but its percentage is so small hydrologic calculations will assume B type soils). Soils information is included in Appendix E.

The existing topography at the site slopes from south to north at grades between 2 and 25 percent. The site receives off-site flow from the Rio Grande Trail and Rio Grande Lane to the south (under both existing and proposed conditions).

There are no major drainage features on or adjacent to the site. There is a drainage/irrigation tailwater ditch located northeast of the site that flows north to the Roaring Fork River.

No encumbrances were noted at the site. The FEMA FIRM maps do not show any mapped floodplain in the vicinity of the project.

D. Previous Investigations

No previous investigations, drainage reports, or studies were found for the project parcels. Accordingly, none were reviewed.

II. Drainage System Description

A. Existing Drainage Conditions

Existing topography at the site consists of grades between 2 and 25 percent sloping north towards the Roaring Fork River which is located approximately ½ a mile north of the site. Existing cover consists of roofs, gravel, and vegetation. Please refer to Figure 2 the Existing Drainage Conditions Map.

Under historic/current conditions the site flow onto the property to the north via sheet and shallow concentrated flow. There are no concentrated points of discharge.

The historic peak discharge rates for the 100-year and 10-year 24-hour storm events are 3.14 and 0.76 cfs respectively. These values were calculated in AutoCAD Storm and Sanitary Analysis. Existing conditions model input and results are included in Appendix B.

B. Master Drainage Plan

There is no known master drainage plan for this area or the area that includes the project site.

C. Offsite Tributary Area

As previously noted, portions of Rio Grande Lane and the Rio Grande Trail drain to the project site under existing/current conditions. Improvements will be made to Rio Grande Lane as part of this project. These improvements include curb and gutter to collect runoff and direct it to an inlet located within the site. These off-site flows will flow into the detention pond. The detention pond has a built-in water quality feature and will function as an extended detention basin to treat the water quality capture volume of the project.

D. Proposed Drainage

Under proposed conditions run off will be directed to drainage swales or curb and gutter. Pipe and curb & gutter inlets will concentrate the flows within pipes that will convey flow to the detention pond. The detention pond has been designed as an extended detention basin and will treat the water quality capture volume via eleven small orifices (½ inch holes spaced 2-inches on center). Events generating runoff in excess of the water quality capture volume will accumulate within the pond until the outlet weir is overtopped. Discharge from the pond is to the pasture/rangeland to the north and will ultimately be picked up by an existing drainage/irrigation tailwater ditch which flows north approximately ½ mile to the Roaring Fork River.

Groundwater is not anticipated to be an issue at this project as pond will be constructed via a berm on the downhill/downstream end minimizing the cut on the uphill/upstream end. The maximum proposed cut for the pond is just less than 4 feet.

Proposed cover conditions are roofs, paved streets and parking lots, concrete sidewalks, curb and gutter, and landscaped areas. Please refer to the Proposed Drainage Conditions Map, Figure 3.

E. Drainage Facility Maintenance

Ownership and maintenance of the proposed drainage improvements within public right of way shall be by the City of Carbondale. Ownership and maintenance of the proposed drainage improvements on private property shall be by Carbondale Assisted Living. Easements will be provided to the City of Carbondale to maintain drainage facilities on private property in the event that the Carbondale Assisted Living facility does not provide adequate maintenance of the drainage facilities.

The storm drain system has been designed to minimize maintenance. Anticipated maintenance includes periodic inspections (1-2 times per year and after major storm events) to check for trash on or blocking trash racks,

sediment buildup, or signs of excessive erosion. Periodically sediment removal from the pond will be required. The removal frequency will vary depending on the sediment loading to the pond, but this task is not anticipated to be required more often than once every 5 to 10 years.

III. RESULTS AND CONCLUSIONS

A. Results

The NOAA Precipitation Frequency Data Server was used to determine the precipitation values to use within the models.

The existing model set up the project as a single basin. The basin was modeled to determine the peak flows from the project site under existing/current conditions. The 100-year 24-hour peak flow from the site under existing/current conditions is 3.14 cfs and the 10-year 24-hour peak flow is 0.73 cfs.

The developed (proposed conditions) model was developed using 8 basins, junction nodes to model the inlets, links to model the pipes, a storage node (detention pond), orifices, and a weir. The pipes were sized to prevent surcharged conditions during the 100-year 24-hour storm event. The pond was sized to provide at least 1 foot of freeboard during the 100-year 24-hour event while reducing developed discharge to pre-development rates. The proposed 100-year 24-hour discharge rate is 2.57 cfs and 0.46 cfs for the 10-year 24-hour storm.

B. Design Effectiveness

The proposed design will have no negative impacts to adjacent properties or the Major Drainage Basins. The proposed design will reduce the peak flows leaving the site during the 10 and 100-year 24-hour storms.

C. Conclusions

The pipe sizes vary. Pipes with a minimum diameter of 8-inches are suggested for area with smaller catchments and lower flows and 15-inch pipes are suggested elsewhere. A 12-inch pipe has been specified for the pond outlet. An AgriDrain In-line water level control structure is the proposed outlet structure for the detention pond. These structures can be configured with various pipe sizes, stop-log configurations, and heights. These structures are constructed of PVC and have replaceable 5-inch and 7-inch stoplogs made of PVC (or hard plastic). The stop logs can be easily modified with readily available tools (i.e., the water quality orifices can be drilled with a cordless drill and standard drill bit). If modifications or re-configuration of the outlet

works are required in the future, the stop-logs and be replaced with new ones. This application will require a structure with 12-inch inlet and outlet pipes, 5 feet tall, with four (7) 7-inch stop-logs and two (2) 5-inch stop-logs. Eleven water quality orifices ½-inches in diameter will need to be drilled 2-inches apart starting at the bottom of the structure. Screening will need to be added to the structure to keep the water quality holes (orifices) from clogging.

The model predicts that the detention pond will have 1.7 feet of freeboard during the 100-year 24-hour storm.

The model predicts the developed 100-year 24-hour peak flow from the site to be slightly reduced from the existing peak flow (2.57 cfs for developed vs. 3.14 for existing). This is approximately a 20% reduction in the peak flow rate.

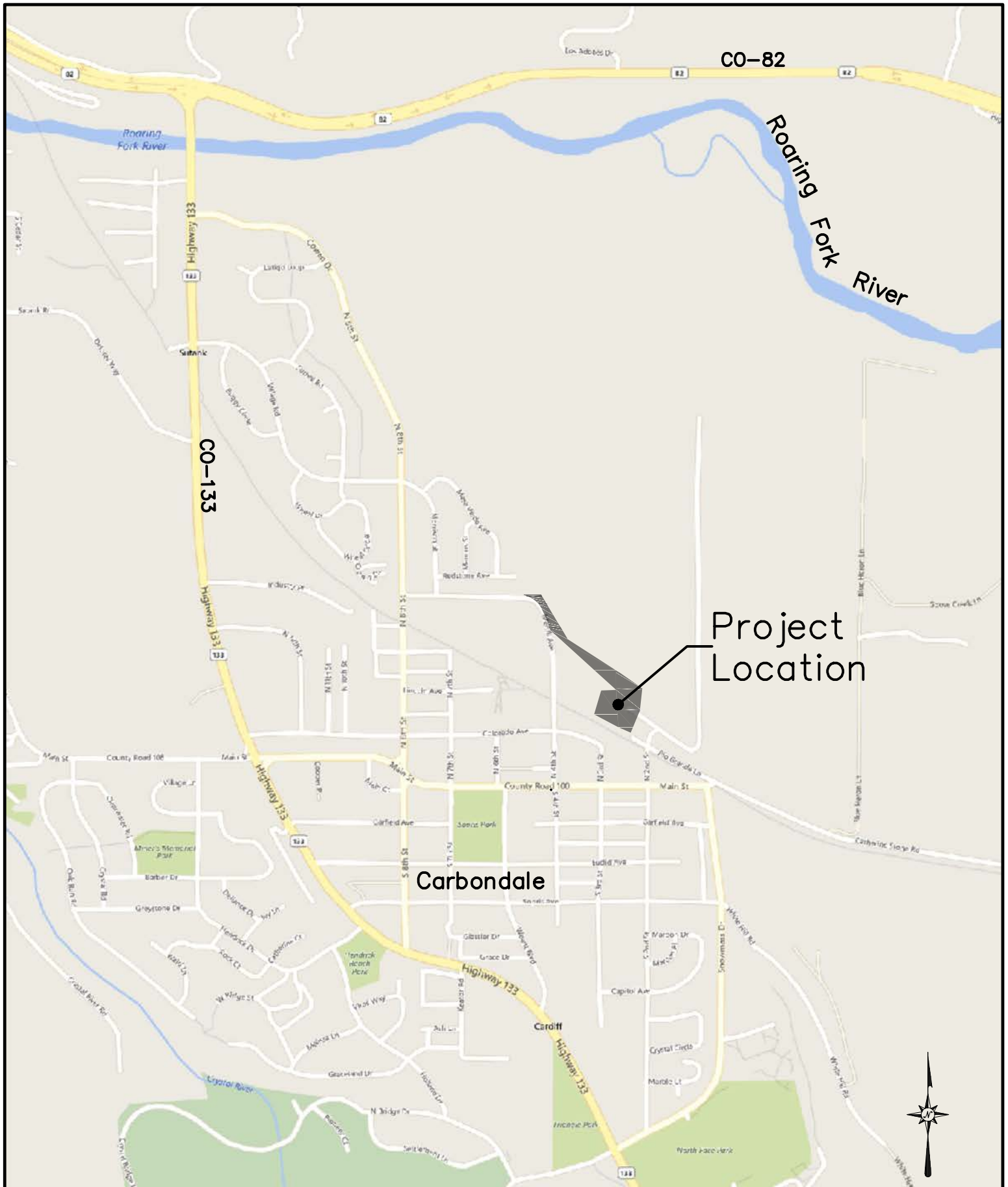
The model predicts the developed 10-year 24-hour peak flow will also decrease. The 10-year 24-hour storm peak flows will go from 0.73 to 0.46 cfs (~35% reduction).

The proposed detention pond will drain the 100-year 24-hour detention volume in under 50 hours.

VI. REFERENCES

1. ISCO Open Channel Flow Measurement Handbook, Fifth Edition; Douglas M. Grand & Brian D. Dawson; 1997.
2. Natural Resources Conservation Service National Cooperative Soils Survey Website,
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> .
3. Drainage Criteria Manual, Urban Drainage and Flood Control District, Volumes 1, 2, & 3; Denver, Colorado 2001.
4. United States Department of Agriculture. National Engineering Handbook, Part 630 Hydrology. Sept. 1997.
5. Lindeburg, Michael R. Civil Engineering Reference Manual for the PE Exam. Tenth Edition. Belmont, CA: Professional Publications, Inc., 2006. Print.

FIGURES



Carbondale Assisted Living

General Location Map

DATE: 05.Apr.2017


Not To Scale

Figure


1







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CENTER OF COLORADO
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811
Know what's below.
Call before you dig.

SCALE

50 0 25 50

(IN FEET)

CONTOUR INTERVAL = 1 FOOT



RIVER CITY
CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, CO 81506

Phone: 970.241.4722
Fax: 970.241.8841

www.rccwest.com

REVISIONS

NO.	DATE	DESCRIPTION	BY

SOPRIS LODGE, LLC

Carbondale Assisted Living

Existing Conditions Map

DRAWN BY:	nmr	RCC PROJECT #: 1515-002	
CHECKED BY:	mjk		
HORZ SCALE:	1" = 50'		DATE ISSUED: 14.Aug.2017
VERT SCALE:	N/A		ORIGINAL SHEET SIZE: 11 x 17

Fig2

PR.ELIMINARY

S:\PROJECTS\1515 Sopris Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [12-EX Cond Map]

**DRIVEWAY DESIGN/ANALYSIS MEMO
SOPRIS LODGE ASSISTED LIVING COMMUNITY
285 and 295 Rio Grand Ave, Carbondale, CO**

August 21, 2017

Prepared for:

Carbondale Assisted Living
650 Lariat Lane
Glenwood Springs, CO 81601

Prepared by:



**744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: (970) 241-4722
Fax: (970) 241-8841**

Job No. 1515-002



2 PERSPECTIVE
A0.0 N.T.S.



3 PERSPECTIVE
A0.0 N.T.S.



1 AERIAL VIEW
A0.0 N.T.S.

INDEX	
A0.0 COVER SHEET / PROJECT INFORMATION	ARCHITECTURAL:
A0.0A RENDERINGS	A0.2 OVERALL SITE PLAN
A0.1 PROJECT ZONING INFORMATION	A0.3 ENLARGED SITE PLAN
A0.1A OPEN SPACE DIAGRAM	A1.1A BLDG A MAIN FLOOR PLAN
1 OF 4 SURVEY	A1.1B BLDG B MAIN FLOOR PLAN
2 OF 4 SURVEY	A1.2A BLDG A UPPER LEVEL PLAN
3 OF 4 SURVEY	A1.2B BLDG B UPPER LEVEL PLAN
4 OF 4 SURVEY	A1.3A BLDG A ROOF PLAN
CIVIL:	A1.3B BLDG B ROOF PLAN
SEE CIVIL INDEX, SHEETS C0-C20	A1.4B BLDG B BASEMENT PLAN
	A2.1 ELEVATIONS BUILDING A
	A2.2 ELEVATIONS BUILDING B
	LANDSCAPING:
	L-1 OVERALL SITE LANDSCAPE PLAN
	L-2 LANDSCAPE CONCEPT PLAN
	L-3 LANDSCAPE LEGEND AND NOTES
	LIGHTING:
	L-000 LIGHTING LEGEND
	L-100 LIGHTING PLAN

DIRECTORY	
OWNERSHIP GROUP	FACILITIES OPERATOR
PACIFICA SENIOR LIVING RE FUND, LLC	VIVAGE
ADDRESS: 650 LARIAT LANE	CONTACT: MARK OSWEILER SVP
GLENWOOD SPRINGS, COLORADO 81601	ADDRESS: WELL AGE SENIOR COMMUNITIES
	12136 WEST BAYAUD AVE SUITE 140
	LAKEWOOD, COLORADO 80228
ARCHITECT	CIVIL ENGINEERS
Z GROUP ARCHITECTS	RIVER CITY CONSULTANTS, INC
CONTACT: SETH HMELOWSKI & RICH SEEDORF	CONTACT: JEFFREY W. MACE
ADDRESS: 411 EAST MAIN ST. #205	ADDRESS: 744 HORIZON CT #110
ASPEN, CO 81611	GRAND, JUNCTION, CO 81506
TEL: (970) 925.1832	TEL: (970) 241.4722
FAX: (970) 925.1371	
CONTRACTOR	PROJECT MANAGEMENT
ASPEN BUILT HOMES INC.	ROCKY MOUNTAIN SENIOR HOUSING
CONTACT: ABDI PIRZADEH AND ERIC FISHER	CONTACT: TERRY CLAASSEN
ADDRESS: PO BOX 3551	ADDRESS: 650 LARIAT LANE
BASALT, CO 81621	GLENWOOD SPRINGS, CO 81601
TEL: (970) 618.3555	TEL: (303) 549.7111
FAX: (970) 927.0455	



CARBONDALE ASSISTED LIVING

CARBONDALE, CO 81623

Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	ISSUED FOR
2.9.17	3.3.17	PRE-APP SUBMITTAL
5.2.17	8.24.17	LAND USE REVIEW
12.15.17		LAND USE RE-SUB.
		LAND USE RE-SUB.

Construction
Issue Date:

Drawing Title:

COVER SHEET

Sheet #:

A0.0



1 PERSPECTIVE: BUILDING A & CAR COURT
A0.0 N.T.S.



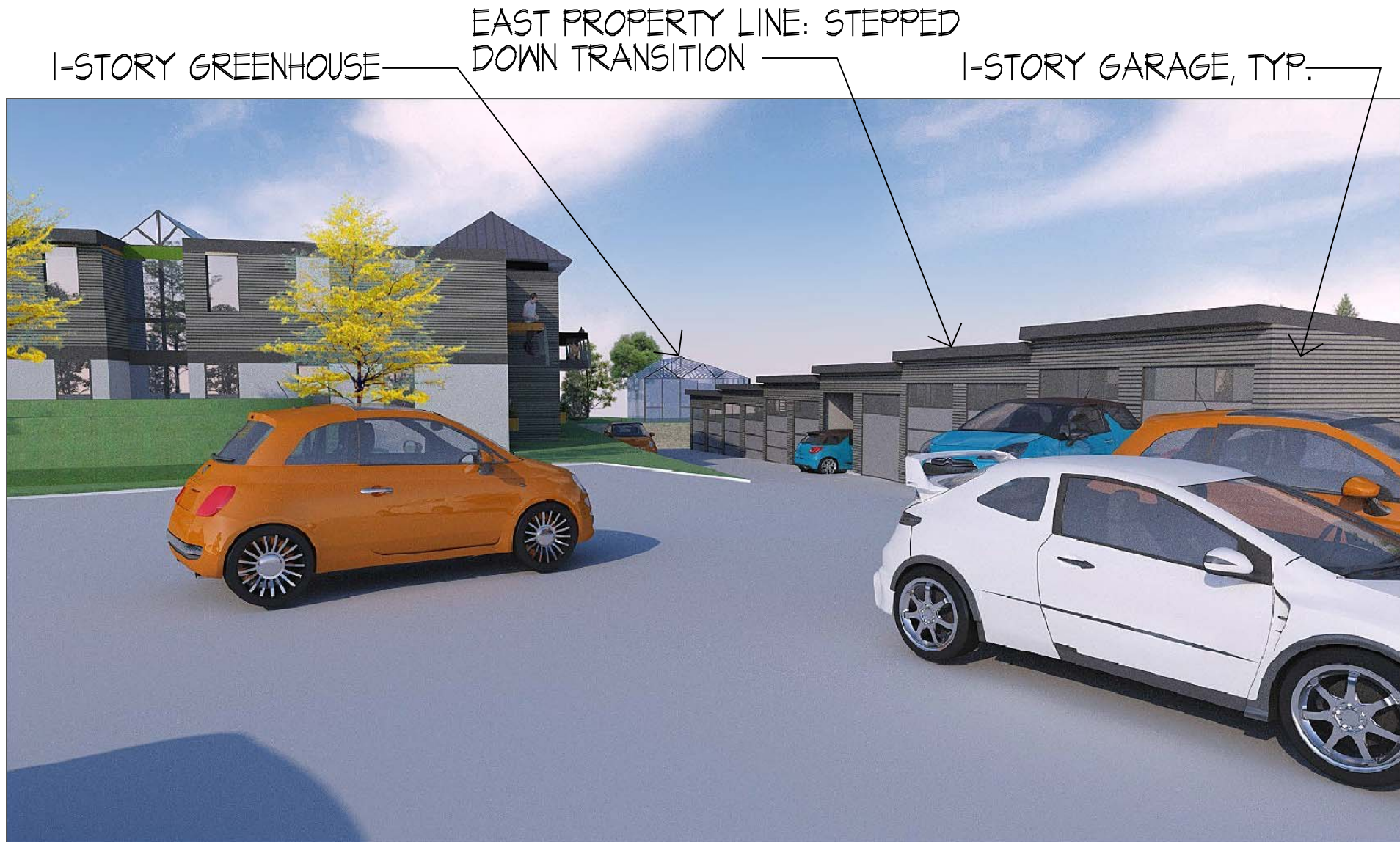
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A0.0 N.T.S.



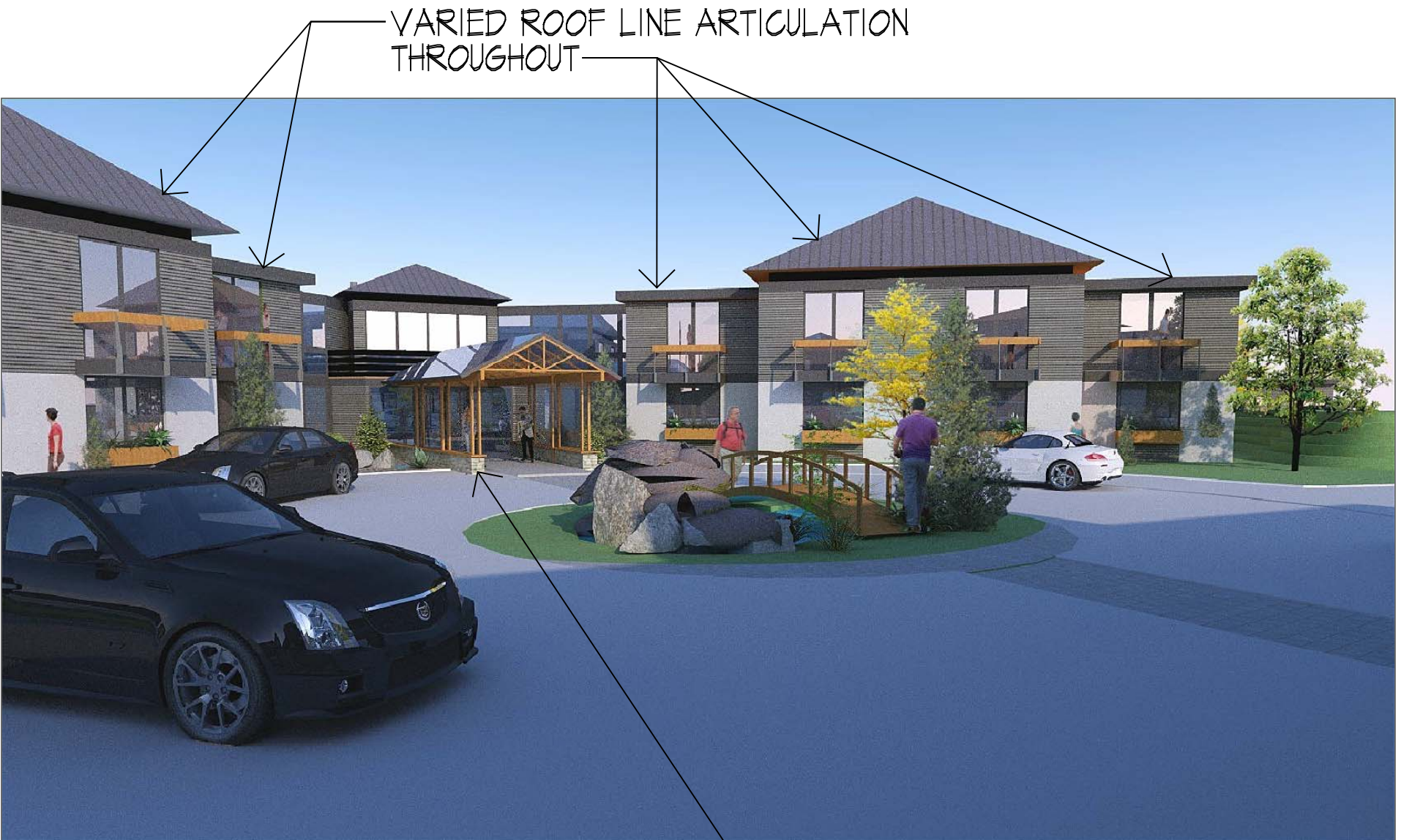
3 PERSPECTIVE: BUILDING B & CAR COURT
A0.0 N.T.S.



4 PERSPECTIVE: NORTH GARAGE LOOKING TOWARD BUILDING B
A0.0 N.T.S.



5 PERSPECTIVE: DRIVE ENTRY, TOWARD BUILDING B & GARAGE AT EAST PROPERTY LINE
A0.0 N.T.S.



6 PERSPECTIVE: BUILDING B & CAR COURT
A0.0 N.T.S.



7 PERSPECTIVE: NORTH GARAGES, BUILDING A ON RIGHT, BUILDING B IN BACKGROUND
A0.0 N.T.S.



8 PERSPECTIVE: BUILDING B, GARAGES AT EAST PROPERTY, GREENHOUSE IN BACKGROUND
A0.0 N.T.S.

GENERAL MATERIAL NOTES:

ROOFS: STANDING SEAM METAL & MEMBRANE ON FLAT ROOFS. FASCIAS ARE METAL.

WALLS: METAL PANEL SYSTEM ON UPPER PORTION AND CEMENTITIOUS FIBER PANEL ON LOWER PORTION.

ACCENTS: WOOD & STONE ACCENTS AT ENTRIES, CANOPIES AND BALCONIES.

TRASH ENCLOSURE: AS SHOWN ON SITE PLANS IS PROPOSED AS CONCRETE MASONRY UNIT SCREEN WALLS WITH METAL GATE, COLORS & FINISHES ARE SIMILAR TO BUILDINGS. HEIGHT = 8'

GREEN HOUSE AS SHOWN ON SITE PLANS AND RENDERINGS, IS A ONE-STORY, GABLE ROOF STRUCTURE.

GARAGES ARE SINGLE STORY, SHED ROOF STRUCTURES, MATERIALS AND COLORS SIMILAR TO BUILDINGS. BACK HEIGHT = 10', FRONT HEIGHT = 12'



CARBONDALE ASSISTED LIVING

CARBONDALE, CO 81623

Seal:

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

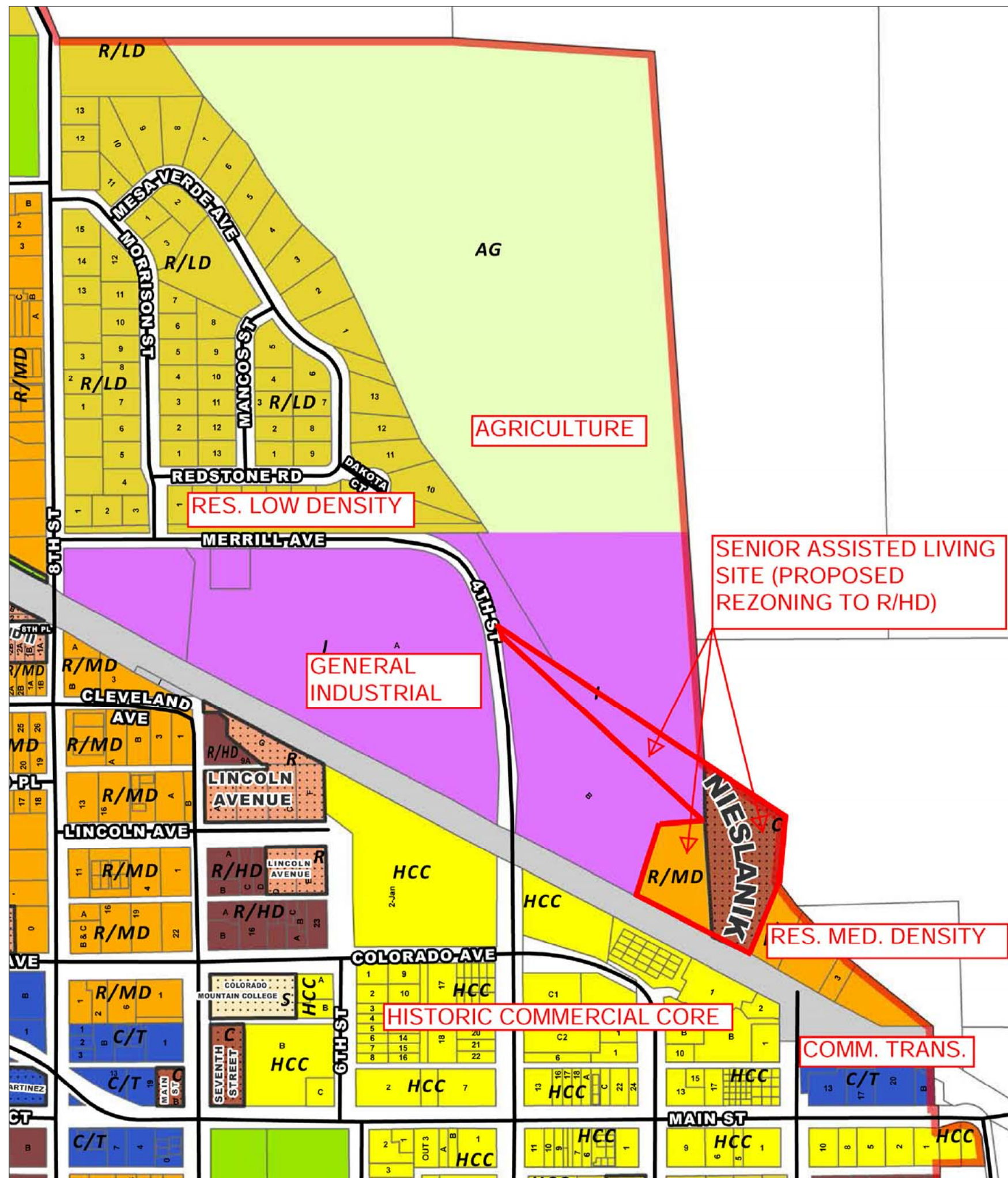
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RENDERINGS

Sheet #:

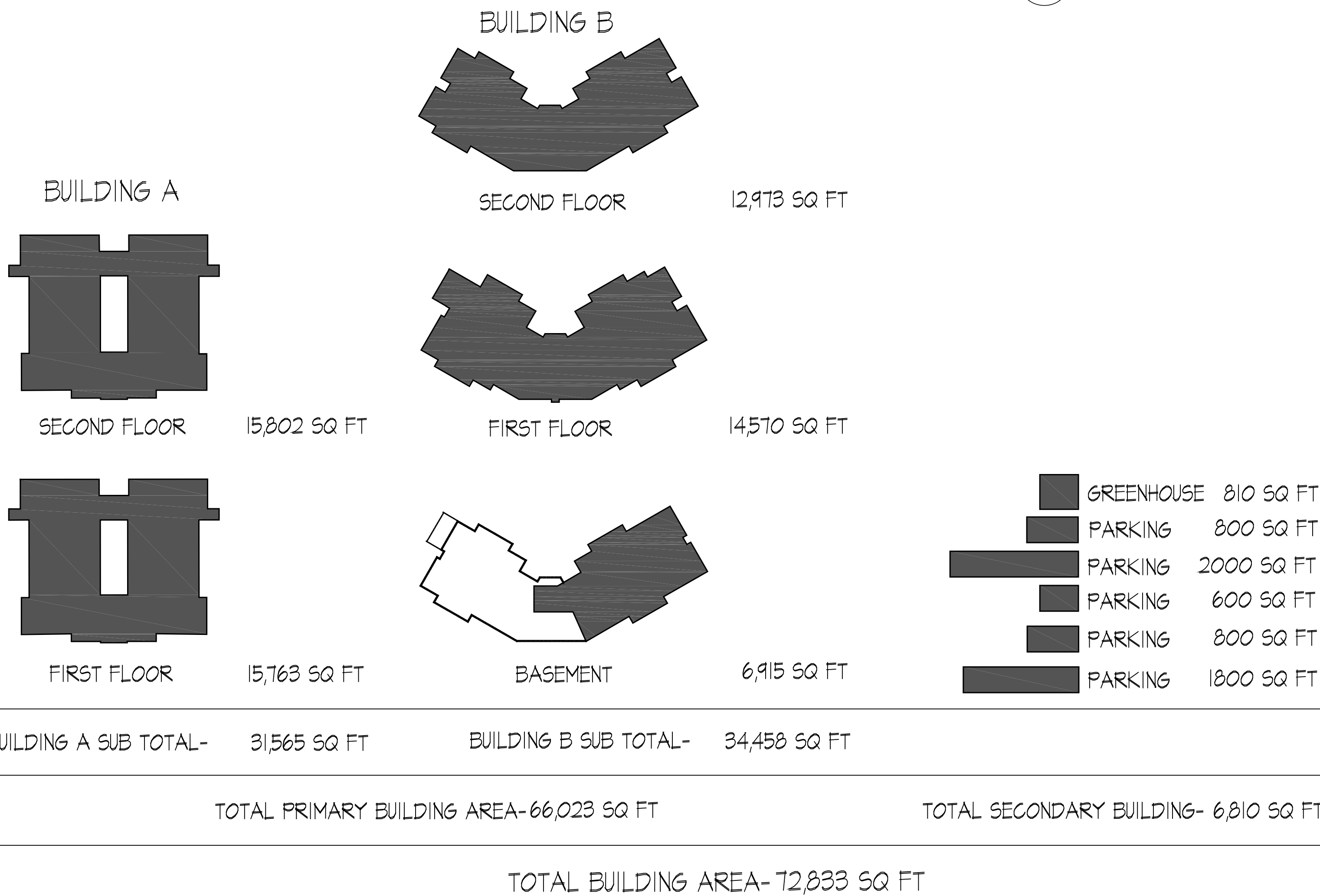
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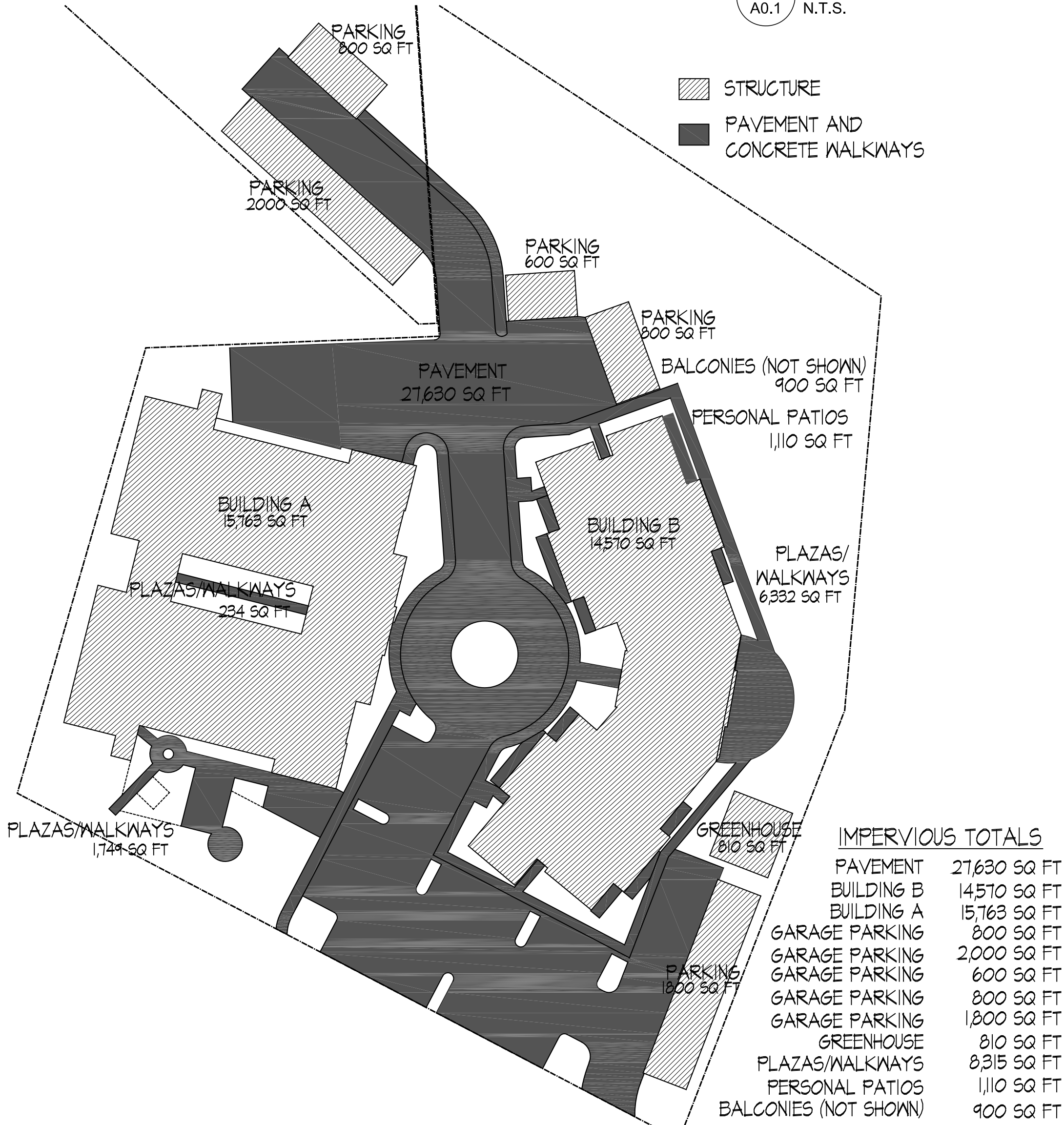
3 TOWN OF CARBONDALE ZONING MAP
A0.1 N.T.S.



4 SENIOR HOUSING AERIAL
A0.1 N.T.S.



2 BUILDING SQUARE FOOTAGE CALCULATIONS
A0.1 N.T.S.



1 IMPERVIOUS SURFACES
A0.1 N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

Construction
Issue Date:

Drawing Title:
PROJECT ZONING
INFORMATION

Sheet #:

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CARBONDALE ASSISTED LIVING

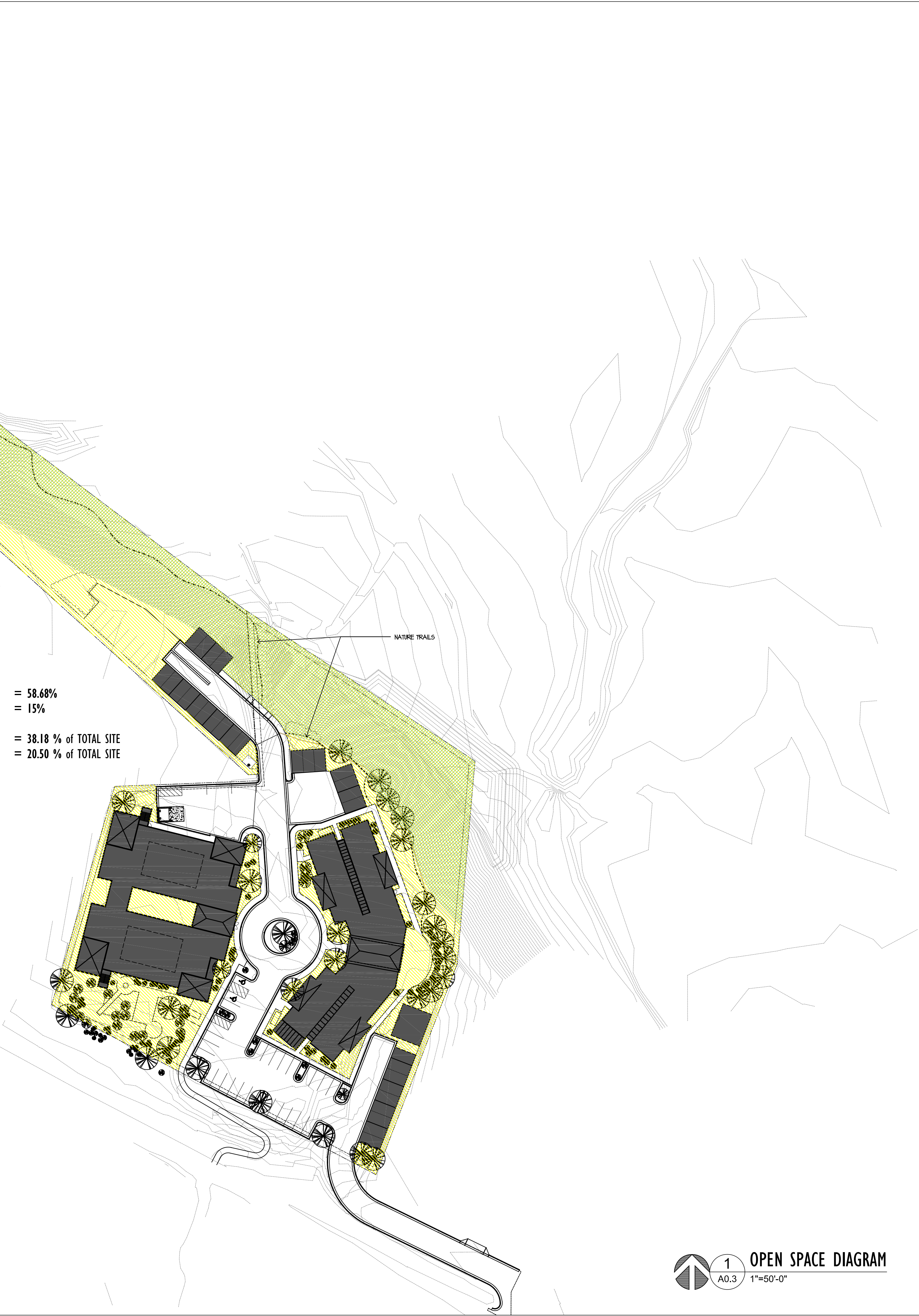
CARBONDALE, CO 81623

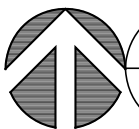
OPEN SPACE

OPEN SPACE = 98,784 SF
DEVELOPED AREA = 69,568 SF
TOTAL SITE = 168,352 SF

TOTAL OPEN SPACE PERCENTAGE = 58.68%
OPEN SPACE REQUIREMENT = 15%

OPEN SPACE ON STEEPLY SLOPING HILLSIDE (GREEN) = 64,271 SF = 38.18 % of TOTAL SITE
REMAINING USEABLE OPEN SPACE (YELLOW) = 34,513 SF = 20.50 % of TOTAL SITE



 1
A0.3 / 1"=50'-0" OPEN SPACE DIAGRAM

Seal:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

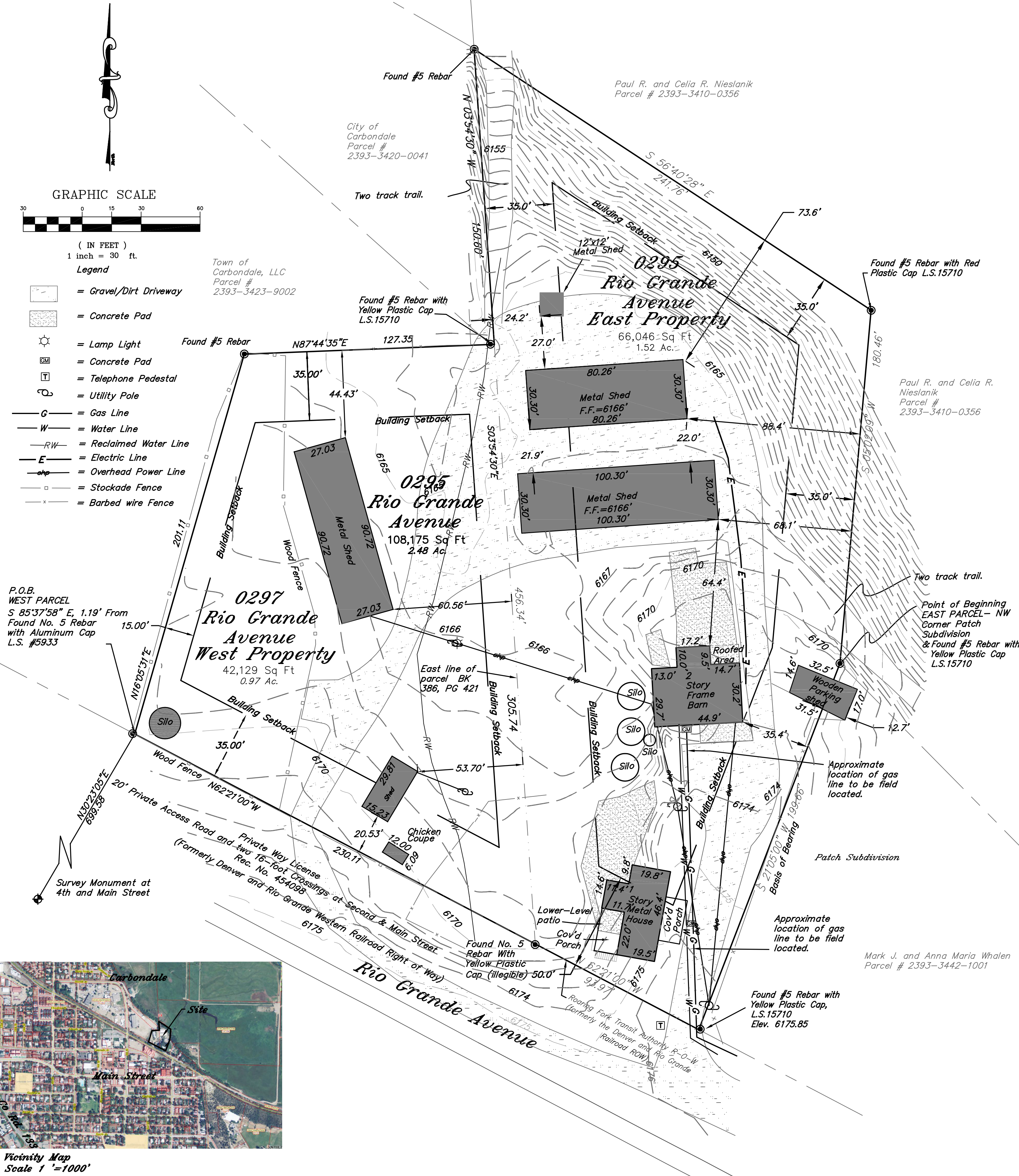
#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

Construction
Issue Date:
Drawing Title:
**OPEN SPACE
DIAGRAM**

Sheet #:
A0.1A

ALTA/ACSM LAND TITLE SURVEY

A Parcel of land situated in Lots 6, 7, 10 and 11 of Section 34, Township 7 South, Range 88 West of the 6th P.M. County of Garfield, State of Colorado.



WEST PARCEL: 297 Rio Grande Lane
The land referred to in this Stewart Title Guaranty Company commitment dated November 04, 2014 is located in the County of Garfield, State of Colorado, and is more particularly described as follows:

A tract of land situated in Lots 10 and 11 of Section 34, Township 7 South, Range 88 West of the 6th P.M., lying Northerly of the Denver and Rio Grande Western Railroad (Aspen Branch) right-of-way, described as follows:

Beginning at a point on the Northerly right-of-way line of said railroad whence the survey monument at the intersection of 4th Street and Main Street in the Town of Carbondale, Colorado, bears S. 30° 23'05" W. 699.58 feet; thence N. 16° 05'31" E. 201.11 feet to a point on a fence as constructed and in place; thence N. 87° 44'35" E. 127.35 feet along said fence; thence S. 03° 54'30" E. 305.74 feet along a fence as constructed and in place to a point on Northerly right-of-way line of said railroad; thence N. 62° 21' W. 230.11 feet along the Northerly right-of-way line of said railroad to the point of beginning, and containing 0.97 of an acre, more or less, said property being described in Deed recorded July 28, 1967, as Reception No. 238541 in Book 386 at Page 421 of the Garfield County records.

County of Garfield, State of Colorado

This property is subject to the following exceptions per said title commitment no. 01330-51252 the property containing 0.97 acres +/-

9. THE EFFECT OF INCLUSIONS IN ANY GENERAL OR SPECIFIC WATER CONSERVANCY, FIRE PROTECTION, SOIL CONSERVATION OR OTHER DISTRICT OR INCLUSION IN ANY WATER SERVICE OR STREET IMPROVEMENT AREA. (Nothing to show)
10. RESERVATIONS OR EXCEPTIONS CONTAINED IN U.S. PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED MARCH 28, 1892 IN BOOK 12 AT PAGE 124 AS RECEPTION NO. 13710; RESERVING 1) RIGHTS OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND 2) RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED UNDER THE AUTHORITY OF THE UNITED STATES. (Nothing to show)
11. MATTERS DISCLOSED IN WARRANTY DEED RECORDED MARCH 21, 1908 IN BOOK AT PAGE 195 AS RECEPTION NO. 20837. (Nothing to show)
12. MATTERS DISCLOSED IN WARRANTY DEED RECORDED APRIL 11, 1908 IN BOOK AT PAGE 275 AS RECEPTION NO. 34988. (Nothing to show)
13. MATTERS DISCLOSED IN WARRANTY DEED RECORDED JULY 14, 1913 IN BOOK AT PAGE 55 AS RECEPTION NO. 47400. (Nothing to show)
14. RIGHTS AND RESERVATIONS IN DEED RECORDED FEBRUARY 1, 1951, IN BOOK 256 AT PAGE 437 AS RECEPTION NO. 174974, AND ANY AND ALL ASSIGNMENTS OF RECORD, OR OTHERWISE, THEREOF, OR INTERESTS THEREIN. (Nothing to show)
15. RIGHTS AND RESERVATIONS IN DEED RECORDED FEBRUARY 4, 1953, IN BOOK 267 AT PAGE 498 AS RECEPTION NO. 181671, AND ANY AND ALL ASSIGNMENTS OF RECORD, OR OTHERWISE, THEREOF, OR INTERESTS THEREIN. (Nothing to show)
16. PRIVATE WAY LICENSE, RECORDED OCTOBER 25, 1993 IN BOOK 879 AT PAGE 563 AS RECEPTION NO. 454098. (Nothing to show)
17. Any and all existing leases and tenancies. (Nothing to show)

Notes:

- Indicates Found Monument as shown and described hereon
- Indicates Set No.5 rebar with Red Plastic Cap LS 33638
- Bearings are based upon a Found #5 Rebar with Yellow Plastic Cap L.S.15710 on the Northwest Corner of Patch Subdivision and Found #5 Rebar with Yellow Plastic Cap L.S.15710 on the South westerly corner of Patch Subdivision using a Bearing of N 21°05'00" W between the two found monuments.
- 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 Stewart Title Guaranty Company Commitment File No. 01330-51251 and File No. 01330-51252, dated November 04, 2014
- This property is located in Zone C. (Areas of minimal flooding) per FEMA Community Panel No. 080234-1859A. Dated February 5, 1986.
- Fences are shown hereon for information only and do not necessarily represent limits of ownership.
- Topography is based upon a field run topographical survey and elevations are based on NGS Control Station "WEISHAAR" (NAVD 88-Datum)
- Due to snow cover at the time of this survey some improvements may not be shown.
- Setbacks information per Carbondale Municipal Code Title 18 Zoning Medium Density (18-20-025 Residential Standards).
- Gross Land Area = 108,175 sq. ft. 2.49 Acres +/-

To _____

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1-6, 7, 8, 11(a), 11(b), 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the maximum Relative Positional Accuracy is 1 in 10,000 feet.

Date: May 05, 2016

Registration No. 33638

By: [Signature]

EAST PARCEL: 295 Rio Grande Lane

The land referred to in this Stewart Title Guaranty Company commitment dated November 04, 2014 is located in the County of Garfield, State of Colorado, and is more particularly described as follows:

A parcel of land situate in Lots 6, 7, 10 and 11 of Section 34, Township 7 South, Range 88 West of the Sixth Principal Meridian County of Garfield, State of Colorado, said parcel being more particularly described as follows:

Beginning at the Northwest Corner of the Patch subdivision as filed in the Records of the Clerk and Recorder of Garfield County as Reception No. 300707; thence S. 21°05'00" W. (S 21°05'00" W), along the Westerly boundary of said Patch Subdivision a distance of 199.66 feet to a point on the Northerly right-of-way line of the Denver and Rio Grande Railroad; thence N. 62°21'01" W. (N 62°21'01" W), along said right-of-way a distance of 93.97 feet to a point on the East line of a parcel of land described in Book 480 at Page 353 of said records of the Clerk and Recorder of Garfield County; thence N. 03°54'29" W. (N 03°54'29" W), along said East line a distance of 456.34 feet; thence departing said East line on a bearing of S. 56°40'28" E. (S. 56°40'28" E), a distance of 241.76 feet; thence S. 05°02'09" W. (S 05°02'09" W), a distance of 180.46 feet to the POINT OF BEGINNING. County of Garfield, State of Colorado

This property is subject to the following exceptions per said title commitment no. 01330-51251 the property containing 1.52 acres +/-

10. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded March 28, 1892 in Book 12 at Page 124 as Reception No. 13710, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States. (Nothing to show)
11. Rights and reservation as described in Warranty Deed recorded February 4, 1953, in Book 267 at Page 498 as Reception No. 181671, and any and all assignments thereof, or interests therein. (Nothing to show)
12. Rights and reservations as described in Warranty Deed recorded October 9, 1961, in Book 337 at Page 131 as Reception No. 215335, and any and all assignments thereof, or interests therein. (Nothing to show)
13. Right of Way Easement, recorded October 19, 1961 in Book 337 at Page 231 as Reception No. 215434. insofar as to how it may affect subject property. (Blanket easement)
14. Rights and reservations as described in Deed recorded November 4, 1963, in Book 256 at Page 437 as Reception No. 223259, and any and all assignments thereof, or interests therein. (Nothing to show-offsite).
15. Grant of Easement, recorded February 10, 1977 in Book 493 at Page 358 as Reception No. 276783. (Nothing to show-offsite).
16. Right-of-Way Easement, recorded April 17, 1978 in Book 508 at Page 633 as Reception No. 284839. (Nothing to show-offsite).
17. Access Easement, recorded July 21, 1982 in Book 604 at Page 227 as Reception No. 330310. (Nothing to show-offsite).
18. Right-of-Way Easement, recorded November 14, 1994 in Book 659 at Page 977 as Reception No. 357274. (Nothing to show-offsite).
19. Rights and reservations described in Special Warranty Deed recorded September 23, 1992 in Book 842 at Page 344 as Reception No. 439234, and Quit Claim Deed recorded November 14, 1997 in Book 1042 at Page 445 as Reception No. 516480, and Quit Claim Deed recorded November 14, 1997 in Book 1042 at Page 448 as Reception No. 516481. (Nothing to show-offsite).
20. The Denver and Rio Grande Western Railroad Company Private Way License, recorded October 25, 1993 in Book 879 at Page 563 as Reception No. 454098. (Nothing to show).
21. Ordinance No. 17-1993 recorded January 20, 1994 in Book 890 at Page 286 as Reception No. 458257. (Nothing to show).
22. Ordinance No. 18-1993 recorded January 20, 1994 in Book 890 at Page 289 as Reception No. 458258. (Nothing to show).
23. Annexation Map Town of Carbondale, recorded January 20, 1994 as Reception No. 458259. (Nothing to show).
24. Affidavit Re: Boundary Line Adjustment recorded October 29, 2007 as Reception No. 736255, and Re-recorded October 30, 2007 as Reception No. 736362. (Nothing to show).
25. Quit Claim Deed recorded October 29, 2007 as Reception No. 736256. (Nothing to show).
26. All matters shown on the Nieslanik Lot Line Adjustment Plat recorded October 29, 2007 as Reception No. 736257, and on the Amended Nieslanik Lot Line Adjustment Plat recorded June 23, 2008 as Reception No. 750944. (Nothing to show).
27. Certificate of permanent Location for a Manufactured Home, recorded December 29, 2009 as Reception No. 779844. (Nothing to show).



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 be commenced more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES

727 Blake Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email- jeff@tss-us.com



ALTA SURVEY MAP

0295-0297 Rio Grande Ave
Carbondale, Colorado 81623

A PARCEL IN LOTS 6, 7, 10 AND 11
SECTION 34, TOWNSHIP 7 SOUTH,
RANGE 88 WEST OF THE 6TH PM

Drawn by: DMC

Date: 02/23/2015

Z: [2015]295RIOGRANDE
[295] 297 rio_Alta.dwg

1
OF 1

SUBDIVISION EXEMPTION AND BOUNDARY LINE ADJUSTMENT PLAT OF:

TOWN OF CARBONDALE AND PAUL R. NIESLANIK AND CELIA R. NIESLANIK PROPERTIES

A PARCEL OF LAND SITUATED IN LOTS 6, 7, 10 AND 11 OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO
SHEET 1 OF 3

SUBJECT PROPERTIES DETAILS AND DIMENSIONS
PLAT PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE SUBJECT PROPERTIES
AND DEDICATE RIGHT OF WAY TO 4TH STREET AS SHOWN HEREON

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED TOWN OF CARBONDALE, A MUNICIPAL CORPORATION, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY,
DESCRIBED AS FOLLOWS:

TOWN OF CARBONDALE PROPERTY (PARCEL NO. 239334200041)

A TRACT OF LAND IN LOTS 5, 6 AND 11 NW1/4, SECTION 34, TOWNSHIP 7 SOUTH, RANGE
88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE TOWN MONUMENT AT THE INTERSECTION OF SECOND STREET AND MAIN STREET BEARS S 31°21'24" E 1462.93 FEET (RECORD FOURTH STREET
AND MAIN STREET BEARS S 05°58'57" E 1501.08 FEET; SEE SURVEY NOTE 7);
THENCE N 30°41'20" W 283.81 FEET;
THENCE S 89°57'00" E 114.79 FEET;
THENCE S 33°00'03" E 114.19 FEET;
THENCE S 35°36'48" E 264.46 FEET;
THENCE S 51°04'20" E 167.11 FEET;
THENCE S 53°00'06" E 258.37 FEET;
THENCE S 03°54'30" E 145.00 FEET;
THENCE S 87°44'35" W 8.12 FEET;
THENCE N 47°59'12" W 705.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.962 ACRES, MORE OR LESS

COUNTY OF GARFIELD
STATE OF COLORADO

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS 1 AND 2 AS SHOWN ON SHEET 2 HEREOF AND TO MERGE SAID LOT 2 WITH THE NIESLANIK PROPERTY AS
SHOWN ON SHEET 3 HEREOF, AND HEREBY DESIGNATES THE SAME AS SUBDIVISION EXEMPTION AND BOUNDARY LINE ADJUSTMENT PLAT OF TOWN OF CARBONDALE AND PAUL R.
NIESLANIK AND CELIA R. NIESLANIK PROPERTIES IN THE COUNTY OF GARFIELD, STATE OF COLORADO;

AND DOES HEREBY DEDICATE TO THE TOWN OF CARBONDALE THE RIGHT-OF-WAY, DESIGNATED AS "DEDICATED ROW" ON SHEET 2 HEREOF, FOR THE PURPOSES SO DESIGNATED.

EXECUTED THIS ____ DAY OF _____, A.D., 2017.

THE TOWN OF CARBONDALE
A COLORADO HOME RULE MUNICIPAL CORPORATION

BY: _____
DAN RICHARDSON, MAYOR

ATTEST:

TOWN CLERK

THE UNDERSIGNED PAUL R. AND CELIA R. NIESLANIK, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, DESCRIBED AS FOLLOWS:

PAUL R. NIESLANIK AND CELIA R. NIESLANIK PROPERTY (PARCEL NO. 239334400013)

A PARCEL OF LAND SITUATE IN LOTS 6, 7, 10 AND 11 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL
MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PATCH SUBDIVISION AS FILED IN THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD
COUNTY AS RECEPTION NO. 300707;

THENCE S. 21°05'00" W., ALONG THE WESTERLY BOUNDARY OF SAID PATCH SUBDIVISION A DISTANCE OF 199.66 FEET
TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD;
THENCE N. 62°21'01" W., ALONG SAID RIGHT-OF-WAY A DISTANCE OF 93.97 FEET TO A POINT ON THE EAST LINE OF A
PARCEL OF LAND DESCRIBED IN BOOK 480 AT PAGE 353 OF SAID RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY;
THENCE N. 03°54'29" W., ALONG SAID EAST LINE A DISTANCE OF 456.34 FEET;
THENCE DEPARTING SAID EAST LINE ON A BEARING OF S. 56°40'28" E., A DISTANCE OF 241.76 FEET;
THENCE S. 05°02'09" W., A DISTANCE OF 180.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1.516 ACRES, MORE OR LESS

COUNTY OF GARFIELD
STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS 1 AND 2 AS SHOWN HEREON AND DESIGNATES THE SAME AS SUBDIVISION EXEMPTION AND BOUNDARY
LINE ADJUSTMENT PLAT OF TOWN OF CARBONDALE AND PAUL R. NIESLANIK AND CELIA R. NIESLANIK PROPERTIES IN THE COUNTY OF GARFIELD, STATE OF COLORADO.

EXECUTED THIS ____ DAY OF _____, A.D., 2017.

OWNER: PAUL R. NIESLANIK AND CELIA R. NIESLANIK

BY: _____
PAUL R. NIESLANIK

AND

BY: _____
CELIA R. NIESLANIK

STATE OF COLORADO

COUNTY OF GARFIELD

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 2017, BY PAUL R. NIESLANIK AND CELIA
R. NIESLANIK, JOINT TENANTS.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

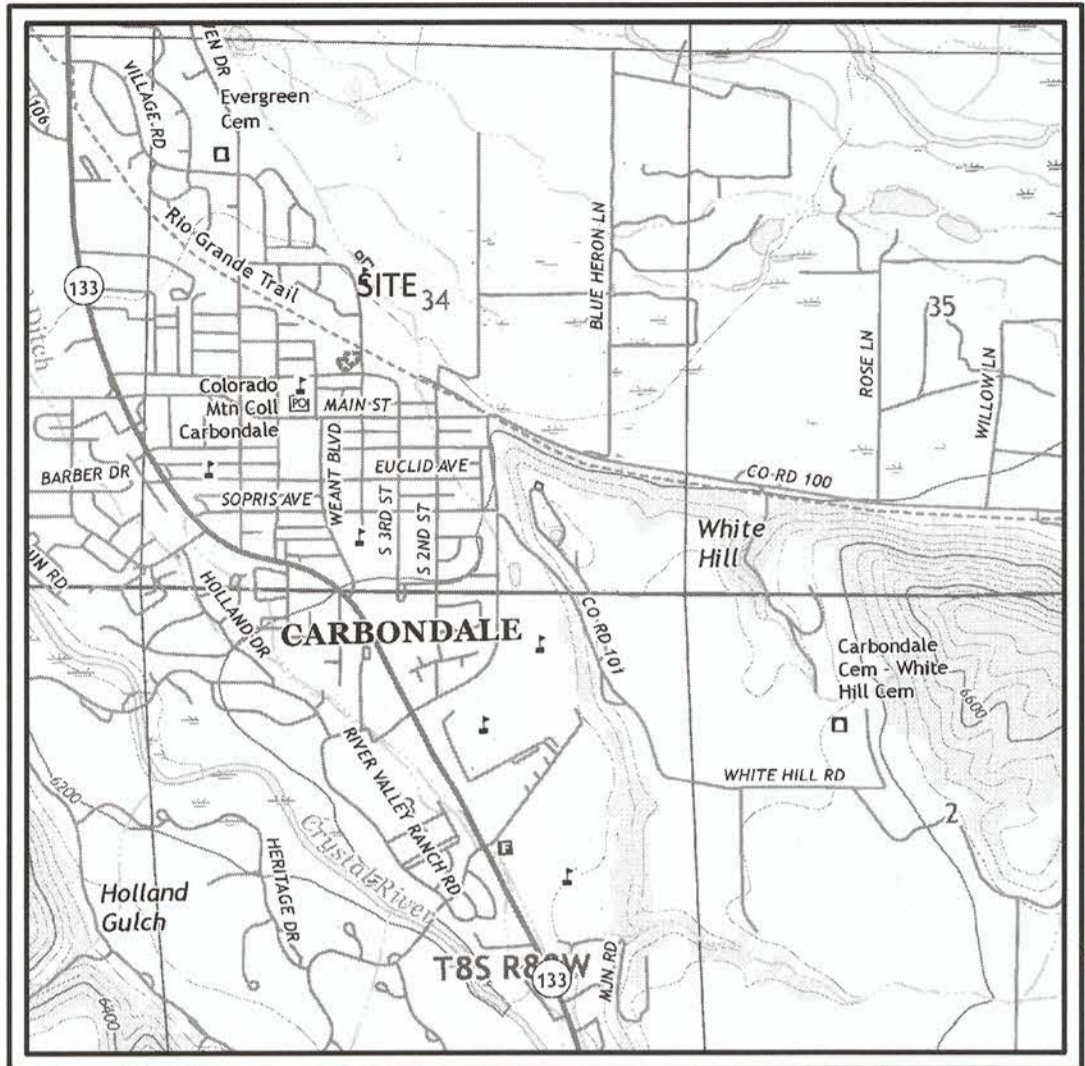
NOTARY PUBLIC

PLANNING DIRECTOR'S CERTIFICATE

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2.6.7 OF THE CARBONDALE UDC, THIS BOUNDARY LINE ADJUSTMENT PLAT IS APPROVED BY THE PLANNING DIRECTOR
OF THE TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO, THIS ____ DAY OF _____, 2017 FOR FILING WITH THE CLERK AND
RECORDER OF GARFIELD, STATE OF COLORADO, SUBJECT TO THE PROVISION THAT THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF CARBONDALE FOR FINANCING
OR CONSTRUCTING IMPROVEMENTS LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC, EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE
TOWN OF CARBONDALE.

JANET BUCK, PLANNING DIRECTOR

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



VICINITY MAP
SCALE: 1" = 2000'

SURVEY NOTES

- 1) DATE OF FIELD SURVEY: JANUARY AND MARCH 2014. UPDATED JANUARY, JUNE, SEPTEMBER AND DECEMBER 2015. UPDATED JUNE-JULY 2016.
- 2) DATE OF PREPARATION: SEPTEMBER 2016 - JANUARY 2017.
- 3) BASIS OF BEARING: A BEARING OF S 89°57'00" E BETWEEN THE TOWN OF CARBONDALE MONUMENTS AT INTERSECTIONS OF EIGHTH & MAIN AND SECOND & MAIN BOTH BEING FOUND #5 REBARS.
- 4) BASIS OF SURVEY: THE UNITED STATES GENERAL LAND OFFICE (U.S.G.L.O.) SUPPLEMENTAL DIAGRAM OF CLAIMS AS ACCEPTED ON MARCH 31, 1891, THE (U.S.G.L.O.) SUPPLEMENTAL DIAGRAM OF CLAIMS AS ACCEPTED ON JANUARY 25, 1890 BOTH WITHIN TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M.; THE ANNEXATION MAP, TOWN OF CARBONDALE, RECORDED JANUARY 20, 1994 AS RECEPTION NO. 458259; THE PLAT OF PATCH SUBDIVISION RECORDED JANUARY 4, 1980 AS RECEPTION NO. 300707; THE AMENDED NIESLANIK LOT LINE ADJUSTMENT PLAT RECORDED JUNE 23, 2008 AS RECEPTION NO. 750944; THE CARBONDALE INDUSTRIAL PARK SUBDIVISION EXEMPTION RECORDED SEPTEMBER 5, 2002 AS RECEPTION NO. 610247; THE TOWN OF CARBONDALE ORDINANCE APPROVING NIESLANIK MINI-PUD RECORDED JANUARY 20, 1994 AS RECEPTION NO. 458258; THE DEED RECORDED NOVEMBER 3, 1975 IN BOOK 480 AT PAGE 353; VARIOUS DOCUMENTS OF RECORD AND THE SURVEY MONUMENTS FOUND IN PLACES SHOWN.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID INFORMATION DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB564001098-4, EFFECTIVE DATE DECEMBER 6, 2016.
- 6) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 7) THE RECORD TIES CALL TO A MONUMENT AT THE INTERSECTION OF FOURTH STREET AND MAIN STREET IN CARBONDALE, WHICH IS NO LONGER IN PLACE. THIS SURVEY HAS REDIRECTED THE TIE CALLS TO THE EXISTING TOWN MONUMENT AT THE INTERSECTION OF SECOND STREET AND MAIN STREET, FOUND, AS SHOWN HEREON.
- 8) THE BOUNDARIES SHOWN HEREON HAVE BEEN POSITIONED ALONG THE MONUMENTED EASTERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN BOOK 480 AT PAGE 353, PER THEIR RESPECTIVE PROPERTY DESCRIPTIONS.

PLAT NOTES:

1. THE BOUNDARY LINE ADJUSTMENT APPROVED BY THIS PLAT DOES NOT CREATE A SEPARATE PARCEL BECAUSE THE TRANSFER PARCEL OF THE SUBDIVISION EXEMPTION IS BEING MERGED WITH THE PAUL R. NIESLANIK AND CELIA R. NIESLANIK PARCEL TO FORM LOT 2, PER THIS PLAT. NO PROPERTY IS BEING REZONED PURSUANT TO THIS PLAT.
2. THE TOWN OF CARBONDALE HAS RESERVED UNTO ITSELF THE "DITCH EASEMENT" AS SHOWN ON SHEETS 2 AND 3 HEREOF.

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF CARBONDALE, GARFIELD COUNTY, STATE OF COLORADO, THIS ____ DAY OF _____, A.D., 2017, 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 HERE ON, SUBJECT TO THE PROVISION THAT THE APPROVAL 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 PLANNING AND ZONING COMMISSION.

CHAIR

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 SUBDIVISION EXEMPTION AND BOUNDARY LINE ADJUSTMENT PLAT OF TOWN OF CARBONDALE AND PAUL R. NIESLANIK AND CELIA R. NIESLANIK PROPERTIES 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 SHOWN 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. 2017.

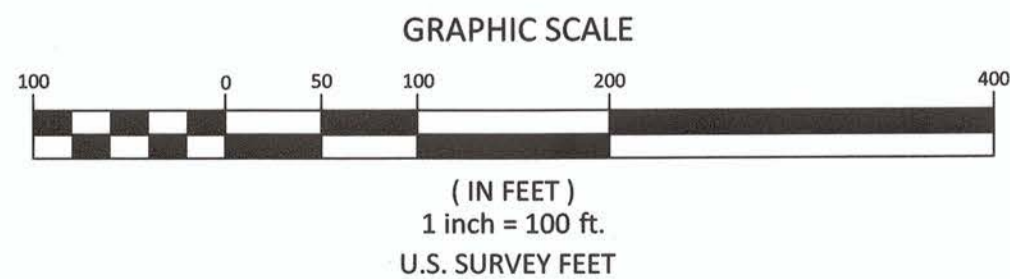
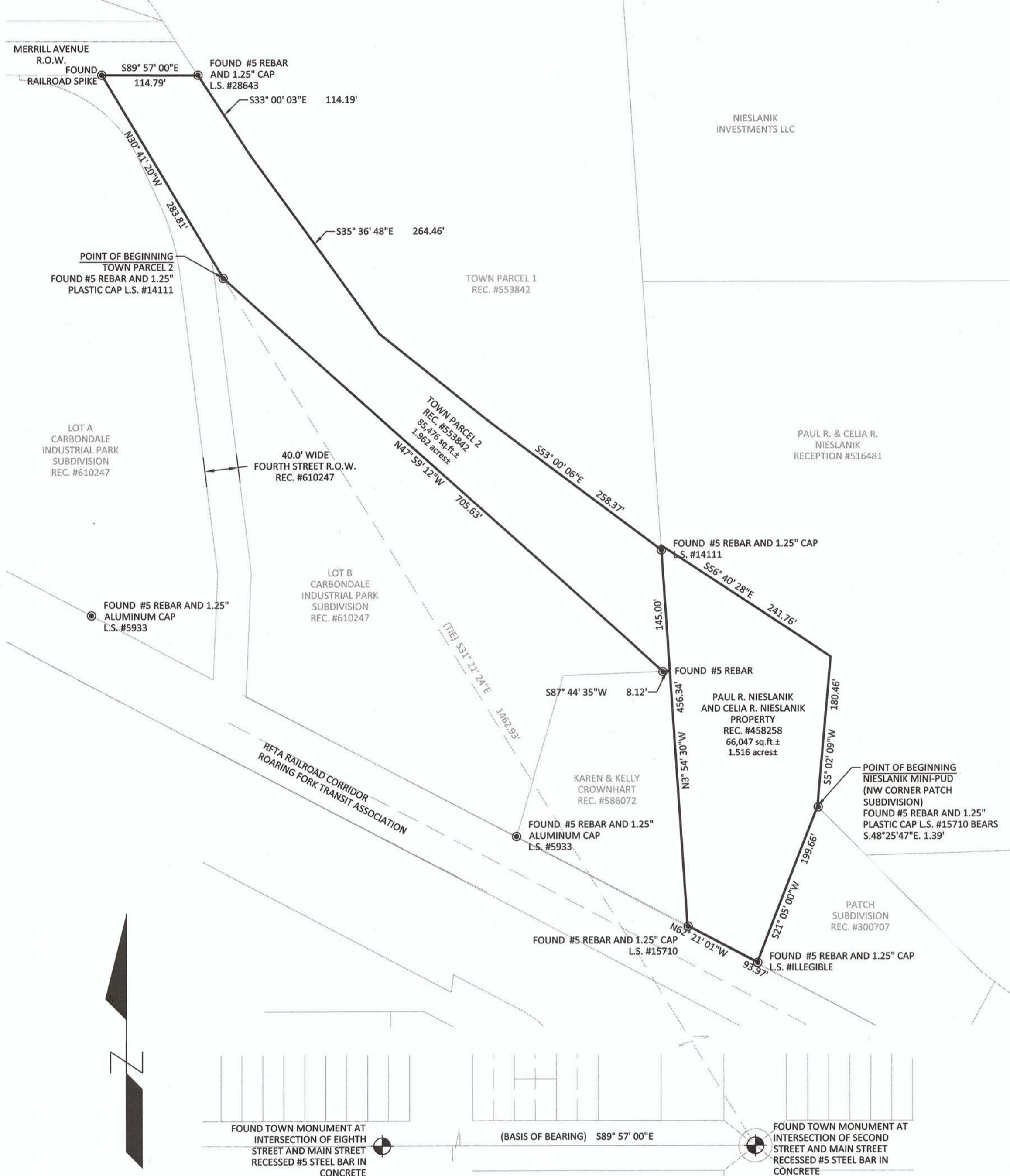
MARK S. BECKLER
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 28643

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, A.D. 2017, AS RECEPTION NO. _____.

GARFIELD COUNTY
CLERK AND RECORDER

BY: _____
DEPUTY



AREA TABLE

BEFORE ADJUSTMENT (SEE SHEET 1):	sq.ft.±	ac±
PARCEL 239334200041 TOWN PARCEL 2	85,476	1.962
PARCEL 239334400013 NIESLANIK PROPERTY	66,047	1.516
	151,523	3.478
AFTER ADJUSTMENT (SEE SHEETS 2 AND 3):	sq.ft.±	ac±
PARCEL 239334200041 LOT 1 PER THIS PLAT	20,502	0.471
PARCEL 239334400013 LOT 2 PER THIS PLAT	126,223	2.897
FOURTH STREET ROW DEDICATED BY THIS PLAT	4,798	0.110
	151,523	3.478

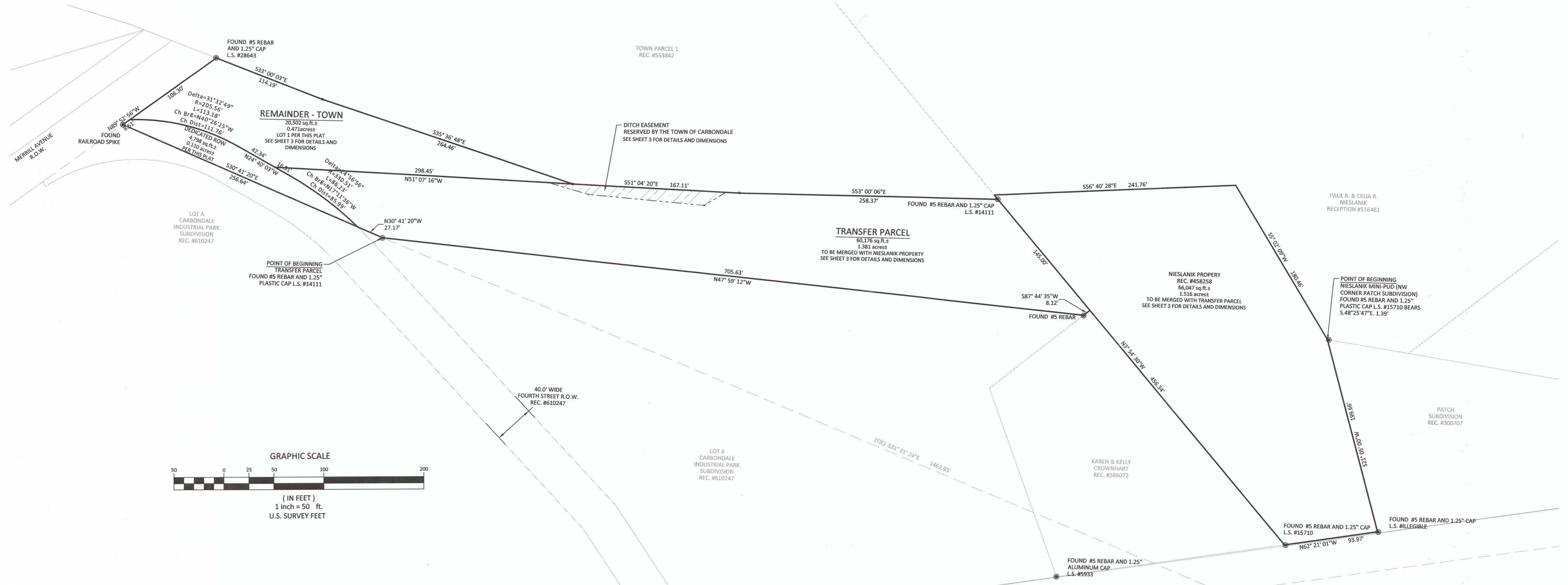
SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

SUBDIVISION EXEMPTION AND BOUNDARY LINE ADJUSTMENT PLAT OF:
**TOWN OF CARBONDALE AND PAUL R. NIESLANIK
AND CELIA R. NIESLANIK PROPERTIES**

A PARCEL OF LAND SITUATED IN LOTS 6, 7, 10 AND 11 OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO
SHEET 2 OF 3

SUBDIVISION EXEMPTION TO CREATE LOT 1 AND LOT 2
PLAT PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE SUBJECT PROPERTIES
AND DEDICATE RIGHT OF WAY TO 4TH STREET AS SHOWN HEREON
SEE SHEET 3 FOR LOT DIMENSIONS AND DETAILS PER THIS PLAT



AREA TABLE

BEFORE ADJUSTMENT (SEE SHEET 1):	sq.ft.±	ac±
PARCEL 239334200041 TOWN PARCEL 2	85,476	1.962
PARCEL 239334400013 NIESLANIK PROPERTY	66,047	1.516
	151,523	3.478
AFTER ADJUSTMENT (SEE SHEETS 2 AND 3):	sq.ft.±	ac±
PARCEL 239334200041 LOT 1 PER THIS PLAT	20,502	0.471
PARCEL 239334400013 LOT 2 PER THIS PLAT	126,223	2.897
FOURTH STREET ROW DEDICATED BY THIS PLAT	4,798	0.110
	151,523	3.478

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



A PARCEL OF LAND SITUATED IN LOTS 6, 7, 10 AND 11 OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO
SHEET 3 OF 3

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE SUBJECT PROPERTIES
AND DEDICATE RIGHT OF WAY TO 4TH STREET AS SHOWN HEREON



BEFORE ADJUSTMENT (SEE SHEET 1):		sq.ft.	ac
PARCEL 239334200041	TOWN P2 CEL 2	85,476	1.962
PARCEL 239334400013	NIESLANIK PROPERTY	66,047	1.516
		151,523	3.478
AFTER ADJUSTMENT (SEE SHEETS 2 AND 3):		sq.ft.	ac
PARCEL 239334200041	LOT 1 PER THIS PLAT	20,502	0.471
PARCEL 239334400013	LOT 2 PER THIS PLAT	126,223	2.897
FOURTH STREET	ROW DEDICATED BY THIS PLAT	4,798	0.110
		151,523	3.478

⊙ INDICATES SET #5 REBAR AND 1.25" PLASTIC CAP STAMPED L.S. #28643, UNLESS OTHERWISE INDICATED

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

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





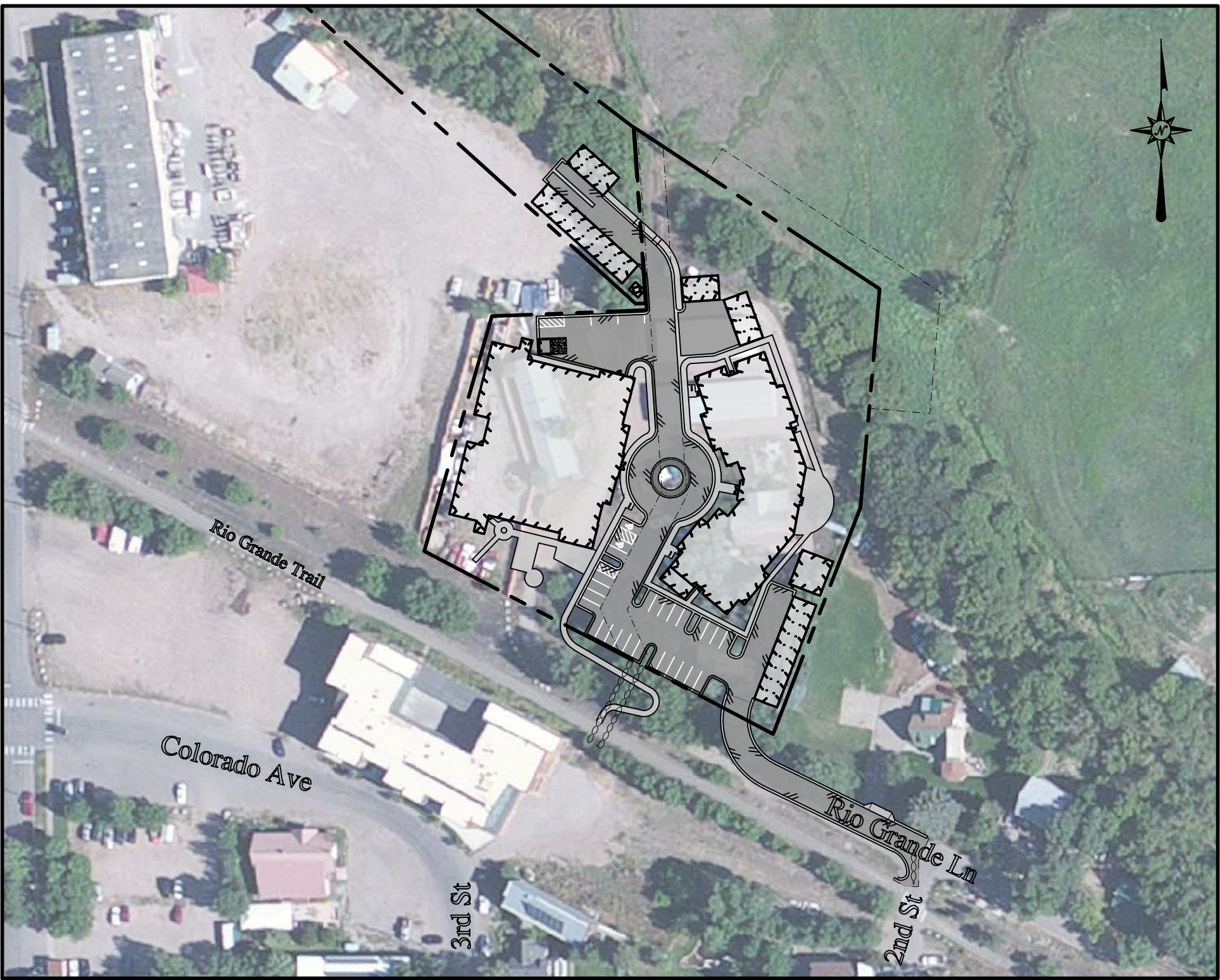
CONSTRUCTION PLANS

SOPRIS LODGE, LLC

DRAFT
Review Set
(NOT FOR CONSTRUCTION)



INDEX OF SHEETS	
Sheet No.	Description
C0	Cover Sheet
C1	General Notes & Legend
C2	Site Plan
C3	Composite Plan
C4	Stormwater Management Plan
C5	Grading Plan
C6—C9	Grading Detail
C10—C11	Sanitary Sewer Plan & Profile
C12—C15	Storm Drain Plan & Profile
C16—C18	Water Line Plan & Profile
C19	Irrigation Plan & Profile
C20	Road Plan & Profile



UTILITY CONTACTS	
Sewer – Town of Carbondale	
Contact.....	970-963-3140
Water – Town of Carbondale	
Contact.....	970-963-3140
Electric – Xcel Energy	
Samantha Wakefield.....	970-244-2622
Gas – Xcel Energy	
Samantha Wakefield.....	970-244-2622
Phone – CenturyLink	
Contact.....	877-348-9007
Cable – Comcast	
Contact.....	800-934-6489
Irrigation – Town of Carbondale	
Contact.....	970-963-3140

DESIGN TEAM CONTACTS		
<u>OWNER/DEVELOPER:</u> PACIFICA SENIOR LIVING RE FUND, LLC Terry Claassen 650 Lariat Lane Glenwood Springs, CO 81601 303.549.7111 terryclaassen@yahoo.com	<u>CIVIL:</u> RIVER CITY CONSULTANTS, INC. Jeff Mace 744 Horizon Court, Suite 110 Grand Junction, CO 81506 970.241.4722 jmace@rccwest.com	<u>ARCHITECT:</u> Z GROUP ARCHITECTS Seth Hmielowski 411 E. Main Street, Suite 205 Aspen, CO 81611 970.925.1832 seth@zgrouparchitects.com

[illegible]

LEGEND

	Existing Catchment		Cut Extents
	Existing Catchment Flowline		Fill Extents
	Existing Toe		Proposed Catchment
	Existing Top		Proposed Catchment Flowline
	Existing Edge of Water		Proposed Demolition or Removal
	Existing 100-YR Flood Limits		Proposed Drainage Flowline
	Existing 500-YR Flood Limits		Proposed Toe of Slope
	Existing Floodway Limits		Proposed Top of Slope
	Existing Wetlands		Proposed Parcel Boundary
	Existing Tree Mass		Proposed Easement
	Existing Parcel Line		Proposed Lot Line
	Existing Boundary		Proposed Right of Way
	Existing Easement		Proposed Setback
	Existing Lot Line		Proposed Tract
	Existing Edge of Asphalt		Proposed Back of Curb
	Existing Edge of Concrete		Proposed Back of Walk
	Existing Edge of Gravel		Proposed Edge of Asphalt
	Existing Flowline		Proposed Edge of Gravel
	Existing Railroad		Proposed Flowline
	Existing Road Stripe		Proposed Striping
	Section Line		Proposed Milling Limits
	Section Line - Quarter		Proposed Sawcut Line
	Section Line - Sixteenth		Proposed Top of Concrete
	Existing Building		Proposed Building
	Existing Building Overhang		Proposed Wire Fence
	Existing Wire Fence		Proposed Chain Fence
	Existing Chain Fence		Proposed Gate
	Existing Gate		Proposed Wood Fence
	Existing Wood Fence		Proposed Guardrail
	Existing Guardrail		Proposed Wall
	Existing Wall		Proposed Major Contour
	Existing Major Contour		Proposed Minor Contour
	Existing Minor Contour		Proposed Common Utilities
	Existing Cable TV		Proposed Irrigation Line
	Existing Duct		Proposed Irrigation Service
	Existing Underground Electric		Proposed Storm Drain
	Existing Fiber Optic		Proposed Sewer Line
	Existing Gas		Proposed Sewer Service
	Existing Irrigation		Proposed Water Line
	Existing Overhead Electric		Proposed Water Service
	Existing Overhead Telephone		Proposed Asphalt
	Existing Storm Drain		Proposed Concrete
	Existing Sanitary Sewer		Proposed Gravel
	Existing Underground Telephone		Proposed Building
	Existing Water		Proposed Demolition or Removal
			Proposed Milling or Sheer Step
			Proposed Riprap
			Proposed Vegetation
			Proposed Wall
			Proposed Truncated Domes

LIST OF ABBREVIATIONS

ABC Aggregate Base Course	FFE Finished Floor Elevation	PVC Polyvinyl Chloride
AC Acre	FG Finished Grade	PV Point of Vertical Intersection
AL Alignment	FH Fire Hydrant	R Radius
AREMA American Railway Engineering & Maintenance Assoc.	FL Flow Line	RC Reverse Crown
BFS Begin Full Superelevation	GB Grade Break	RCP Reinforced Concrete Pipe
BLDG Building	GV Gate Valve	REQ'D Required
BLM Bureau of Land Management	HDPE High Density Polyethylene	RFTA Roading Fork Transportation Authority
BM Benchmark	HOA Home Owners Association	RIM Rim Elevation
BNC Begin Normal Crown	HP High Point	ROW Right of Way
BOC Back of Curb	INC Incorporated	RR Railroad
BOW Back of Walk	INV Invert	SAN Sanitary Sewer
BVCE Beginning Vertical Curve Elevation	IRR Irrigation	SDMH Storm Drain Manhole
BVCS Beginning Vertical Curve Station	K Design Coefficient	SF Square Feet
CBC Concrete Box Culvert	L Length	SH State Highway
CDOT Colorado Department of Transportation	LC Level Crown	SHLR Shoulder
CGS Curb, Gutter, & Sidewalk	LF Linear Feet	SSMH Sanitary Sewer Manhole
C&G Curb & Gutter	LP Low Point	STA Station
CL Center Line OR Class	LS Lump Sum	STL Steel
CMP Corrugated Metal Pipe	LVC Length of Vertical Curve	STR Structure
CY Cubic Yard	MAX Maximum	STRM Storm Drain
DI Ductile Iron	MDS Maximum Design Speed	SW Sidewalk
E Easting Coordinate	MH Manhole	SY Square Yard
EA Each	MIN Minimum	TAN Length of Tangent
EFS End Full Superelevation	MPE Multi-Purpose Easement	TBC Top Back Curb
EL Elevation	MUTCD Manual on Uniform Traffic Control Devices	TCE Temporary Construction Easement
ELEC Electric	N Northing Coordinate	TFC Top Face Curb
ELEV Elevation	NTS Not to Scale	TOC Top of Curb
ENC End Normal Crown	PC Point of Curvature	TOP Top of Pipe
EOA Edge of Asphalt	PCC Point of Compound Curvature	TW Top of Wall
EOP Edge of Pavement	PI Point of Intersection	TYP Typical
ER End of Radius	PL Property Line	VC Vertical Curve
ESMT Easement	PLS Professional Licensed Surveyor	VPC Vertical Point of Curvature
EVCE End of Vertical Curve Elevation	PR Proposed	VPI Vertical Point of Intersection
EVCS End of Vertical Curve Station	PRC Point of Reverse Curvature	VPT Vertical Point of Tangency
EX Existing	PRELIM Preliminary	WSEL Water Surface Elevation
FDC Fire Department Connection	PT Point of Tangency	WTR Water
FES Flared End Section		Δ Central Angle (Delta)

GENERAL CONSTRUCTION NOTES

- All boundary linework, project control, and underground utility locations shown hereon was provided by Tuttle Survey Services. Topographic survey data shown heron was provided by Tuttle Survey Services and River City Consultants, Inc. Adjacent parcel lines are taken from Garfield County GIS Website and are shown for reference only.
- Actual locations of underground utilities may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
- Contractor shall give 48 hour notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations prior to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor are required to be obtained at the Contractor's expense.
- The Contractor shall limit construction activities to those areas within the project limits of disturbance and/or toes of slopes as shown on the plans and cross sections. Any disturbance beyond these limits shall be restored to the original condition by the contractor at the contractor's expense. Construction activities in addition to normal construction procedure shall include the parking of vehicles or equipment, disposal of debris or any other action which could alter the existing conditions. The contractor shall not stockpile or store equipment within 30 feet of the edge of traveled way during the project, unless protected by temporary barrier or existing guardrail.
- All satisfactory excess excavation from either utility or street construction shall be spread uniformly across the lots as directed by the Owner or his designated representative. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor at the Contractor's expense.
- All road construction and related work, utility installations and related work, all materials, performance, and quality of work, shall conform to the requirements of the Town of Carbondale Public Works Manual (latest edition). All water and sewer lines must be tested and approved prior to street construction.
- All utilities crossing RFTA Right of Way shall conform to the standards and requirements set forth in the RFTA Railroad Corridor Design Guidelines & Standards, latest edition.
- All sign fabrication and installation shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) and Town of Carbondale standards.

PAVING CONSTRUCTION NOTES

- All road widths, and radii are to flowline unless noted otherwise. Any "spot" design elevations are to flowline unless otherwise noted.
- The top of existing ground or the top of areas cut to final grade are to be scarified, brought to the optimal water content, and recompacted to 95% of AASHTO T99 before placing fill or before base is placed.
- Contractor is to protect existing utilities and appurtenances. Manholes, drainage inlets, utility lines, etc., damaged, covered or filled with dirt or debris by the Contractor shall be cleaned and repaired or replaced at no expense to the Owner.
- Where proposed pavement is to match existing pavement, sawcut the existing pavement 1 foot back from the existing edge of and remove pavement. From the sawcut line, mill existing pavement half existing pavement depth (or a minimum of 2 inches), a width of 2 feet. Existing surface is to be tack-coated before new pavement is placed. See T-Lock detail, this sheet.
- Include backing of curb and gutter and/or sidewalk with native fill material per the typical roadway section in the unit price bid for embankment.
- For site specific geotechnical requirements and recommendations, see the referenced geotechnical report which shall supercede all other geotechnical references:

Company	_____
Report Title	_____
Address	_____
Location	_____
Project #	_____
Date	_____

TESTING NOTES

- Contractor shall familiarize themselves with the geotechnical testing requirements of the Town of Carbondale. It shall be the responsibility of the Contractor to contact the Testing Firm 24 hours in advance of the need for testing, and to verify that the appropriate number of tests have been taken. The results of the required types of tests and number of passing tests shall be furnished to the Engineer for verification before final acceptance by the Owner will be granted. All failing tests shall be brought to the immediate attention of the Engineer and re-tests shall be performed until passing results are obtained. All utility lines, including service lines, falling within the Public right-of-way or the Public easements shall be tested. Payment of testing is the Contractor's responsibility and shall not be paid for separately but shall be incidental to the work.
- Only materials on which a proctor and accurate nuclear density test can be performed are approved for utility trench backfill, unless otherwise approved by the Engineer.
- Backfilling of trenches without testing during the backfill operation is strongly discouraged and will result in removal and replacement of backfill back to the last documented passing test.

BASIS OF BEARINGS

Grid bearings shown hereon are relative to true north.

Local Coordinate System

TRANSVERSE MERCATOR PROJECTION
Point of Origin:
Latitude: 39°24'07.98632"N
Longitude: 107°12'31.70765"W
Northing: 5639,384 FT
Easting: 5712,743 FT
US Survey foot, WGS84 Ellipsoid
Scale Factor: 1.0002968067
Project/Scale Factor Height: 6122.706 FT(NAVD88)

BENCHMARK
Steel Rod
NGS Designation: Weishaar
South of CO-82, MP 13.863
SE 1/4 Sec. 26, T7S, R88W, 6th PM
Northing: 9058.985
Easting: 12894.895
Elevation: 6205.32
Datum Source: Geoid 12A as defined by NGS

UTILITY PROVIDERS

WATER	Town of Carbondale Water Dept
SEWER	Town of Carbondale Waste Water Dept
GAS	Xcel Energy
ELECTRIC	Xcel Energy
IRRIGATION	Town of Carbondale
TELEPHONE	CenturyLink
CABLE TV	Comcast

SANITARY SEWER CONSTRUCTION NOTES

- All sewer line construction shall conform to the Town of Carbondale Standards and Specifications.
- Contractor shall have one signed copy of plans and a copy of the Town of Carbondale Public Works Manual at the job site at all times.
- All sewer mains shall be PVC SDR-35 (ASTM 3034) unless otherwise noted.
- All sewer mains shall be laid to grade utilizing a pipe laser.
- All service line connections to new mains shall be accomplished with full body wyes or tees. Tapping saddles will not be allowed.
- 4 inch services shall not be connected directly into manholes. All 6 inch services shall be connected to the main at a manhole.
- The contractor shall notify the Town of Carbondale Inspector 48 hours prior to commencement of construction.
- The contractor is responsible for all required sewer line testing to be completed in the presence of the engineer or his representative. Pressure testing will be performed after installation of dry utilities, after all compaction of street subgrade and prior to street paving. Final lamping will also be accomplished after paving is completed. These tests shall be the minimum basis of acceptance of the sewer line extension.
- A clay cut-off wall shall be placed 10 feet upstream from all new manholes unless otherwise noted. The cut-off wall shall extend from 6 inches below to 6 inches above granular backfill material and shall be 2 feet wide. If native material is not suitable, the contractor shall import material approved by the engineer.
- Sewer service stub outs shall be capped and plugged. Stub out shall be marked with a 4x4 inch post painted green buried with 3 feet above grade. As-built surveying for vertical grade of stub out required prior to backfill.
- Red line as-builts shall be submitted to the Town Development Engineer at least 72 hours prior to paving for review.
- The Town of Carbondale requires tracer wires for pipes. Details are provided in the Town of Carbondale's Public Works Manual.

WATERLINE CONSTRUCTION NOTES

- All water line construction shall be in accordance with the Town of Carbondale Standards and Specifications.
- Contractor shall notify the Town of Carbondale 48 hours PRIOR to the beginning of construction.
- All trenches shall be compacted according to the recommendations in the Geotechnical Report. Contractor shall be required to perform all compaction tests through a certified soils lab.
- Minimum cover required over top of new waterlines is 6'-0" (72 inches).
- All water mains to be Ductile Iron conforming to AWWA C151, latest revision.
- All water mains are to be bedded per Town of Carbondale Standards.
- All service connections to be 3/4 inch Type "K" copper, unless specified otherwise.
- Ductile iron fittings to conform to AWWA C153.
- Fire Hydrants shall conform to AWWA C502.
- All materials, labor and equipment required for testing and disinfection of waterlines shall be furnished by Contractor. Disinfection of waterlines shall conform to Town of Carbondale Standards.
- All pipe bends/angle points, both horizontal and vertical, as called for on the plans are to be thrust blocked per Town of Carbondale Details and Technical Specifications.
- Only material on which a proctor test can be performed and accurate nuclear density tests can be run are approved for waterline trench backfill unless otherwise approved by the Engineer.
- All water meter pits shall be located on opposite lot side of dry utility transformers and pedestals. There shall be no dry utility transformers/pedestals located within five feet of any fire hydrant. These are utility/customer/consumer safety issues.
- No privacy fences are to be allowed to enclose meter pits or fire hydrants located within streets & road ROWs and multi-purpose easements.

STORM DRAIN CONSTRUCTION NOTES

- All Reinforced Concrete storm drain pipe shall conform to ASTM Standard Specifications, C-76, Class III unless otherwise noted.
- All polyvinyl chloride (PVC) pipe and fittings shall conform to ASTM Standard Specifications, D3034 and F679, SDR-35 unless otherwise noted.
- All High Density Polyethylene (HDPE) pipe and fittings to conform to the following:
12 inch to 36 inch shall meet ASSHTO M294, and
42 inch to 48 inch shall meet ASSHTO MP6.
- All 30 inch and larger HDPE pipe shall be covered to top of pipe with Class 6 base course.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Utility District Representative _____ Date _____

ACCEPTANCE BLOCK

City Development Engineer _____ Date _____

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800.922.1987
www.uncc.org

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ORIGINAL SHEET SIZE: 22 x 34

REVISIONS

NO.	DATE	DESCRIPTION	BY

S:\PROJECTS\1515 Sopris Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [01-Notes]



RIVER CITY
CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, CO 81506

Phone: 970.241.4722
Fax: 970.241.8841

www.rcwest.com

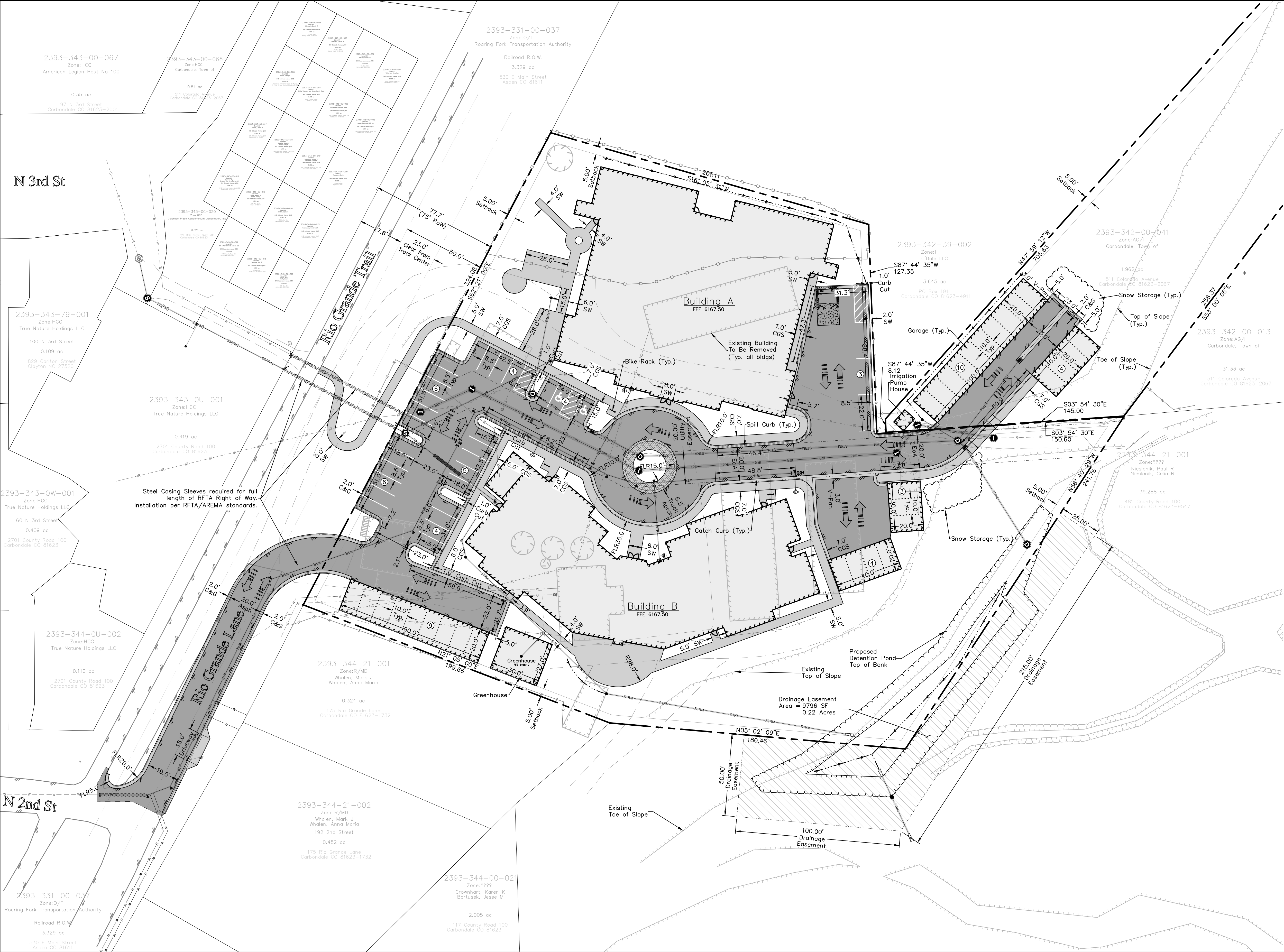
PROJECT #:	1515-002	DATE ISSUED:	13.Dec.2017
DRAWN BY:	nmr	HORIZ:	N/A
CHECKED BY:	jwm	VERT:	N/A

SOPRIS LODGE, LLC

Carbondale Assisted Lodge

General Notes, Legend, & Abbreviations

C1



BASIS OF BEARINGS
Grid bearings shown hereon are relative to true north.

Local Coordinate System
TRANSVERSE MERCATOR PROJECTION
Point of Origin:
Latitude: 39°24'07.98632"N
Longitude: 107°12'31.70765"W
Northing: 5639.384 FT
Easting: 5712.743 FT
US Survey foot, WGS84 Ellipsoid
Scale Factor: 1.0002968067
Project/Scale Factor Height: 6122.706 FT(NAVD88)

BENCHMARK
Steel Rod
NGS Designation: Weishaar
South of CO-82, MP 13.863
SE 1/4 Sec. 26, T7S, R88W, 6th PM
Northing: 9058.985
Easting: 12894.895
Elevation: 6205.32
Datum Source: Geoid 12A as defined by NGS

Hot-Mix Asphalt 4.0"
CDOT Class 6 Aggregate Base Course 8.0"

Typical* Pavement Section (NTS)

* Pavement section to be modified per pending Geotechnical Report

BUILDING AREAS	
Building A	
First Floor	15,763 sf
Second Floor	15,802 sf
	31,565 sf
Building B	
Basement	6,915 sf
First Floor	14,570 sf
Second Floor	12,973 sf
	34,458 sf
Secondary Buildings	
Garage	5,480 sf
Greenhouse	810 sf
	6,290 sf
Total	72,313 sf

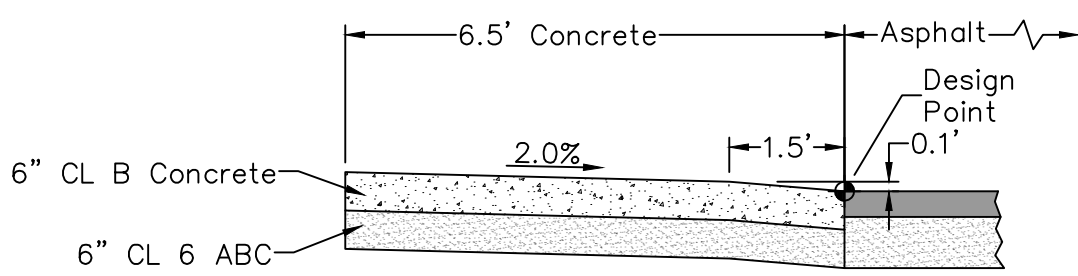
SUBDIVISION SUMMARY
Zoning: R/HD
Minimum Setbacks:
FRONT - 5 ft
REAR - 5 ft
SIDE - 5 ft
STREET - 5 ft
Maximum Height - 35 ft
Maximum Lot Coverage - 45%

SITE BREAKDOWN		
0295 Rio Grande (West)	0.967 ac	25.0%
0295 Rio Grande (East)	1.516 ac	39.2%
Transfer Parcel	1.381 ac	35.8%
Total	3.864 ac	100.0%

UTILITY PROVIDERS	
WATER	Town of Carbondale Water Dept
SEWER	Town of Carbondale Waste Water Dept
GAS	Xcel Energy
ELECTRIC	Xcel Energy
IRRIGATION	Town of Carbondale
TELEPHONE	CenturyLink
CABLE TV	Comcast


PARKING SUMMARY	
Parking Spaces:	31 (2 ADA)
Garage Spaces:	30
Total Spaces	61

DWELLING UNIT SUMMARY	
Building A	
First Floor	24
Second Floor	24
Building B	
First Floor	15
Second Floor	15
Total	78




Truck Apron Section (NTS)

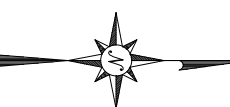
- Note:**
1. All boundary linework, project control, and underground utility locations shown hereon were provided by Tuttle Survey Services. Topographic survey data shown hereon was provided by Tuttle Survey Services and River City Consultants, Inc. Adjacent parcel lines are from the Garfield County GIS Website and are shown for reference only.
 2. Actual locations of underground utilities may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this or adjacent properties.
 3. All utilities crossing RFTA Right of Way shall adhere to the standards and requirements set forth in the RFTA Railroad Corridor Design Guidelines & Standards, latest edition.



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SCALE
30 0 15 30 60
(IN FEET)

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS		
NO.	DATE	DESCRIPTION





RIVER CITY
CONSULTANTS

744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970.241.4722
Fax: 970.241.8841
www.rcvwest.com

PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 30'
VERT: N/A

SOPRIS LODGE, LLC

Carbondale Assisted Living

Site Plan

C 2

Grid bearings shown hereon are relative to true north.

TRANSVERSE MERCATOR PROJECTION

Steel Rod
NGS Designation: Weishaar
South of CO-82, MP 13.863
SE 1/4 Sec. 26, T7S, R88W, 6th PM
Northing: 9058.985
Easting: 12894.895
Elevation: 6205.32
um Source: Geoid 12A as defined by NGS

1. All boundary line work, project control, and underground utility locations shown hereon were provided by Tuttle Survey Services. Topographic survey data shown hereon was provided by Tuttle Survey Services. The boundary lines shown hereon are based on the parcel lines as shown on the Garfield County GIS Website and are shown for reference only.
2. Actual locations of underground utilities may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this or adjacent properties.
3. The legend, a list of abbreviations, and additional notes pertaining to this project can be found on the General Notes & Legend Sheet (C1)

WATER	Town of Carbondale	Water Dept
SEWER	Town of Carbondale	Waste Water Dept
GAS	Xcel Energy	
ELECTRIC	Xcel Energy	
IRRIGATION	Town of Carbondale	
TELEPHONE	CenturyLink	
CABLE TV	Comcast	

Utility District Representative	Date
---------------------------------	------

City Development Engineer _____ Date _____

Carbondale Assisted Living

Utility Composite Plan

C 3



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WWW.UNCC.ORG



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YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.



(IN FEET)
CONTOUR INTERVAL = FOOT

ORIGINAL SHEET SIZE: 22 x 34

		<i>REVISIONS</i>	
NO.	DATE	DESCRIPTION	BY
S:\PROJECTS\1515_Sopris Lodge, LLC\002 - Carondelet Lodge Senior Living\Design\1515-002.dwg [03-UH] Camp			

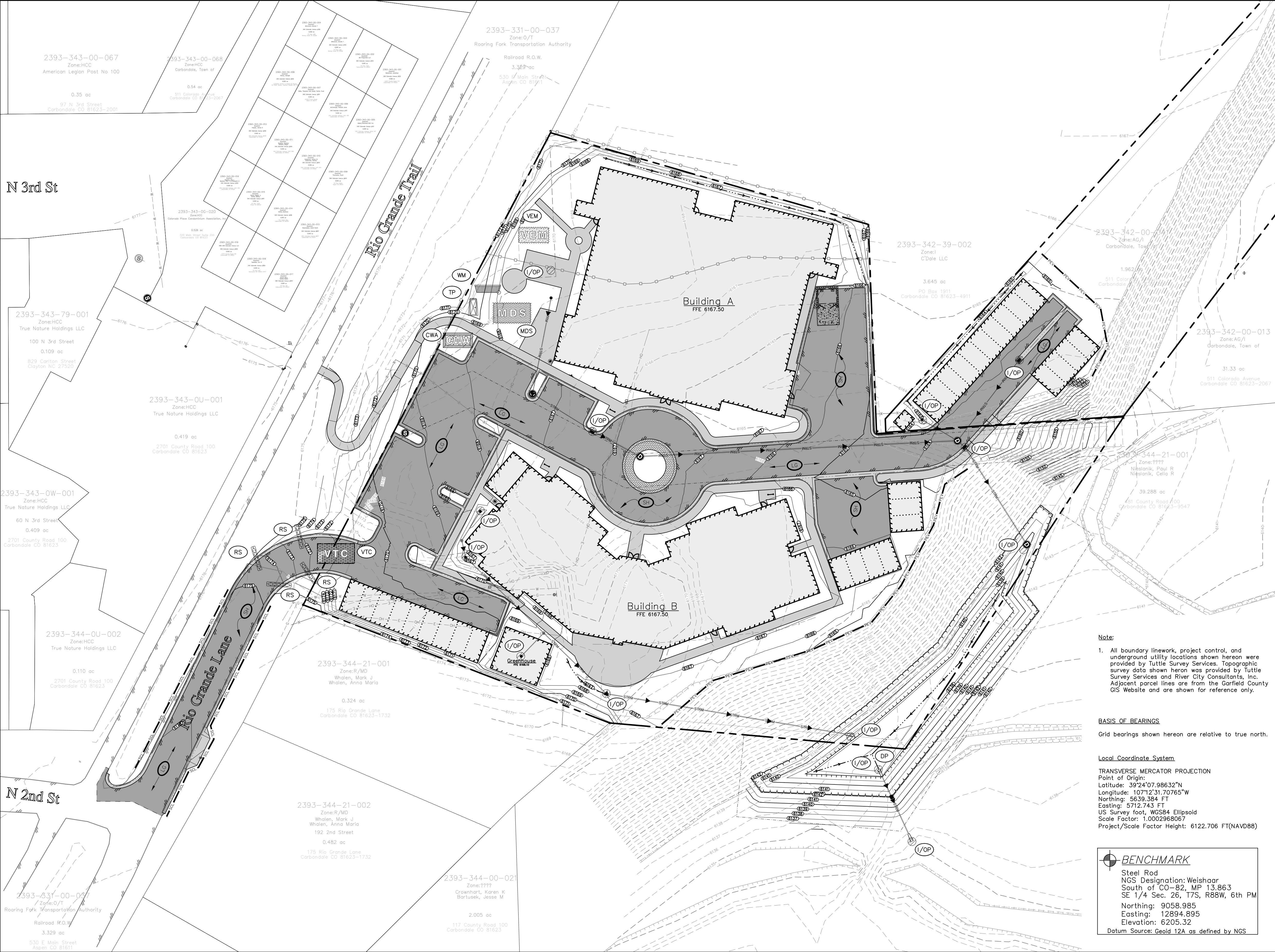
S:\PROJECTS\1515 Sopria Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [03-Util Comp]



744 Horizon Court, Suite 110 Phone: 970.241.4722
Grand Junction, CO 81506 www.rccwest.com Fax: 970.241.8841

PROJECT #:	1515-002	DATE ISSUED:	13.Dec.201
DRAWN BY:	nmr	HORIZ:	1" = 3
CHECKED BY:	jwm	VERT:	N/

SOPRIS LODGE, LLC



BMP LEGEND

Installation details and maintenance guidelines for the above erosion control measures can be found in the written Construction Stormwater Management Plan for this project, CDOT standards, on Denver's Urban Drainage and Flood Control District website, and various manufacturer's websites. Variations from these standards shall be approved by the CSWMP Administrator prior to installation. This list is not considered complete or absolute, additional methods can and should be added to this plan if required. This CSWMP should be kept current and modified appropriately by the CSWMP Administrator based on actual field conditions and the Contractor's means and methods.

	CWA	CONCRETE WASHOUT AREA		RS	ROCK SOCK
	DP	DETENTION POND		SH	SURFACE HARDENING
	ED/DS	EARTHEN DIKE/DRAINAGE SWALE		SCL	SEDIMENT CONTROL LOG
	I/OP	INLET/OUTLET PROTECTION		TP	TOILETS (PORTABLE)
	LG	LAND GRADING		VB	VEGETATIVE BUFFER
	MDS	MATERIALS DELIVERY & STORAGE		VTC	VEHICLE TRACKING CONTROL
	PEV	PROTECT EXISTING VEGETATION		VEM	VEHICLE EQUIPMENT & MAINTENANCE
	RV	REVEGETATION		WM	WASTE MANAGEMENT
	RR	RIPRAP			

~x.x Miles to Colorado River

- GENERAL NOTES**
- CSWMP Administrator (Local Contact)
 - Name: _____ Phone: _____
 - Refer to the written construction stormwater management plan for bmp details and additional information.
 - BMPs shown are schematic only, adjustments may be necessary to fit actual field conditions.
 - The project area is equal to the estimated total area of disturbance which is approximately 3.5 acres.
 - At all times during construction, erosion and sediment control shall be maintained by the contractor.
 - Erosion control measures shall be installed as the work (grading) progresses.
 - Negative impacts to downstream areas (or receiving waters) caused by earthwork and/or construction to be monitored and corrected by the contractor.
 - The first BMP to be installed on the site shall be construction fence, markers, or other approved means of defining the limits of construction.
 - Natural vegetation shall be retained and protected wherever possible, exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations.
 - All construction traffic must enter/exit the site through the CSWMP-approved access points.

- SITE DESCRIPTION**
- The project location is 295 Rio Grande Lane. In more legal terms, it is located in Section 34, Township 7 South, Range 88 West of the 6th Principle Meridian.
 - Stormwater from this site will be discharged from the site through a series of existing ditches, culverts, and other drainage features. Drainage for this area generally flows south to north.
 - The receiving body of water is the Roaring Fork River, approximately 1.15 miles from the project site.
 - Construction activity will consist of, in the following order: site marking, establishment of perimeter stormwater BMPs, site clearing, topsoil removal and stockpiling, installation of utilities, roads, and buildings, landscaping, and final seeding. Intermediate stormwater BMPs will be installed and maintained throughout construction as required by the Contractor's means and methods.
 - The primary contaminant of concern for this project is sediment. The proposed erosion controls have been selected and placed to mitigate the potential for sediment transport from the project area.
 - Existing vegetation on the project area consists primarily of weeds, grass, and brush. Undisturbed portions of the project area are approximately 60% vegetated.
 - The 100 year runoff weighted SCS curve number ranges for this project are 74.95 for undeveloped areas and 86.9-83.2 for developed areas.

- EROSION CONTROL MEASURES (PERFORMANCE STANDARDS)**
- The general requirements for erosion control work shall be as follows:
- Any grading shall be conducted in such a manner to effectively reduce accelerated soil erosion and resulting sedimentation.
 - All grading shall be designed, constructed, and completed to minimize the size and duration of exposed (unvegetated) area.
 - Sediment caused by accelerated soil erosion shall be captured and removed from runoff water prior to leaving the site.
 - Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the graded area shall be designed to limit the water flow to a non-erosive velocity.
 - Temporary soil erosion control facilities shall be removed and areas graded and stabilized with permanent soil erosion control measures.
 - All BMPs will be in place prior to any major earthwork.

- DURING CONSTRUCTION (TEMPORARY MEASURES)**
- Material stockpiles shall be bermed around their perimeter to prevent runoff pollution.
 - Place wattles and/or berm down gradient of disturbed areas and stockpiles.
 - Compact soil and topsoil to the requirements as stated in the Geotechnical recommendations and finish grade to elevations shown on the site plan. Eliminate any low spots prior to final stabilization.
 - Contractor shall have a water truck made available to assist in controlling moisture content and dust and wind erosion.
 - Soils that will be stockpiled for more than thirty (30) days shall be seeded and mulched within fourteen (14) days of stockpile construction. No stockpiles shall be placed within one hundred (100) feet of a drainage way unless approved by the CSWMP Administrator.
 - The cleaning of concrete delivery truck chutes is restricted to approved concrete wash out locations on the job site. The discharge of water containing waste concrete to the storm system is prohibited. All concrete waste shall be properly cleaned up and disposed at an appropriate location.

- AFTER CONSTRUCTION (PERMANENT MEASURES)**
- All areas disturbed by construction activities shall be paved, landscaped, or revegetated with a certified weed-free native seed mix appropriate for site soils and conditions. These areas shall be maintained until a vegetative cover of at least 70% of pre-construction conditions exists. If necessary, additional topsoil, seed, mulch, and/or fertilizer should be applied to establish said vegetative cover.

- MAINTENANCE**
- All erosion control measures should be inspected to determine if repairs or sediment removal is necessary. The maximum time between inspections shall be 14 days.
 - Erosion control measures are also to be inspected within 48 hours of a storm that produces moderate runoff or moderate snow melt.
 - Repairs or modifications to the erosion control measures shall be completed immediately. Repairs and modifications shall be documented (what, why, & when).
 - Silt and sediment shall be removed if there is a risk of sediment bypassing the erosion control feature. Specifically, sediment buildup shall not exceed 1/3 the height of any check dam or berm (including inlet protection), 1/2 the height of a wattle, or when sediment within a sediment basin gets within 6 inches of the outlet invert.
 - When the temporary measures are to be removed, any silt and sediment deposits shall be removed and spread evenly in open areas and seeded as necessary.

Note:

- All boundary linework, project control, and underground utility locations shown hereon were provided by Tuttle Survey Services. Topographic survey data shown hereon was provided by Tuttle Survey Services and River City Consultants, Inc. Adjacent parcel lines are from the Garfield County GIS Website and are shown for reference only.

BASIS OF BEARINGS

Grid bearings shown hereon are relative to true north.

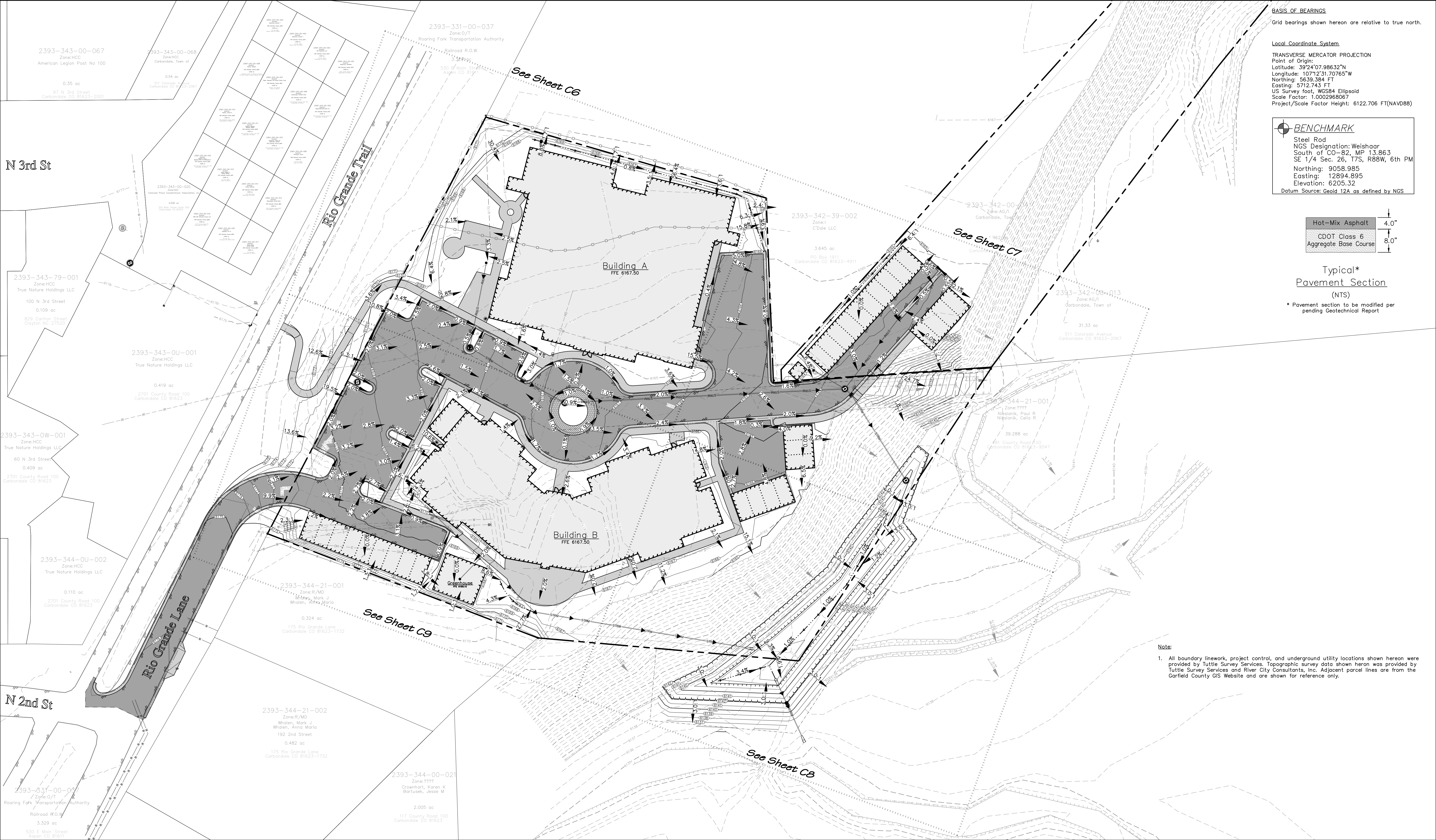
Local Coordinate System



TRANSVERSE MERCATOR PROJECTION
Point of Origin:
Latitude: 39°24'07.98632"N
Longitude: 107°12'31.70765"W
Northing: 5639.384 FT
Easting: 5712.743 FT
US Survey foot, WGS84 Ellipsoid
Scale Factor: 1.000298067
Project/Scale Factor Height: 6122.706 FT(NAVD88)

BENCHMARK

Steel Rod
NGS Designation: Weishaar
South of CO-82, MP 13.863
SE 1/4 Sec. 26, T7S, R88W, 6th PM
Northing: 9058.985
Easting: 12894.895
Elevation: 6205.32
Datum Source: Geoid 12A as defined by NGS

 UNCC 800.922.1987 www.uncc.org CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	 Know what's below. Call before you dig.	 SCALE 30 0 15 30 60 (IN FEET) CONTOUR INTERVAL = 1 FOOT ORIGINAL SHEET SIZE: 22 x 34	<table border="1"><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	NO.	DATE	DESCRIPTION	BY																										 744 Horizon Court, Suite 110 Grand Junction, CO 81506 Phone: 970.241.4722 Fax: 970.241.8841 www.rcwest.com	PROJECT #: 1515-002 DATE ISSUED: 13.Dec.2017 DRAWN BY: nmr CHECKED BY: jwm HORIZ: 1" = 30' VERT: N/A	SOPRIS LODGE, LLC <i>Carbondale Assisted Living</i> Stormwater Management Plan	C 4
				NO.	DATE	DESCRIPTION	BY																													
S:\PROJECTS\1515 Sopris Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [04-SWMP]																																				



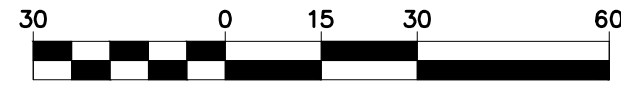


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SCALE




(IN FEET)


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ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	DESCRIPTION	BY



COLOREDADO REGISTERED PROFESSIONAL ENGINEER
37443
12/5/2017



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Grand Junction, CO 81506
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

SOPRIS LODGE, LLC

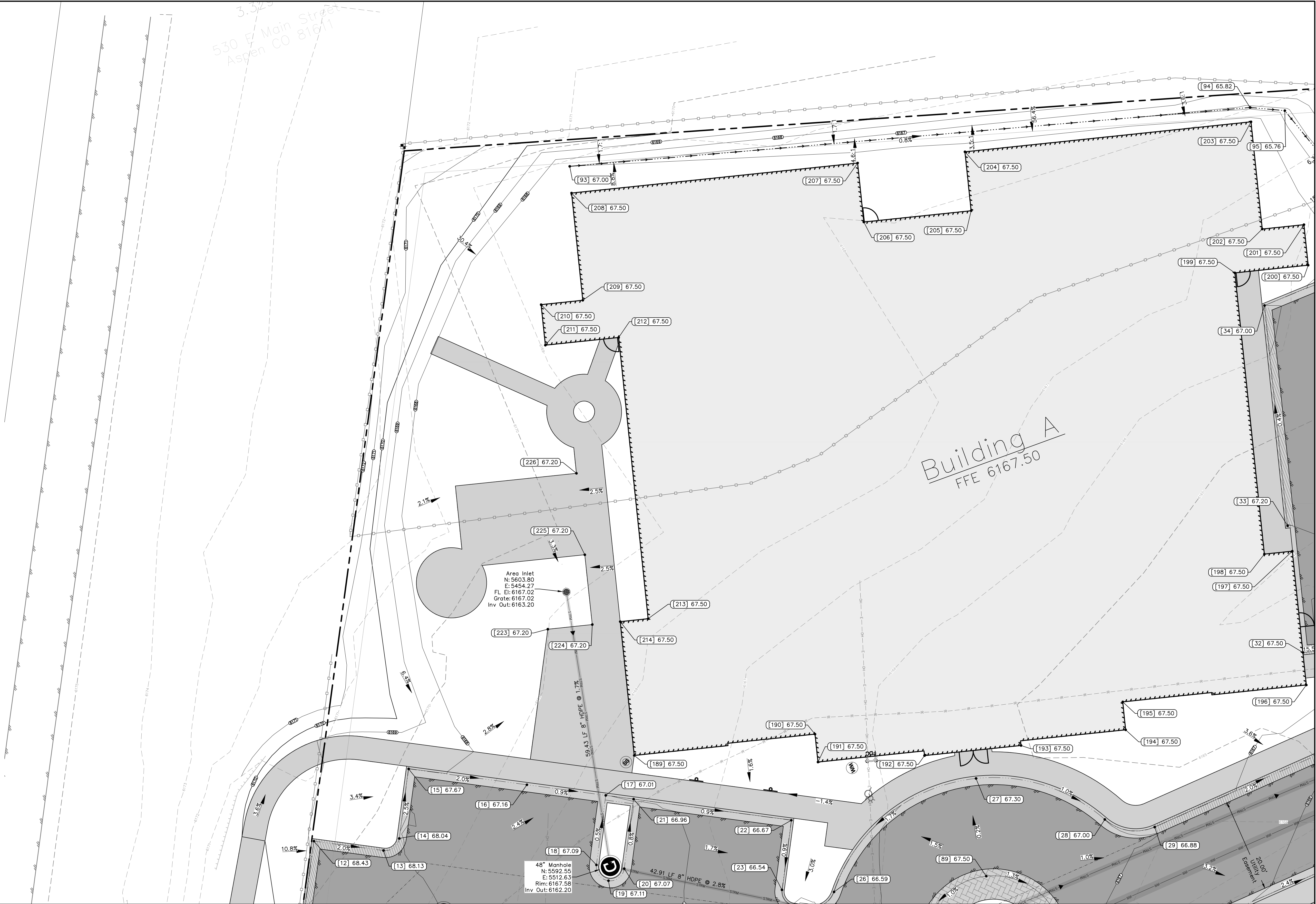
Carbondale Assisted Living

Grading Plan
Overall View

C5

S:\PROJECTS\1515 Sopris Lodge, LLC\02 - Carbondale Lodge Senior Living\Design\1515-002.dwg [05-Grading]

Point Table				
Pnt #	Northing	Easting	Elev	Desc
12	5534.90	5485.86	6168.43	FL
13	5548.19	5492.82	6168.13	FL
14	5552.24	5491.55	6168.04	FL
15	5559.20	5478.27	6167.67	FL
16	5581.79	5490.10	6167.16	FL
17	5596.85	5497.99	6167.01	FL
18	5589.89	5511.28	6167.09	FL
19	5591.15	5515.33	6167.11	FL
20	5595.20	5514.06	6167.07	FL
21	5602.16	5500.77	6166.96	FL
22	5632.28	5516.55	6166.67	FL
23	5625.32	5529.84	6166.54	FL
26	5635.62	5534.06	6166.59	FL
27	5672.43	5521.65	6167.30	FL
28	5695.29	5539.30	6167.00	FL
29	5704.75	5544.47	6166.88	FL
32	5747.28	5520.26	6167.50	FL
33	5753.46	5493.69	6167.20	FL
34	5764.92	5447.76	6167.00	FL
89	5667.34	5542.02	6167.50	FL
93	5635.58	5369.05	6167.00	FL
94	5776.48	5406.95	6165.82	FL
95	5783.23	5410.13	6165.76	FL
189	5605.48	5492.06	6167.50	Bldg
190	5643.34	5500.99	6167.50	Bldg
191	5641.89	5506.81	6167.50	Bldg
192	5663.75	5513.30	6167.50	Bldg
193	5683.87	5518.32	6167.50	Bldg
194	5706.02	5522.82	6167.50	Bldg
195	5707.49	5517.00	6167.50	Bldg
196	5745.58	5527.02	6167.50	Bldg
197	5752.54	5499.13	6167.50	Bldg
198	5746.72	5497.68	6167.50	Bldg
199	5761.35	5439.05	6167.50	Bldg
200	5776.64	5442.87	6167.50	Bldg
201	5778.74	5434.42	6167.50	Bldg
202	5770.05	5432.25	6167.50	Bldg
203	5775.63	5409.89	6167.50	Bldg
204	5716.00	5395.01	6167.50	Bldg
205	5712.94	5407.30	6167.50	Bldg
206	5690.56	5401.71	6167.50	Bldg
207	5693.63	5389.42	6167.50	Bldg
208	5634.00	5374.54	6167.50	Bldg
209	5628.42	5396.90	6167.50	Bldg
210	5619.73	5394.73	6167.50	Bldg
211	5617.62	5403.18	6167.50	Bldg
212	5632.90	5406.99	6167.50	Bldg
213	5618.27	5465.62	6167.50	Bldg
214	5612.45	5464.16	6167.50	Bldg
223	5597.35	5460.39	6167.20	EoC
224	5606.63	5462.71	6167.20	EoC
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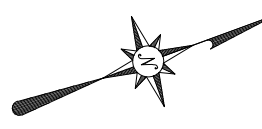




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SCALE
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10 0 5 10 20
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY



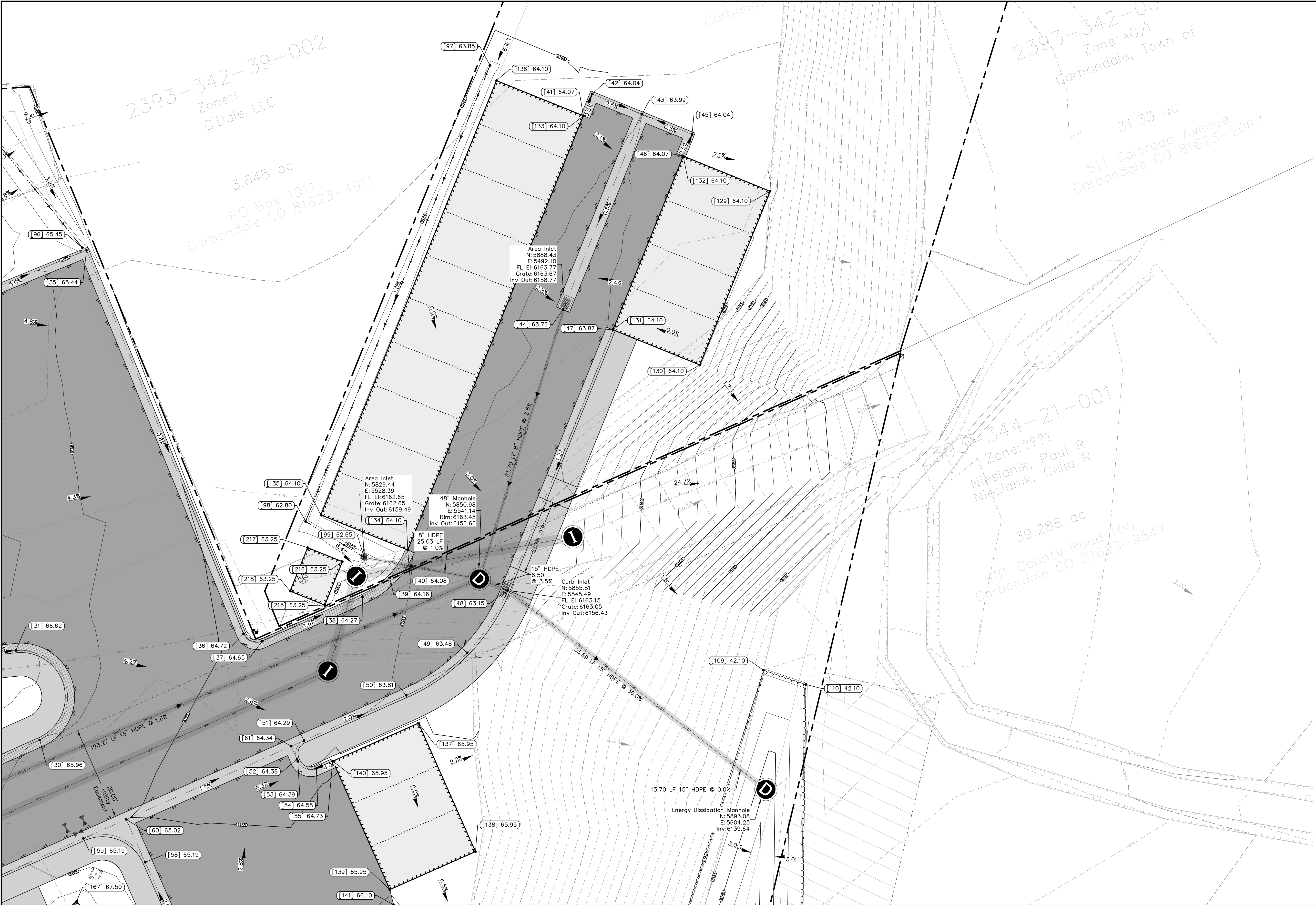


RIVER CITY
CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, CO 81506
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Fax: 970.241.8841
www.rcwest.com


PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 10'
VERT: N/A

SOPRIS LODGE, LLC
Carbondale Assisted Living
Grading Detail
South West


C 6



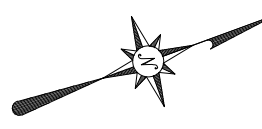
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35	5796.18	5446.53	6165.44	FL
36	5799.66	5534.90	6164.72	FL
37	5802.86	5537.77	6164.65	FL
38	5826.23	5536.17	6164.27	FL
39	5833.07	5534.35	6164.16	FL
40	5838.71	5530.11	6164.08	FL
41	5905.66	5455.79	6164.07	FL
42	5909.00	5452.08	6164.04	FL
43	5917.54	5459.78	6163.99	FL
44	5887.42	5493.22	6163.76	FL
45	5926.08	5467.48	6164.04	FL
46	5922.74	5471.19	6164.07	FL
47	5895.96	5500.92	6163.87	FL
48	5855.81	5545.49	6163.15	FL
49	5843.13	5555.03	6163.48	FL
50	5827.80	5559.12	6163.81	FL
51	5804.01	5560.75	6164.29	FL
52	5801.22	5563.94	6164.38	FL
53	5801.26	5564.44	6164.39	FL
54	5804.45	5567.23	6164.58	FL
55	5808.25	5566.97	6164.73	FL
58	5763.28	5573.55	6165.19	FL
59	5752.62	5564.26	6165.19	FL
60	5762.60	5563.57	6165.02	FL
61	5801.02	5560.95	6164.34	FL
96	5795.54	5445.70	6165.45	FL
97	5890.61	5438.88	6163.85	FL
98	5820.33	5516.90	6162.80	FL
99	5829.44	5528.39	6162.65	FL
109	5901.31	5580.17	6142.10	Top
110	5908.76	5586.14	6142.10	Top
129	5937.60	5484.58	6164.10	Bldg
130	5910.83	5514.30	6164.10	Bldg
131	5895.97	5500.91	6164.10	Bldg
132	5922.74	5471.19	6164.10	Bldg
133	5905.65	5455.80	6164.10	Bldg
134	5838.72	5530.10	6164.10	Bldg
135	5823.86	5516.71	6164.10	Bldg
136	5890.79	5442.41	6164.10	Bldg
137	5828.25	5565.61	6165.95	Bldg
138	5830.29	5595.54	6165.95	Bldg
139	5810.34	5596.90	6165.95	Bldg
140	5808.29	5566.97	6165.95	Bldg
141	5809.97	5600.20	6166.10	Bldg
167	5746.66	5576.38	6167.50	Bldg
215	5818.07	5535.10	6163.25	Bldg
216	5824.76	5527.67	6163.25	Bldg
217	5818.82	5522.31	6163.25	Bldg
218	5812.12	5529.74	6163.25	Bldg



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SCALE
10 0 5 10 20
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CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	DESCRIPTION	BY



37443
2/3/2017
PROFESSIONAL ENGINEER



RIVER CITY
CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

PROJECT #: 1515-002 **DATE ISSUED:** 13.Dec.2017
DRAWN BY: nmr **HORIZ:** 1" = 10'
CHECKED BY: jwm **VERT:** N/A

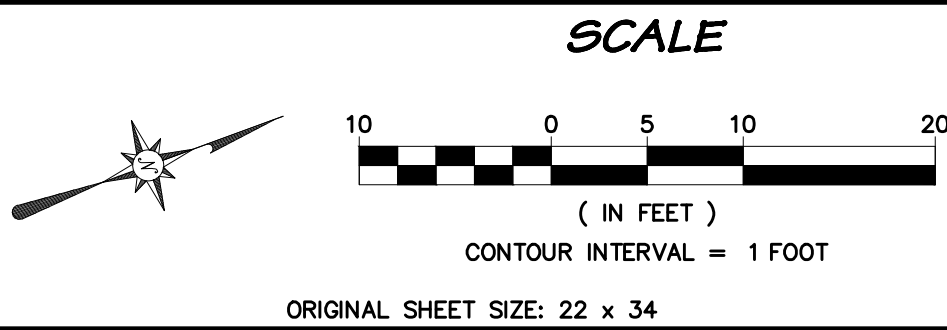
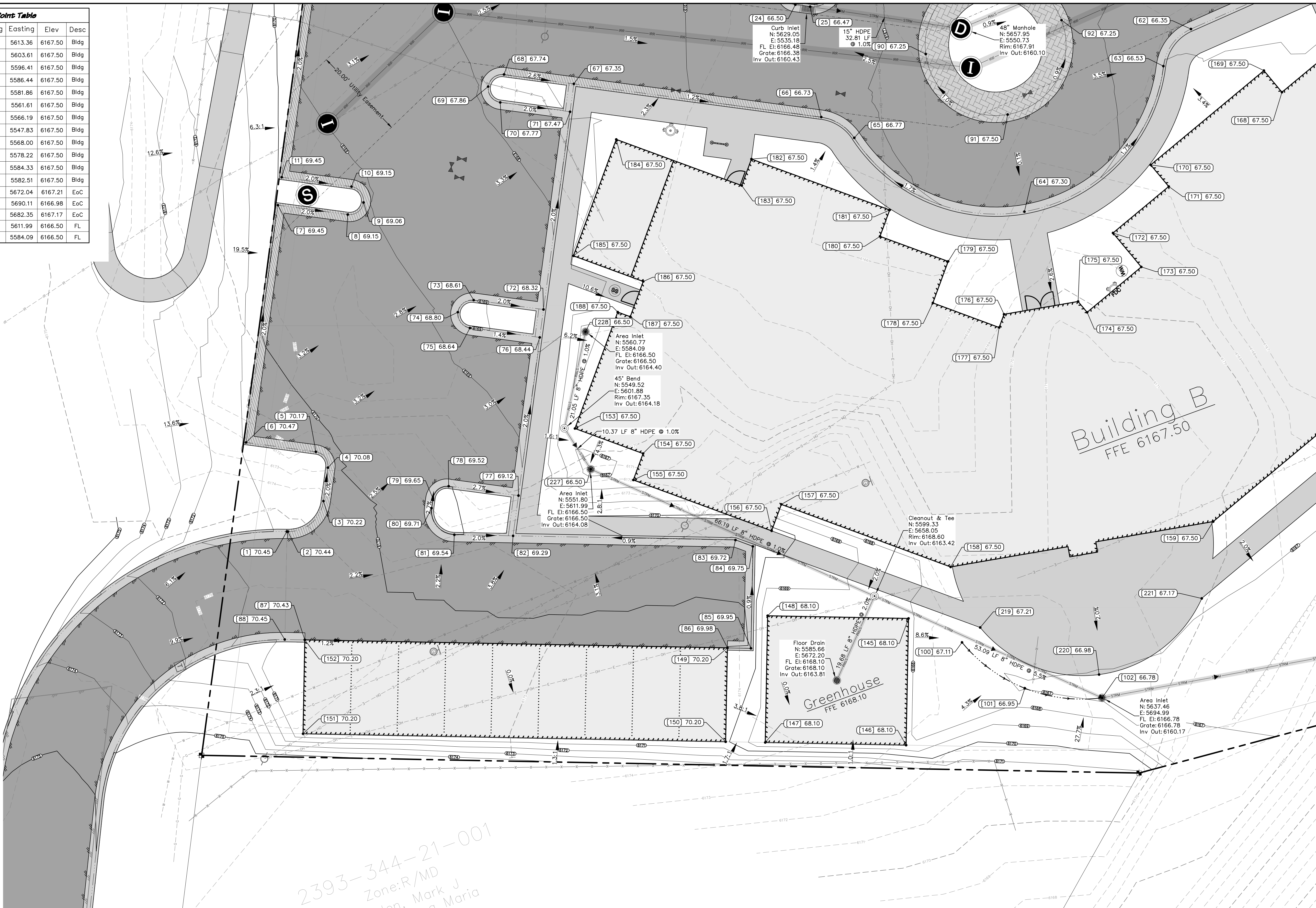
SOPRIS LODGE, LLC
Carbondale Assisted Living
Grading Detail
North West

C 7

S:\PROJECTS\1515 Sopris Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [05-Grading]

Point Table				
Pnt #	Northing	Easting	Elev	Desc
1	5486.44	5602.33	6170.45	FL
2	5486.66	5602.42	6170.44	FL
3	5496.00	5598.90	6170.22	FL
4	5499.34	5592.54	6170.08	FL
5	5498.07	5588.49	6170.17	FL
6	5484.78	5581.52	6170.47	FL
7	5508.45	5536.35	6169.45	FL
8	5521.74	5543.31	6169.15	FL
9	5525.78	5542.04	6169.06	FL
10	5524.52	5538.00	6169.15	FL
11	5511.24	5531.03	6169.45	FL
24	5626.58	5533.89	6166.50	FL
25	5629.40	5535.36	6166.47	FL
62	5703.97	5567.58	6166.35	FL
63	5695.75	5573.00	6166.53	FL
64	5657.34	5592.01	6167.30	FL
65	5628.67	5564.84	6166.77	FL
66	5623.58	5558.28	6166.73	FL
67	5576.49	5533.61	6167.35	FL
68	5563.20	5526.65	6167.74	FL
69	5559.15	5527.92	6167.86	FL
70	5560.42	5531.97	6167.77	FL
71	5573.71	5538.93	6167.47	FL
72	5553.98	5576.57	6168.32	FL
73	5540.70	5569.61	6168.61	FL
74	5536.65	5570.88	6168.80	FL
75	5537.91	5574.93	6168.64	FL
76	5551.20	5581.89	6168.44	FL
77	5535.42	5612.00	6169.12	FL
78	5522.13	5605.04	6169.52	FL
79	5518.08	5606.31	6169.65	FL
80	5517.10	5608.18	6169.71	FL
81	5519.73	5615.17	6169.54	FL
82	5531.41	5619.67	6169.29	FL
83	5575.60	5636.71	6169.72	FL
84	5578.60	5639.25	6169.75	FL
85	5570.79	5659.51	6169.95	FL
86	5566.14	5657.71	6169.98	FL
87	5482.14	5625.33	6170.43	FL
88	5478.17	5623.79	6170.45	FL
90	5649.08	5553.27	6167.25	FL
91	5661.05	5571.34	6167.50	FL
92	5678.71	5556.37	6167.25	FL
100	5613.47	5673.69	6167.11	FL
101	5622.70	5687.45	6166.95	FL
102	5637.46	5694.99	6166.78	FL
145	5604.51	5665.00	6168.10	Bldg
146	5594.80	5690.19	6168.10	Bldg
147	5566.80	5679.40	6168.10	Bldg
148	5576.52	5654.21	6168.10	Bldg
149	5566.13	5657.71	6170.20	Bldg
150	5558.93	5676.37	6170.20	Bldg
151	5474.96	5643.99	6170.20	Bldg
152	5482.15	5625.33	6170.20	Bldg
153	5551.61	5602.68	6167.50	Bldg
154	5563.41	5612.66	6167.50	Bldg
155	5559.54	5617.25	6167.50	Bldg
156	5583.50	5637.50	6167.50	Bldg
157	5587.38	5632.91	6167.50	Bldg
158	5616.68	5657.76	6167.50	Bldg
159	5672.54	5667.80	6167.50	Bldg
168	5717.57	5586.85	6167.50	Bldg
169	5715.53	5581.21	6167.50	Bldg
170	5686.01	5591.84	6167.50	Bldg
171	5688.05	5597.48	6167.50	Bldg
172	5673.50	5602.72	6167.50	Bldg
173	5676.69	5611.58	6167.50	Bldg
174	5662.55	5616.72	6167.50	Bldg
175	5661.53	5613.90	6167.50	Bldg
176	5645.78	5611.07	6167.50	Bldg

Point Table				
Pnt #	Northing	Easting	Elev	Desc
177	5643.84	5613.36	6167.50	Bldg
178	5632.37	5603.61	6167.50	Bldg
179	5638.46	5596.41	6167.50	Bldg
180	5626.64	5586.44	6167.50	Bldg
181	5630.52	5581.86	6167.50	Bldg
182	5606.55	5561.61	6167.50	Bldg
183	5602.68	5566.19	6167.50	Bldg
184	5580.94	5547.83	6167.50	Bldg
185	5563.89	5568.00	6167.50	Bldg
186	5575.98	5578.22	6167.50	Bldg
187	5570.82	5584.33	6167.50	Bldg
188	5568.65	5582.51	6167.50	Bldg
219	5618.18	5672.04	6167.21	EoC
220	5638.54	5690.11	6166.98	EoC
221	5664.63	5682.35	6167.17	EoC
227	5551.80	5611.99	6166.50	FL
228	5560.77	5584.09	6166.50	FL



REVISIONS		
NO.	DATE	DESCRIPTION



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Grand Junction, CO 81506
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Fax: 970.241.8841
www.rcwest.com

PROJECT #: 1515-002
DRAWN BY: nmr
CHECKED BY: jwm

DATE ISSUED: 13.Dec.2017
HORIZ: 1" = 10'
VERT: N/A

SOPRIS LODGE, LLC

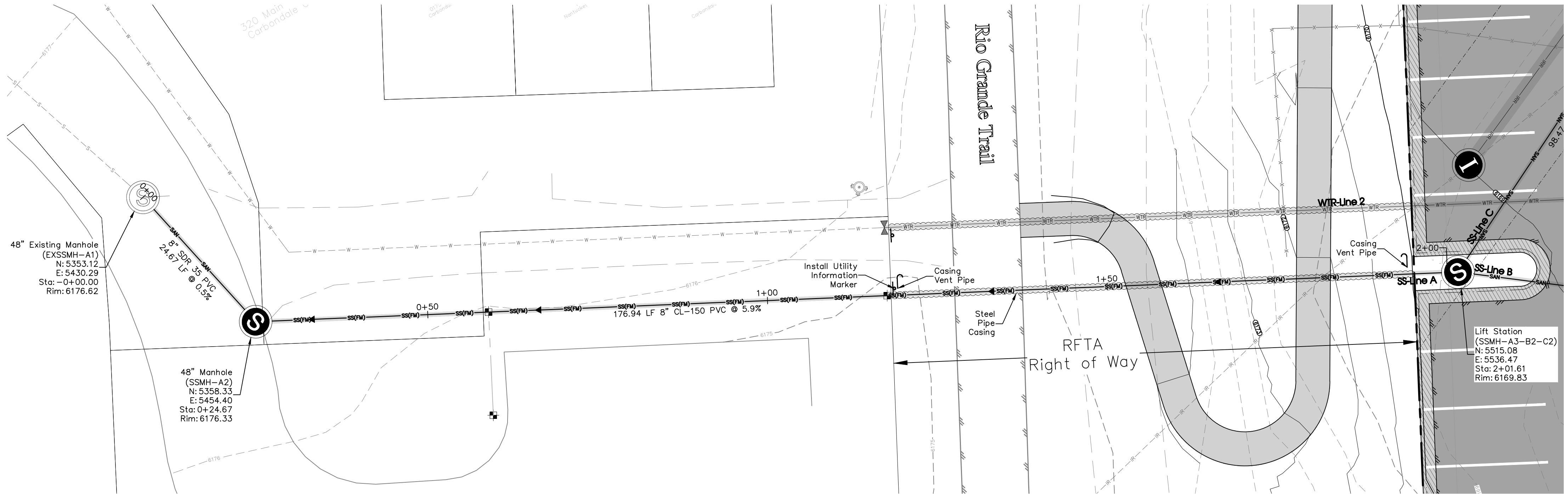
Carbondale Assisted Living

Grading Detail
South East

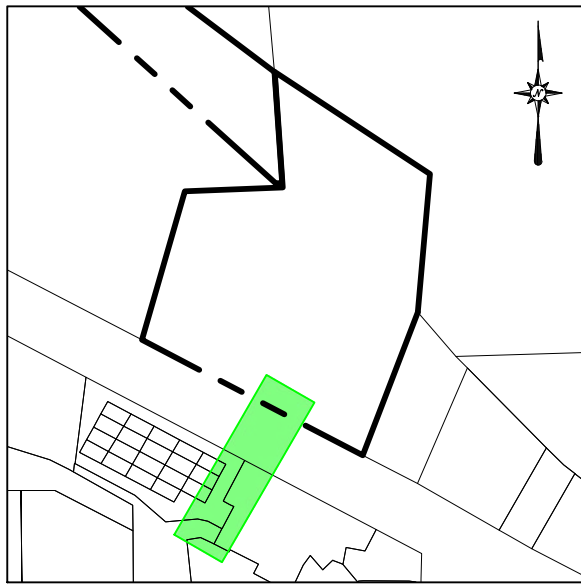
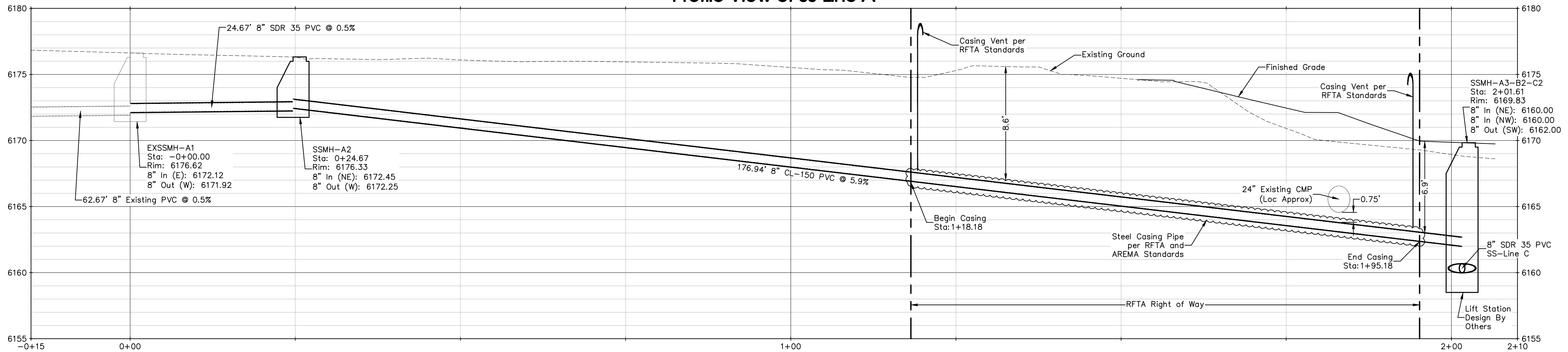
C 9

Note:

1. All boundary linework, project control, and underground utility locations shown hereon were provided by Tuttle Survey Services. Topographic survey data shown hereon was provided by Tuttle Survey Services and River City Consultants, Inc. Adjacent parcel lines are from the Garfield County GIS Website and are shown for reference only.
2. Actual locations of underground utilities may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this or adjacent properties.
3. All utilities crossing RFTA Right of Way shall conform to the RFTA Railroad Corridor Design Guidelines & Standards, latest edition.
4. Utility Information Markers shall include, at a minimum:
 - Name and address of utility owner
 - Phone number to contact in case of emergency
5. Lift station design by others.
6. Entire sanitary sewer extension should be considered a private service line. Town of Carbondale will not be responsible for maintenance.



Profile View of SS-Line A



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

ACCEPTANCE BLOCK

Utility District Representative

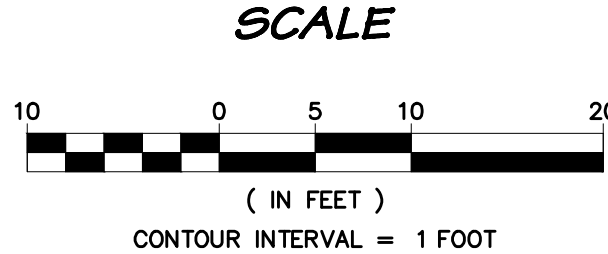
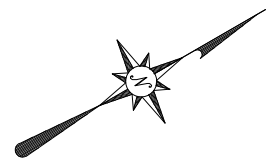
Date

City Development Engineer

Date

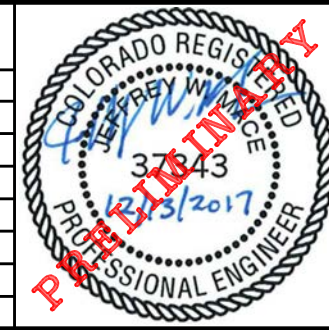


CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY



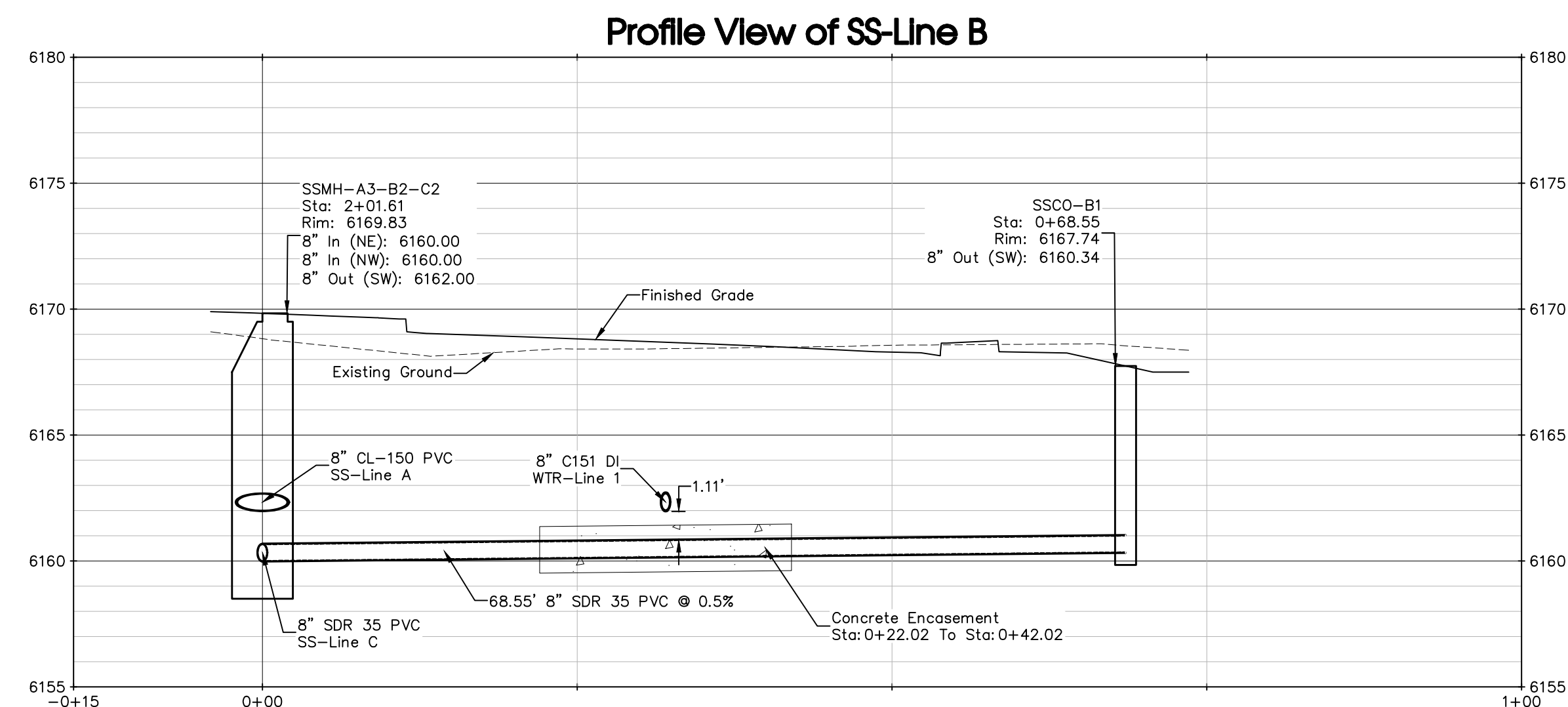
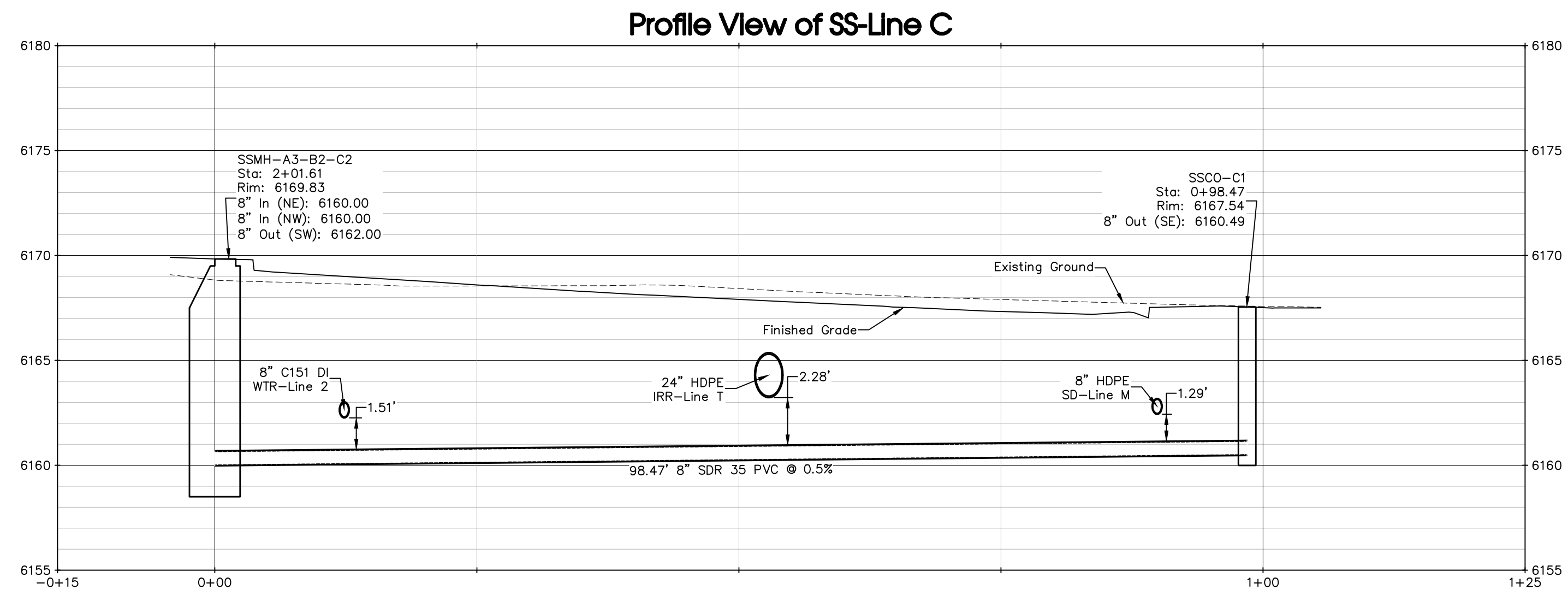
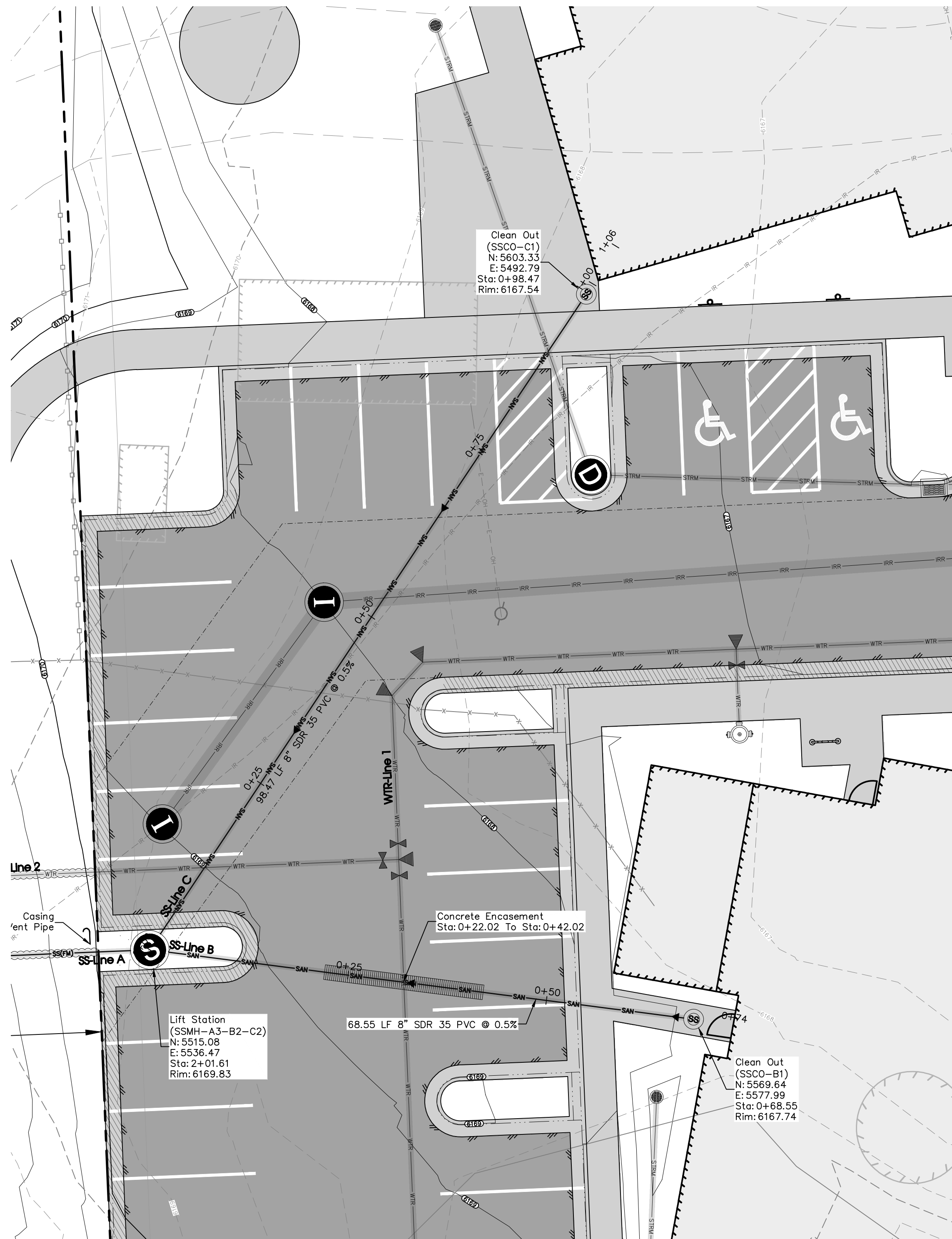
PROJECT #: 1515-002 DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr HORIZ: 1" = 10'
CHECKED BY: jwm VERT: 1" = 5'

SOPRIS LODGE, LLC

Carbondale Assisted Living

Sanitary Sewer Plan & Profile
Line A

C10



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

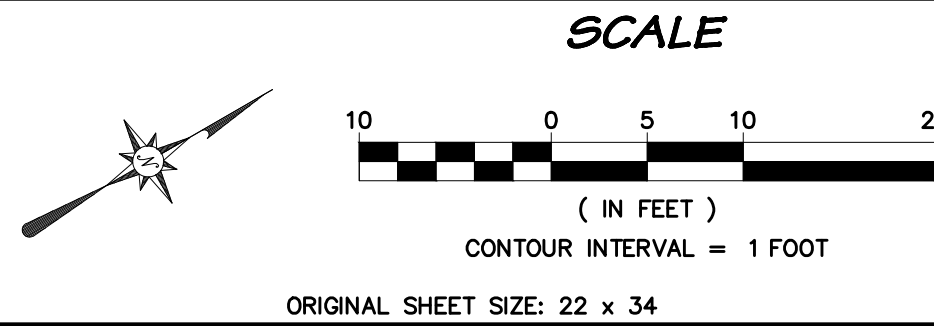
ACCEPTANCE BLOCK

Utility District Representative

Date

City Development Engineer

Date



NO.	DATE	REVISIONS DESCRIPTION	BY

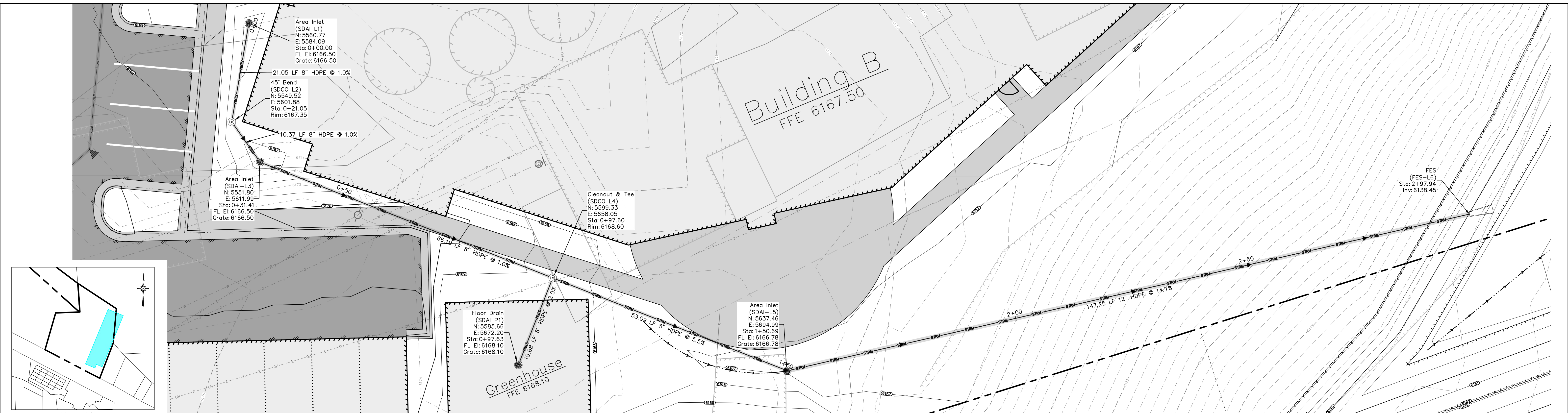


RIVER CITY CONSULTANTS
744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

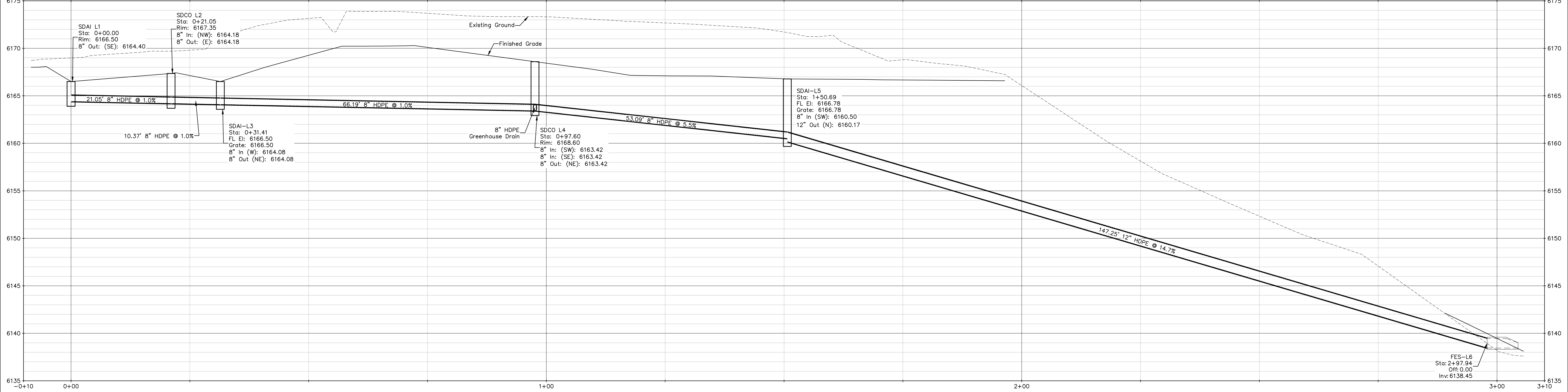
PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 10'
VERT: 1" = 5'

SOPRIS LODGE, LLC
Carbondale Assisted Living
Sanitary Sewer Plan & Profile
Line B & Line C



C11



Profile View of SD-Line L



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.		ACCEPTANCE BLOCK	
Utility District Representative _____ Date _____		City Development Engineer _____ Date _____	



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MARKING OF UNDERGROUND MEMBER UTILITIES.



SCALE

(IN FEET)

CONTOUR INTERVAL = 1 FOOT

ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY



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Fax: 970.241.8841

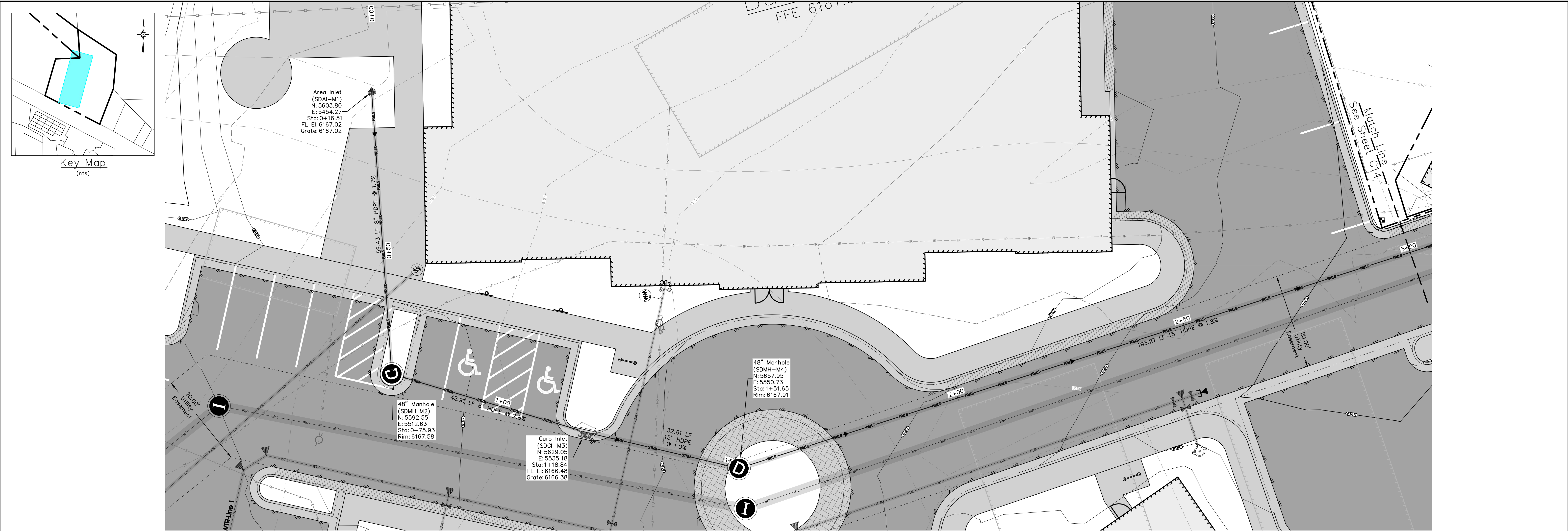
PROJECT #: 1515-002 DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr HORIZ: 1" = 10'
CHECKED BY: jwm VERT: 1" = 5'

SOPRIS LODGE, LLC

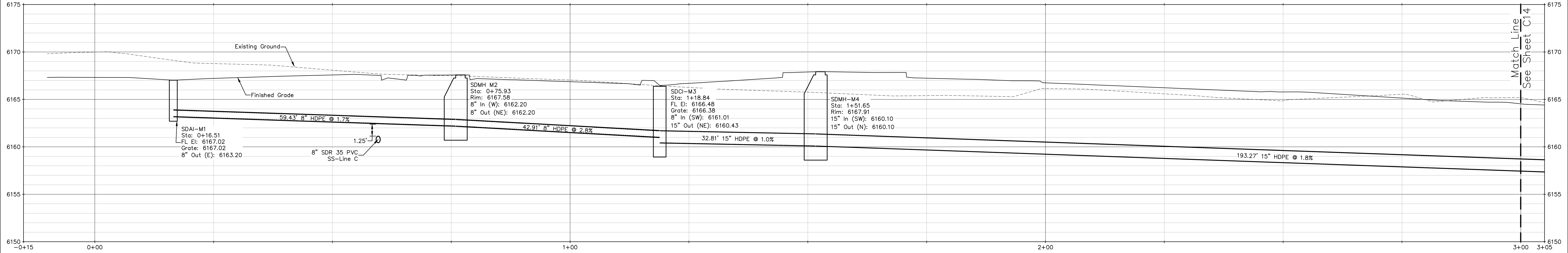
Carbondale Assisted Living

Storm Drain Plan & Profile
Line L

C12



Profile View of SD-Line M



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

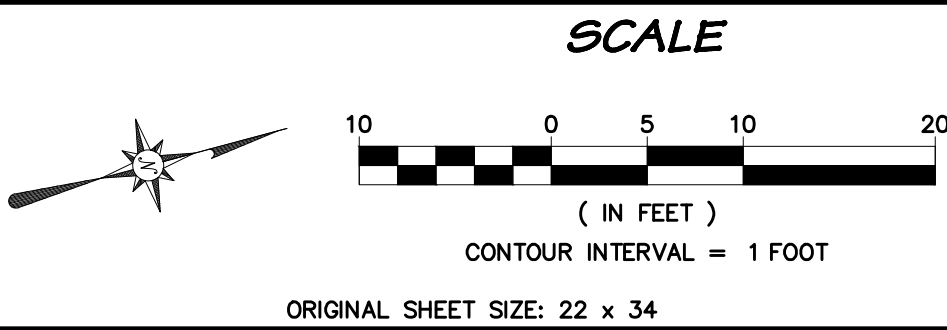
ACCEPTANCE BLOCK

Utility District Representative

Date

City Development Engineer

Date



REVISIONS			BY
NO.	DATE	DESCRIPTION	

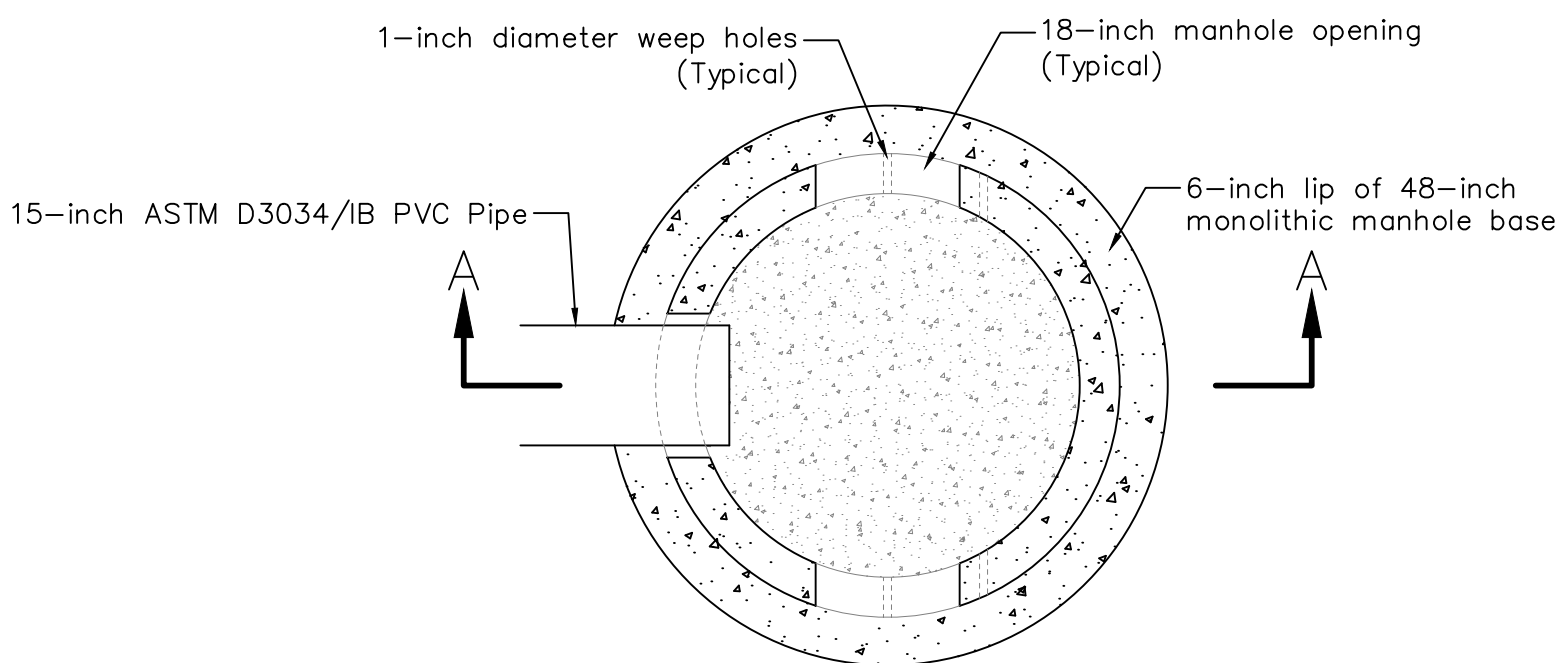
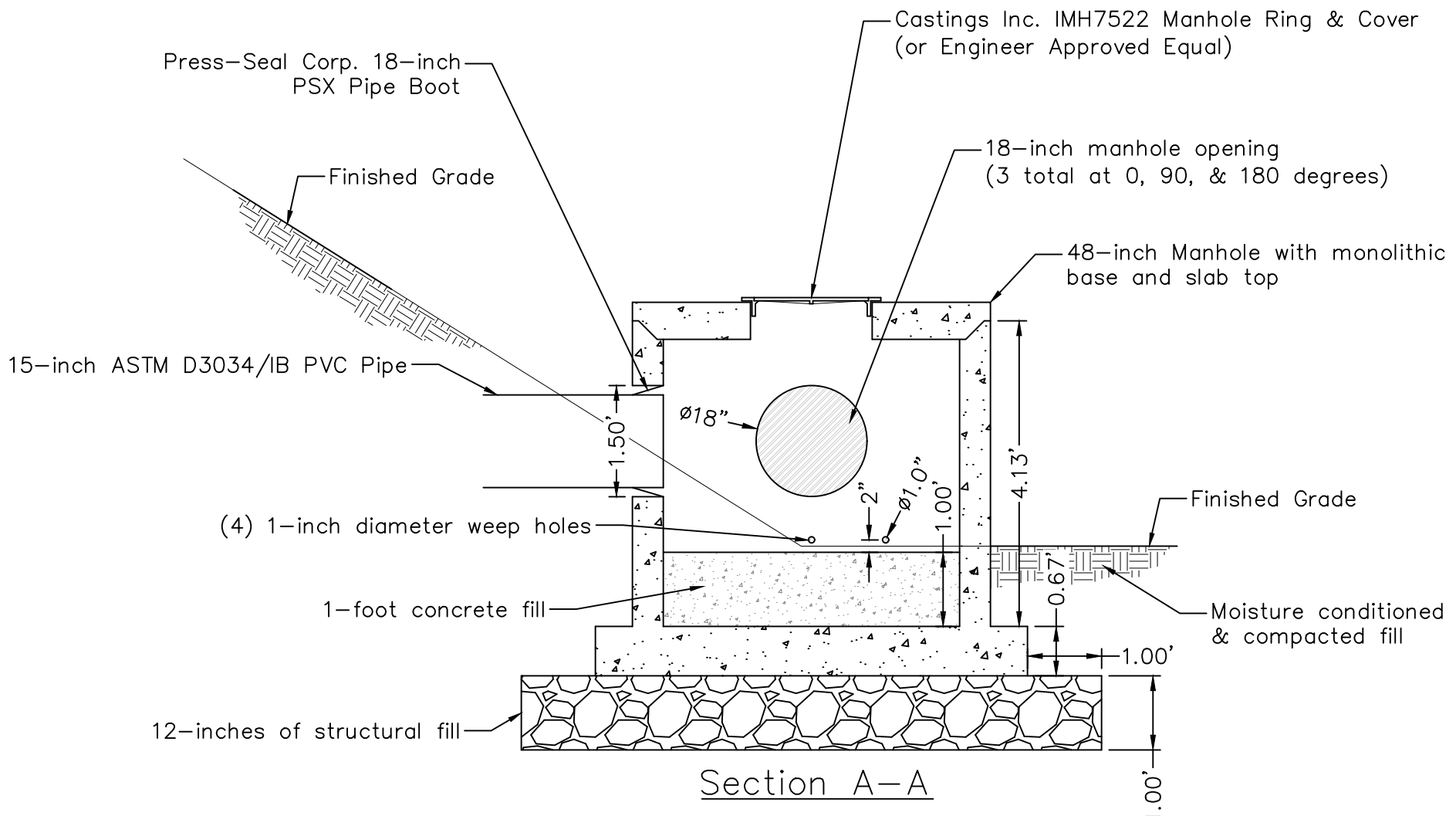
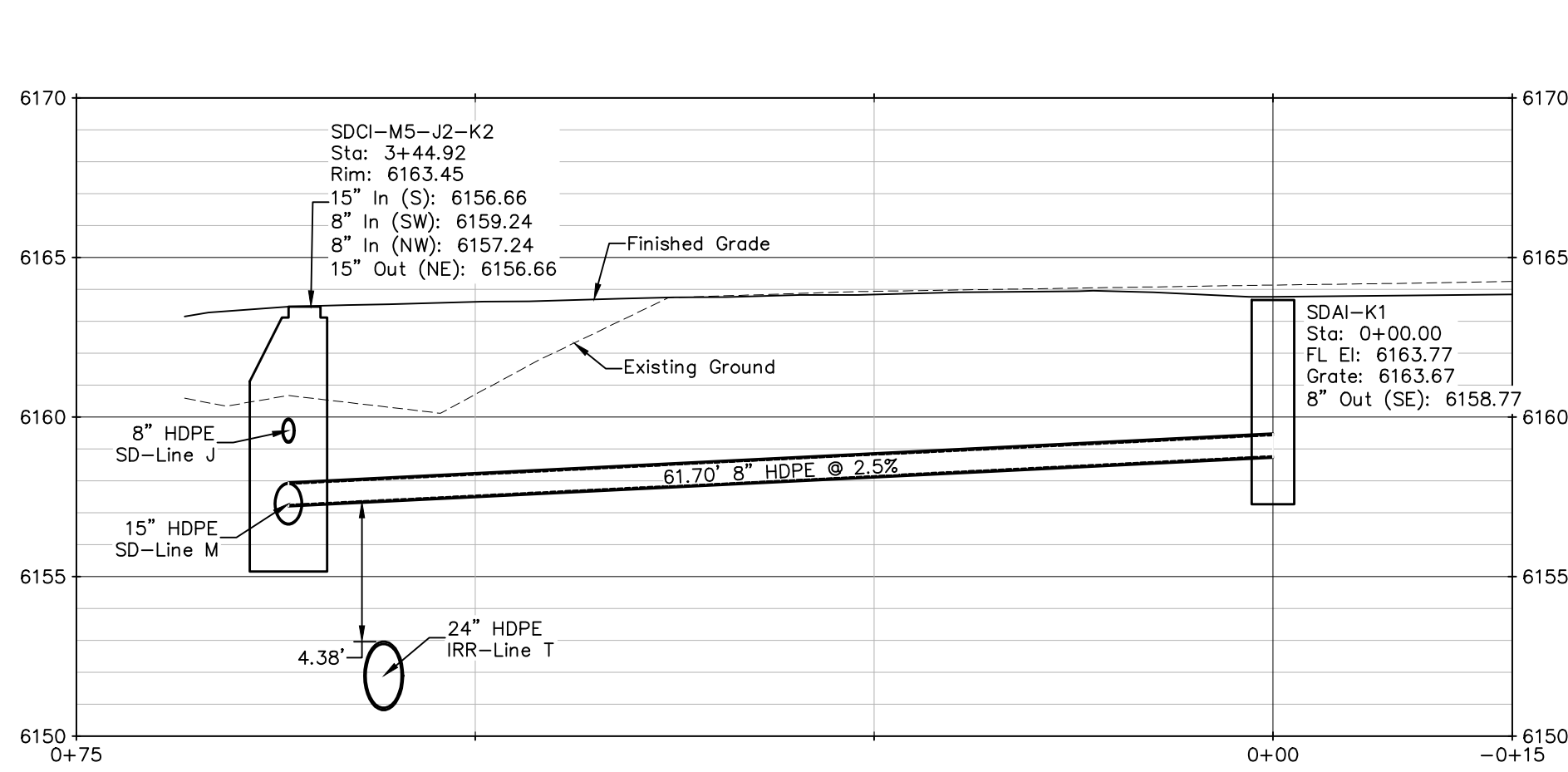
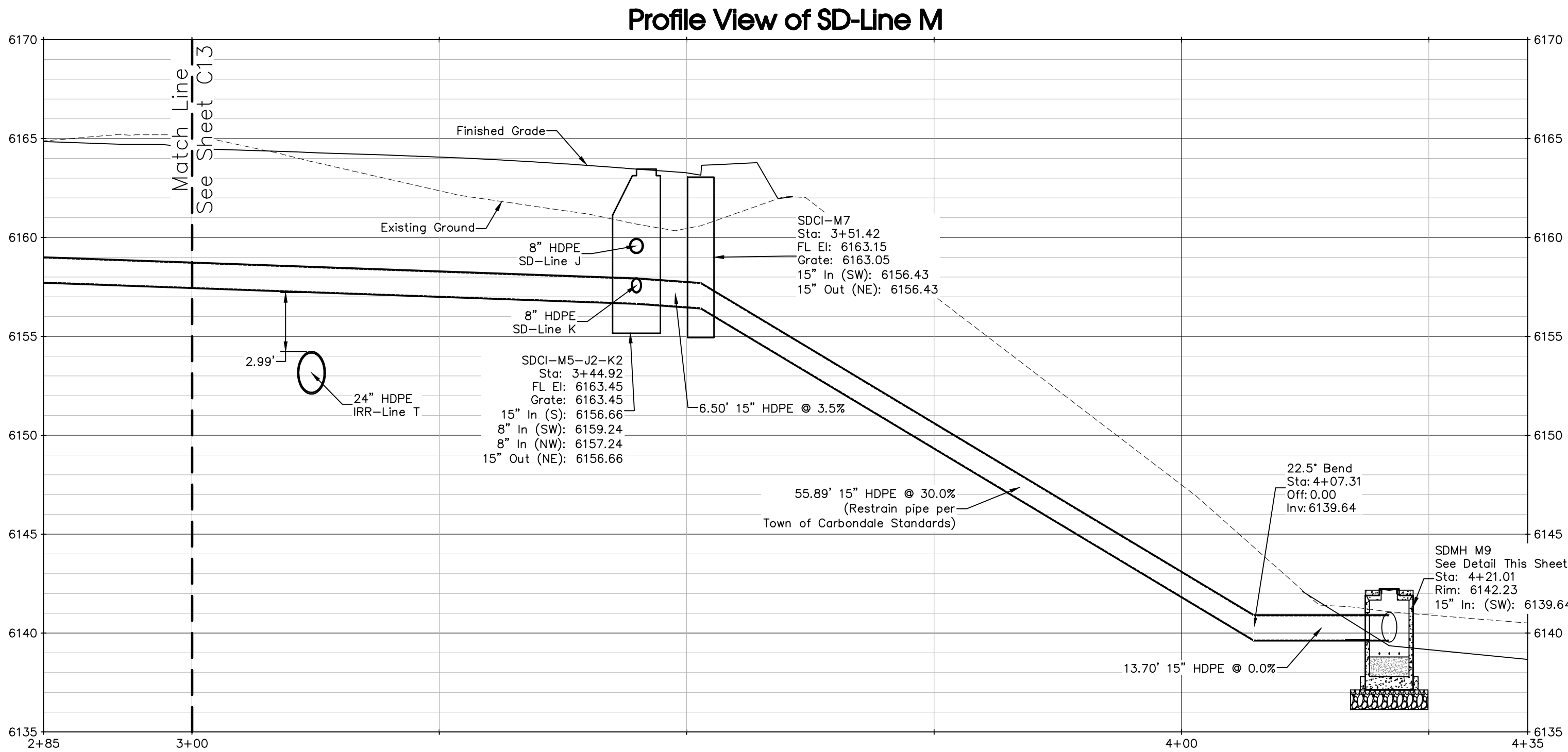
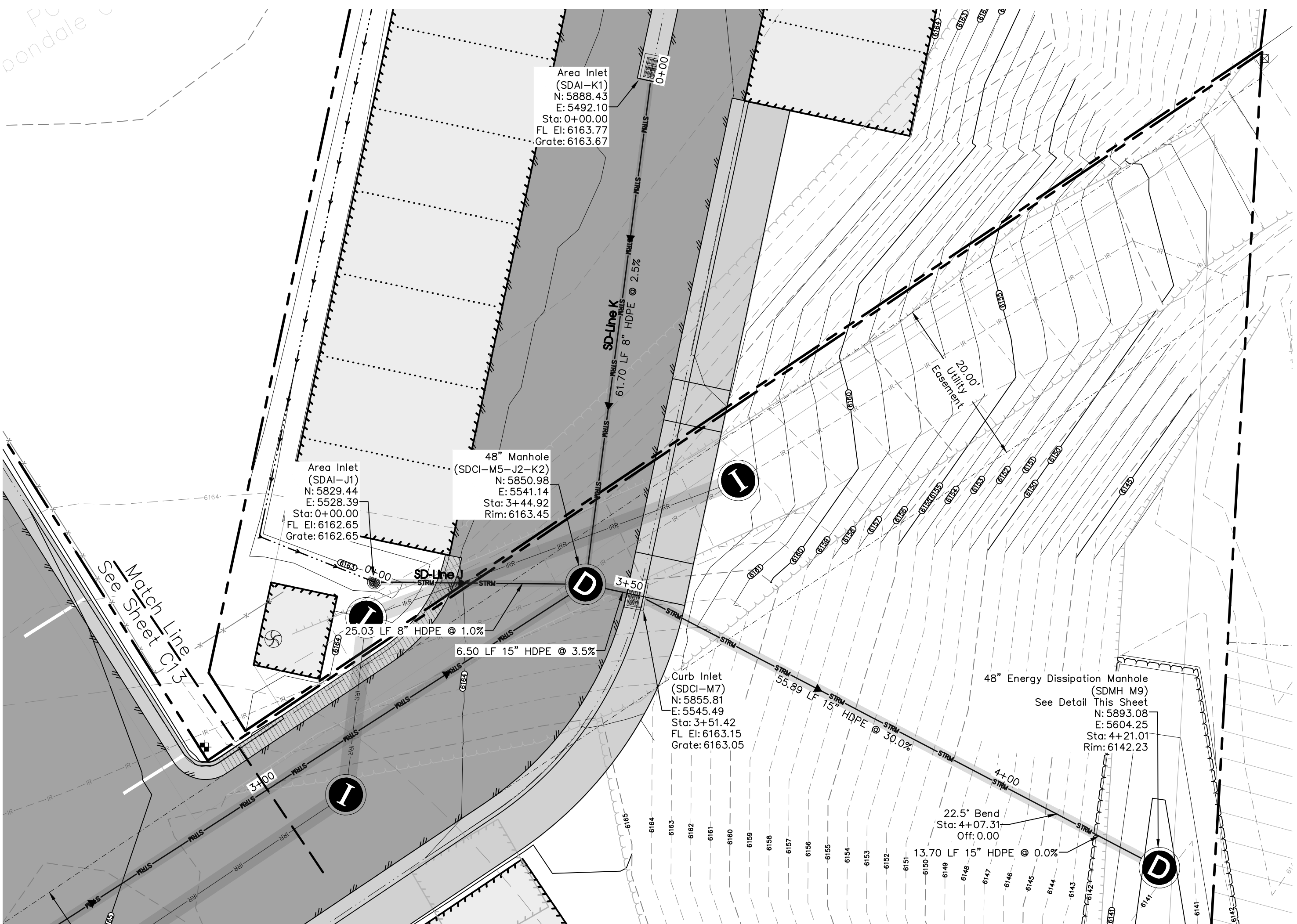
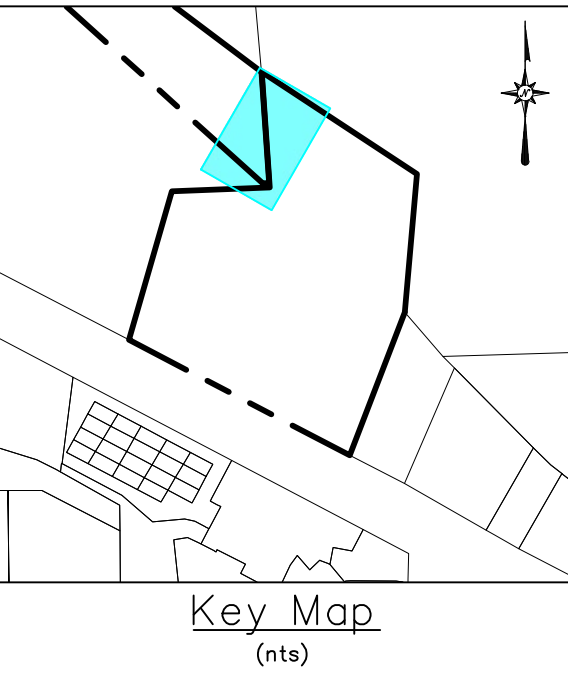
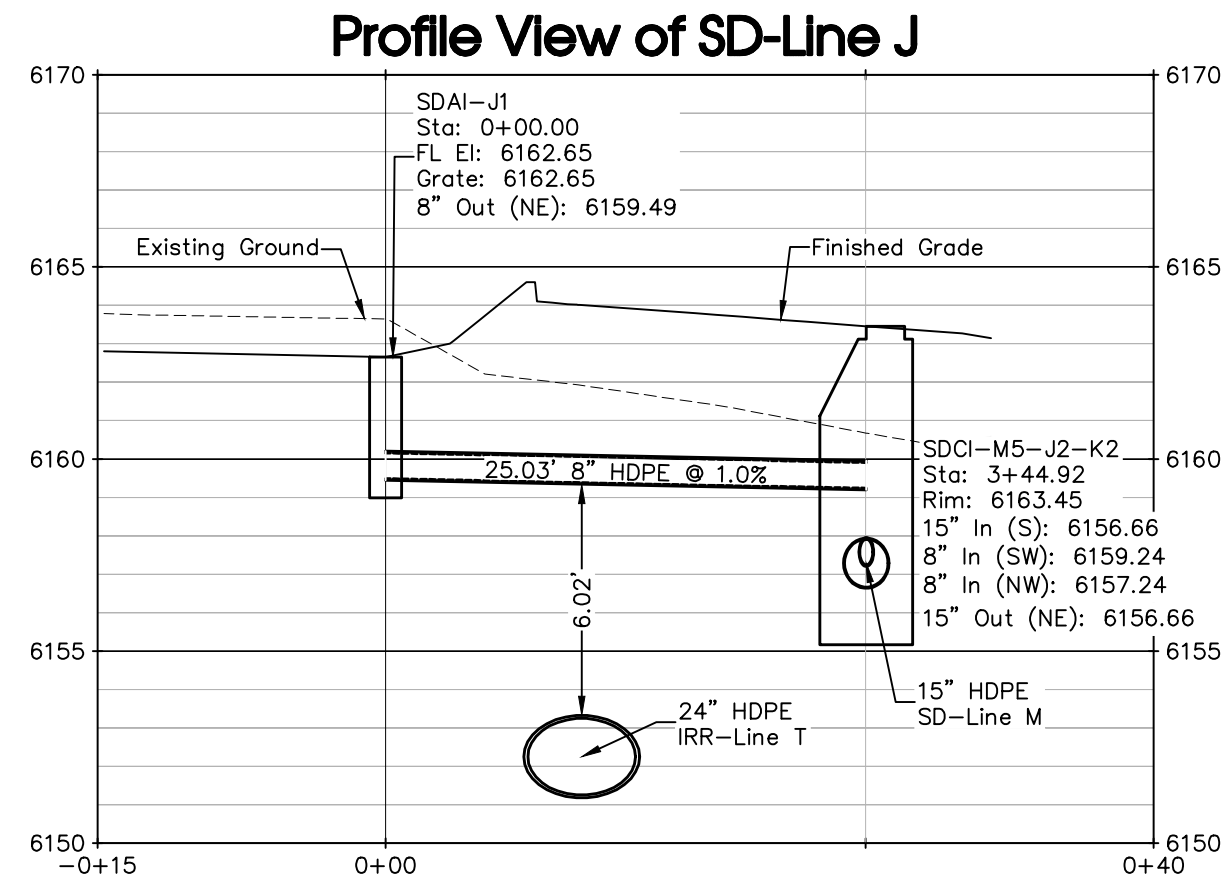


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PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 10'
VERT: 1" = 5'

SOPRIS LODGE, LLC
Carbondale Assisted Living
Storm Drain Plan & Profile
Line M (Sta: 0+00 - 3+00)

C13



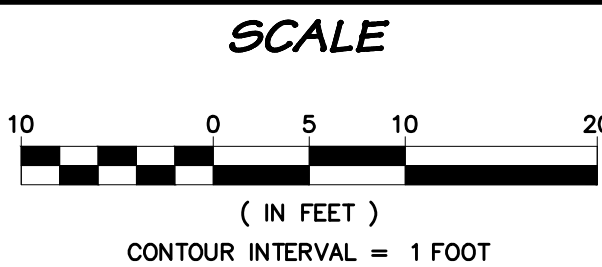
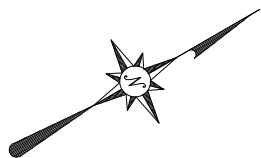
SDMH M9
Energy Dissipation Manhole Details
(NTS)

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Utility District Representative _____ Date _____

ACCEPTANCE BLOCK

City Development Engineer _____ Date _____



REVISIONS			
NO.	DATE	DESCRIPTION	BY



PROJECT #: 1515-002 DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr HORIZ: 1" = 10'
CHECKED BY: jwm VERT: 1" = 5'

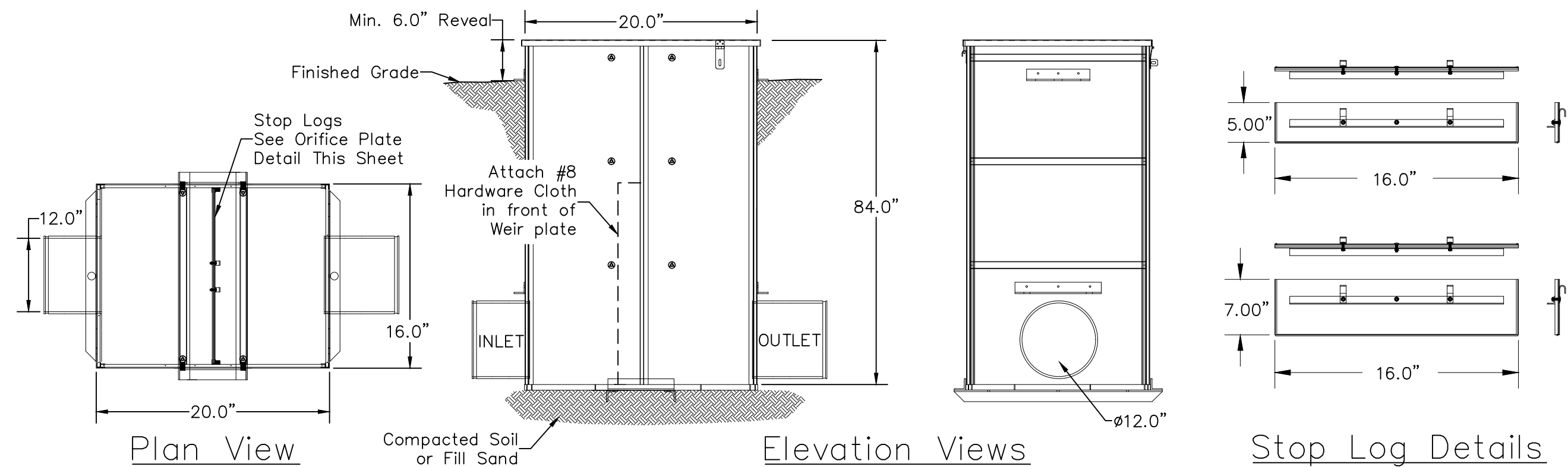
SOPRIS LODGE, LLC

Carbondale Assisted Living

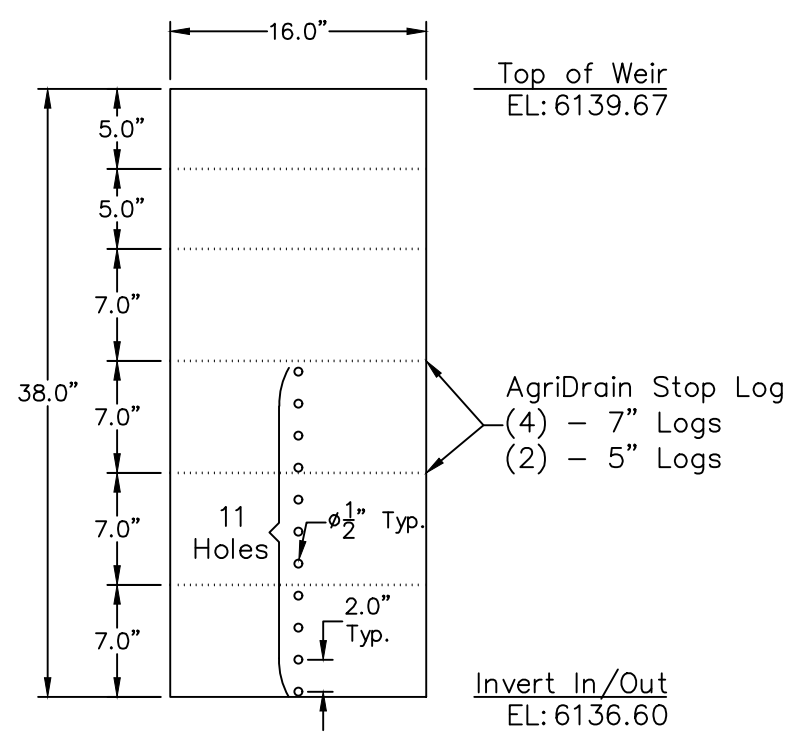
Storm Drain Plan & Profile

Line J, Line K, Line M (Sta: 3+00 – 4+50)

C14

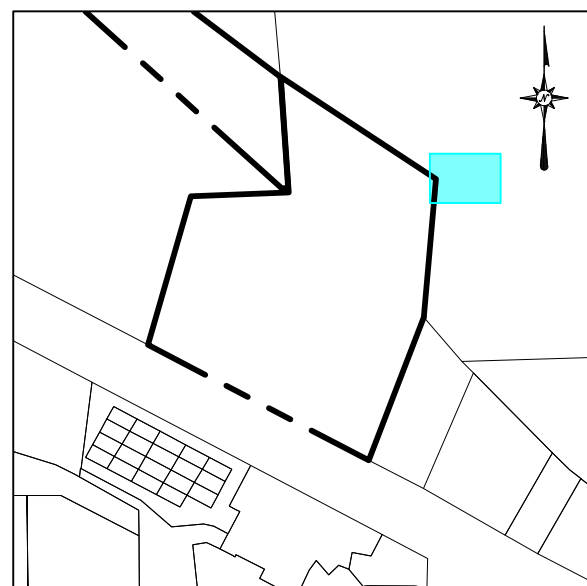
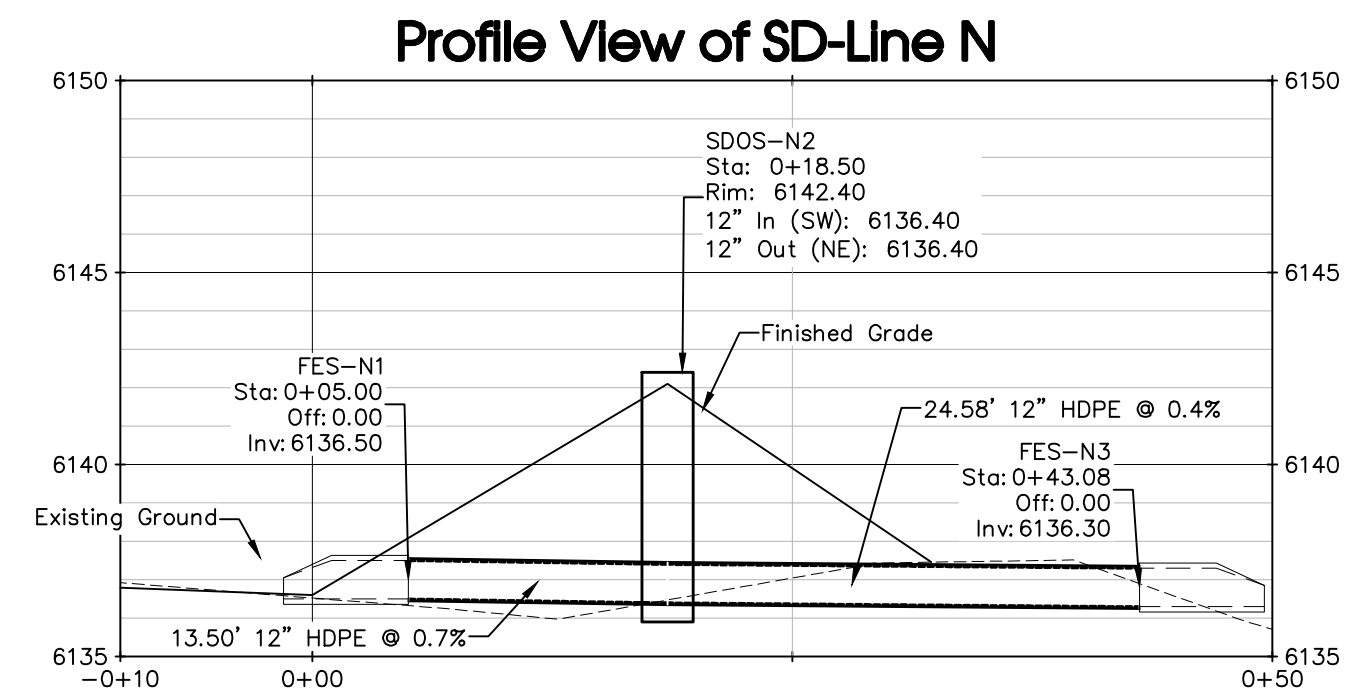
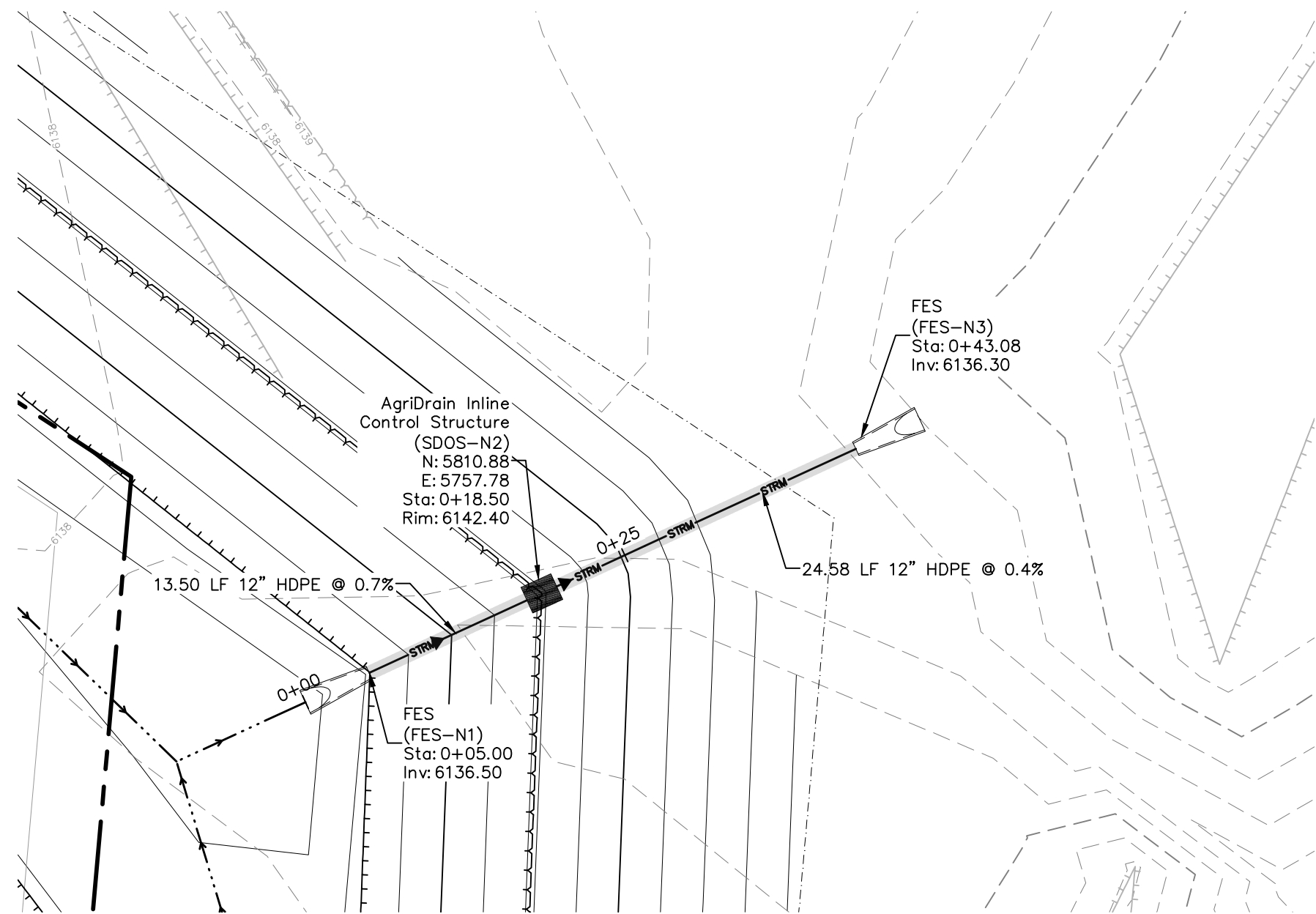


Agri-Drain Inline Control Structure Details
(NTS)



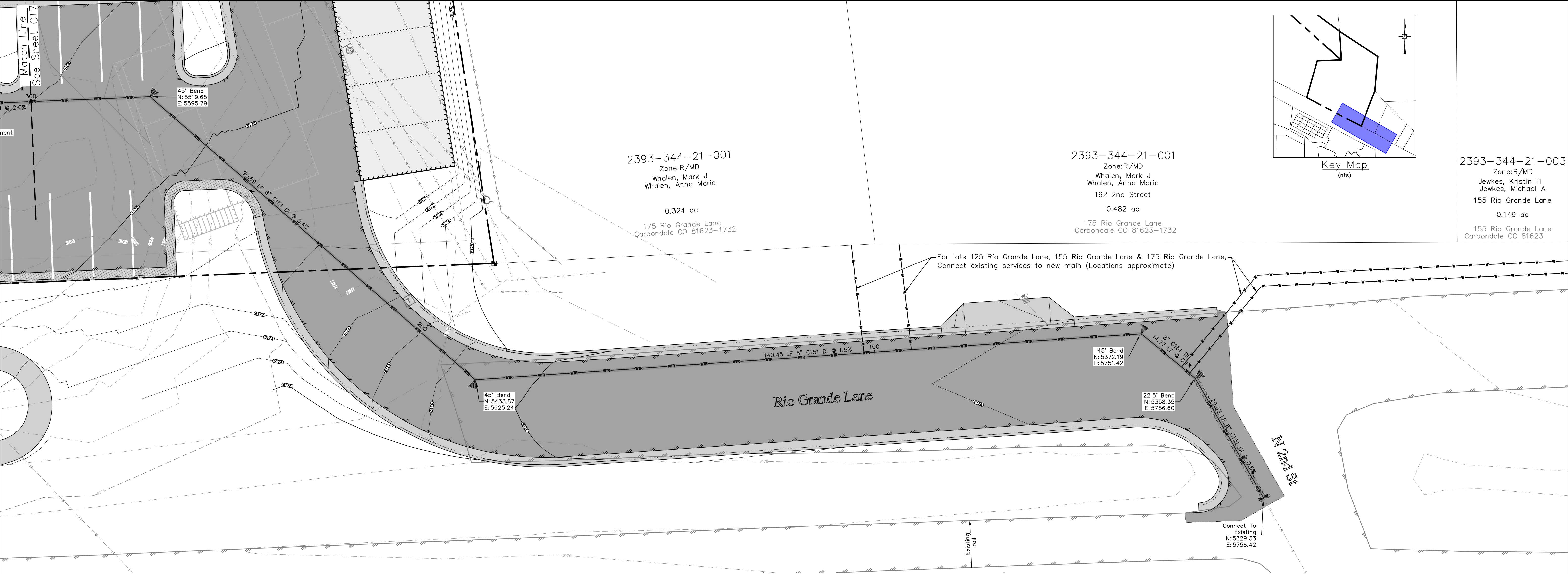
Inline Control Orifice Detail
(NTS)

Detention Pond Volumes			
	Pond WSEL	Pond Volume (CF)	Q _{peak} (CFS)
Top of Pond	6,140.80	13,493	N/A
100-YR	6,140.40	11,038	2.56
10-YR	6,139.86	8,314	0.46
100-YR Weir Inv	6,139.67	—	N/A
WQCV	6,138.48	2,466	N/A
Bottom of Pond	6,136.60	0	N/A

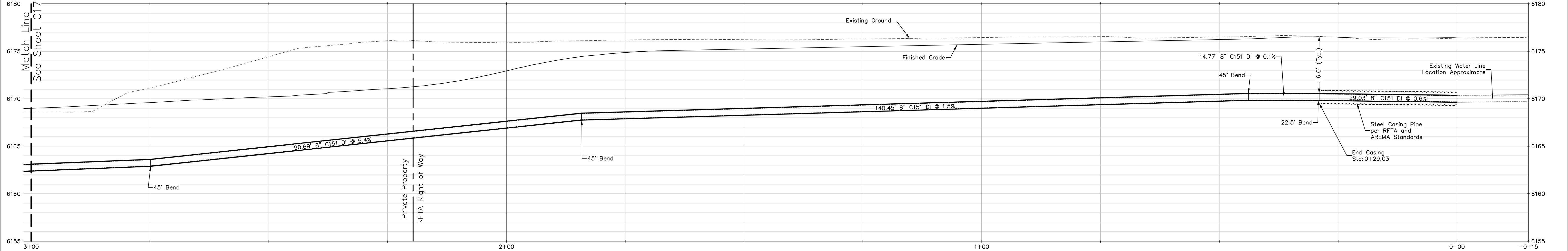


Key Map
(nts)

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.		ACCEPTANCE BLOCK	
Utility District Representative		City Development Engineer	
Date		Date	
PROJECT #: 1515-002		DATE ISSUED: 13.Dec.2017	
DRAWN BY: nmr		HORIZ: 1" = 10'	
CHECKED BY: jwm		VERT: 1" = 5'	
S:\PROJ\ECTS\1515 Sopris Lodge, LLC\002 - Carbondale Lodge Senior Living\Design\1515-002.dwg [12-SB PnP]		SOPRIS LODGE, LLC	
		Carbondale Assisted Living	
		Storm Drain Plan & Profile	
		Line N	
		C15	



Profile View of WTR-Line 1

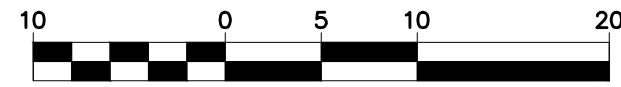
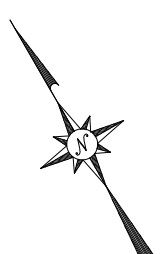


ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.		ACCEPTANCE BLOCK	
Utility District Representative		City Development Engineer	
Date		Date	





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UTAH NATURE CONSERVATION
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MARKING OF UNDERGROUND MEMBER UTILITIES.



SCALE
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

REVISIONS		
NO.	DATE	DESCRIPTION



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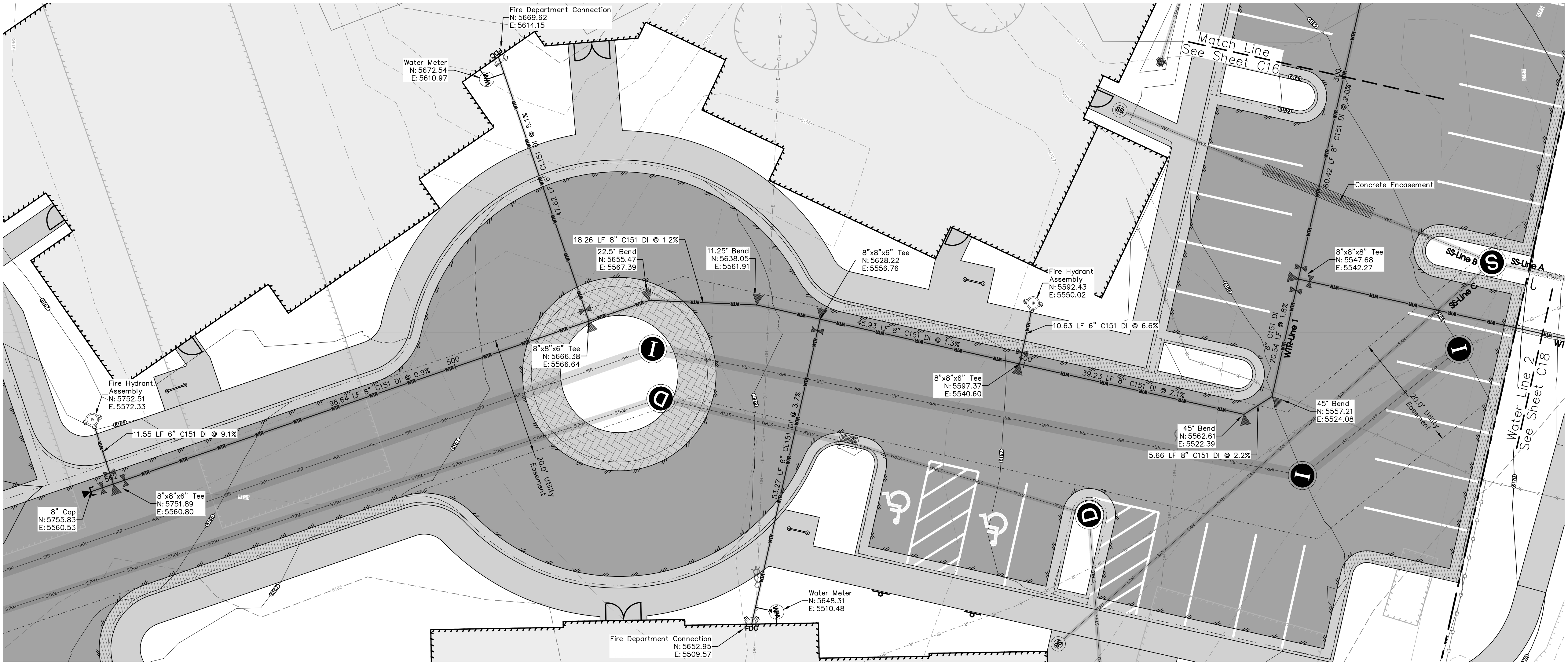
PROJECT #: 1515-002
DRAWN BY: nmr
CHECKED BY: jwm

DATE ISSUED: 13.Dec.2017
HORIZ: 1" = 10'
VERT: 1" = 5'

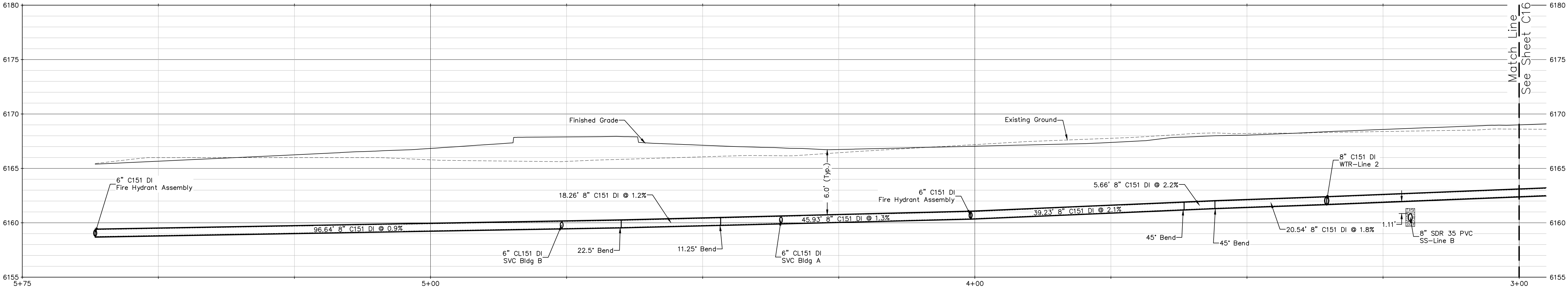
SOPRIS LODGE, LLC
Carbondale Assisted Living

Water Line Plan & Profile
Line 1

C16



Profile View of WTR-Line 1



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

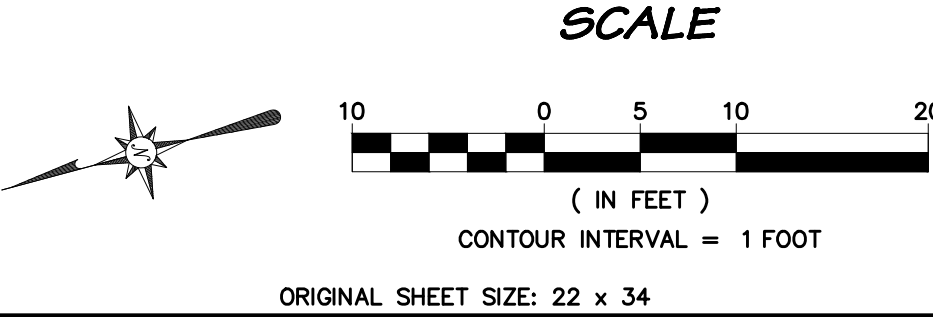
ACCEPTANCE BLOCK

Utility District Representative

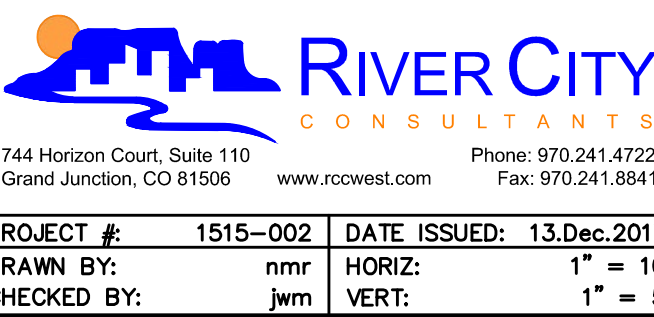
Date

City Development Engineer

Date

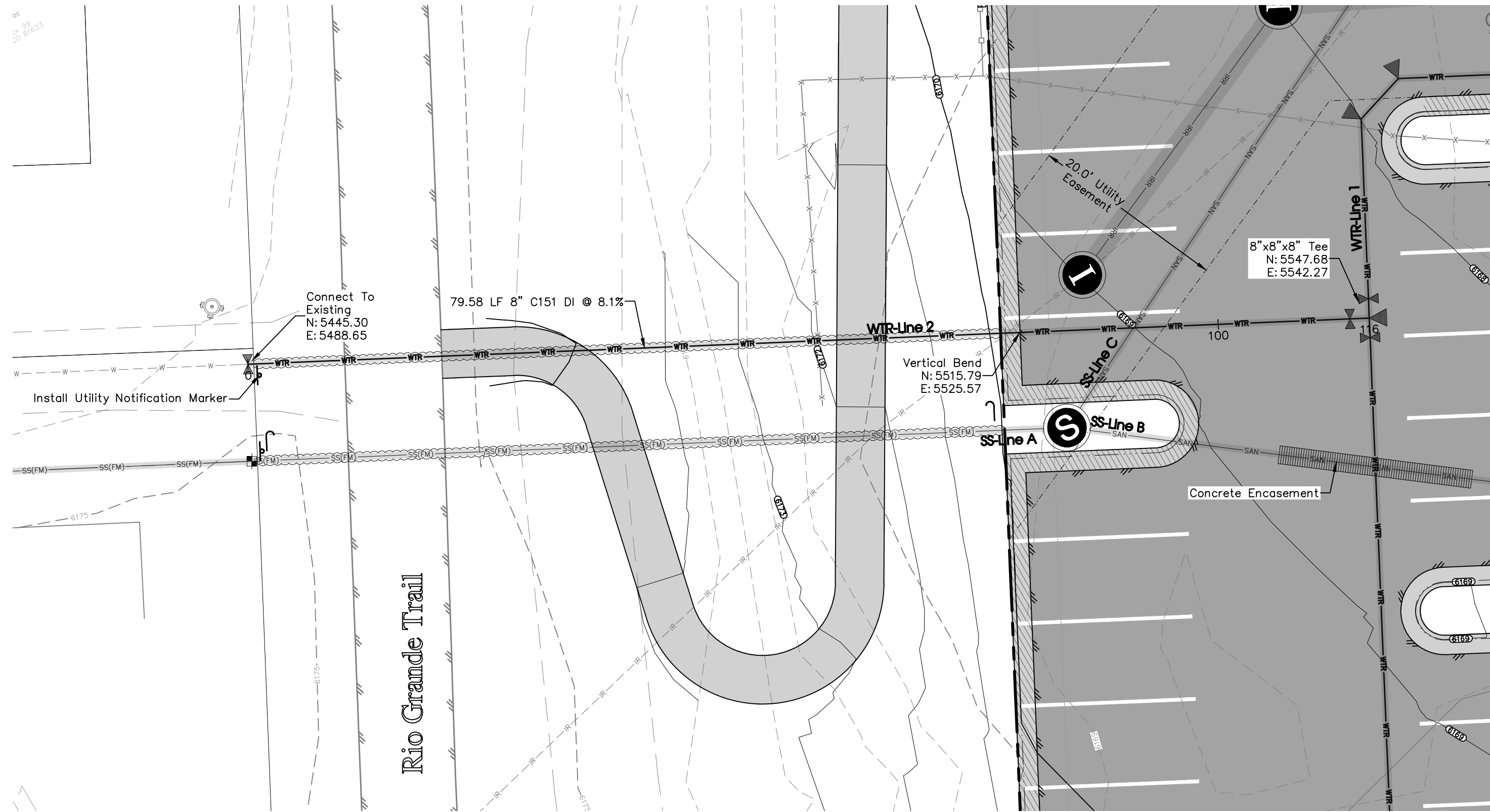


REVISIONS			
NO.	DATE	DESCRIPTION	BY



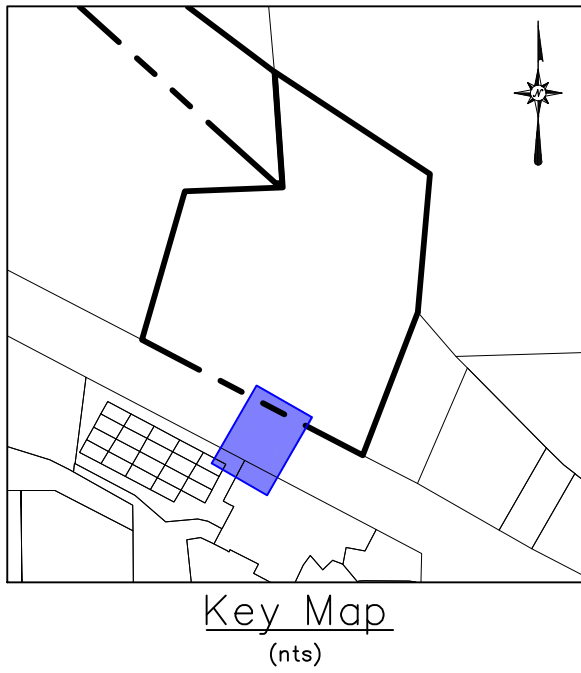
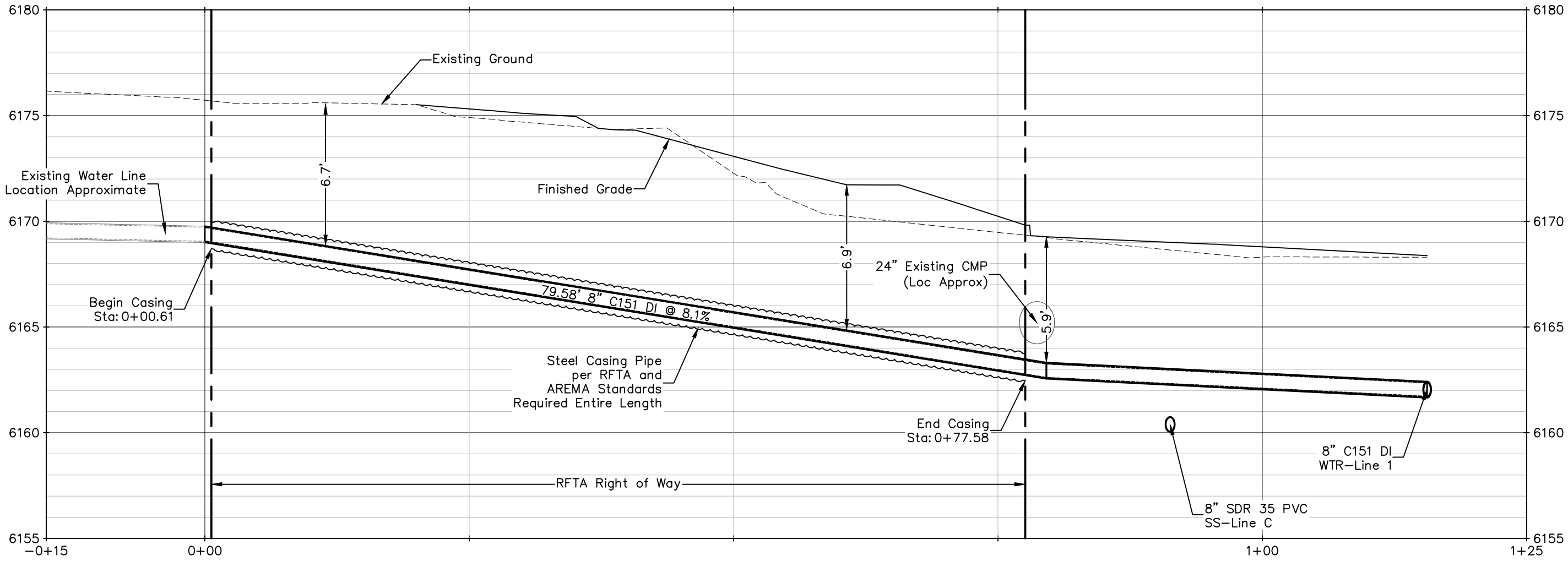
SOPRIS LODGE, LLC
Carbondale Assisted Living
Water Line Plan & Profile
Line 1

C17



- Note:
1. All boundary linework, project control, and underground utility locations shown hereon were provided by Tuttle Survey Services. Topographic survey data shown hereon was provided by Tuttle Survey Services and River City Consultants, Inc. Adjacent parcel lines are from the Garfield County GIS Website and are shown for reference only.
 2. Actual locations of underground utilities may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this or adjacent properties.
 3. All utilities crossing RFTA Right of Way shall conform to the RFTA Railroad Corridor Design Guidelines & Standards, latest edition.
 4. Utility Information Markers shall include, at a minimum:
-Name and address of utility owner
-Phone number to contact in case of emergency
 5. Lift station design by others.

Profile View of WTR-Line 2



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.	ACCEPTANCE BLOCK
Utility District Representative _____ Date _____	City Development Engineer _____ Date _____

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SCALE

(IN FEET)

CONTOUR INTERVAL = 1 FOOT

ORIGINAL SHEET SIZE: 22 x 34

REVISIONS			
NO.	DATE	DESCRIPTION	BY

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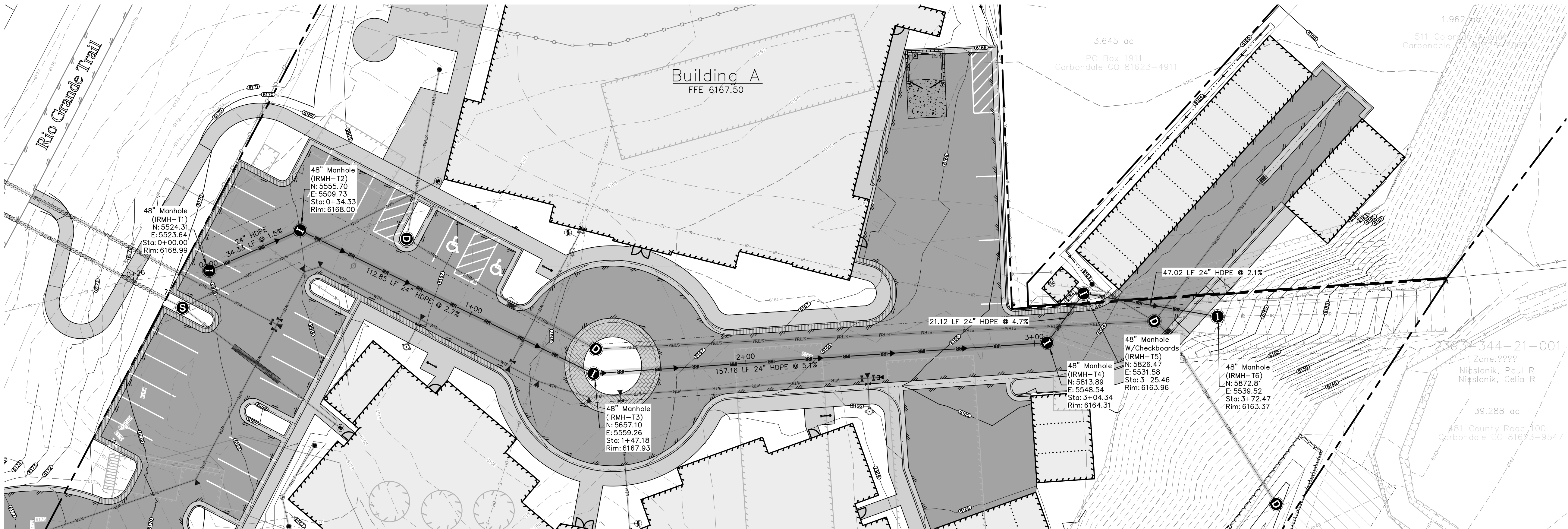
PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 10'
VERT: 1" = 5'

SOPRIS LODGE, LLC

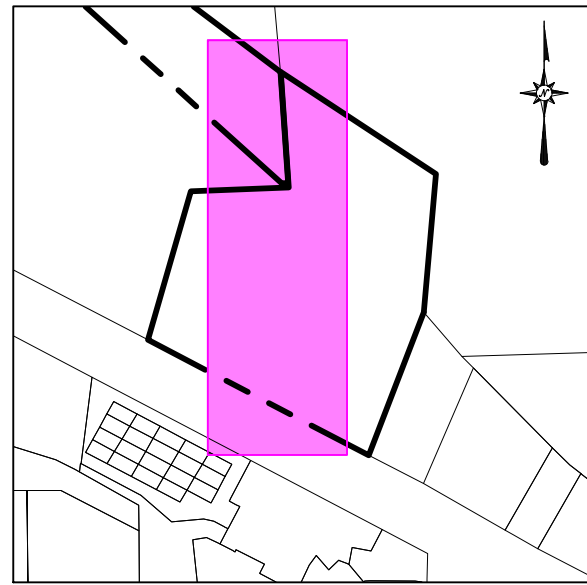
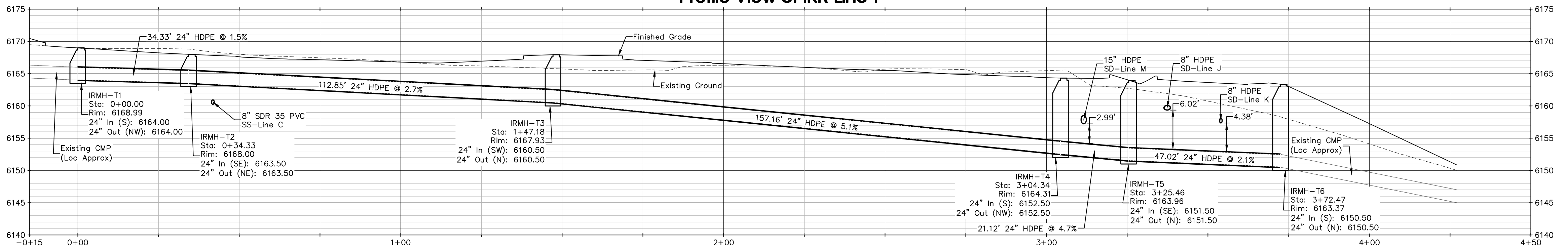
Carbondale Assisted Living

Water Line Plan & Profile
Line 2

C18



Profile View of IRR-Line T



Key Map
(nts)

- Note:
- Contractor to verify depth and location of existing irrigation line prior to construction and notify Engineer of Record of any discrepancies.
 - Manhole IRMH-T5 is the irrigation supply manhole for the site. Water level shall be raised to allow for pumping with the use of adjustable check boards in an angle iron slot. Exact elevation of check boards shall be verified by contractor during irrigation season.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

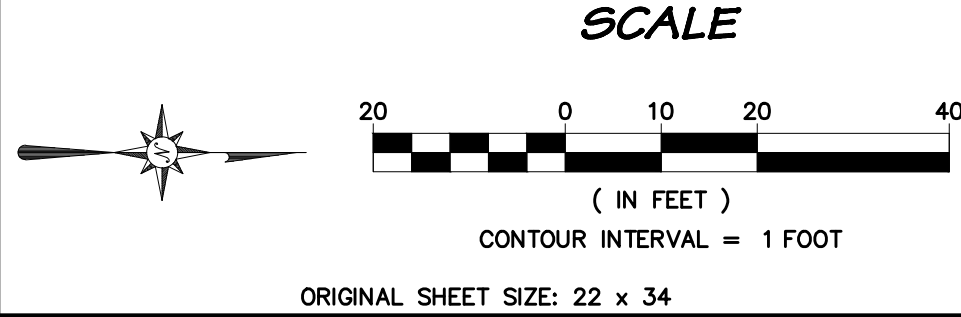
ACCEPTANCE BLOCK

Utility District Representative

Date

City Development Engineer

Date



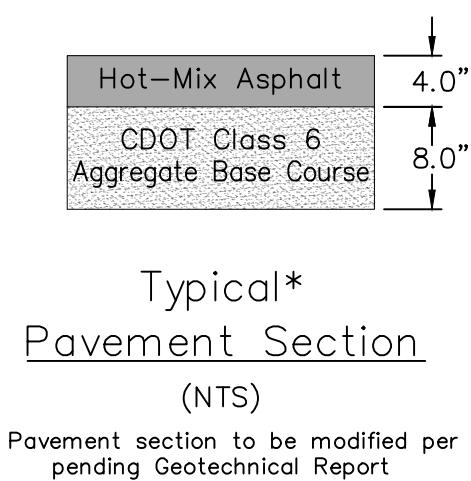
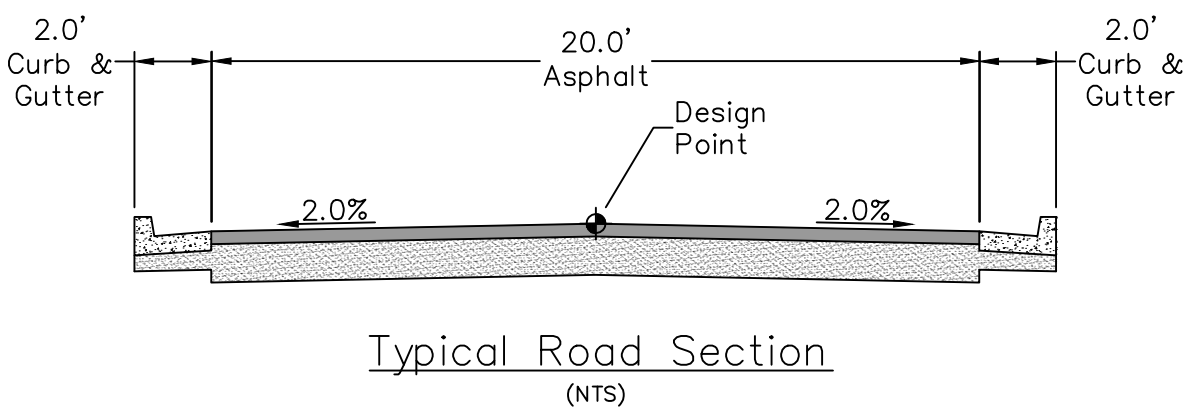
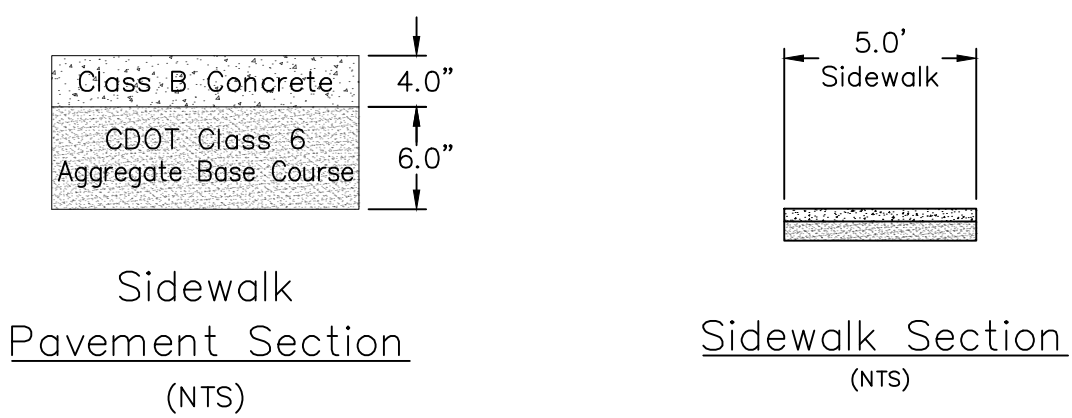
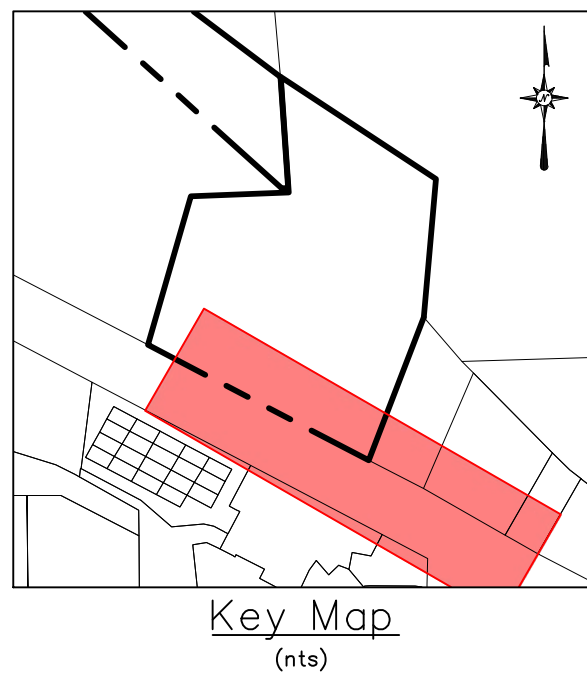
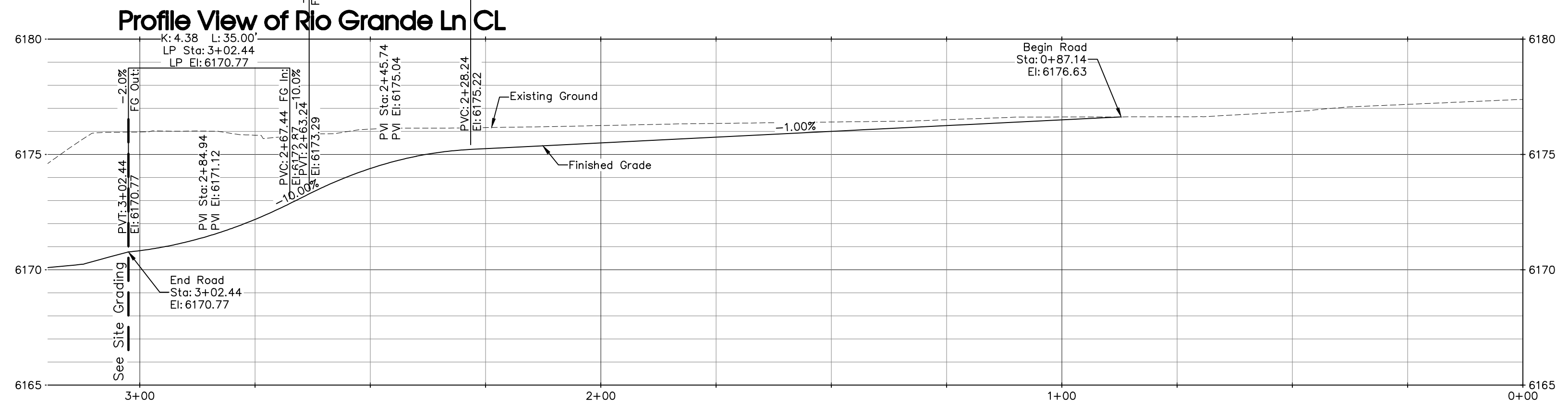
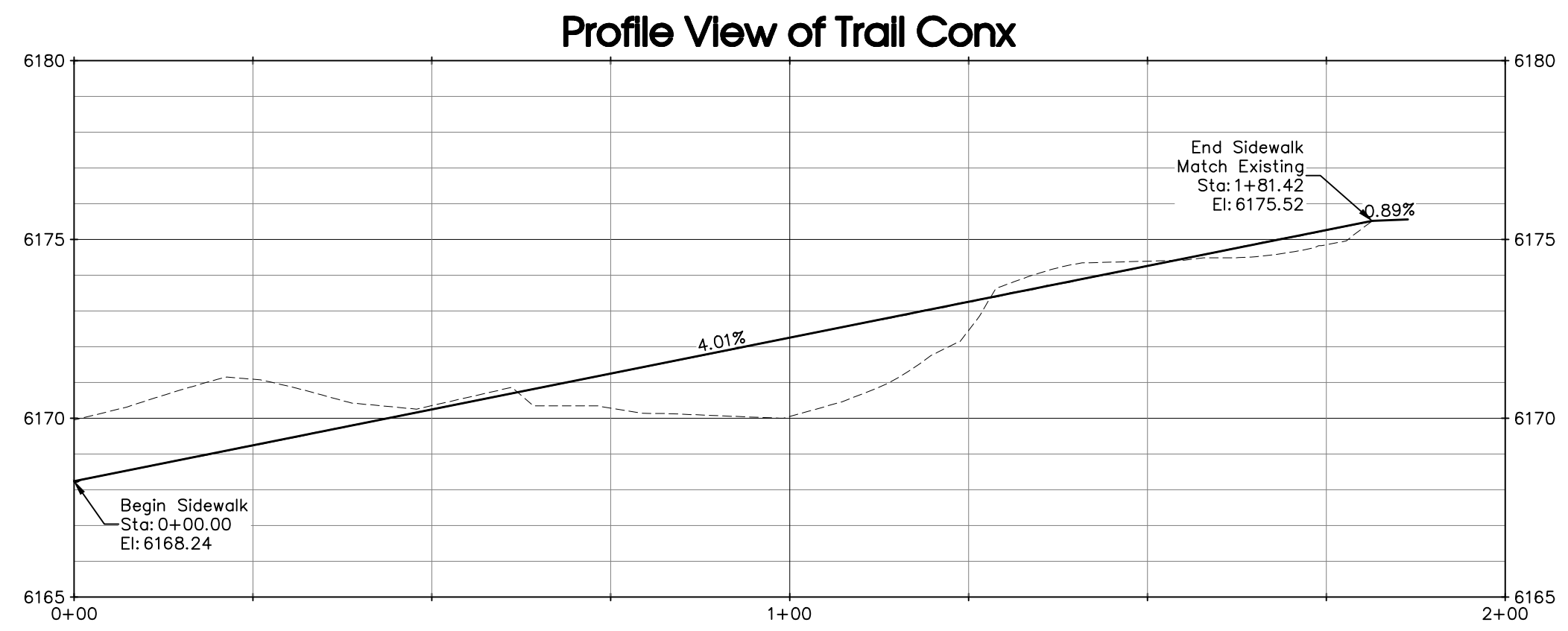
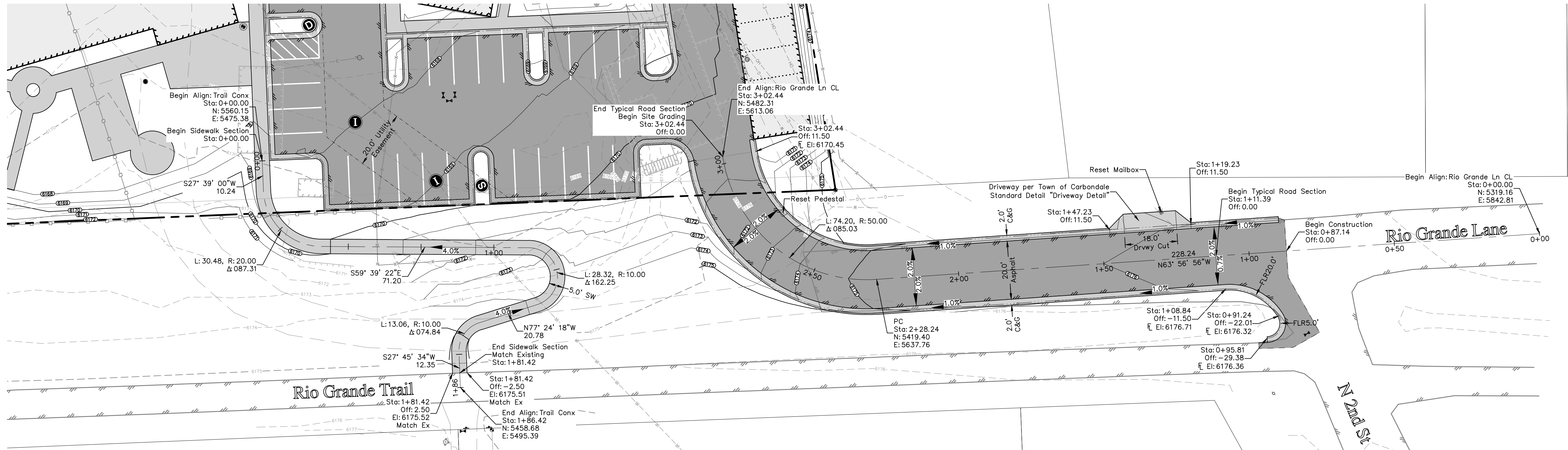
REVISIONS			
NO.	DATE	DESCRIPTION	BY



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Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com

PROJECT #: 1515-002
DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr
CHECKED BY: jwm
HORIZ: 1" = 20'
VERT: 1" = 10'

SOPRIS LODGE, LLC
Carbondale Assisted Living
Irrigation Plan & Profile
Line T



ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

UTILITY DISTRICT REPRESENTATIVE: _____ DATE: _____

CITY DEVELOPMENT ENGINEER: _____ DATE: _____

ACCEPTANCE BLOCK

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SCALE

10 0 5 10 20

(IN FEET)

CONTOUR INTERVAL = 1 FOOT

ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY

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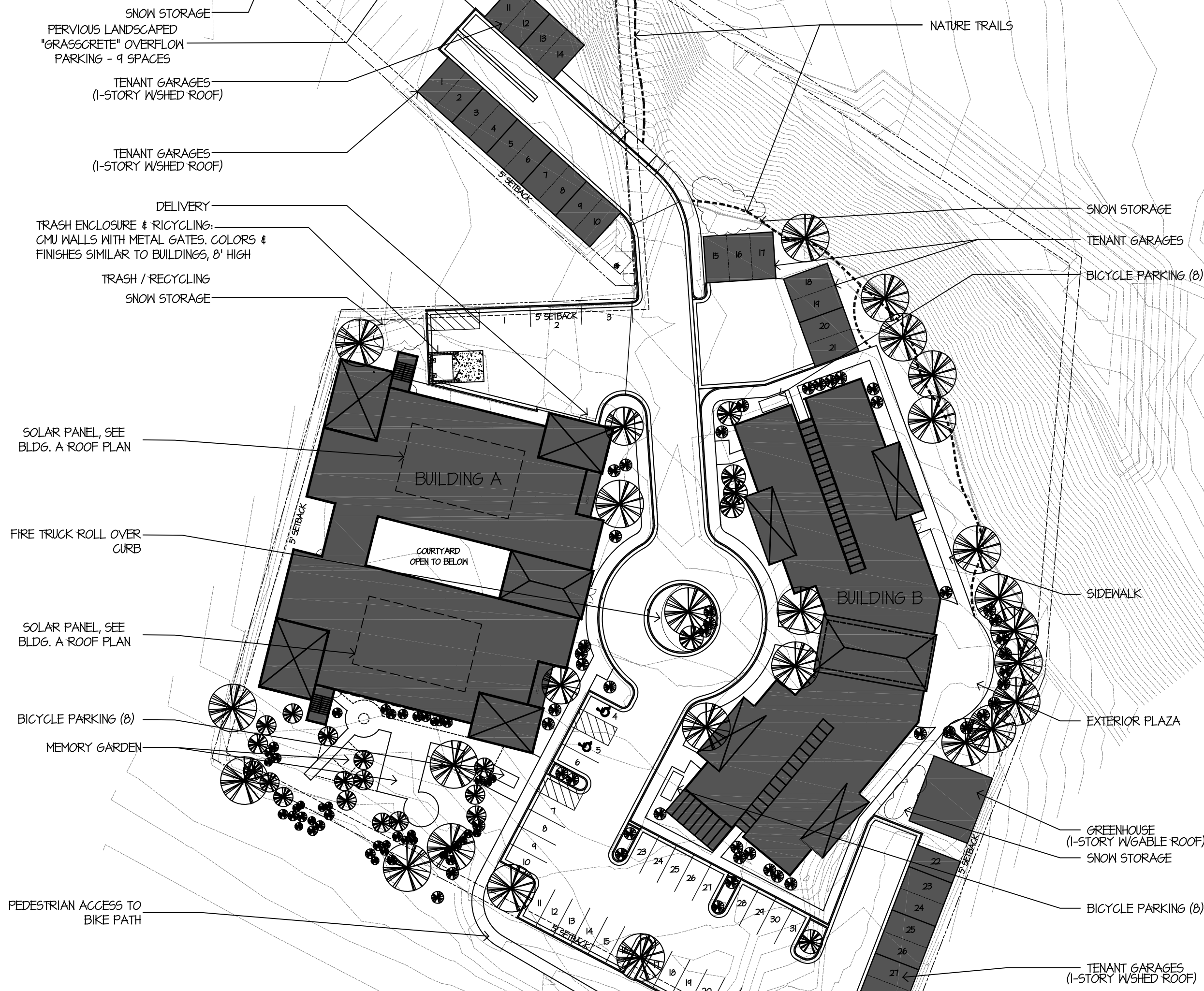
PROJECT #: 1515-002 DATE ISSUED: 13.Dec.2017
DRAWN BY: nmr HORIZ: 1" = 20'
CHECKED BY: jwm VERT: 1" = 4'

SOPRIS LODGE, LLC

Carbondale Assisted Living

Rio Grande Lane Plan & Profile
Sta: 0+00 – 4+50

C 20

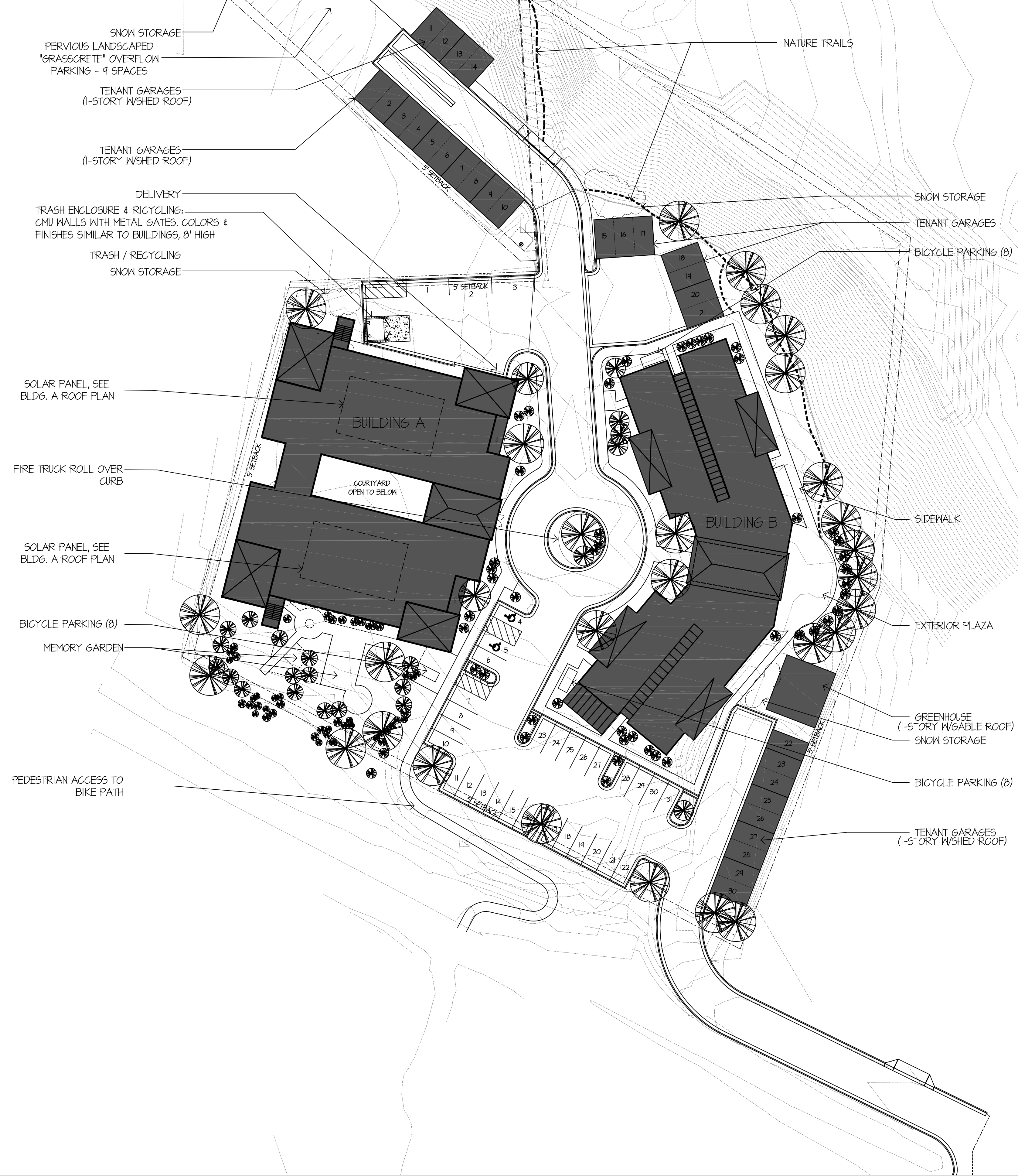


Seal:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

Construction
Issue Date:
Drawing Title:
OVERALL SITE PLAN

Sheet #:
A0.2



Seal:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

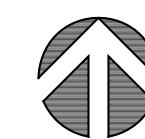
Construction
Issue Date:

Drawing Title:

ENLARGED SITE PLAN

Sheet #:

A0.3



1
A0.3
ENLARGED SITE PLAN
1"=30'-0"



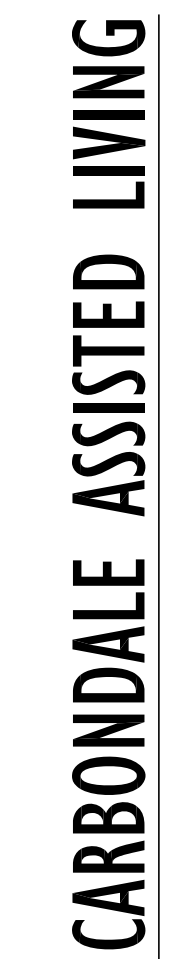
1 MAIN FLOOR PLAN
A1.1A 1/8"=1'-0 15,753 S.F.

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	ISSUED FOR
2.9.17	PRE-APP SUBMITTAL	
3.3.17	LAND USE REVIEW	
5.2.17	LAND USE RE-SUB.	
8.24.17	LAND USE RE-SUB.	
12.15.17	LAND USE RE-SUB.	

Construction
Issue Date:
Drawing Title:
**BUILDING A
MAIN FLOOR PLAN**

Sheet #:
AI.1A



CARBONDALE, CO 81623

Seal:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

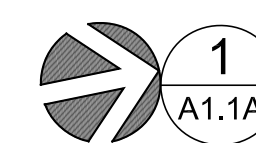
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	2.9.17	PRE-APP SUBMITTAL
	3.3.17	LAND USE REVIEW
	5.2.17	LAND USE RE-SUB.
	8.24.17	LAND USE RE-SUB.
	12.15.17	LAND USE RE-SUB.

Construction
Issue Date:
Drawing Title:

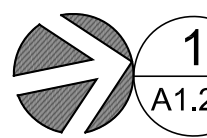
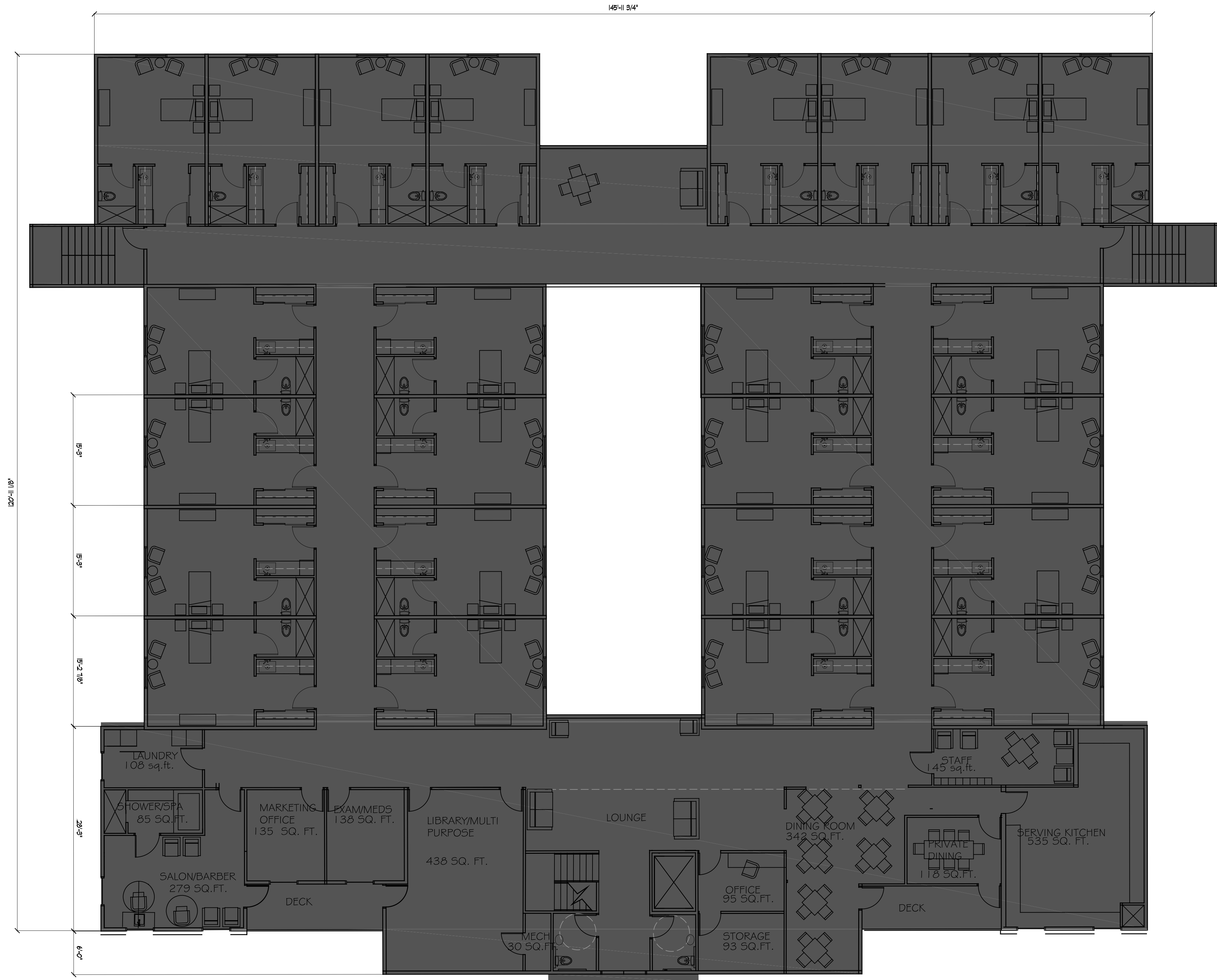
**BUILDING B
MAIN FLOOR PLAN**

Sheet #:

AI.B



MAIN FLOOR PLAN
1/8"=1'-0 13,345 SQ. FT.



1

UPPER LEVEL FLOOR PLAN

A1.2A 1/8"=1'-0"

15,517 S.F.

Seal:

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Construction
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Drawing Title:

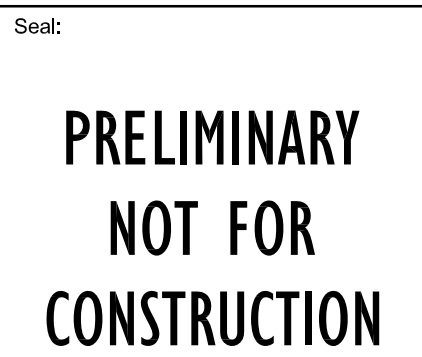
**BUILDING A
UPPER LEVEL FLOOR PLAN**

Sheet #:

A1.2A



CARBONDALE ASSISTED LIVING



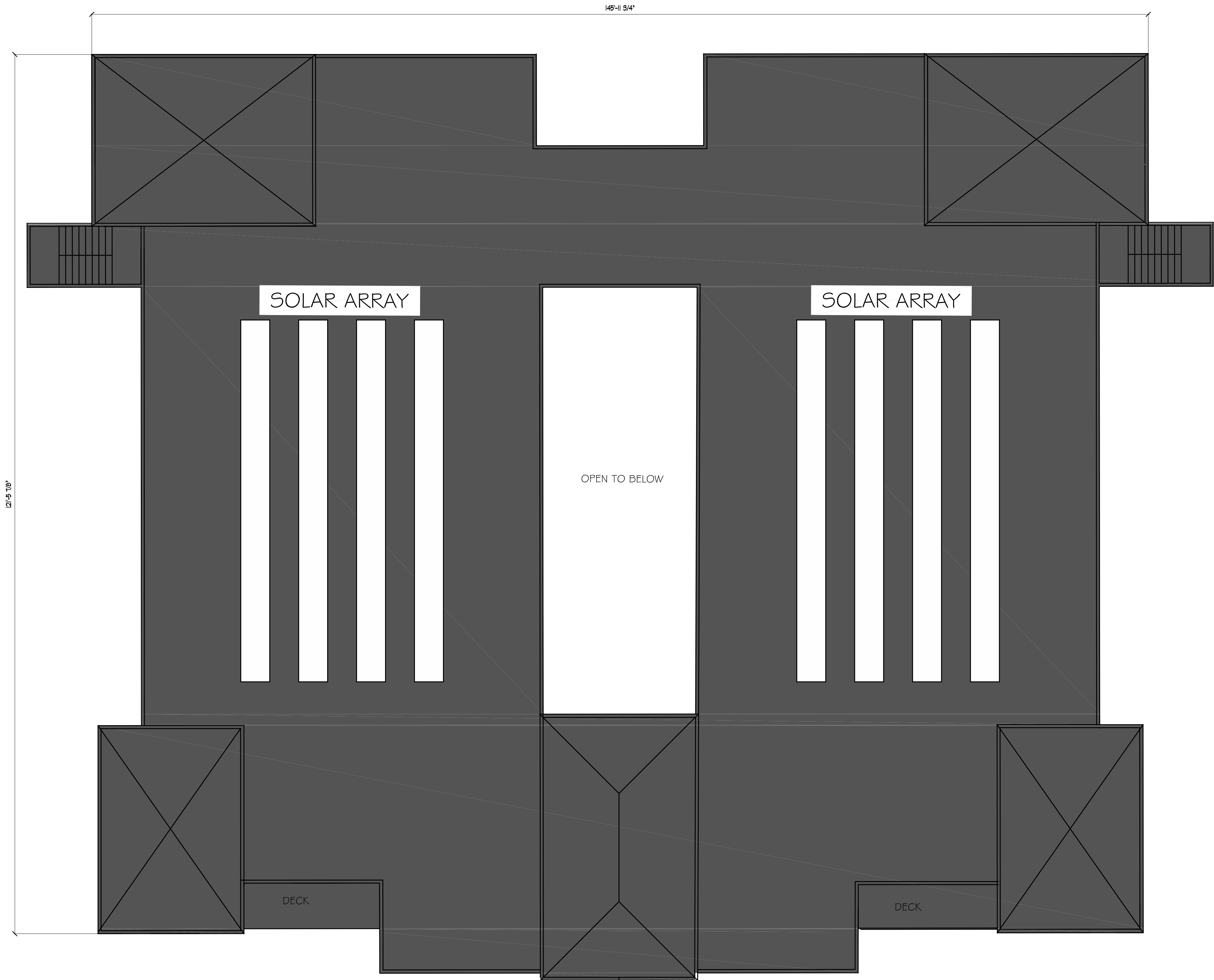
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Construction Issue Date:
Drawing Title:

BUILDING B
UPPER LEVEL FLOOR PLAN

Sheet #:

AI.2B



Seal:
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12.15.17	LAND USE RE-SUB.	

Construction
Issue Date:
Drawing Title:
BUILDING A ROOF PLAN

Sheet #:
A1.3A



CARBONDALE ASSISTED LIVING

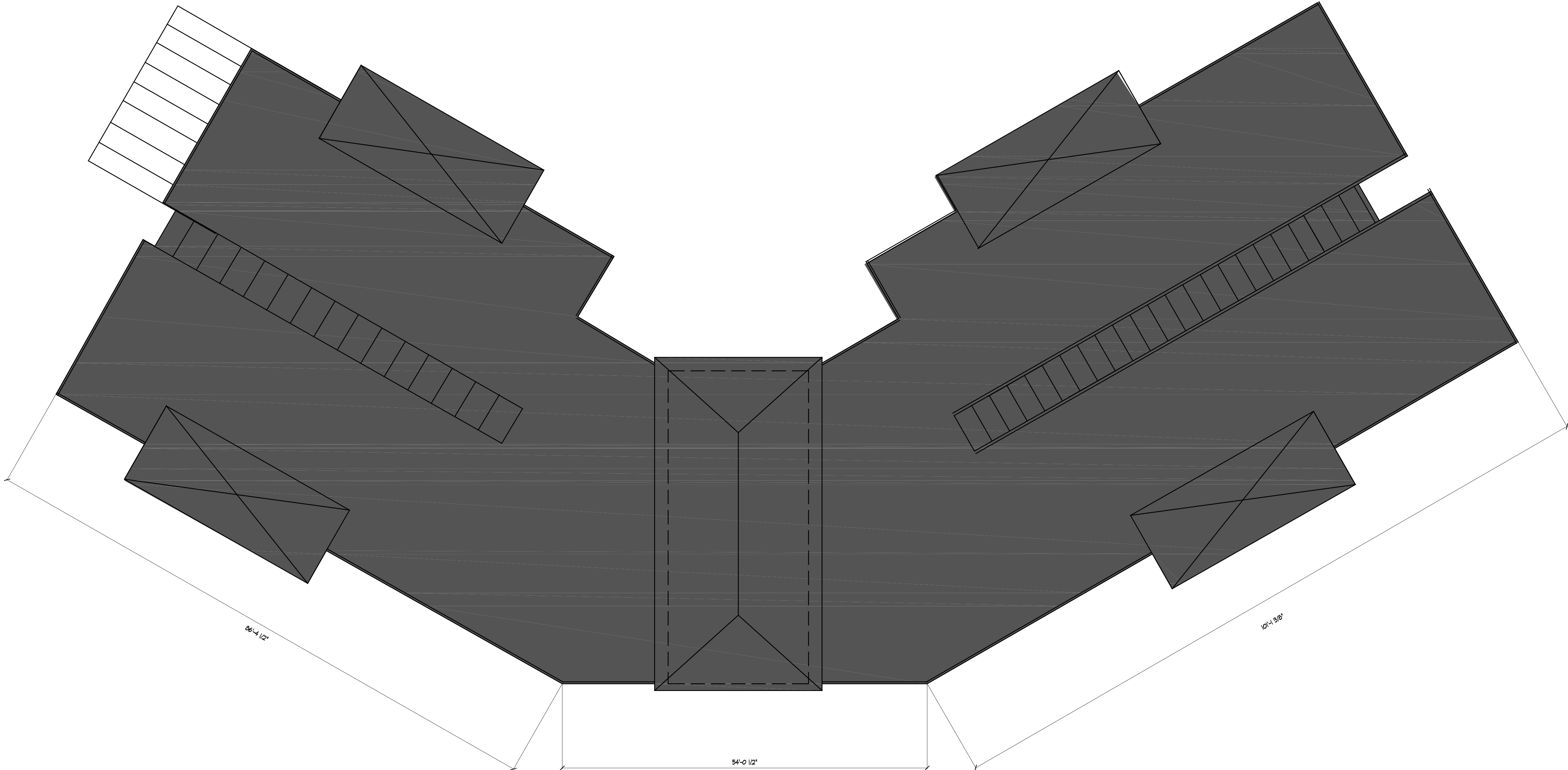
CARBONDALE, CO 81623

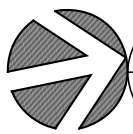
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Construction
Issue Date:
Drawing Title:
**BUILDING B
ROOF PLAN**

Sheet #:
AI.3B

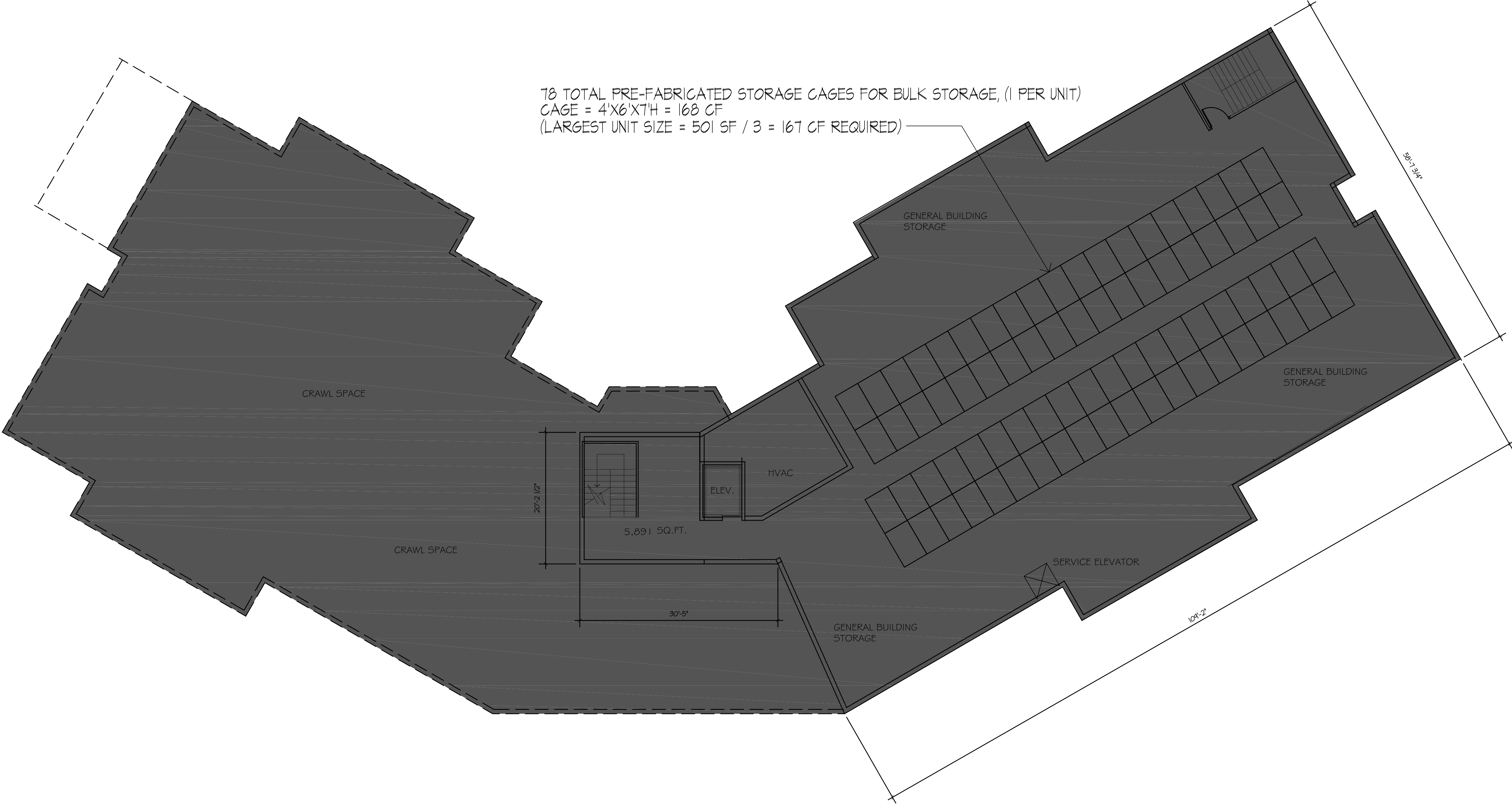


 **1 ROOF PLAN**
A1.3B 1/8"=1'-0"

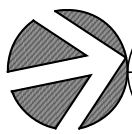


CARBONDALE ASSISTED LIVING

CARBONDALE, CO 81623



78 TOTAL PRE-FABRICATED STORAGE CAGES FOR BULK STORAGE, (1 PER UNIT)
CAGE = 4'X6'X7'H = 168 CF
(LARGEST UNIT SIZE = 501 SF / 3 = 167 CF REQUIRED)

 1 BASEMENT PLAN
A1.4B 1/8"=1'-0"

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Construction
Issue Date:
Drawing Title:
**BUILDING B
BASEMENT PLAN**

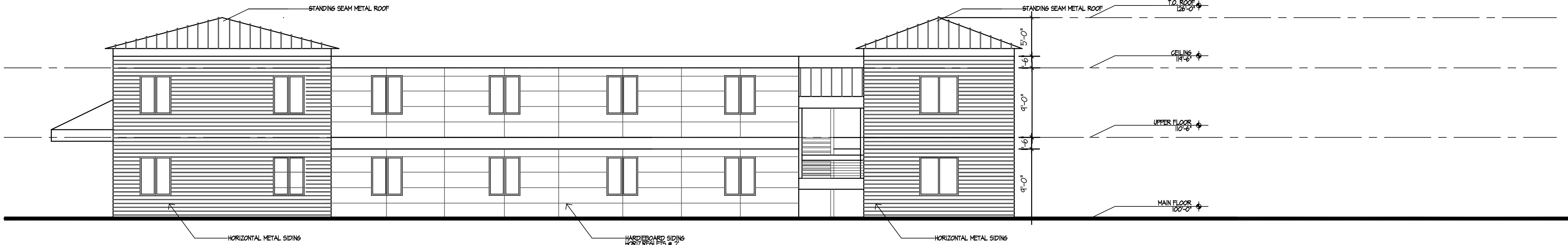
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A1.4B

ELEVATION NOTES

1. FOR GARAGE INFORMATION, ROOF LINE VARIATIONS AND TYPES, COLORS, MATERIALS, BUILDING MASSING & ARTICULATION, TRANSITION ALONG SHARED PROPERTY LINE, AND SIMILAR ITEMS - PLEASE SEE RENDERINGS ON SHEET AO.0A.

2. TRASH ENCLOSURE AS SHOWN ON SITE PLANS ARE PROPOSED AS CMU WALLS WITH METAL GATE, COLORS & FINISHES ARE SIMILAR TO BUILDINGS. 8' HIGH

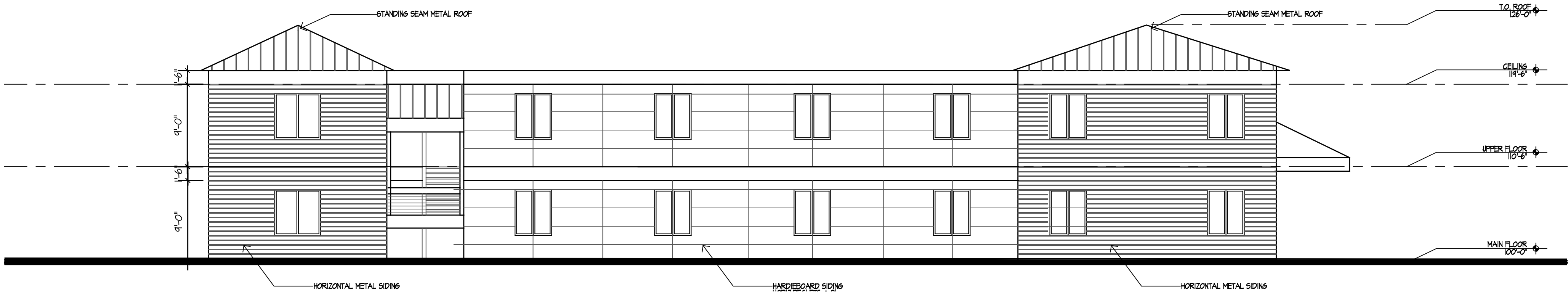
3. GREEN HOUSE AS SHOWN ON SITE PLANS AND RENDERINGS, IS A ONE-STORY, GABLE ROOF STRUCTURE.



4 BLDG A NORTH ELEVATION
A2.1 1/8"=1'-0



3 BLDG A WEST ELEVATION
A2.1 1/8"=1'-0



2 BLDG A SOUTH ELEVATION
A2.1 1/8"=1'-0



1 BLDG A EAST ELEVATION
A2.1 1/8"=1'-0



CARBONDALE ASSISTED LIVING

CARBONDALE, CO 81623

Seal:

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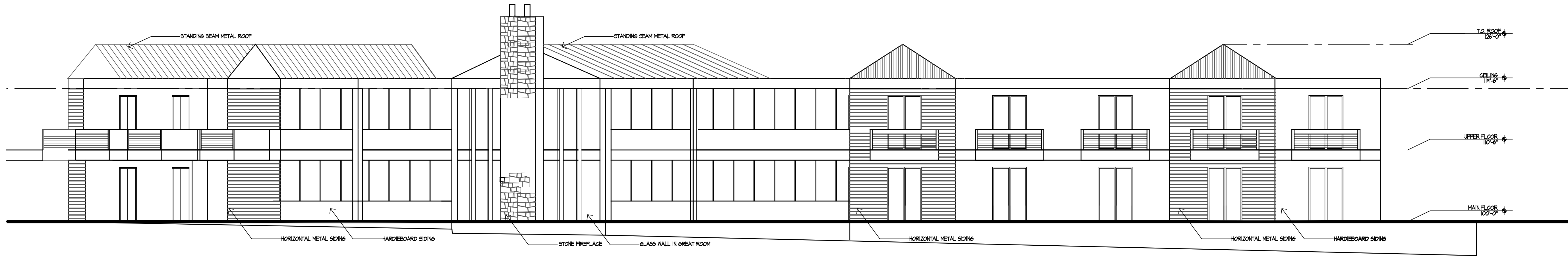
Construction
Issue Date:

Drawing Title:

ELEVATIONS
BUILDING A

Sheet #:

A2.1



4 BLDG B EAST ELEVATION
A2.2 1/8"=1'-0"



3 BLDG B WEST ELEVATION
A2.2 1/8"=1'-0"

ELEVATION NOTES

1. FOR GARAGE INFORMATION, ROOF LINE VARIATIONS AND TYPES, COLORS, MATERIALS, BUILDING MASSING & ARTICULATION, TRANSITION ALONG SHARED PROPERTY LINE, AND SIMILAR ITEMS - PLEASE SEE RENDERINGS ON SHEET A0.0A.

2. TRASH ENCLOSURE AS SHOWN ON SITE PLANS ARE PROPOSED AS CMU WALLS WITH METAL GATE, COLORS & FINISHES ARE SIMILAR TO BUILDINGS. 8' HIGH

3. GREEN HOUSE AS SHOWN ON SITE PLANS AND RENDERINGS, IS A ONE-STORY, GABLE ROOF STRUCTURE.



2 BLDG B NORTH ELEVATION
A2.2 1/8"=1'-0"



1 BLDG B SOUTH ELEVATION
A2.2 1/8"=1'-0"

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Construction
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Drawing Title:

**ELEVATIONS
BUILDING B**

Sheet #:

A2.2

SOPRIS LODGE
ASSISTED LIVING
CARBONDALE, COLORADO

Julee Wolverton,
Landscape Architect



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c: 970.417.1779
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OVERALL SITE -
LANDSCAPE
MASTER PLAN

SCHEMATIC DESIGN

REVISIONS DATE:

TOWN RE-SUBMITTAL 12/15/17

Date: 12/15/2017

Project #: SOPRIS LODGE

Drawn by: JW

Sheet #:

L-1

TOWN OF CARBONDALE LANDSCAPE REGS:

RESIDENTIAL - MEDIUM DENSITY ZONING DISTRICT = MINIMUM LANDSCAPE AREA = 40%
SITE AREA = 168,352 SF
40% LANDSCAPE AREA = 67,341 SF REQUIRED, 88,465 SF PROVIDED. LANDSCAPE AREA INCLUDES EXISTING OPEN SPACE VEGETATED SLOPE AREA & STORM WATER BASIN (ONLY WITHIN THE PROPERTY LINE AT NORTHEAST SIDE OF PROPERTY.)

STREETSCAPE LANDSCAPING: (NOT APPLICABLE)

- 5 FT. WIDE MINIMUM WIDTH REQUIRED ALONG ALL STREETS
- 1 TREE PER 20 LF, (100 SQUARE FEET), 2.5" CALIPER SIZE TREES. TAKE INTO ACCOUNT AND SAVE EXISTING TREES WHERE POSSIBLE.
- 85% COVERAGE OF PLANTS

PARKING LOT LANDSCAPING:

- LANDSCAPE PARKING ISLANDS & RAIN GARDENS, ENDS OF PARKING ROWS, EACH SIDE OF ENTRY DRIVES, & ADJACENT TO LOT LINES
- LANDSCAPE AREAS TO SEPARATE ROWS OF MORE THAN SIX (6) PARKING SPACES AND INCLUDE 1 TREE PER EVERY 6 PARKING SPACES
- LANDSCAPE AREAS TO BE MINIMUM 6 FT. WIDE, AND MINIMUM OF 75 SF AREA ALTERNATIVE TO LANDSCAPE ISLAND OR RAIN GARDENS = 15% OF PARKING AREA DEDICATED TO OPEN SPACE

GENERAL REQUIREMENTS FOR ALL LANDSCAPING:

- LANDSCAPE PLAN SUBMITTED AND APPROVED BY CITY
- PLANT MATERIAL INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- USE OF LOW-WATER, DROUGHT-TOLERANT ADAPTIVE PLANTS, AND SUITABLE TO LOCAL SITE CONDITIONS
- TREES = 2.5" CALIPERS SIZE
- SHRUBS = 5-GALLON SIZE

OPEN SITE TRIANGLES:

- 10'X10' OFFSET CORNERS AT ALL ROAD ENTRIES FROM EDGE OF CURB
- ALL SHRUBS LESS THAN 24" HIGH

RIGHT-OF-WAY ENGROACHMENT:

- 24" HIGH SHRUBS
- TREES BRANCHED UP TO 8 FT. HIGH

MAINTENANCE:

- PROPERTY OWNER RESPONSIBLE FOR KEEPING LANDSCAPE AREAS WELL-MAINTAINED, SAFE, CLEAN, AND ATTRACTIVE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION, AND REPLACED WITH LIKE SPECIES IF ANY PLANTS ARE DISEASED, DAMAGED, DESTROYED, ETC... WITHIN 30 DAYS OF INSTALLATION.
- PROPER PRUNING
- WATERED ON A REGULAR BASIS
- MAINTENANCE OF LIGHTING, AND IN WORKING ORDER
- MAINTENANCE OF IRRIGATION SYSTEM, AND IN WORKING ORDER
- CLEANING OF ABUTTING WATERWAYS AND RIGHT-OF-WAY AREA

FENCING:

- FRONT YARD = 42" TALL
- SIDE YARD = 8 FT. TALL
- REAR YARD = 8 FT. TALL

IRRIGATION:

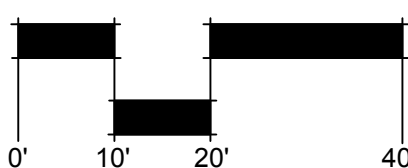
INSTALLATION OF A PERMANENT UNDERGROUND PRESSURIZED IRRIGATION SYSTEM. DRIP FOR LANDSCAPE SHRUB BEDS FOR TREES AND SHRUBS AROUND PERIMETER OF BUILDINGS. TURF AREAS WILL BE IRRIGATED FROM DITCH IRRIGATION WATER AND PUMP LOCATED ADJACENT TO THE NW PARKING LOT WHERE SHOWN:

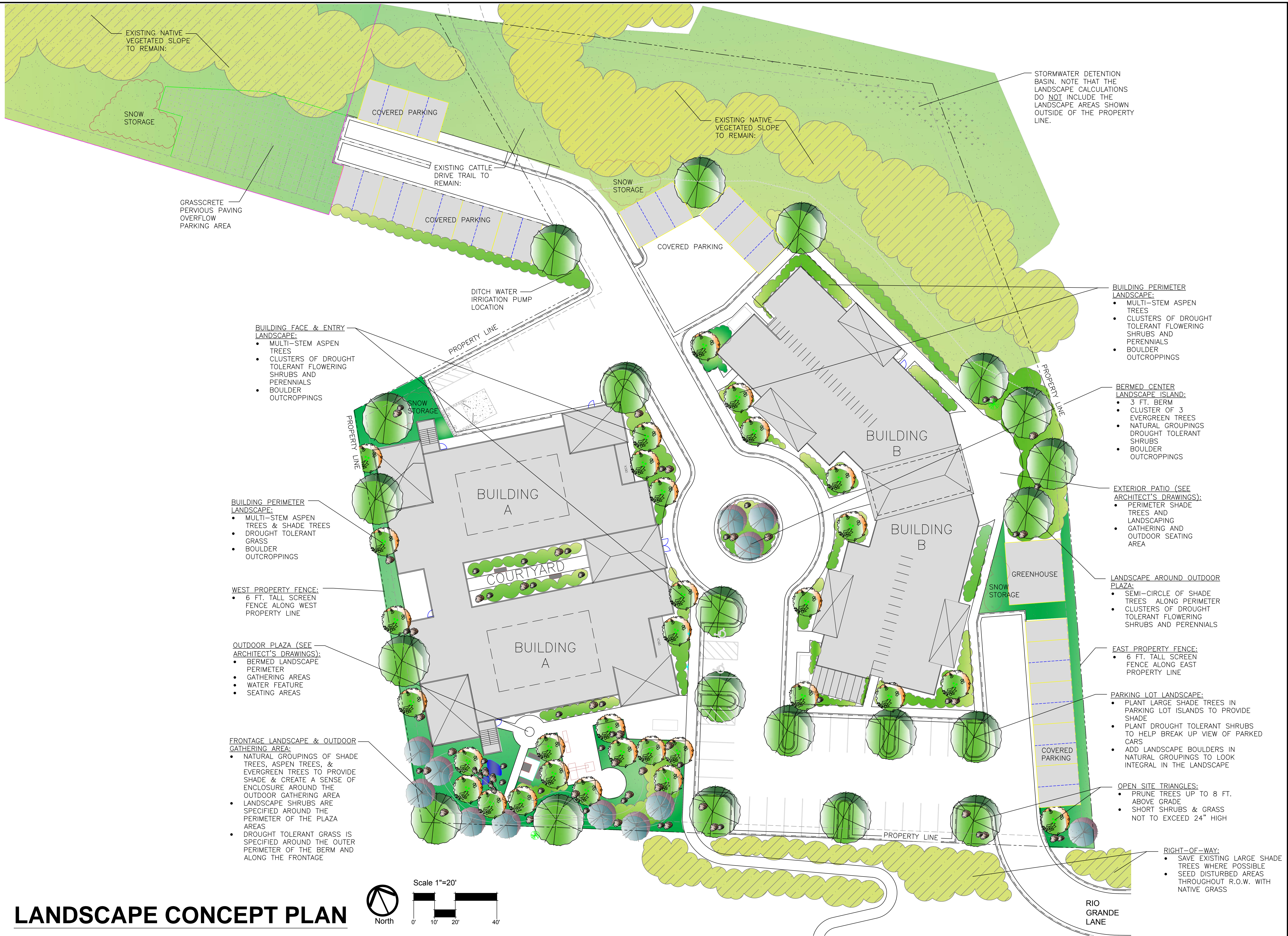
1. DRIP IRRIGATION FROM DOMESTIC WATER AROUND PERIMETER OF BUILDINGS, COURTYARDS, AND PARKING ISLANDS= 8,531 SF
2. TURF & NATIVE GRASS DITCH WATER IRRIGATION AROUND SITE PERIMETER = 17,005 SF
3. GRASSCRETE OVERFLOW PARKING AREA - WATER NATIVE GRASS WITH DITCH WATER IRRIGATION = 3,365 SF
4. NON-IRRIGATED EXISTING NATIVE TREES, THROUGHOUT STORM WATER BASIN, & GRASS ON EXISTING SLOPE = 59,564 SF

OVERALL SITE - LANDSCAPE



Scale 1"=20'





SOPRIS LODGE ASSISTED LIVING CARBONDALE, COLORADO

Julee Wolverton,
Landscape Architect



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wolverton@montrose.ne

LANDSCAPE CONCEPT PLAN ENLARGEMENT

SCHEMATIC DESIGN

REVISIONS DATE:

TOWN RE-SUBMITTAL 12/15/17

Date: 12/15/2017


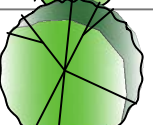


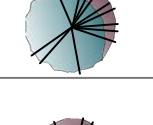
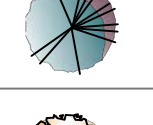
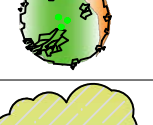

Project #: SOPRIS LODGE

Drawn by: JW


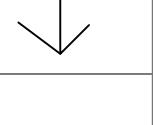
Sheet #:

L-2

PLANT LEGEND: TREES

TREES	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	MATURE CHARACTERISTICS:
		(ACE) ACER 'SENSATION'	SENSATION MAPLE	2.5" CALIPER	12 TOTAL	25' TALL, 25' SPREAD, RED FALL COLOR
		(CEL) CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CALIPER	9 TOTAL	40' TALL, 30' SPREAD, YELLOW FALL COLOR
		(MAL) MALUS 'RADIANT'	RADIANT CRABAPPLE	2.5" CALIPER	4 TOTAL	20'TALL, 20' SPREAD, PINK-RED SPRING FLOWERS
		(MAL) MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.5" CALIPER	4 TOTAL	20'TALL, 20' SPREAD, WHITE SPRING FLOWERS
		(PIC) PICEA PUNGENS 'BAKERI'	BAKERI BLUE SPRUCE	8 FT. B&B	6 TOTAL	30' TALL, 12' SPREAD, BLUE EVERGREEN TREE
		(PIN) PINUS NIGRA	AUSTRIAN PINE	8 FT. B&B	6 TOTAL	40' TALL, 12' SPREAD, GREEN EVERGREEN TREE
		(POP) POPULUS TREMULOIDES	MULTI-STEM ASPEN	2.5" CALIPER	24 TOTAL	40' TALL, 12' SPREAD, YELLOW FALL COLOR
		EXISTING TREES TO REMAIN	EXISTING TREES TO REMAIN	VARIES	EXISTING	EXISTING TO REMAIN & TO BE PROTECTED DURING CONSTRUCTION

PLANT LEGEND: SHRUBS, ORNAMENTAL GRASS, & PERENNIALS

SHRUBS, PERENNIALS, & GRASSES	SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
		(BER) BERBERIS THUNBERGII AUTROPURPUREA	REDLEAF BARBERRY	5 GALLON	TOTAL	4 FT. TALL, 4 FT. SPREAD, RED FOLIAGE
		(CAR) CARYOPTERIS 'DARK KNIGHT'	BLUEMIST SPIREA	5 GALLON		3 FT. TALL, 3 FT. SPREAD, PURPLE FLOWERS
		(COR) CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GALLON		5 FT. TALL, 5 FT. SPREAD, RED TWIGS
		(DAP) DAPHNE 'CAROL MACKIE'	CAROL MACKIE DAPHNE	5 GALLON		3 FT. TALL, 3 FT. SPREAD, VARIEGATED FOLIAGE
		(EUO) EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GALLON		4' TALL, 4' SPREAD, UPRIGHT, RED FALL COLOR
		(JUN) JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GALLON		2' TALL, 5' SPREAD, GREEN HORIZONTAL JUNIPER
		(POT) POTENTILLA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GALLON		3' TALL, 3' SPREAD, YELLOW SUMMER FLOWERS
		(PPG) PICEA PUNGENS GLAUCA 'GLOBOSA'	DWARF GLOBE SPRUCE	5 GALLON		3' TALL, 3' SPREAD, BLUE DWARF, SHORT GRAFT
		(SPI) SPIREA 'ANTHONY WATERER'	ANTHONY WATER SPIREA	5 GALLON		3' TALL, 3' SPREAD, PINK FLOWERS
		(SMK) SYRINGA 'MISS KIM'	MISS KIM LILAC	5 GALLON		4' TALL, 4' SPREAD, PURPLE FLOWERS
		(VIB) VIBURNUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	5 GALLON		6' TALL, 5' SPREAD, SPICY AROMATIC FLOWERS IN SPRING, BLUE BERRIES IN FALL
		(CAL) CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GALLON		4' TALL, 2' SPREAD, ORNAMENTAL GRASS
		(CER) CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GALLON		4" TALL, 12" SPREAD, WHITE SPRING FLOWERS
		(GER) GERANIUM 'JOHNSON'S BLUE'	JOHNSON'S BLUE CRANESBIL	1 GALLON		18" TALL, 18" SPREAD, BLUE FLOWERS
		(HEM) HEMEROCALLIS 'STELLA DE ORO'	DWARF DAYLILY	1 GALLON		12" TALL, 12" SPREAD, YELLOW FLOWERS
		(HEU) HEUCHERA SANGUINEA SPLENDENS	CORAL BELLS	1 GALLON		6" TALL, 12" SPREAD, PINK FLOWERS
		(HOS) HOSTA SPP.	PLANTAIN LILY	1 GALLON		1' TALL, 1' SPREAD, WHITE FLOWERS

SITE LEGEND: MULCH, SOD, EDGER

	SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
BARK, SEED, EDGER		TURF GRASS SOD (LOCATED IN SMALL HIGH USE AREAS AROUND THE BLDG)	SF	LOCALLY AVAILABLE BLUEGRASS SOD
		NATIVE LOW WATER USE GRASS SEED (MAJORITY OF PERIMETER)		LOCALLY AVAILABLE NATIVE LOW GROWING, LOW WATER USE GRASS SEED
		WETLAND GRASS SPECIES (BOTTOM OF STORM WATER BASIN)		LOCALLY AVAILABLE WETLAND GRASS SEED MIX
		PERVIOUS PAVING GRASSCRETE (OVERFLOW PARKING AREA)		INSTALL ON PREPARED SUBGRADE PER THE MANUFACTURER'S RECOMMENDATIONS.
		SHREDDED CEDAR BARK MULCH		PLACE 3" DEEP BARK MULCH THROUGHOUT PERENNIAL AND/OR ANNUAL FLOWER BEDS (NO FABRIC)
		3/4" TAN GRANITE MULCH		PLACE 3" DEEP OVER LANDSCAPE FABRIC
		2"-4" WASHED ROUND COBBLE MULCH		PLACE 3" DEEP OVER LANDSCAPE FABRIC
		CONCRETE LANDSCAPE EDGER		4"X6" EXTRUDED CONCRETE. INSTALL PER INDUSTRY STANDARDS.

LANDSCAPE & IRRIGATION NOTES:

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. ALL BERMS DO NOT EXCEED 3:1 SLOPE. ALL TURF GRASS AREAS & SHRUB BEDS DO NOT EXCEED 4:1 SLOPE.
2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. PLACE THROUGHOUT AREAS TO BE LANDSCAPED. TILL INTO TOP 6" OF SOIL.
3. SOIL AMENDMENT – INCORPORATE 3 TO 5 CUBIC YARDS/1,000 SF AREA OF SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH) INTO THE TOP 6" OF EXISTING TOPSOIL THROUGHOUT ALL AREAS TO BE SEEDED OR SODDED.
4. ALL TREES AND SHRUBS TO RECEIVE A BACKFILL MIXTURE OF 1/3 SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH) INTO 2/3'S EXISTING PLANT PIT TOPSOIL.
5. INSTALL TWO SEPARATE UNDERGROUND PRESSURIZED IRRIGATION SYSTEMS FOR THE SITE. THE SHRUB BEDS, TREES, AND PLANTERS SHALL BE WATERED USING DOMESTIC WATER FROM A WATER METER OFF OF THE DOMESTIC WATER LINE INTO THE SITE (SEE CIVIL DWGS FOR TAP LOCATION). A BACKFLOW PREVENTER IN A LOCKABLE BOX, SHALL BE INSTALLED WITH THIS SYSTEM. THE SECOND SYSTEM SHALL WATER THE TURF GRASS AREAS. THESE AREAS WILL BE IRRIGATED WITH POP-UP OR ROTOR TYPE SPRAY HEADS AND SHALL BE IRRIGATED OFF OF DITCH WATER USING AN IRRIGATION PUMP. ONE IRRIGATION CONTROLLER WILL CONTROL BOTH SYSTEMS.
7. ALL PLANTS TO RECEIVE 3" DEPTH OF WOOD MULCH AROUND EACH PLANT'S DRIP LINE. MULCH AROUND BASE OF TREES 3 FT. DIAMETER MINIMUM, 2 FT. DIAMETER FOR SHRUBS & 1 FT. DIAMETER FOR ORNAMENTAL GRASS MINIMUM. KEEP BARK MULCH AWAY FROM PLANT STEM 2" TO ALLOW OXYGEN TO PLANT STEM.
8. ALL SHRUB BEDS TO BE ENCLOSED BY LANDSCAPE EDGING. LANDSCAPE EDGING TO BE USED AS SEPARATION BETWEEN ROCK MULCH BEDS AND SOD AREAS.
9. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
11. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20–10–5. 6 TABLETS PER TREE, AND 3 PER SHRUB.
12. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START–UP DURING ONE–YEAR WARRANTY PERIOD.

SOPRIS LODGE
ASSISTED LIVING
CARBONDALE, COLORADO

Julee Wolverton,
Landscape Architect



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LANDSCAPE LEGEND
AND NOTES

SCHEMATIC DESIGN

REVISIONS	DATE:
TOWN RE-SUBMITTAL	12/15/17

Date:	12/15/2017
Project #:	SOPRIS LODGE
Drawn by:	JW
Sheet #:	

GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING LIGHTING SYSTEM.
2. THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL REFER TO THE LIGHTING PLANS, SCHEDULES, AND DETAILS HEREIN, INCLUDING ANY ATTACHED LIGHTING SPECIFICATIONS AND PRODUCT CUTSHEETS FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL LAY OUT ALL LIGHT FIXTURE LOCATIONS AND TRANSFORMER LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY ALPENGLOW LIGHTING DESIGN, INC., ARCHITECT, INTERIOR DESIGNER, ENGINEER(S), AND OWNER.
4. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS, AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL,, ETL, GSA OR ANOTHER RECOGNIZED TESTING LAB.
6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
7. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES ANY SHOP DRAWINGS AS REQUIRED BY THESE AGENCIES FOR THEIR APPROVAL.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, OWNER, AND LIGHTING DESIGNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING AND STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
10. ALL MATERIALS, AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED,, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING, AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT, ENGINEER, OR THEIR REPRESENTATIVE.
12. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
13. EXCEPT AS NOTED OTHERWISE, ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT, AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
14. COMMERCIAL APPLICATIONS: THE CONTRACTOR MAY PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM. RESIDENTIAL APPLICATIONS MAY USE NON METALLIC WIRE (ROMEX).
15. MC CABLE MAY BE USED FOR ALL BRANCH CIRCUITING. MC CABLE SHALL NOT ENTER INTO PANELBOARDS. ELECTRICAL CONTRACTOR SHALL UTILIZE EMT OUT OF THE PANELBOARD INTO A FULL BOX, GUTTER, OR SIMILAR DEVICE, AND THEN RUN MC CABLE FOR THE REMAINDER OF BRANCH CIRCUITING RUN. MINIMUM RACEWAY SIZE SHALL BE 1/2" UNLESS OTHERWISE INDICATED. MC CABLE MAY ONLY BE USED IN CONCEALED LOCATIONS.
16. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 3/4" MINIMUM.
17. ALL NEW CIRCUITS SHALL HAVE A GROUND WIRE INSTALLED.
18. ALL WIRE NOT INSTALLED IN CONDUIT AND IN THE CEILING SHALL BE PLENUM RATED.
19. IN SUSPENDED CEILINGS, SUPPORT CONDUIT AND JUNCTION BOXES DIRECTLY FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPLINE UNLESS THE CEILING HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
20. SHOULD ACTUAL FIELD CONDITIONS REQUIRE INDICATED CIRCUIT DESIGNATIONS TO VARY, INDICATE THE CIRCUIT NUMBER USED ON THE AS-BUILT DRAWINGS.
21. ALL FACE PLATE AND DEVICE COLORS SHALL BE APPROVED BY ARCHITECT, INTERIOR DESIGNER, AND OWNER.
22. ALL BATTERY BACKUP EMERGENCY LIGHTING AND EXIT LIGHTS SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING, UNLESS OTHERWISE NOTED.
23. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHTING FIXTURES.
24. THE CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL FIRE-RATED PENETRATION INSTALLATION REQUIREMENTS.
25. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY FIXTURES WITHIN A FIRE RATED CEILING OR WALL. FIRE RATING MUST BE MAINTAINED FOR THIS TYPE OF INSTALLATION WITH DRYWALL TENTING OR LISTED FIREBOX ASSEMBLY.
26. BIDS SHALL HAVE LINE-ITEM PRICING. BIDS WHICH SHOW LOT PRICING FOR LIGHTING FIXTURES AND/OR LIGHTING CONTROLS SHALL BE REJECTED WITHOUT CONSIDERATION. BIDDER SHALL HAVE FIVE (5) BUSINESS DAYS TO RESUBMIT LINE-ITEM PRICING. AFTER FIVE (5) BUSINESS DAYS, BID SHALL BE CONSIDERED TO BE NULL AND VOID AND WILL BE REJECTED. BIDDERS WARRANT THEIR COMPLIANCE WITH THE ROBINSON-PATMAN AND CLAYTON ACTS.
27. SUBMIT PRODUCT DATA DESCRIBING FIXTURES, LAMPS, BALLASTS, AND EMERGENCY LIGHTING UNITS WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. ALL NOTATIONS SHALL BE .PDF FORMAT OR LASER PRINTED. ARRANGE PRODUCT DATA FOR FIXTURES IN ORDER OF FIXTURE DESIGNATION. AFTER 30 DAYS, THE PROFESSIONAL AMOUNT OF TIME TO CONSIDER ANY SUBMITTAL SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM LATE SUBMITTALS ARE TO BE PAID BY THE CONTRACTOR. TWO (2) RESUBMITTALS SHALL BE ALLOWED PER PROJECT. AFTER TWO (2) RESUBMITTALS, THE PROFESSIONAL TIME TO CONSIDER ANY RESUBMITTALS SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM MULTIPLE RESUBMITTALS ARE TO BE PAID FOR BY THE CONTRACTOR.
28. THE EXPRESSION "OR AS APPROVED" OR "OR APPROVED EQUAL" OR "OR EQUAL" MEANS THAT COMPETING PRODUCTS OF A SIMILAR NATURE ARE THOUGHT TO EXIST. THE CONTRACTOR IS ENCOURAGED TO PROPOSE SUBSTITUTION REQUESTS OF SUCH EQUIVALENT PRODUCTS AS LONG AS THE PRODUCT CONFORMS TO ALL PARTS OF THIS SPECIFICATION. WHERE THE ABOVE NOTED EXPRESSIONS ARE OMITTED OR EXPRESSION SUCH AS "NO SUBSTITUTIONS" APPEARS THE CONTRACTOR SHALL PROVIDE ONLY THE PRODUCT INDICATED.
29. SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS FROM THE CONTRACTOR

WILL BE CONSIDERED IF SUBMITTED WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. EACH LUMINAIRE SUBSTITUTION REQUEST SHALL INDICATE THE ESTIMATED OR POTENTIAL SAVINGS TO THE OWNER FOR THAT LUMINAIRE FROM THE SPECIFIED DESIGN. AFTER 30 DAYS, THE PROFESSIONAL TIME TO CONSIDER ANY SUCH REQUEST SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. A SUBMITTAL OF ANY LUMINAIRE SUBSTITUTION REQUEST OR VALUE ENGINEERING RECOMMENDATION SHALL BE CONSTRUED AS ACCEPTOR IN ANY WAY. THE OWNER, ARCHITECT AND LIGHTING DESIGNER RESERVE THE RIGHT TO REJECT ANY SUBSTITUTION OR VALUE ENGINEERING RECOMMENDATION WITHOUT EXPLANATION.

31. CONTRACTOR MAY BE REQUIRED TO PROVIDE TABLE TOP SAMPLES AND/OR A FAIR MOCKUP OF SPECIFIED FIXTURE AND PROPOSED ALTERNATE. THIS REQUIREMENT SHALL BE EXERCISED AT THE OPTION OF OWNER, ARCHITECT, OR LIGHTING DESIGNER. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS INCURRED BY SUBSTITUTION REQUEST SAMPLE AND/OR MOCKUP PRODUCTION AND REVIEW INCLUDING PROFESSIONAL TIME AND TRAVEL EXPENSES.
32. SUBSTITUTIONS OR VALUE ENGINEERING RECOMMENDATIONS SHALL ACCOMMODATE THE IMPACT ON OTHER SPECIFIED SYSTEMS OR PRODUCTS, SUCH AS BALLASTS, DRIVERS, AND DIMMING SYSTEMS. THE LIGHTING SYSTEMS ARE DESIGNED AS COMPLETE AND IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY IMPACTS OF ANY CHANGE RECOMMENDED. CONTRACTOR SHALL SUBMIT PRODUCTS WHICH RESULT IN A FULLY FUNCTIONING LIGHTING SYSTEM WHICH OPERATES AS ORIGINALLY DESIGNED.
33. SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS SHALL BE DESCRIBED ON CSI STANDARD FORMS AND SHALL INCLUDE PRODUCT CUTSHEET. PRODUCTS SUBMITTED WITHOUT PROPER CSI FORMS SHALL NOT BE APPROVED.
34. WHEN REQUESTING A SUBSTITUTION, CONTRACTOR SHALL PROVIDE UNIT AND EXTENDED PRICING FOR SPECIFIED LIGHT FIXTURE, UNIT AND EXTENDED PRICING FOR PROPOSED ALTERNATE, AND UNIT AND EXTENDED DELTA SAVINGS TO OWNER TO BE REALIZED BY USING PROPOSED ALTERNATE. CONTRACTOR SHALL PROVIDE UNIT PRICING FOR EACH FIXTURE TYPE SPECIFIED TO PROVIDE A BASE COMPANION FOR SUBSTITUTION REQUEST. CONTRACTOR SHALL GUARANTEE PRICING ON ALL FIXTURE TYPES FOR WHICH A SUBSTITUTION REQUEST HAS BEEN GRANTED. THIS PRICE GUARANTEE SHALL BE PER UNIT AND SHALL BE MAINTAINED THROUGH THE END OF CONSTRUCTION REGARDLESS OF QUANTITY PURCHASED.
35. EQUIPMENT DELIVERY LEAD-TIME SHALL NOT BE HELD AS A VALID REASON FOR REQUESTING FIXTURE SUBSTITUTION UNLESS FIXTURE LEAD-TIME FROM SPECIFIED MANUFACTURER IS IN EXCESS OF 14 WEEKS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE NECESSARY EQUIPMENT LEAD TIMES, DELIVER SUBMITTALS FOR REVIEW IN A TIMELY FASHION, AND PLACE ORDERS ACCORDINGLY TO ENSURE TIMELY DELIVERY.
36. CONTRACTOR SHALL ADJUST AIMABLE LUMINAIRES AS DIRECTED BY LIGHTING DESIGNER. CONTRACTOR SHALL PROVIDE MANPOWER AND EQUIPMENT, INCLUDING LADDERS, LIFTS, TOOLS, ETC., AND ALLOW FOR THIS ACTIVITY TO OCCUR DURING PREMIUM NIGHT AND/OR WEEKEND TIME. CONTRACTOR SHALL INCLUDE A MINIMUM OF 20 HOURS IN HIS BID FOR THIS EFFORT.
37. CONTRACTOR SHALL CANEAL REMOTE POWER SUPPLIES AND TRANSFORMERS IN ATTICS, CRAWL SPACES, OR SIMILAR ACCESSIBLE LOCATIONS. MAXIMUM WIRE RUN TO THE END OF THE FIXTURE SHALL NOT EXCEED 75 FEET.
38. THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL ASK QUESTIONS VIA TELEPHONE, EMAIL, OR WRITTEN CORRESPONDENCE PRIOR TO MAKING A COMPLETE MESS OF THINGS. CONTRACTORS WHO FAIL TO ASK QUESTIONS SHALL BE HELD TO THE RAVENOUS BUGGLATHER BEAST OF TRAAAL.
39. THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL BIDDERS AND SUBCONTRACTORS HAVE READ THE PRECEDING THIRTY-EIGHT NOTICES BY SUBMITTING A SCAN OR PHOTOGRAPH OF THIS NOTE, SIGNED BY THE BIDDER(S). BIDDERS WHO FAIL TO SUBMIT THIS NOTE SHALL HAVE THEIR BIDS REJECTED WITHOUT CONSIDERATION.
40. THE GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM OF TWELVE (12) PERFORATED PASTRY UNITS AND COFFEE AT ALL CONSTRUCTION MEETINGS. DECAFFEINATED COFFEE SHALL BE REJECTED WITHOUT CONSIDERATION. THE CONTRACTOR SHALL PROTECT THE CONSTRUCTION DOCUMENTS FROM DIRECT CONTACT WITH THE PERFORATED PASTRY UNITS.

POWER DEVICES

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DUPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DOUBLE DUPLEX RECEPTACLE - WALL, CLG, ON ALT.
	RECEPTACLE TYPE SHOWN -WALL -ABOVE COUNTER BACKSPASH. SEE ARCHITECTURAL DRAWINGS.
"ON ALT."	SHADED RECEPTACLES NOTED "ON ALT." ABOVE ARE CONNECTED TO ALTERNATE POWER SOURCE (EMERG., STANDBY, UPS, ETC.) PER CIRCUITING INDICATED
	DUPLEX RECEPTACLE - WALL - HALF SWITCHED
	COMBINATION SWITCH/DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - WALL - WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER
	RECEPT. TYPE SHOWN W/ WEATHERPROOF COVER
	RECEPT. TYPE SHOWN AT SPECIAL HEIGHT
	CLOCK HANGER RECEPTACLE
	MOTORIZED SHADE. VERIFY MOTOR LOCATIONS WITH SHADE VENDOR AND INSTALLER.
	FLUSH FLOOR BOX DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	PEDESTAL FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	IN RAISED FLOOR - SEE ARCH DWGS; WITH MULTI-SERVICE FLOOR BOX CAST IN CONC. OR RECEPTACLES & SIGNAL OUTLETS AS NOTED.
	JUNCTION BOX PROVIDE BLANK COVER U.N.O.

LIGHTING

SYMBOL	DESCRIPTION
	RECESSED LENSED TROFFER (SIZE/SHAPE VARIES)
	RECESSED PARABOLIC TROFFER (SIZE/SHAPE VARIES)
	SURFACE LENSED LUMINAIRE (SIZE/SHAPE VARIES)
	SURFACE PARABOLIC TROFFER (SIZE/SHAPE VARIES)
	SHADING OF ANY LUMINAIRE INDICATES CONNECTION TO ALTERNATE POWER SOURCE (EMERGENCY, UPS, STANDBY, ETC.) PER CIRCUITING INDICATED
	SUSPENDED LINEAR PENDANT (SIZE/SHAPE VARIES)
	DECORATIVE PENDANT (SIZE, SHAPE VARIES)
	DOWNLIGHT OR POINT SOURCE - SURFACE, RECESSED CEILING MTD.
	DIRECTIONAL OR WALLWASH - SURFACE, RECESSED CEILING MTD.
	RECESSED BATH FAN OR FAN/LIGHT
	SURFACE OR PENDANT CEILING FAN - PROVIDE APPROPRIATE BRACED JUNCTION BOX
	LINEAR LOW VOLTAGE COVE OR UNDERCABINET
	TRACK OR LOW VOLTAGE LIGHTING WITH HEADS
	STRIPLIGHT
	STRIPLIGHT WITH REFLECTOR OR LENS
	SCONCE, "FOOT" INDICATES WALL MOUNTING. VERIFY HEIGHT WITH ARCHITECT, INTERIOR DESIGNER.
	WALL MOUNTED LINEAR (SIZES VARY)
	RECESSED STEPLIGHT
	BATTERY POWER EMERGENCY UNIT EQUIPMENT (SEE LUMINAIRE SCHEDULE FOR QUANTITY OF HEADS) - WALL, CEILING MOUNTED.
	ILLUMINATED EXIT SIGN, SHADED QUADRANT INDICATES FACES, ARROWS AS SHOWN
	FLOOR OR GRADE MOUNTED BOLLARD
	FLUSH GRADE POINT SOURCE
	POLE MOUNTED LUMINAIRE- SINGLE OR DUAL HEAD
	POLE TOP MOUNTED LUMINAIRE
	LUMINAIRE MARKING CONVENTIONS: LETTER DESIGNATION FOLLOWED BY SEQUENTIAL NUMBER
	F* = FLUORESCENT A* = INCANDESCENT H* = HID L* = LED D* = DECORATIVE (NUMBERED BY ROOM, i.e. D107) S* = SITE SPECIFIC X* = EXIT SIGN E* = EMERGENCY SPECIFIC
	RESIDENTIAL CIRCUITING: 107# = ARCHITECTURAL ROOM NUMBER ###1 = SEQUENTIAL CIRCUIT IN ROOM.
	COMMERCIAL CIRCUITING: 3(1-4) = CIRCUIT NUMBER/CONTROLLED BY LOW VOLTAGE CONTROL (ZONE INDICATED WITHIN PARENTHESIS). SEE LIGHTING CONTROL SCHEDULE.

SWITCHING & CONTROLS

SYMBOL	DESCRIPTION
S_a	SINGLE POLE SWITCH (SUPERScript DENOTES SIMILARLY MARKED LUMINAIREs CONTROLLED TOGETHER. NO SUBSCRIPT INDICATES SWITCH TO CONTROL ALL LIGHTING WITHIN ROOM, U.O.N.).
S^2	TWO POLE SWITCH
S^3	THREE WAY SWITCH
S^4	FOUR WAY SWITCH
S^K	KEY OPERATED SWITCH
D	DIMMER SWITCH. NUMBER INDICATES WATTAGE RATING. IF NOT SHOWN THEN EQUAL TO LOAD.
S_{JAMB}	JAMB SWITCH
S^{TS}	TIMER SWITCH
S^{XP}	EXPLOSION PROOF SWITCH
S^{WP}	WEATHERPROOF SWITCH
S^{FAN}	LINE VOLTAGE, VARIABLE SPEED FAN CONTROL LOCATE ADJACENT TO ADJACENT TO LIGHT SWITCHES
$S_{\#}$	MULTI-BUTTON LIGHTING CONTROL SWITCH INDIVIDUAL SWITCH CONFIGURATION VARIES.
	PHOTOCELL
	TIME CLOCK
	OCCUPANCY SENSOR - WALL MOUNTED
	360 DEGREE OCCUPANCY SENSOR - CEILING MTD.
	180 DEGREE OCCUPANCY SENSOR - CEILING MTD.
	CORRIDOR/AISLE OCCUPANCY SENSOR - CEILING MOUNTED
	OCCUPANCY SENSOR & SWITCH GANGED UNDER A COMMON COVER PLATE. OCCUPANCY SENSOR TO CONTROL ALL LIGHT FIXTURES IN ROOM WITH 1/2 LIGHT REDUCTION CONTROLLED BY SWITCH, DESIGNATED BY LETTER.
	LIGHTING CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V OR 277V CONTROL POWER AS REQUIRED OR AS INDICATED.
	REMOTE MOUNTED LINE TO LOW-VOLTAGE FUSED TRANSFORMER OR POWER SUPPLY. CONCEAL FROM VIEW.

LIGHTING REFERENCES

1. IESNA HANDBOOK 9TH EDITION, 2000.
2. NATIONAL ELECTRIC CODE VERSION USED: 2014
3. IECC 2015
- 4.

LIGHTING SHEET INDEX

L-000	LIGHTING LEGEND
L-100	LIGHTING PLAN

LAND USE APPLICATION
original issue date:
8/24/17
revision dates:

CARBONDALE ASSISTED LIVING

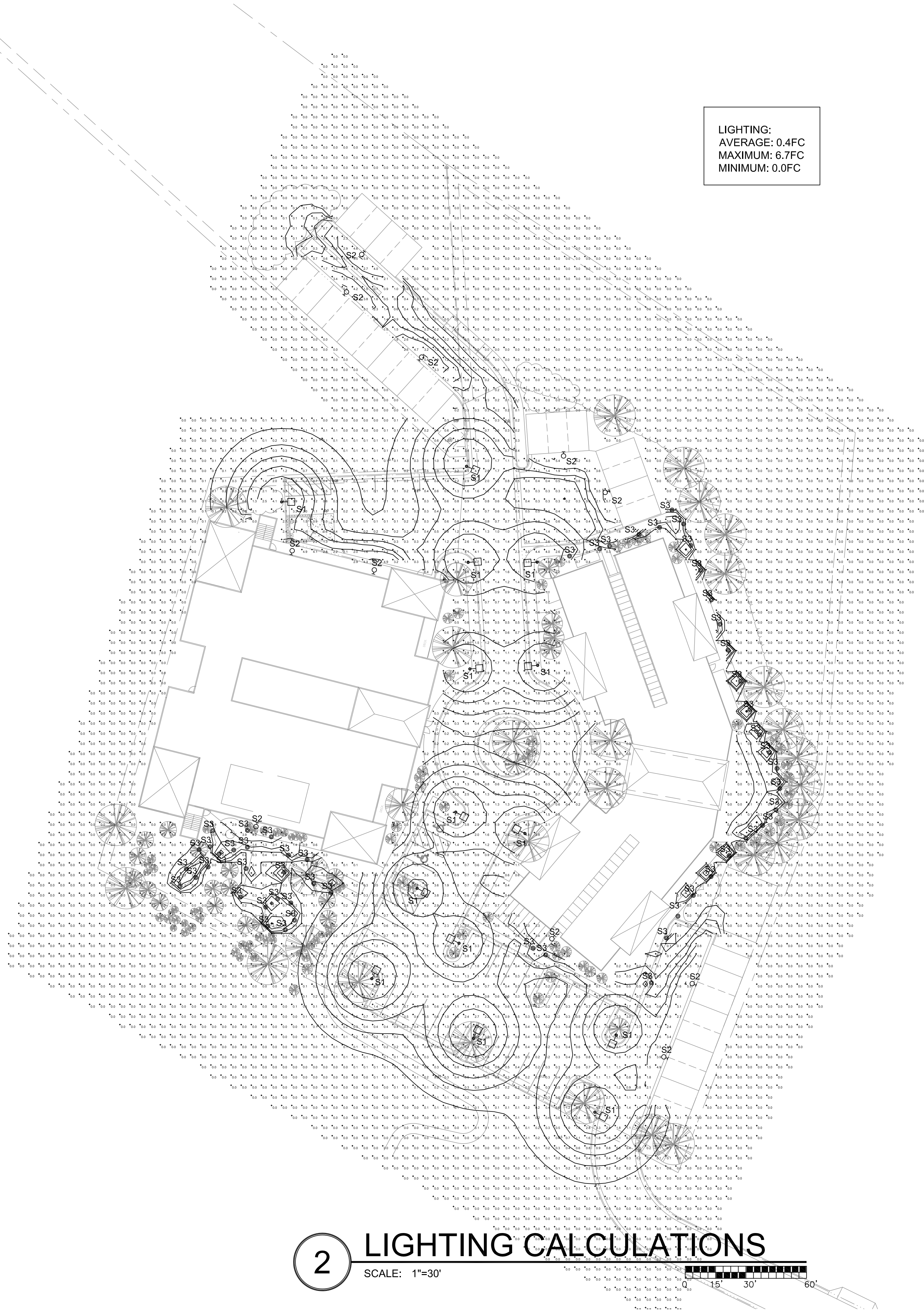
CARBONDALE, CO



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LIGHTING LEGEND

L-000



2 LIGHTING CALCULATIONS
SCALE: 1"=30'

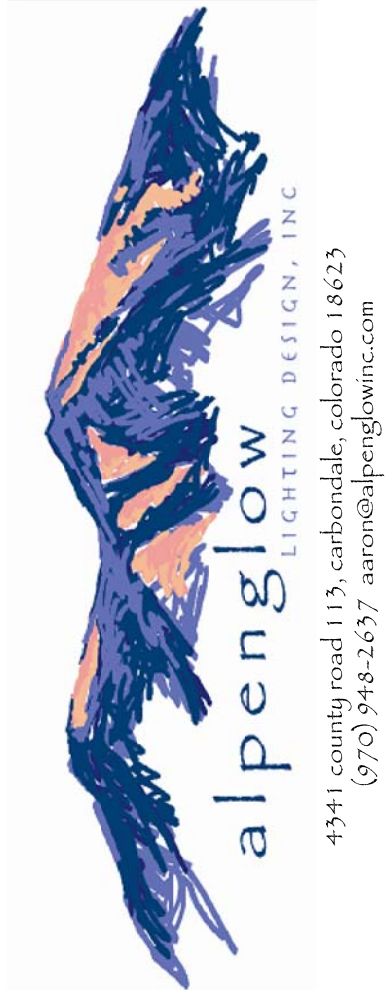


1 LIGHTING PLAN
SCALE: 1"=30'

LUMINAIRE SCHEDULE										CARBONDALE ASSISTED LIVING SITE				
TYPE	SPECIFICATION / DESCRIPTION			LAMP INFORMATION		TOTAL WATTS	MANUFACTURER	CATALOG NUMBER	VOLT	MOUNTING	RECESS DEPTH	REMARKS		
				LAMP TYPE	QTY.								COLOR TEMP	
S1	SITE LUMINAIRE, INTEGRAL LED, CAST ALUMINUM HOUSING, 4.5" DIAMETER POLE INTEGRAL POWER SUPPLY, POWDER COAT FINISH 14" POLE (TO TOP OF LUMINAIRE).			LED	1	LED 3000°K	60	LOUIS POULSEN	LPNEST-60LED3000K	120	SITE			
S2	PATH BOLLARD, NOMINAL 18", BLACK POWDER COAT			LED	1	3000°K LED	8	HEVILITE	HL6001-BK-BLED-OP-QM-3	120	SURF WALL			
S3	SURFACE MOUNT LATERAL THROW WALLPACK WITH INTEGRAL BATTERY PACK, IP68 SEALED ALUMINUM HOUSING, BRONZE HOUSING, UL924 COMPLIANT			LED		3000K 1600LM	17W	COMPASS	CUSO DB	120	SURF WALL			
NOTES: 1. CONTRACTOR TO CONFIRM BOLT CIRCLE TEMPLATES PRIOR TO ORDERING. 2. CONTRACTOR TO CONFIRM VOLTAGE OF BRANCH CIRCUITS AND LUMINAIRES PRIOR TO ORDERING. 3. SOME POLE BASE LOCATIONS MAY BE BELOW FINISH GRADE. PROVIDE PROPER POLE SIZE TO MAINTAIN HEIGHT AFG 4.													A. SHADING OF ANY FIXTURE DESIGNATES EMERGENCY CIRCUIT. B. C. D.	

LAND USE APPLICATION
original issue date:
8/24/17
revision dates:

CARBONDALE ASSISTED LIVING
CARBONDALE, CO



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LIGHTING PLAN

L-100

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO, APPROVING THE APPLICATION FOR
NIESLANIK MINI-PUD

WHEREAS:

1. The real property described in Exhibit A attached hereto and incorporated herein by this reference ("Subject Property") has been annexed and made a part of the Town of Carbondale pursuant to Ordinance No. 17, Series of 1993;
2. The owners of the Subject Property desire that it be zoned according to the terms and conditions of the Nieslanik Mini-PUD, a copy of which is attached hereto and incorporated herein as Exhibit B, and be subject to the Nieslanik Mini-PUD Plan and Plat and applicable ordinances of the Town of Carbondale;
3. The proposed Mini-PUD complies with the Town's master plan;
4. The proposed Mini-PUD is compatible with surrounding uses of land;
5. The proposed Mini-PUD constitutes a reasonable use of the Subject Property; and
6. The applicants have agreed to certain terms and conditions of this approval;

BE IT THEREFORE ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO, that the Subject Property be, and the same hereby is, zoned as the Nieslanik Mini-PUD, subject to the provisions of the Nieslanik Mini-PUD Plat and Plan, to all applicable ordinances of the Town of Carbondale, and to the conditions of approval set forth as follows:

1. The PUD plan and the PUD zone map shall be duly executed and recorded.
2. The zoning map of the Town of Carbondale shall be amended to show the location of the Nieslanik Mini-PUD.
3. The applicants shall provide the Town with written documentation establishing that the Denver & Rio Grande Western Railroad has amended its access agreement with the applicants to provide for access for the proposed mini-storage use acceptable to the Town. Such documents shall be provided to the Town before any building permit may be issued.

Town of Carbondale
765 220
Carbondale CO 81623


RECORDERS NOTE:
Not Original Copy When Recorded.

4. The structures to be constructed on the property as set forth in the Mini-PUD application shall be metal and of a permanent nature and shall be placed on a permanent foundation.

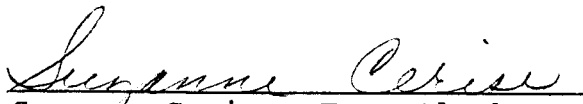
5. The PUD map shall be in a form approved by Town staff.

INTRODUCED, READ, AND PASSED THIS 28th day of September, 1993.

THE TOWN OF CARBONDALE

By: 
James H. Luttrell, Mayor

ATTEST:


Suzanne Cerise, Town Clerk

Legal Description:

A parcel of land situated in Lots 6, 7, 10, and 11, Section 34, Township 7 South, Range 83 West of the 6th Principal Meridian, county of Garfield, State of Colorado, said parcel being more particularly described as follows:

Beginning at the Northwest Corner of the Patch Subdivision as filed in the Records of the Clerk and Recorder of Garfield County as Reception No. 300707, thence

South 21 degrees 05 minutes 00 seconds West ($S 21^{\circ}05'00'' W$), along the Westerly boundary of said Patch Subdivision a distance of 199.66 feet to a point on the Northerly Right-of-Way line of the Denver and Rio Grande Rail Road; thence

North 62 degrees 21 minutes 01 seconds West ($N 62^{\circ}21'01'' W$), along said Right-of-Way a distance of 93.97 feet to a point on the East line of a parcel of land described in Book 480 at Page 353 of said Records of the Clerk and Recorder of Garfield County; thence North 03 degrees 54 minutes 29 seconds West ($N 03^{\circ}54'29'' W$), along said East line a distance of 456.34 feet; thence

departing said East line on a bearing of South 56 degrees 40 minutes 28 seconds East ($S 56^{\circ}40'28'' E$), a distance of 241.76 feet; thence

South 05 degrees 02 minutes 09 seconds West ($S 05^{\circ}02'09'' W$), a distance of 180.46 feet to the point of beginning, said parcel contains 1.52 acres more or less.

EXHIBIT "A"

APRIL 12, 1993
REVISED AUGUST 24, 1993

MINI-STORAGE DISTRICT

Purpose: The following zoning is intended as an appropriate use in an area which may experience a changing land use character over the next several years. The mini-storage use offers some flexibility should the changing character of the surrounding land uses indicate an appropriateness to modify this PUD zoning to accommodate a more compatible and financially feasible use.

The permitted uses, density schedule and supplementary requirements applicable to the Mini-Storage Zone District shall be as follows:

A. Permitted Use:

1. Mini-Storage developed in accordance with the Nieslanik PUD Site Plan and composed of individual storage compartments. The total building footprint shall not exceed 11,400 square feet including hallways. Storage structures shall be on permanent foundations.
2. Single Family Residential: The existing single family residence may remain as an allowed use within the Mini-storage Zone District. The residence may be remodeled or replaced in accordance with the criteria applicable to a single family residence as described within the Residential/medium density Zone District contained in the Zoning Ordinance of the Town of Carbondale, Colorado. The district is limited to one single family dwelling unit.

B. Maximum Height of Building:

12 Feet

C. Phasing:

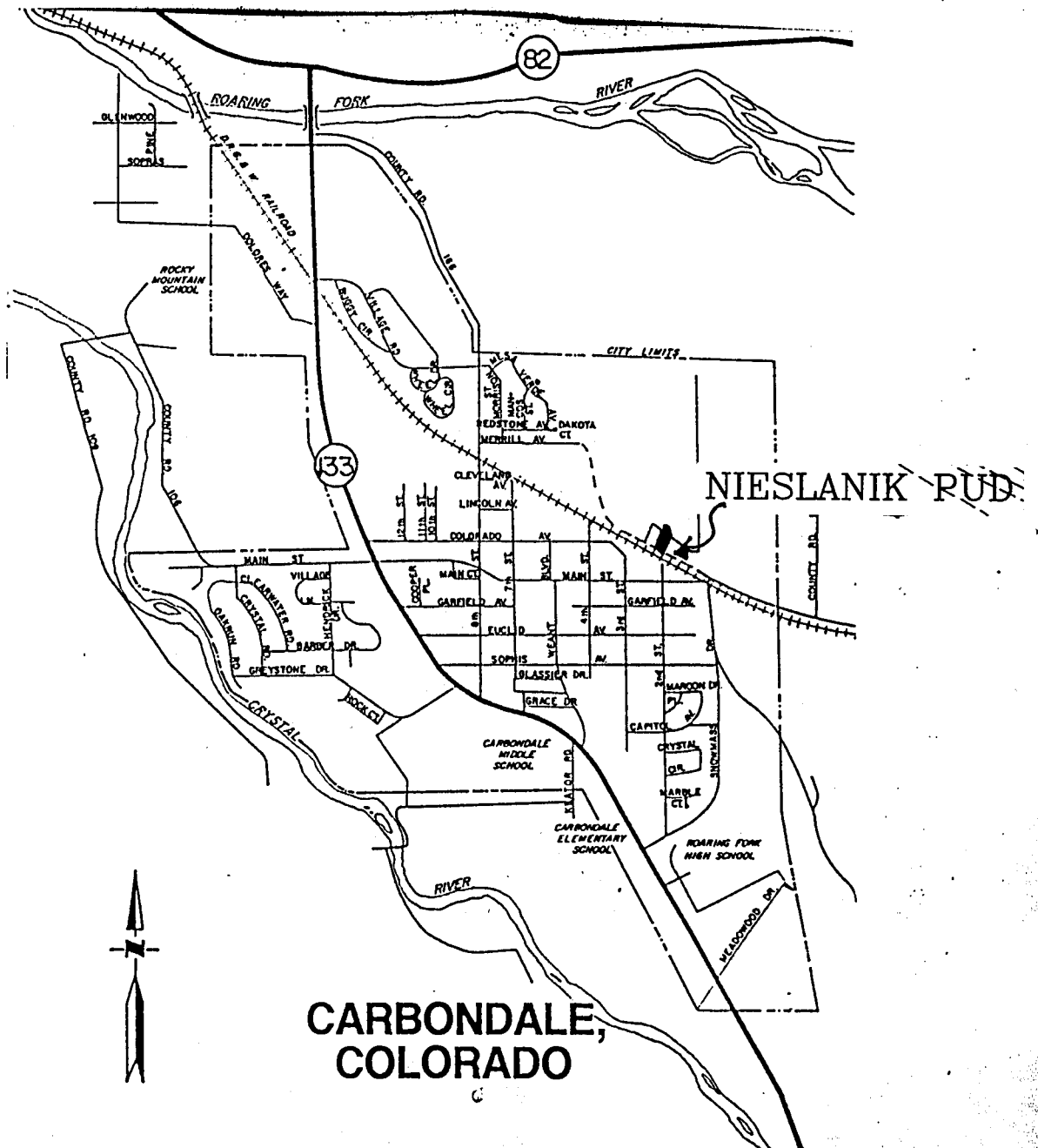
The project will be constructed in phases beginning with the north building and move to the south. All driveways will be paved with gravel for phases one and two. All drives will be paved with a chip/seal surface by the time of the issuance of a certificate of occupancy for the third building.

D. Access

Prior to issuance of a building permit for the first mini-storage structure, documentation shall be provided to the Town showing legal right of access across the railroad right-of-way for the mini-storage use.

E. Applicability:

Except as hereinbefore provided, all provisions of the Zoning Ordinance of the Town of Carbondale, Colorado, dated May 18, 1978, as amended, shall be applicable to the Nieslanik PUD Zone District.



VICINITY MAP



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Board of Trustees Agenda Memorandum

Meeting Date: 1/23/2018

TITLE: Planning Department Administrative Report

SUBMITTING DEPARTMENT: Planning Department

Thompson Park – A new Major Site Plan Review, Conditional Use Permit, and Subdivision Conceptual Plan application was submitted to the Town on January 11, 2018. The application included a request to amend the Thompson Park Annexation and Development Agreement. The proposal is to construct 45 units on Parcels 2, 3 and 4 of the Thompson Park Subdivision property. This includes all of the development blocks. Staff reviewed the application and requested some minor changes to ensure completeness. Once the new material is submitted, a public hearing will be scheduled before the Planning Commission. The new development team working on the application hopes to commence construction this year.

City Market – The last ordinance approved by the Board required that the development team deliver drafts of a number of documents by January 15, 2018. These items included covenants, deeds, drafts of the letters of credit required by the SIA, etc. These documents have been submitted to the Town. Town Staff and the Town Attorney will begin reviewing the documents in preparation for recording the plat. The deadline to record the subdivision plat is February 28, 2018. An amended Subdivision Improvements Agreement will most likely need to come before the Board in mid-February due to the need to update to the engineer's estimate to reflect current costs.

1st Bank Subdivision, Site Plan Review and Special Use Permit This is an approved application to subdivide a portion of Lot 5 of the Carbondale Marketplace property in order to construct a drive-through bank. Approval is contingent on the City Market project going forward. 1st Bank remains interested in developing the parcel and requested an extension to record the subdivision plat to May 28, 2018. The Board approved the request.

Stein Development – November 14, 2017, the Board approved a Major Site Plan Review to allow a mixed-use development with commercial and residential components on the vacant parcel located at the northeast corner of Highway 133 and Main Street. There would be 18 residential units and 2,100 sq. ft. of commercial space. The property is approximately .76 acres (33,350 sq. ft.) and is zoned Mixed-Use. The next step in the process is for the development team to prepare engineering for the public improvements. The Board would need to approve a Development Improvements Agreement prior to moving forward to building permit and construction.

Main Street Marketplace Rezoning – On October 10, 2017, the Board approved an application to rezone an approximately 6.4 acre parcel from the Planned Community Commercial (PCC) zone district to the Mixed-Use (MU) zone district. The property is the vacant land 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 next step is submittal of a Major Site Plan Review. The applicant, Crystal River Marketplace, LLC, is proposing a mixed-use development with commercial and residential components. It should be noted that this development is part of the Carbondale Marketplace (City Market) development. As a result, Crystal River Marketplace, LLC, is actively involved in preparing final documents for recordation of the plat at the end of February in order to begin infrastructure necessary for this development to move forward.

Sopris Lodge Assisted Living Community - The Planning and Zoning Commission held a public hearing on November 16, 2017 and denied the application for Major Site Plan Review, Rezoning and Special Use Permit. The applicants were encouraged to resubmit the application with some changes to bring the development into compliance with the UDC. The application has been resubmitted and will be reviewed at the January 25, 2018 Planning Commission meeting. In addition to the requested Major Site Plan Review, Rezoning, and Special Use Permit application, a request to amend the 2013 Comprehensive Plan was included in the revised application. The amendment is to change the designation reflected for these properties in the Future Land Use Plan from Developed Neighborhoods to Downtown North.

Integrated Transportation System Plan (ITSP) – RFTA – Staff continues to be involved with RFTA's ITSP Plan. This is RFTA's long-range planning process to determine what the transportation demand will look like in 20 years, define transportation options for the region and establish a financial plan to achieve the goals. RFTA came before the Board on November 21, 2017 to give the Board an update on this project.

Laughing Dog, Group, LLC. – Planning Staff processed enforcement of an odor control condition of a special use permit for a Retail and Medical Marijuana Infused Product Manufacturing Facility. The facility is located at 500 Buggy Circle, Units LL4, UL2 and UL3. A public hearing was held before the Board on

October 10, 2017 to discuss the alleged violations of the odor control condition. The public hearing was continued to November 14, 2017. At that meeting, the Board amended the special use permit to include monitoring and reporting conditions related to the odor mitigation. The monthly reports have been submitted on schedule.

728 Euclid Avenue Appeal – Staff compiled documentation required by the Court, and requested by the property owner, in order for the judge to review the appeal. This will probably continue in the process over the next several months.

Unified Development Code (UDC) Amendments – Staff has been working on the details related to the amendments and the Commission reviewed the mobile home park regulations and residential design standards at the January 11, 2018 meeting. Additionally, the Commission discussed modeling for some of the residential zone districts as it relates to pervious and impervious surface and minimum lot area per dwelling unit. Staff is working with Clarion on the modeling.

Natural Hazards Mitigation Plan – Planning Staff, as well as other Town Staff, participated in the update to the Garfield County Multi-Jurisdictional Hazard Mitigation Plan (NHMP). The original plan was adopted in 2012 and is required by FEMA to be updated on a 5-year basis. The NHMP is a county-wide plan that examines both regional and community specific vulnerabilities to a range of natural and man-made hazards. The draft NHMP has been completed. The Board adopted the Plan at the November 14, 2017 meeting.

Lot A – Crystal Village PUD Filing #3 – The Board reviewed the housing mitigation plan at the July 25, 2017 meeting and it was approved at the meeting. The Board reviewed the ordinance of approval at the September 12, 2017 meeting and it was approved. The building permit application for the multifamily development was reviewed and approved by the Building Official. Construction should commence this year.

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